

CITY OF JOONDALUP

LOCAL PLANNING SCHEME NO. 3

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LOCAL PLANNING SCHEME GAZETTAL DATE:

SCHEME DETAILS

CITY OF JOONDALUP

LOCAL PLANNING SCHEME NO. 3

The City of Joondalup under the powers conferred by the *Planning and Development Act 2005* makes the following Local Planning Scheme.

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PART 1 – PRELIMINARY

1. CITATION

This local planning scheme is the City of Joondalup Scheme No. 3.

2. COMMENCEMENT

Under section 87(4) of the Act, this local planning scheme comes into operation on the day on which it is published in the *Gazette*.

3. SCHEME REVOKED

The following local planning scheme(s) are revoked:

- District Planning Scheme No. 2 – gazetted on 28th November 2000.
- Town Planning Scheme No. 6 – gazetted April 1972.

4. NOTES DO NOT FORM PART OF SCHEME

Notes, and instructions printed in italics, do not form part of this Scheme.

Note: The *Interpretation Act 1984* section 32 makes provision in relation to whether headings form part of the written law.

5. RESPONSIBILITY FOR SCHEME

The City of Joondalup is the local government responsible for the enforcement and implementation of this Scheme and the execution of any works required to be executed under this Scheme.

6. SCHEME AREA

This Scheme applies to the area shown on the Scheme Map.

Note: The Scheme area (or part) is also subject to the Metropolitan Region Planning Scheme (see clause 12).

7. CONTENTS OF SCHEME

- (1) In addition to the provisions set out in this document (the *scheme text*), this Scheme includes the following:
 - (a) the deemed provisions (set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2) including any supplemental deemed provisions outlined in Schedule A of the scheme text;
 - (b) the Scheme Map.
- (2) This Scheme is to be read in conjunction with any local planning strategy for the Scheme area.

8. PURPOSES OF THE SCHEME

The purposes of this Scheme are to:

- (a) set out the local government's planning aims and intentions for the Scheme area; and
- (b) set aside land as reserves for public purposes; and
- (c) zone land within the Scheme area for the purposes defined in this Scheme; and
- (d) control and guide development including processes for the preparation of structure plans, activity centre plan and local development plans; and
- (e) set out procedures for the assessment and determination of development applications; and
- (f) set out procedures for contributions to be made for the costs of providing infrastructure in connection with development through development contribution plans; and
- (g) make provision for the administration and enforcement of this Scheme; and
- (h) address other matters set out in the Schedule 7 of the Act.

9. AIMS OF SCHEME

The aims of this Scheme are:

- (a) To cater for the diverse needs of the community by encouraging the provision of a range of housing, employment, business, recreation, transport and education opportunities;
- (b) To support the provision of a variety of housing choices that cater for an ageing population and changing household structures;
- (c) To protect amenity by ensuring that the use and development of land does not result in significant adverse impacts on the physical and social environment;
- (d) To provide for safe, convenient, attractive and viable activity centres which serve the needs of the community by providing a range of services and are accessible to all users;
- (e) To encourage development that will strengthen the economic base of the City and provide a range of employment opportunities;
- (f) To ensure that land uses are appropriately integrated with existing transport routes within the City;
- (g) To facilitate an effective and accessible transport network that caters for a range of alternatives, including public transport, cycling and walking;

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- (h) To maintain a high standard and convenient network of public open space that balances the protection of vegetation and biodiversity with the provision of active and passive recreation, consistent with the needs of the local community;
 - (i) To promote and encourage land use and development that incorporates environmentally sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and retention/planting of local native vegetation.
 - (j) To encourage the conservation and continued use of identified places and objects of cultural heritage significance; and
 - (k) To assist the effective implementation of local and State plans, strategies and policies including the State Planning Policies.

10. RELATIONSHIP WITH LOCAL LAWS

Where a provision of this Scheme is inconsistent with a local law, the provision of this Scheme prevails to the extent of the inconsistency.

11. RELATIONSHIP WITH OTHER LOCAL PLANNING SCHEMES

There are no other local planning schemes of the City of Joondalup which apply to the Scheme area.

12. RELATIONSHIP WITH REGION PLANNING SCHEME

The Metropolitan Region Scheme made (or continued) under Part 4 of the Act applies in respect of part or all of the Scheme area.

Note: The authority responsible for implementing the Metropolitan Region Scheme is the Western Australian Planning Commission.

PART 2 – RESERVES
13. REGIONAL RESERVES

- (1) Regional reserves are marked on the Scheme Map according to the legend on the Scheme Map.
- (2) The lands marked as regional reserves are lands reserved for a public purpose under the Metropolitan Region Scheme.

14. LOCAL RESERVES

- (1) In this clause:

Department of Main Roads means the department principally assisting in the administration of the *Main Roads Act 1930*;

Western Australian Road Hierarchy means the document of that name available on the website maintained by the Department of Main Roads.

- (2) Local Reserves are shown on the Scheme Map according to the legend on the Scheme Map.
- (3) The objectives of each local reserve are as follows:

Table 1 Reserve objectives

Reserve name	Objectives
Public Open space	<ul style="list-style-type: none"> • To set aside areas for public open space, particularly those established under the <i>Planning and Development Act 2005</i> s. 152. • To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage
Environmental Conservation	<ul style="list-style-type: none"> • To identify areas with biodiversity and conservation value, and to protect those areas from development and subdivision.
Civic and Community	<ul style="list-style-type: none"> • To provide for a range of community facilities which are compatible with surrounding development. • To provide for public facilities such as halls, theatres, art galleries, educational, health and social care facilities, accommodation for the aged, and other services by organisations involved in activities for community benefit.
Public Purposes	<ul style="list-style-type: none"> • To provide for a range of essential physical and community infrastructure.
Drainage/Waterway	<ul style="list-style-type: none"> • To set aside land required for significant waterways and drainage.
Primary Distributor Road	<ul style="list-style-type: none"> • To set aside land required for a primary distributor road being a road classified as a Regional Distributor or Primary Distributor under the Western Australian Road Hierarchy.
District Distributor Road	<ul style="list-style-type: none"> • To set aside land required for a district distributor road being a road classified as a Distributor A or Distributor B under the Western Australian Road

	Hierarchy.
Local Distributor Road	<ul style="list-style-type: none">To set aside land required for a local distributor road being a road classified as a Local Distributor under the Western Australian Road Hierarchy.
Local Road	<ul style="list-style-type: none">To set aside land required for a local road being a road classified as an Access Road under the Western Australian Road Hierarchy.

15. ADDITIONAL USES FOR LOCAL RESERVES

There are no additional uses for land in local reserves that apply to this Scheme.

PART 3 – ZONES AND THE USE OF LAND
16. ZONES

- (1) Zones are shown on the Scheme Map according to the legend on the Scheme Map.
- (2) The objectives of each zone are as follows:

Table 2 Zone objectives

Zone name	Objectives
Residential	<ul style="list-style-type: none"> • To provide for a range of housing and a choice of residential densities to meet the needs of the community. • To facilitate and encourage high quality design, built form and streetscapes throughout residential areas. • To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
Urban Development	<ul style="list-style-type: none"> • To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme. • To provide for a range of residential densities to encourage a variety of residential accommodation. • To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development.
Special Residential	<ul style="list-style-type: none"> • To provide for lot sizes in the range of 2000 m² and 1 ha. • To ensure development is sited and designed to achieve an integrated and harmonious character. • To set aside areas where the retention of vegetation and landform or other features which distinguish the land, warrant a larger residential lot size than that expected in a standard residential zone.
Mixed Use Zone	<ul style="list-style-type: none"> • To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels. • To allow for the development of a mix of varied but compatible land uses which do not generate nuisance detrimental to the amenity of the district or to the health, welfare and safety of its residents. • To encourage high quality, pedestrian friendly, street-orientated development that integrates with surrounding areas.
Centre	<ul style="list-style-type: none"> • To designate land for future development as an activity centre. • To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme or the Activity Centres State Planning Policy.
Commercial	<ul style="list-style-type: none"> • To provide for a range of shops, offices, restaurants and other commercial outlets in defined townsites or

	<p>activity centres.</p> <ul style="list-style-type: none"> • To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades. • To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.
Service Commercial	<ul style="list-style-type: none"> • To accommodate commercial activities which, because of the nature of the business, require good vehicular access and/or large sites. • To provide for a range of wholesale sales, showrooms, trade and services which, by reason of their scale, character, operational or land requirements, are not generally appropriate in, or cannot conveniently be accommodated in the commercial or industrial zones. • To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.
Light Industry	<ul style="list-style-type: none"> • To provide for a range of light industrial uses, service industries and recreational activities that are generally compatible with urban areas. • To ensure that where any development adjoins residential properties, the development is suitably set back, screened or otherwise treated so as not to detract from the residential amenity. • To ensure that development within this zone creates an attractive facade to the street for the visual amenity of surrounding areas.
Private Clubs, Institutions and Places of Worship	<ul style="list-style-type: none"> • To provide sites for privately owned and operated recreation, institutions and places of worship. • To provide for a range of privately owned community facilities, and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development. • To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.

17. ZONING TABLE

The zoning table for this Scheme is as follows:

Table 3 Zoning Table

USE AND DEVELOPMENT CLASS	ZONES							CENTRE	URBAN DEVELOPMENT
	RESIDENTIAL	SPECIAL RESIDENTIAL	MIXED USE	COMMERCIAL	SERVICE COMMERCIAL	LIGHT INDUSTRY	PRIVATE CLUBS, INSTITUTIONS & PLACES OF WORSHIP		
Aged or Dependent Persons' Dwelling	P	X	D	D	X	X	X	Development and use of land is to be in accordance with an approved activity centre structure plan prepared and adopted under Part 4 of the deemed provisions	Development and use of land is to be in accordance with an approved structure plan prepared and adopted under Part 4 of the deemed provisions
Amusement Parlour	X	X	D	D	D	X	X		
Ancillary Dwelling	P	D	D	X	X	X	X		
Auction Room	X	X	D	D	D	P	X		
Bakery	X	X	X	X	D	P	X		
Bed & Breakfast	D	D	D	P	X	X	D		
Betting Agency	X	X	X	D	D	X	X		
Bulky Goods Showroom	X	X	X	P	P	P	X		
Car Park	X	X	D	P	P	P	D		
Caravan Park	A	X	X	X	X	X	D		
Caretaker's Dwelling	D	X	D	D	D	D	D		
Cattery	X	D	X	X	X	X	X		
Child Care Premises	D	D	D	D	D	X	D		
Cinema/Theatre	X	X	X	D	D	X	D		
Civic Use	D	X	D	D	D	X	P		
Club Premises	X	X	X	P	D	D	D		
Commercial Vehicle Parking	X	X	X	D	D	P	X		
Community Purpose	X	X	D	D	D	X	P		
Consulting Rooms	A	A	P	P	P	X	D		
Convenience Store	X	X	D	P	P	D	D		
Display Home	P	D	P	P	X	X	D		
Drive In Theatre	X	X	X	X	X	X	D		
Dry Cleaning Premises	X	X	X	P	D	P	X		
Educational Establishment	X	X	D	D	D	D	P		
Equestrian Activity	X	X	X	X	X	X	D		
Exhibition Centre	X	X	D	D	D	X	P		
Fast Food Outlet	X	X	X	P	P	X	X		
Fuel Depot	X	X	X	X	X	D	X		
Funeral Parlour	X	X	X	D	D	D	X		
Garden Centre	X	X	X	P	P	P	X		
Grouped Dwelling	P	D	D	D	X	X	D		
Hardware Store	X	X	X	P	D	P	X		
Holiday Accommodation	D	X	D	D	X	X	D		
Holiday House	D	X	D	D	X	X	D		
Home Business – Category 1	P	P	P	P	X	X	X		
Home Business – Category 2	D	D	P	P	X	X	X		
Home Business – Category 3	A	D	P	P	X	X	X		
Home Store	D	X	P	P	X	X	X		
Hospital	X	X	X	D	D	X	D		

USE AND DEVELOPMENT CLASS	ZONES								CENTRE	URBAN DEVELOPMENT
	RESIDENTIAL	SPECIAL RESIDENTIAL	MIXED USE	COMMERCIAL	SERVICE COMMERCIAL	LIGHT INDUSTRY	PRIVATE CLUBS, INSTITUTIONS & PLACES OF WORSHIP			
Hotel	X	X	X	D	D	X	D			
Industry	X	X	X	X	X	D	X	Development and use of land is to be in accordance with an approved activity centre structure plan prepared and adopted under Part 4 of the deemed provisions	Development and use of land is to be in accordance with an approved activity centre structure plan prepared and adopted under Part 4 of the deemed provisions	
Industry – Extractive	X	X	X	X	X	X	X			
Industry – Light	X	X	X	X	X	P	X			
Kennels	X	X	X	X	X	X	X			
Kindergarten	D	X	D	D	D	X	D			
Land Sales Office (Temporary)	P	D	P	P	P	P	X			
Laundrette	X	X	X	P	P	P	X			
Laundry	X	X	X	X	D	P	X			
Liquor Store - large	X	X	X	D	D	X	X			
Liquor Store - small	X	X	X	P	D	X	X			
Lunch Bar	X	X	P	P	P	P	X			
Market	X	X	X	D	D	X	D			
Medical Centre	X	X	P	P	P	X	D			
Motel	X	X	X	D	D	X	D			
Motor Vehicle, Boat or Caravan Sales	X	X	X	D	D	P	X			
Motor Vehicle Panel Beating/Spray Painting	X	X	X	X	X	D	X			
Motor Vehicle Repairs	X	X	X	D	D	P	X			
Motor Vehicle Wash	X	X	X	D	D	P	X			
Multiple Dwelling	D	X	D	D	X	X	D			
Night Club	X	X	X	D	D	X	X			
Nursing Home	D	D	D	D	X	X	D			
Office	X	X	P	P	P	X	X			
Park Home Park	D	X	X	X	X	X	D			
Place of Assembly	X	X	D	D	D	D	D			
Place of Worship	X	X	D	D	D	D	P			
Reception Centre	X	X	D	P	D	X	D			
Recreation - Private	X	X	D	D	D	D	P			
Residential Building	D	X	D	D	X	X	D			
Restaurant/Cafe	X	X	D	P	P	X	D			
Restricted Premises	X	X	X	D	X	X	X			
Retirement Village	D	X	D	D	X	X	D			
Serviced Apartment	D	X	D	D	X	X	D			
Service Station	X	X	X	D	D	D	X			
Shop	X	X	D	P	X	X	X			
Single House	P	P	D	X	X	X	X			
Small Bar	X	X	D	P	P	X	D			
Tavern	X	X	X	D	D	X	D			
Tattoo Studio	X	X	X	D	D	P	X			
Telecommunications infrastructure	D	D	D	D	D	D	D			

USE AND DEVELOPMENT CLASS	ZONES								
	RESIDENTIAL	SPECIAL RESIDENTIAL	MIXED USE	COMMERCIAL	SERVICE COMMERCIAL	LIGHT INDUSTRY	PRIVATE CLUBS, INSTITUTIONS & PLACES OF WORSHIP	CENTRE	URBAN DEVELOPMENT
Tourist Development	X	X	X	X	X	X	D		
Trade Display	X	X	X	X	X	D	X		
Trade Supplies	X	X	X	X	D	D	X		
Transport Depot	X	X	X	X	X	P	X		
Veterinary Centre	X	X	X	D	P	P	X		
Warehouse/Storage	X	X	X	X	D	P	X		

18. INTERPRETING ZONING TABLE

(1) The permissibility of uses of land in the various zones in the Scheme area is determined by cross-reference between the list of use classes on the left hand side of the zoning table and the list of zones at the top of the zoning table.

(2) The symbols used in the zoning table have the following meanings:

P means that the use is permitted if it complies with any relevant development standards or requirements of this Scheme, local planning policy, structure plan, activity centre plan or local development plan;

D means that the use is not permitted unless the local government has exercised its discretion by granting development approval;

A means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with clause 64 of the deemed provisions;

X means that the use is not permitted by this Scheme.

- Note:
- The development approval of the local government may be required to carry out works on land in addition to any approval granted for the use of land. In normal circumstances one application is made for both the carrying out of works on, and the use of, land. For development on land that do not require development approval see clause 61 of the deemed provisions.
 - In considering an application for development approval, the local government will have regard to clause 67 of the deemed provisions.
 - A specific use class referred to in the zoning table is excluded from any other use class described in more general terms.
 - The local government may, in respect of a use that is not specifically referred

to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table:

- (a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government;
 - (b) determine that the use may be consistent with the objectives of a particular zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or
 - (c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.
- (5) If a use of land is identified in a zone as being a class P use, the local government may not refuse an application for development approval for that use in that zone but may require works that are to be undertaken in connection with that use to have development approval.
- (6) If a use of land is identified in a zone as being a class X use, the local government must refuse an application for development approval for that use in that zone unless:
- (a) the development approval application relates to land that is being used for a non-conforming use; and
 - (b) the local government considers that the proposed use of the land would be less detrimental than the non-conforming use.
- (7) If the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land:
- (a) a structure plan;
 - (b) an activity centre plan;
 - (c) a local development plan.

19. ADDITIONAL USES

- (1) The Table sets out:
- (a) classes of use for specified land that are additional to the classes of use that are permissible in the zone in which the land is located; and
 - (b) the conditions that apply to that additional use.

Table 4 Specified additional uses for zoned land in Scheme area

No.	Description of land	Additional use	Conditions
1	Lot 1 (123) Kingsley Drive	Medical Centre	

	Kingsley		
2	Lot 51 (28) Seacrest Drive Sorrento	Medical Centre	
3	Lot 22 (291) Warwick Road Greenwood	Medical Centre	
4	Lot 692 (295) Warwick Road Greenwood	Medical Centre	
5	Lot 1 (315) Warwick Road Greenwood	Medical Centre	
6	Lot 1 (31) Linear Avenue Mullaloo	Medical Centre	
7	Lot 100 (6) Marina Boulevard Ocean Reef	Service Station	
8	Lot 550 (94) Caridean Street Heathridge	Veterinary Centre	
9	Lot 30 (75) Gibson Avenue Padbury	Veterinary Centre	
10	Lot 74 (3) Castlegate Way Woodvale	Veterinary Centre	
11	Lot 263 (54) Arnisdale Road Duncraig	Medical Centre	

- (2) Despite anything contained in the zoning table, land that is specified in the Table to subclause (1) may be used for the additional class of use set out in respect of that land subject to the conditions that apply to that use.

20. RESTRICTED USES

- (1) The Table sets out:
- restricted classes of use for specified land that apply instead of the classes of use that are permissible in the zone in which the land is located; and
 - the conditions that apply to that restricted use.

Table 4 Restricted uses for land in Scheme area

No.	Street/Locality	Restricted use	Conditions
1	Lot 745 (103) Caridean Street Heathridge	Aged or Dependent Persons' Dwelling	
2	Lot 23 (77) Gibson Avenue Padbury	Aged or Dependent Persons' Dwelling	
3	Lot 921 (98) Ellersdale Avenue Warwick	Aged or Dependent Persons' Dwelling, Retirement Village, Nursing Home	
4	Lot 803 (15) Burlos Court Joondalup	Aged or Dependent Persons' Dwelling	
5	Lots 200 (24), 201 (22) and 202 (20) Kanangra Crescent, Greenwood	Aged or Dependent Persons' Dwelling	
6	Lot 1001 (14) Camberwarra Drive Craigie	Aged or Dependent Persons' Dwelling	
7	Lot 642 (57) and Lot 643 (59) Marri Road Duncraig	Aged or Dependent Persons' Dwelling	

- (2) Despite anything contained in the zoning table, land that is specified in the Table to subclause (1) may be used only for the restricted class of use set out in respect to that land subject to the conditions that apply to that use.

21. SPECIAL USE ZONES

There are no special use zones which apply to this Scheme.

Note: Special use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme.

22. NON-CONFORMING USES

- (1) Unless specifically provided, this Scheme does not prevent:
- (a) the continued use of any land, or any structure or building on land, for the purpose for which it was being lawfully used immediately before the commencement of this Scheme; or
 - (b) the carrying out of any development on land if:
 - (i) before the commencement of this Scheme, the development was lawfully approved; and
 - (ii) the approval has not expired or been cancelled.
- (2) Subclause (1) does not apply if:
- (a) the non-conforming use of the land is discontinued; and
 - (b) a period of 6 months, or a longer period approved by the local government, has elapsed since the discontinuance of the non-conforming use.
- (3) Subclause (1) does not apply in respect of a non-conforming use of land if, under Part 11 of the Act, the local government:
- (a) purchases the land; or
 - (b) pays compensation to the owner of the land in relation to the non-conforming use.

23. CHANGES TO NON-CONFORMING USE

- (1) A person must not, without development approval:
- (a) alter or extend a non-conforming use of land; or
 - (b) erect, alter or extend a building used for, or in conjunction with, a non-conforming use; or
 - (c) repair, rebuild, alter or extend a building used for a non-conforming use that is destroyed to the extent of 75% or more of its value; or

- (d) change the use of land from a non-conforming use to another non-conforming use,
- (2) An application for development approval for the purposes of this clause must be advertised in accordance with clause 64 of the deemed provisions.
- (3) A local government may only grant development approval for a change of use of land referred to in subclause (1)(d) if, in the opinion of the local government, the proposed use:
 - (a) is less detrimental to the amenity of the locality than the existing non-conforming use; and
 - (b) is closer to the intended purpose of the zone in which the land is situated.

24 REGISTER OF NON-CONFORMING USES

- (1) The local government may prepare a register of land within the Scheme area that is being used for a non-conforming use.
- (2) A register prepared by the local government must set out the following:
 - (a) a description of each area of land that is being used for a non-conforming use;
 - (b) a description of any building on the land;
 - (c) a description of the non-conforming use;
 - (d) the date on which any discontinuance of the non-conforming use is noted.
- (3) If the local government prepares a register under subclause (1) the local government must:
 - (a) ensure that the register is kept up-to-date; and
 - (b) make a copy of the register available for public inspection during business hours at the offices of the local government.
 - (c) may publish a copy of the register on the website of the local government.
- (4) An entry in the register in relation to land that is being used for a non-conforming use is evidence of the matters set out in the entry, unless the contrary is proved.

PART 4 – GENERAL DEVELOPMENT REQUIREMENTS**25. R-CODES**

- (1) The R-Codes, modified as set out in clause 26, are to be read as part of this Scheme.
- (2) The local government
 - (a) must make a copy of the R-Codes available for public inspection during business hours at the offices of the local government; and
 - (b) may publish a copy of the R-Codes on the website of the local government.
- (3) The coding of land for the purposes of the R-Codes is shown by the coding number superimposed on a particular area contained within the boundaries of the area shown on the Scheme Map.
- (4) The R-Codes apply to an area if the area has a coding number superimposed on it in accordance with subclause (3).

26. MODIFICATION OF R-CODES

- (1) Unless a density code is specified on the Scheme Map, for lots with a land area of less than 1,000m² within the Commercial or Mixed Use zone on the Scheme Map the applicable density code is R40;
- (2) Unless a density code is specified on the Scheme Map, for lots with a land area of 1,000m² or more within the Commercial or Mixed Use zone on the Scheme Map the applicable density code is R80;
- (3) For lots within the Residential zone with a density code of R20, where a dual density code does not apply, as depicted on the Scheme Map, the provisions of the R40 density code shall apply for the purpose of the development of Aged or Dependent Persons' Dwellings provided:
 - (a) The site area is a minimum of 1,100m²;
 - (b) The development consists of a minimum of five dwellings;
 - (c) No portion of a dwelling is vertically above another dwelling;

For the purposes of this subclause, no variation to the minimum and average site areas for Aged and Dependant Persons' Dwellings, as stipulated in the R- Codes, shall apply.
- (4) Within areas where a dual density code applies as depicted on the Scheme Map, the base R20 density code shall apply, unless it is determined that the higher code is acceptable having regard to clause 26(5).
- (5) Clause 5.1.1 of the R-Codes is modified by inserting the additional 'deemed-to-comply' criteria:

- C1.5 In areas where dual coding applies, site areas under the higher coding may be applied subject to the following:
- (i) Development which complies with a minimum site width of 10 metres at the street boundary, with the exception of multiple dwelling sites; or
 - (ii) Development of multiple dwelling sites which complies with a minimum site width of 20 metres at the street boundary.
- (6) Notwithstanding any other provision of the Scheme, where a site has been developed (as approved by the local government) for residential purposes at a greater density than that permitted under the relevant R-Code shown on the Scheme Map, the local government may permit the site to be redeveloped up to the same density, provided it is satisfied that the standard of development will be significantly improved as a result.
- (7) Clause 5.2.6 of the R-Codes is replaced as follows:

Table 5 Appearance of Dwellings

Appearance of Dwellings	
Design principles	Deemed-to-comply
<p>P6.1 Dwellings retained as part of a grouped or multiple dwelling development or subdivision that:</p> <ul style="list-style-type: none"> • enhance the streetscape appearance of the existing dwelling(s) retained; or • complement established or future built form in the locality. <p>P6.2 Residential development that is visible from the street that:</p> <ul style="list-style-type: none"> • provides for an improved streetscape outcome which is attractive and enhances, complements or maintains the visual character, bulk and scale of the surrounding built form; and • provides a high quality built development outcome in relation to building design and site layout. 	<p>C6.1 Where an existing dwelling is retained as part of a grouped or multiple dwelling development or subdivision and is of a lesser maintenance standard, the appearance of the retained dwelling is upgraded externally to an equivalent maintenance standard of the new (or the rest of) the development created as part of the subdivision or grouped dwelling development.</p> <p>C6.2 Residential development that is visible from the street that:</p> <ul style="list-style-type: none"> • is consistent in style with any existing development on site; and/or • maintains and enhances the character of the local area; and • is compatible with the existing and/or desired streetscape character <p>This can be by way of:</p> <ul style="list-style-type: none"> • scale • material and colours • roof design • detailing • window size

27. STATE PLANNING POLICY 3.6 TO BE READ AS PART OF SCHEME

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- (1) State Planning Policy 3.6 — Development Contributions for Infrastructure, modified as set out in clause 28, is to be read as part of this Scheme.
- (2) The local government:
- (a) must make a copy of State Planning Policy 3.6 available for public inspection during business hours at the offices of the local government; and
- (b) may publish a copy of State Planning Policy 3.6 on the website of the local government.

28. MODIFICATION OF STATE PLANNING POLICY 3.6

There are no modifications to State Planning Policy 3.6.

29. OTHER STATE PLANNING POLICIES TO BE READ AS PART OF SCHEME

There are no other State planning policies that are to be read as part of the Scheme.

30. MODIFICATION OF STATE PLANNING POLICIES

There are no modifications to a State planning policy that, under clause 29 is to be read as part of the Scheme.

31. ENVIRONMENTAL CONDITIONS

There are no environmental conditions imposed under the *Environmental Protection Act 1986* that apply to this Scheme.

32. ADDITIONAL SITE AND DEVELOPMENT REQUIREMENTS

- (1) The Table sets out requirements relating to development that are additional to those set out in the R-Codes, activity centre plans, local development plans or State or local planning policies.

Table 6 Additional requirements that apply to land in Scheme Area

No.	Description of land	Requirement
1.	Residential zone	For lots one hectare or larger with a density code greater than R20, the minimum residential density to be achieved is 25 dwellings per site hectare
2.	Urban Development zone	Where it is intended that a site is to be developed for residential purposes, any structure plan, activity centre plan or local development plan for that site must require that a minimum residential density of 25 dwellings per site hectare be achieved
3.	All zones	Car Parking – Cash in lieu (a) In this clause ‘Shortfall Parking Spaces’ means the difference in the number of car parking spaces between the number of car parking spaces required for a development

		<p>under a local planning policy, structure plan, activity centre plan or local development plan (as the case may be) and the number of car parking spaces to be provided on the site of the development.</p> <p>(b) Subject to the remaining provisions of this clause, the local government may require or accept from an applicant for development approval, a cash payment in lieu of providing all or any of the number of car parking spaces required under a local planning policy, structure plan, activity centre plan or local development plan for the development for which development approval has been sought by the applicant.</p> <p>(c) Before the local government requires or accepts a cash-in-lieu payment under clause 32(1)3.(b), it must:</p> <ul style="list-style-type: none"> (i) have a reasonable expectation that the cash-in-lieu payment can be applied to provide the Shortfall Parking Spaces or Transport Infrastructure in the vicinity of the site of the proposed development; and (ii) have regard to any local planning policy which it adopts in relation to cash-in-lieu of car parking. <p>(d) The amount of the cash-in-lieu payment shall be the cost estimated by the local government to provide and construct the Shortfall Parking Spaces. The estimated cost of providing the Shortfall Parking Spaces may include:</p> <ul style="list-style-type: none"> (i) the cost of land in the vicinity of the proposed development which is required to provide the Shortfall Parking Spaces, to be determined by a licensed valuer appointed by the City; (ii) the cost of constructing to the City's specifications and requirements paved parking for the Shortfall Parking Spaces and any associated manoeuvring areas, accessways, landscaping, drainage and lighting; and (iii) the cost of constructing or installing signs, facilities or equipment to regulate the permissible period during which a vehicle may occupy the car parking spaces comprising the Shortfall Parking Spaces. <p>(e) The cash-in-lieu payment shall be paid in</p>
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		such manner and at such time as the City determines. (f) Cash-in-lieu payments received by the City under clause 32(1)3. shall be paid into appropriate funds and used: (i) for providing and maintaining the Shortfall Parking Spaces or Transport Infrastructure in the vicinity of the development; (ii) for providing and maintaining the things referred to in subclauses 32(1)3.(d)(ii) and (32(1)3.d)(iii); and (iii) for reimbursing the City for any expenses, including loan repayments, which it incurs in providing and maintaining the Shortfall Parking Spaces or Transport Infrastructure.
4.	Residential, Special Residential, Mixed Use and Urban Development zones	The parking or garaging of a commercial vehicle is not permitted without the prior approval of the local government.
5.	Residential, Special Residential, Mixed Use and Urban Development zones	The parking or garaging of a recreational vehicle is not permitted without the prior approval of the local government.

- (2) To the extent that a requirement referred to in subclause (1) is inconsistent with a requirement in the R-Codes, an activity centre plan, a local development plan or a State or local planning policy the requirement referred to in subclause (1) prevails unless expressly stated in the State or local planning policy, structure plan, activity centre plan or local development plan.

33. ADDITIONAL SITE AND DEVELOPMENT REQUIREMENTS FOR AREAS COVERED BY STRUCTURE PLAN, ACTIVITY CENTRE PLAN OR LOCAL DEVELOPMENT PLAN

There are no additional requirements that apply to this Scheme.

34. VARIATIONS TO SITE AND DEVELOPMENT REQUIREMENTS

- (1) In this clause:

additional site and development requirements means requirements set out in clauses 32 and 33.
- (2) The local government may approve an application for a development approval that does not comply with an additional site and development requirements.
- (3) An approval under subclause (2) may be unconditional or subject to any conditions the local government thinks fit.
- (4) If the local government is of the opinion that the non-compliance with an additional site and development requirement will mean that the development is likely to adversely affect any owners or occupiers in the general locality or

in an area adjoining the site of the development the local government must:

- (a) consult the affected owners or occupiers by following one or more of the provisions for advertising applications for development approval under clause 64 of the deemed provisions; and
 - (b) have regard to any expressed views prior to making its determination to grant the development approval under this clause.
- (5) The local government may only approve an application for development approval under this clause if the local government is satisfied that:
- (a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67 of the deemed provisions; and
 - (b) the non-compliance with the site and development standard will not have a significant adverse effect upon the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

35. RESTRICTIVE COVENANTS

- (1) A restrictive covenant affecting land in the Scheme area that would have the effect of limiting the number of residential dwellings which may be constructed on the land is extinguished or varied to the extent that the number of residential dwellings that may be constructed is less than the number that could be constructed on the land under this Scheme.
- (2) If subclause (1) operates to extinguish or vary a restrictive covenant:
 - (a) development approval is required to construct a residential dwelling that would result in the number of residential dwellings on the land exceeding the number that would have been allowed under the restrictive covenant; and
 - (b) the local government must not grant development approval for the construction of the residential dwelling unless it gives notice of the application for development approval in accordance with clause 64 of the deemed provisions.

PART 5 – SPECIAL CONTROL AREAS

36. SPECIAL CONTROL AREAS

There are no special control areas which apply to this Scheme.

PART 6 – TERMS REFERRED TO IN SCHEME**DIVISION 1 – GENERAL DEFINITIONS USED IN SCHEME****37. TERMS USED**

- (1) If a word or expression used in this Scheme is listed in this clause, its meaning is as follows:

building envelope means the area of land within which all building and effluent disposal facilities on a lot must be contained;

building height, in relation to a building:

- (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or
- (b) if the building is used for purposes other than residential purposes, means the maximum vertical distance between the natural ground level and the finished roof height directly above, excluding minor projections as that term is defined in the R-Codes;

cabin means a dwelling forming part of a tourist development or caravan park that is:

- (a) an individual unit other than a chalet; and
- (b) designed to provide short-term accommodation for guests;

chalet means a dwelling forming part of a tourist development or caravan park that is:

- (a) a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and
- (b) designed to provide short-term accommodation for guests;

commencement day means the day this Scheme comes into effect under section 87(4) of the Act;

commercial vehicle means a vehicle, whether licenced or not, that has a gross mass of greater than 4.5 tonne including:

- (a) a utility, van, truck, tractor, bus or earthmoving equipment; and
- (b) a vehicle that is, or is designed to be an attachment to a vehicle referred to in paragraph (a);

floor area has the same meaning as in the Building Code.

frontage, in relation to a building:

- (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or

- (b) if the building is used for purposes other than residential, means the road alignment at the front of a lot and, if a lot abuts 2 or more roads, the one to which the building or proposed building faces;

incidental use means a use of premises which is consequent on, or naturally attaching, appertaining or relating to, the predominant use;

health practitioner a medical doctor, dentist, physiotherapist, radiologist, podiatrist, chiropractor, acupuncturist, naturopath or any other health care staff generating their own independent patient load.

incidental use means a use of premises which is ancillary and subordinate to the predominant use;

minerals has the meaning given in the *Mining Act 1978* section 8(1);

net lettable area or **nla** means the area of all floors within the internal finished surfaces of permanent walls but excludes the following areas:

- (a) stairs, toilets, cleaners' cupboards, lift shafts and motor rooms, escalators, tea rooms and plant rooms, and other service areas;
- (b) lobbies between lifts facing other lifts serving the same floor;
- (c) areas set aside as public space or thoroughfares and not for the exclusive use of occupiers of the floor or building;
- (d) areas set aside for the provision of facilities or services to the floor or building where such facilities are not for the exclusive use of occupiers of the floor or building.

non-conforming use has the meaning given in the *Planning and Development Act 2005* section 172;

plot ratio means the ratio of the floor area of a building to an area of land within the boundaries of the lot or lots on which the building is located;

precinct mean a definable area where particular planning policies, guidelines or standards apply;

predominant use means the primary use of premises to which all other uses carried out on the premises are subordinate, incidental or ancillary;

recreational vehicle means a vehicle used, designed or modified for recreational use, mobile accommodation or similar purposes and without limiting the generality of the foregoing; includes any boat, mobile home, caravan, campervan and any wheeled attachment to any of them which is rated by the manufacturer as being suitable to carry loads of not more than 1.5 tonnes. The term shall not include a vehicle designed for use as a passenger car, or a van, 4WD, utility or light truck that is rated by the manufacturer as being suitable to carry loads of not more than 1.5 tonnes.

retail means the sale or hire of goods or services to the public;

short-term accommodation means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12 month period;

site hectare means the total site area of a subdivision proposal less deductions for non-residential uses including streets, laneways, open space and community facilities

transport infrastructure means the works and undertakings described below for the purpose of providing public transport infrastructure, walking and cycling infrastructure, parking infrastructure and demand management:

- (a) public transport stops, shelters and stations, signs, public transport lanes, vehicles, track and catenary, priority signals and associated works/designs;
- (b) paths, signs, bikes, end of trip facilities (showers and lockers), pedestrian and cycling crossings and any associated works/designs;
- (c) on and off street parking bays, parking machines, parking signs, shelters and any associated works/design and technologies;

wall height, in relation to a wall of a building:

- (a) if the building is used for residential purposes, has the meaning given in the R-Codes; or
- (b) if the building is used for purposes other than residential purposes, means the vertical distance from the natural ground level of the boundary of the property that is closest to the wall to the point where the wall meets the roof or parapet;

wholesale means the sale of goods or materials to be sold by others.

(2) A word or expression that is not defined in this Scheme:

- (a) has the meaning it has in the *Planning and Development Act 2005*; or
- (b) if it is not defined in that Act — has the same meaning as it has in the R-Codes.

DIVISION 2 – LAND USE TERMS USED IN SCHEME

38. LAND USE TERMS USED

If this Scheme refers to a category of land use that is listed in this provision the meaning of that land use is set out below:

amusement parlour means premises:

- (a) that are open to the public; and
- (b) that are used predominantly for amusement by means of amusement machines; and
- (c) where there are more than 2 amusement machines;

auktion room means a room or rooms within a building in which goods are exposed or offered for sale by auction;

bakery means any land or buildings used to make and/or display and sell bread and pastry products by wholesale and may include incidental retail sales;

bed and breakfast means a dwelling:

- (a) used by a resident of the dwelling to provide short-term accommodation, including breakfast, on a commercial basis for not more than 4 adult persons or one family; and
- (b) containing not more than 2 guest bedrooms;

betting agency means an office or totalisator agency established under the *Racing and Wagering Western Australia Act 2003*;

bulky goods showroom means premises:

- (a) used to sell by retail any of the goods and accessories of the following types that are principally used for domestic purposes:
 - (i) automotive parts and accessories;
 - (ii) camping, outdoor and recreation goods;
 - (iii) electric light fittings;
 - (iv) animal supplies including equestrian and pet goods;
 - (v) floor and window coverings;
 - (vi) furniture, bedding, furnishings, fabrics, manchester and homewares;
 - (vii) household appliances, electrical goods and home entertainment goods;
 - (viii) party supplies;
 - (ix) office equipment and supplies;
 - (x) babies' and childrens' goods, including play equipment and accessories;
 - (xi) sporting, cycling, leisure, fitness goods and accessories;
 - (xii) swimming pools;
- or
- (b) used to sell by retail goods and accessories by retail if:
 - (i) a large area is required for the handling, display or storage of the goods; or
 - (ii) vehicular access is required to the premises for the purpose of collection of purchased goods;

caravan park means premises that are a caravan park as defined in the *Caravan Parks and Camping Grounds Act 1995* section 5(1);

caretaker's dwelling means a dwelling on the same site as a building, operation or plant used for industry, and occupied by a supervisor of that building, operation or plant;

car park means premises used primarily for parking vehicles whether open to the public or not but does not include:

- (a) any part of a public road used for parking or for a taxi rank; or

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- (b) any premises in which cars are displayed for sale;

cattery means the use of an approved outbuilding constructed in accordance with the *Health Act Model By-Laws Series 'A' Part One – General Sanitary Provisions (1927)* for the purpose of keeping more than three (3) cats over the age of three (3) months;

child care premises means premises where:

- (a) an education and care service as defined in the *Education and Care Services National Law (Western Australia)* section 5(1), other than a family day care service as defined in that section, is provided; or
- (b) a child care service as defined in the *Child Services Act 2007* section 4 is provided;

cinema/theatre means premises where the public may view a motion picture or theatrical production;

civic use means premises used by a government department, an instrumentality of the State or the local government for administrative, recreational or other purposes;

club premises means premises used by a legally constituted club or association or other body of persons united by a common interest;

commercial vehicle parking means premises used for parking of one or 2 commercial vehicles but does not include:

- (a) any part of a public road used for parking or for a taxi rank; or
- (b) parking of commercial vehicles incidental to the predominant use of the land;

community purpose means premises designed or adapted primarily for the provision of educational, social, cultural or recreational facilities or services by organisations involved in activities for community benefit;

consulting rooms means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care;

convenience store means premises:

- (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and
- (b) operated during hours which include, but may extend beyond, normal trading hours; and
- (c) the floor area of which does not exceed 300 m² net lettable area;

display home means one or more dwellings which are intended to be open for public inspection;

drive in theatre means any land or buildings used to make provision for an audience to view the entertainment while seated in motor vehicles;

dry cleaning premises means any land or buildings used for the cleaning of garments and other fabrics by chemical processes;

educational establishment means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution;

equestrian activity means any land or buildings used for the showing, competition or training of horses including a riding school, and may include the overnight accommodation of horses;

exhibition centre means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature, including a museum;

family day care means premises where a family day care service as defined in the *Education and Care Services National Law (Western Australia)* is provided;

fast food outlet means premises other than a lunch bar, including premises with a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten:

- (a) without further preparation; and
- (b) primarily off the premises;

fuel depot means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel, but does not include premises used:

- (a) as a service station; or
- (b) for the sale of fuel by retail into a vehicle for use by the vehicle;

funeral parlour means premises used:

- (a) to prepare and store bodies for burial or cremation;
- (b) to conduct funeral services;

garden centre means premises used for the propagation, rearing and sale of plants, and the storage and sale of products associated with horticulture and gardens;

hardware store means a shop in which tools, building materials, paint, garden improvement products and plants are for sale;

holiday accommodation means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot;

holiday house means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast;

home business – category 1 means an occupation carried on within a dwelling by a resident of the dwelling which:

- (a) does not entail the retail sale, display or hire of goods of any nature;
- (b) does not cause injury to or prejudicially affect the amenity of the neighbourhood;
- (c) does not entail any substantial and/or inappropriate modification of the dwelling;
- (d) does not entail employment of any other person, except a member of the household;
- (e) does not occupy an area greater than 30m²;

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- (f) does not display any advertising signage;
 - (g) does not attract customers or regular and frequent deliveries of goods or equipment to the site;
 - (h) will not result in the requirement for a greater number of parking facilities than normally reserved for a single dwelling, and will not result in any increase in the amount of vehicular traffic in the vicinity; and
 - (i) does not entail the presence, parking and garaging of a vehicle of more than 1.5 tonnes tare weight;
 - (j) does not involve the servicing or repair for gain of motor vehicles.
 - (k) notwithstanding factors (a)–(j); a Home Business Category 1 may entail the operation of a Family Day Care Centre as defined by Clause 1.9 of this Scheme;

home business – category 2 : means an occupation carried on in a dwelling or on land around a dwelling by a resident of the dwelling which:

- (a) does not entail the retail sale, outdoor display or hire of goods of any nature;
- (b) does not cause injury to or prejudicially affect the amenity of the neighbourhood;
- (c) does not detract from the residential appearance of the dwelling house or domestic outbuilding;
- (d) entails the employment of no more than 1 person not a member of the occupier's household;
- (e) does not occupy an area greater than 30m². Council may permit an area greater than 30m² where it is considered that the scale of the business is limited by other factors and the increase in floorspace will not have a detrimental effect on the amenity of the surrounding areas;
- (f) does not have more than one advertisement sign and the sign displayed does not exceed 0.2m²;
- (g) will not result in the requirement for a greater number of parking facilities than normally reserved for a single dwelling, and will not result in a substantial increase in the amount of vehicular traffic in the vicinity;
- (h) does not involve the servicing or repair for gain of motor vehicles; and
- (i) does not entail the presence, parking and garaging of a vehicle of more than 3.5 tonnes tare weight;

home business – category 3 means an occupation or professional practice undertaken for the purposes of commercial gain; and carried on in a dwelling by a resident of the dwelling which:

- (a) does not entail the retail sale, outdoor display or hire of goods of any nature;
- (b) does not cause injury to or prejudicially affect the amenity of the neighbourhood;
- (c) does not detract from the residential appearance of the dwelling house or domestic outbuilding;
- (d) entails the employment of a maximum of 2 persons not members of the occupier's household. Council may approve a greater number of employees, not exceeding 4 persons, subject to community consultation;
- (e) occupies an area not exceeding 50m². Council may approve;

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- subject to community consultation; an area up to 100m², or one third of the floor area of the dwelling, whichever is the lesser;
- (f) displays a sign describing the nature of the approved home occupation. The sign must not exceed 0.2m² and a maximum of 2m high;
 - (g) will not result in the requirement for a greater number of parking facilities than those provided on the site so as to cause an unacceptable inconvenience for adjoining residents and road users;
 - (h) will not result in a substantial increase in the amount of vehicular traffic in the vicinity;
 - (i) does not involve the servicing or repair for gain of motor vehicles; and
 - (j) does not entail the presence, parking and garaging of a vehicle of more than 3.5 tonnes tare weight;

home store means any shop attached to a dwelling that:

- (a) has a net lettable area not exceeding 100 m²; and
- (b) is operated by a person residing in the dwelling;

hospital means premises used as a hospital as defined in the *Hospitals and Health Services Act 1927* section 2(1);

hotel means premises the subject of a hotel licence other than a small bar or tavern licence granted under the *Liquor Control Act 1988* including any betting agency on the premises;

industry means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes:

- (a) the storage of goods;
- (b) the work of administration or accounting;
- (c) the selling of goods by wholesale or retail;
- (d) the provision of amenities for employees,
- (e) incidental purposes;

industry - extractive means premises, other than premises used for mining operations, that are used for the extraction of basic raw materials including by means of ripping, blasting or dredging and may include facilities for any of the following purposes:

- (a) the processing of raw materials including crushing, screening, washing, blending or grading;
- (b) activities associated with the extraction of basic raw materials including wastewater treatment, storage, rehabilitation, loading, transportation, maintenance and administration;

industry - light means premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed;

kennels means any land or buildings used for the boarding and breeding of dogs for remuneration where such premises are registered or required to be registered by the local government, and may include the sale of dogs.

kindergarten means premises used for the purpose of the care and education of pre-school children;

land sales office (temporary) means a temporary building used solely for the purpose of land and/or development transactions associated with the site/locality upon which the building is located;

laundrette means premises in which machines for the washing and drying of clothes and fabrics are available for use by the public for reward;

laundry means premises, generally not open to the public, used for the purposes of washing, ironing or dry cleaning of clothes or fabrics;

liquor store – large means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of more than 300m²;

liquor store – small means premises the subject of a liquor store licence granted under the *Liquor Control Act 1988* with a net lettable area of not more than 300m²;

lunch bar means premises or part of premises within an industrial or commercial area used for the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation;

market means premises used for the display and sale of goods from stalls by independent vendors;

medical centre means premises other than a hospital, used by 3 or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care;

motel means premises which may be licensed under the *Liquor Control Act 1988*:

- (a) used to accommodate guests in a manner similar to a hotel; and
- (b) with specific provision for the accommodation of guests with motor vehicles;

motor vehicle, boat or caravan sales means premises used to sell or hire motor vehicles, boats or caravans;

motor vehicle panel beating/spray painting means land and buildings used for, or in conjunction with, vehicle body repairs including panel beating, spray painting, chassis reshaping, application and sanding down of vehicle body filler.

motor vehicle repair means premises used for or in connection with:

- (a) electrical and mechanical repairs, or overhauls, to vehicles other than panel beating, spray painting or chassis reshaping of vehicles; or
- (b) repairs to tyres other than recapping or retreading of tyres;

motor vehicle wash means premises primarily used to wash motor vehicles;

night club means premises the subject of a nightclub licence granted under

the *Liquor Control Act 1988*;

nursing home means premises in which persons who do not require constant medical attention are received as patients and lodged for the purposes of medical supervision and nursing care;

office means premises used for administration, clerical, technical, professional or similar business activities;

park home park means premises used as a park home park as defined in the *Caravan Parks and Camping Grounds Regulations 1997* Schedule 8;

place of assembly means premises where the public assemble or go for any cultural, religious, recreational, sporting or other activity;

place of worship means premises used for religious activities such as a chapel, church, mosque, synagogue or temple;

reception centre means premises used for hosted functions on formal or ceremonial occasions;

recreation - private means premises that are:

- (a) used for indoor or outdoor leisure, recreation or sport; and
- (b) not usually open to the public without charge;

restaurant/cafe means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the *Liquor Control Act 1988*;

restricted premises means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of:

- (a) publications that are classified as restricted under the *Classification (Publications, Films and Computer Games) Act 1995* (Commonwealth); and
- (b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity;
- (c) smoking-related implements;

retirement village means any land or buildings used to accommodate aged persons and retirees together with ancillary facilities;

serviced apartment means a group of units or apartments providing:

- (a) self-contained short stay accommodation for guests; and
- (b) any associated reception or recreational facilities;

service station means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for:

- (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience retail nature; or
- (b) the carrying out of greasing, tyre repairs and minor mechanical

repairs to motor vehicles;

shop means premises other than a bulky goods showroom, a liquor store — large or a liquor store — small used to sell goods by retail, to hire goods, or to provide services of a personal nature, including hairdressing or beauty therapy services;

small bar means premises the subject of a small bar licence granted under the *Liquor Control Act 1988*;

storage means premises used for the storage of goods, equipment, plant or materials;

tavern means premises the subject of a tavern licence granted under the *Liquor Control Act 1988*;

tattoo studio means premises where tattoos are applied to a person;

telecommunications infrastructure means premises used to accommodate the infrastructure used for or in conjunction with a telecommunications network including any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure related to the network;

trade display means premises use for the display of trade goods and equipment for the purpose of advertisement;

trade supplies means premises used to sell by wholesale or retail, or to hire, assemble or manufacture any materials, tools, equipment, machinery or other goods used for the following purposes including goods which may be assembled or manufactured off the premises:

- (a) automotive repairs and servicing;
- (b) building including repair and maintenance;
- (c) industry;
- (d) landscape gardening;
- (e) provision of medical services;
- (f) primary production;
- (g) use by government departments or agencies, including local government;

transport depot means premises used primarily for the parking or garaging 3 or more commercial vehicles including:

- (a) any ancillary maintenance or refuelling of those vehicles; and
- (b) any ancillary storage of goods brought to the premises by those vehicles; and
- (c) the transfer of goods or passengers from one vehicle to another;

veterinary centre means premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders;

warehouse/storage means premises including indoor or outdoor facilities used for:

- (a) the storage of goods, equipment, plant or materials; or

(b) the display or sale by wholesale of goods.

SCHEDULE A - SUPPLEMENTAL PROVISIONS TO THE DEEMED PROVISIONS

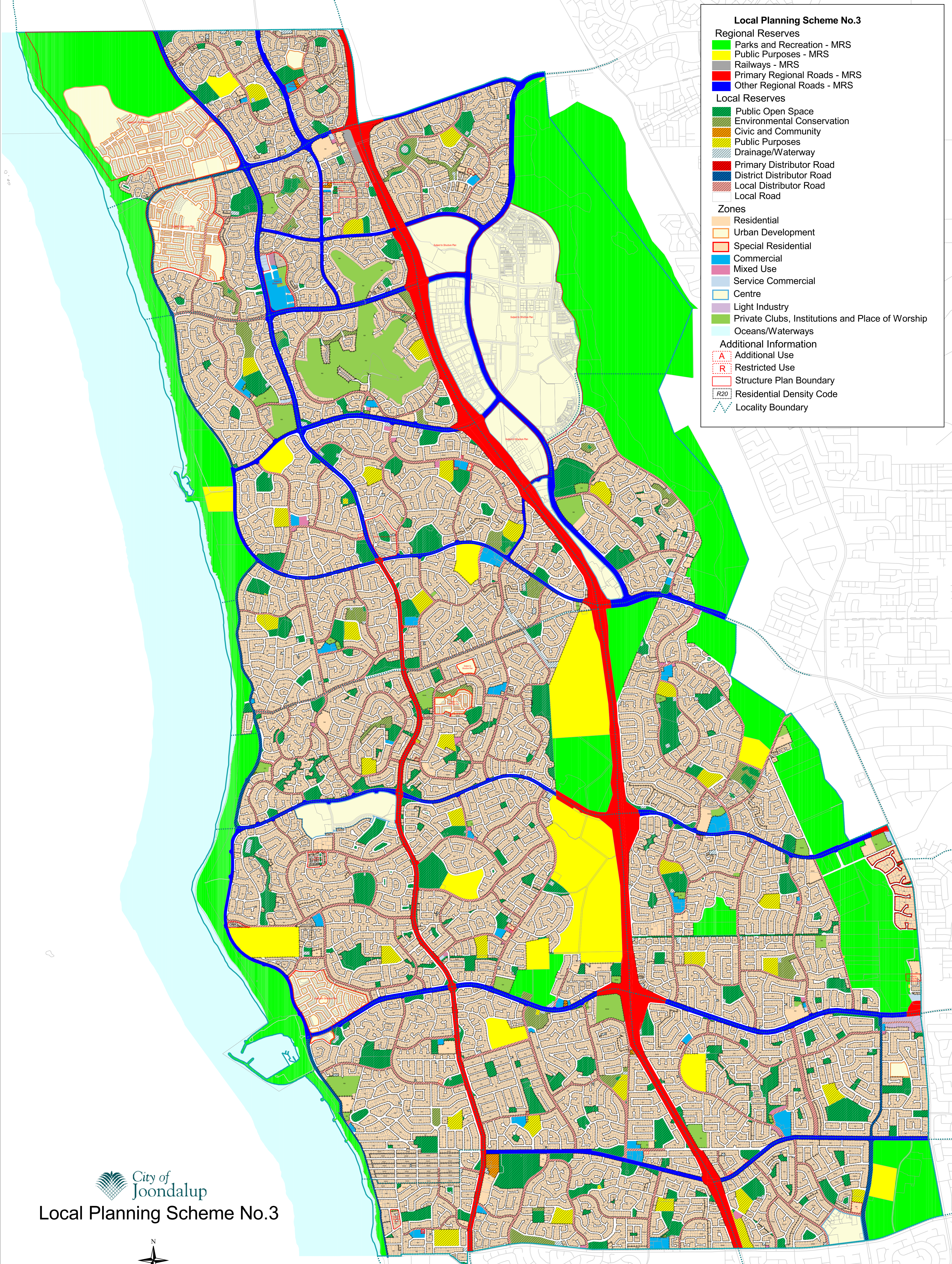
These provisions are to be read in conjunction with the deemed provisions (Schedule 2) contained in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Clause 61(1)


- (k) the erection of a boundary fence in a zone where the R-Codes do not apply;
- (l) the carrying out of any works on, in, or under a street or road by a public authority acting pursuant to the provisions of any statute;
- (m) the carrying out of works urgently necessary in the public safety or for the safety or security of plant or equipment or for the maintenance of essential services;
- (n) the demolition of any building or structure except where the building or structure is:
 - (i) located in a place that has been entered into the Register of Places under the *Heritage of Western Australia Act 1990*; or
 - (ii) the subject of an Order under the *Heritage of Western Australia Act 1990*; or
 - (iii) included on a heritage list prepared in accordance with this Scheme; or
 - (iv) located in an area designated under the Scheme as a heritage area;
 - (v) the subject of a heritage agreement entered into under the *Heritage of Western Australia Act 1990* section 29;
- (o) an outbuilding to a single house or grouped dwelling that is less than 10m² in area and abuts two boundaries (excluding street boundaries), but which does not require the exercise of any other discretion by the local government under the Scheme, including the R-Codes;
- (p) a patio to a single house or grouped dwelling where:
 - (i) the posts and roof/eaves are setback a minimum of 500mm from any boundary (with the exception of a street boundary);
 - (ii) the wall/post height is no greater than 3.5m above natural ground level; and
 - (iii) the cumulative length of all structures (including the proposed patio) located less than one metre from the boundary or boundaries adjacent to the location of the proposed patio does not exceed 9m in length;but which does not require the exercise of any other discretion by the local government under the Scheme, including the R-Codes;

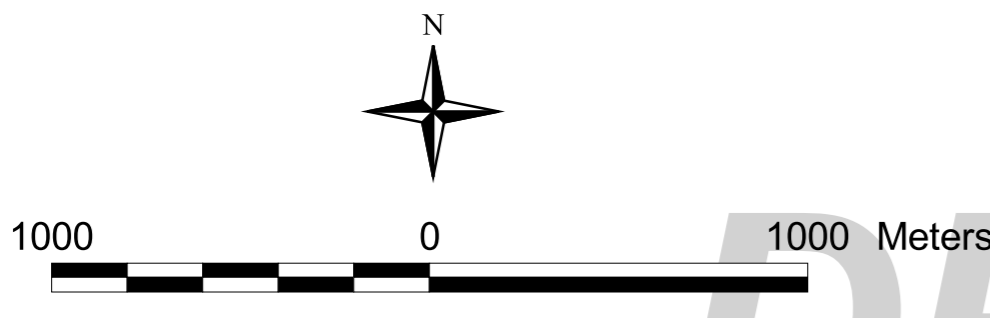
Clause 61(2)

- (g) the conducting of a Home Business – Category 1;
- (h) the parking of one commercial vehicle, in accordance with the provisions of the relevant Local Planning Policy;
- (i) the parking of one recreational vehicle, in accordance with the provisions of the relevant Local Planning Policy.

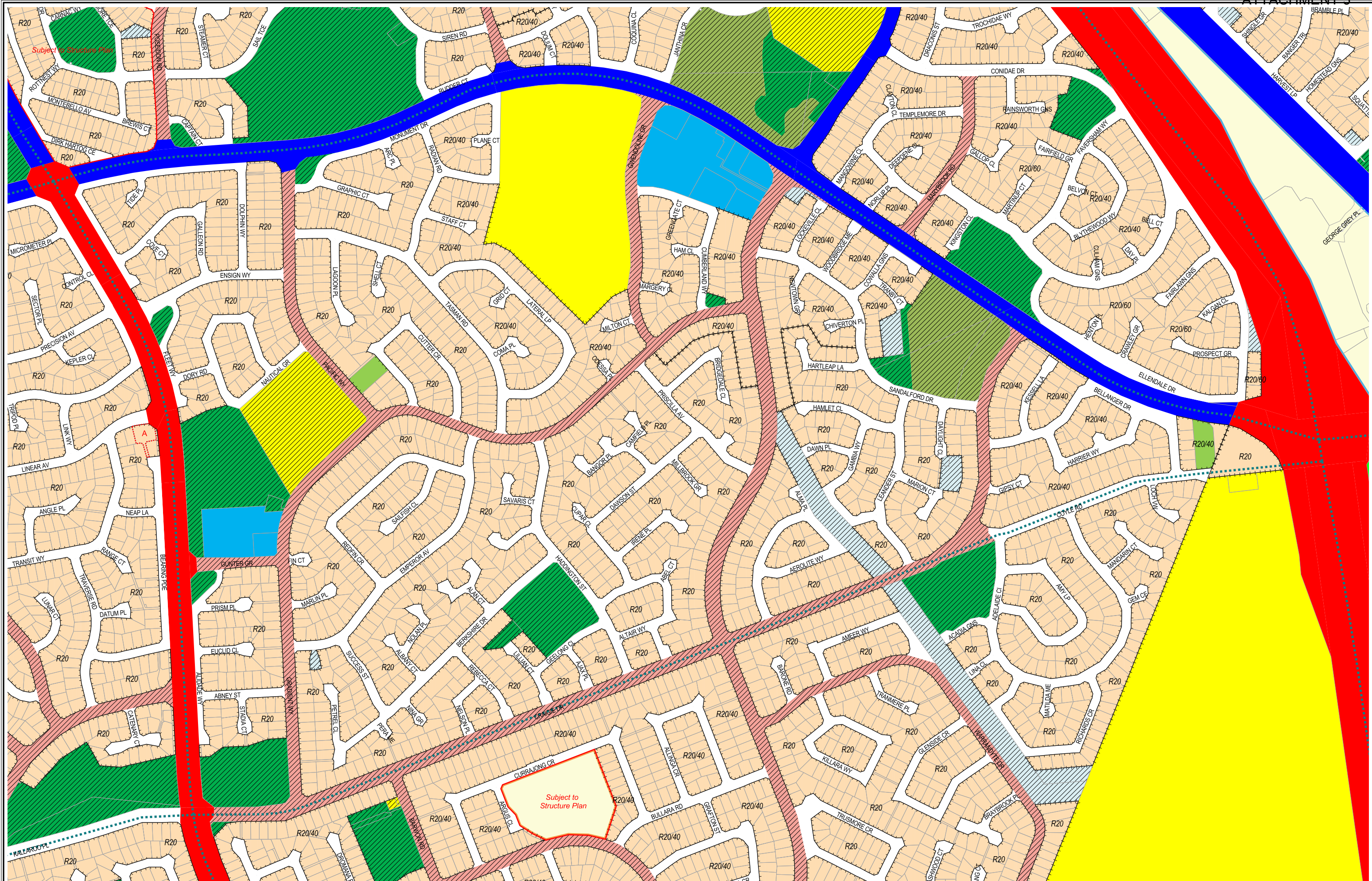


- Local Planning Scheme No.3**
- Regional Reserves**
- Green: Parks and Recreation - MRS
 - Yellow: Public Purposes - MRS
 - Grey: Railways - MRS
 - Red: Primary Regional Roads - MRS
 - Blue: Other Regional Roads - MRS
- Local Reserves**
- Dark Green: Public Open Space
 - Light Green: Environmental Conservation
 - Orange: Civic and Community
 - Yellow: Public Purposes
 - Blue/White: Drainage/Waterway
 - Red: Primary Distributor Road
 - Blue: District Distributor Road
 - Light Blue: Local Distributor Road
 - White: Local Road
- Zones**
- Light Orange: Residential
 - Orange: Urban Development
 - Red: Special Residential
 - Blue: Commercial
 - Pink: Mixed Use
 - Light Blue: Service Commercial
 - White: Centre
 - Purple: Light Industry
 - Green: Private Clubs, Institutions and Place of Worship
 - Light Blue: Oceans/Waterways
- Additional Information**
- Red dashed box: Additional Use (A)
 - Red solid box: Restricted Use (R)
 - Red dashed line: Structure Plan Boundary
 - Red dashed box with R20: Residential Density Code
 - Blue dashed line: Locality Boundary


 City of Joondalup
 Local Planning Scheme No.3



DRAFT - LPS3 - 0116



- Local Planning Scheme No.3**
- Regional Reserves**
- Parks and Recreation - MRS
 - Public Purposes - MRS
 - Railways - MRS
 - Primary Regional Roads - MRS
 - Other Regional Roads - MRS

- Local Reserves**
- Public Open Space
 - Environmental Conservation
 - Civic and Community
 - Public Purposes
 - Drainage/Waterway

- Zones**
- Primary Distributor Road
 - District Distributor Road
 - Local Distributor Road
 - Local Road

- Zones**
- Residential
 - Urban Development
 - Special Residential

- Additional Information**
- Commercial
 - Mixed Use
 - Service Commercial
 - Centre

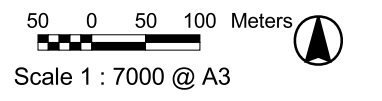
- Additional Information**
- Light Industry
 - Private Clubs, Institutions and Place of Worship
 - Oceans/Waterways

- Additional Information**
- Additional Use
 - Restricted Use
 - Structure Plan Boundary
 - Residential Density Code



DRAFT 16

Beldon



**Local Planning Scheme No.3
Regional Reserves**

- Parks and Recreation - MRS
- Public Purposes - MRS
- Railways - MRS
- Primary Regional Roads - MRS
- Other Regional Roads - MRS

Local Reserves

- Public Open Space
- Environmental Conservation
- Civic and Community
- Public Purposes
- Drainage/Waterway

Roads

- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road

Zones

- Residential
- Urban Development
- Special Residential

Commercial

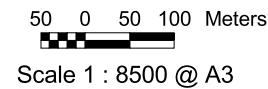
- Commercial
- Mixed Use
- Service Commercial
- Centre

Additional Information

- Light Industry
- Private Clubs, Institutions and Place of Worship
- Oceans/Waterways

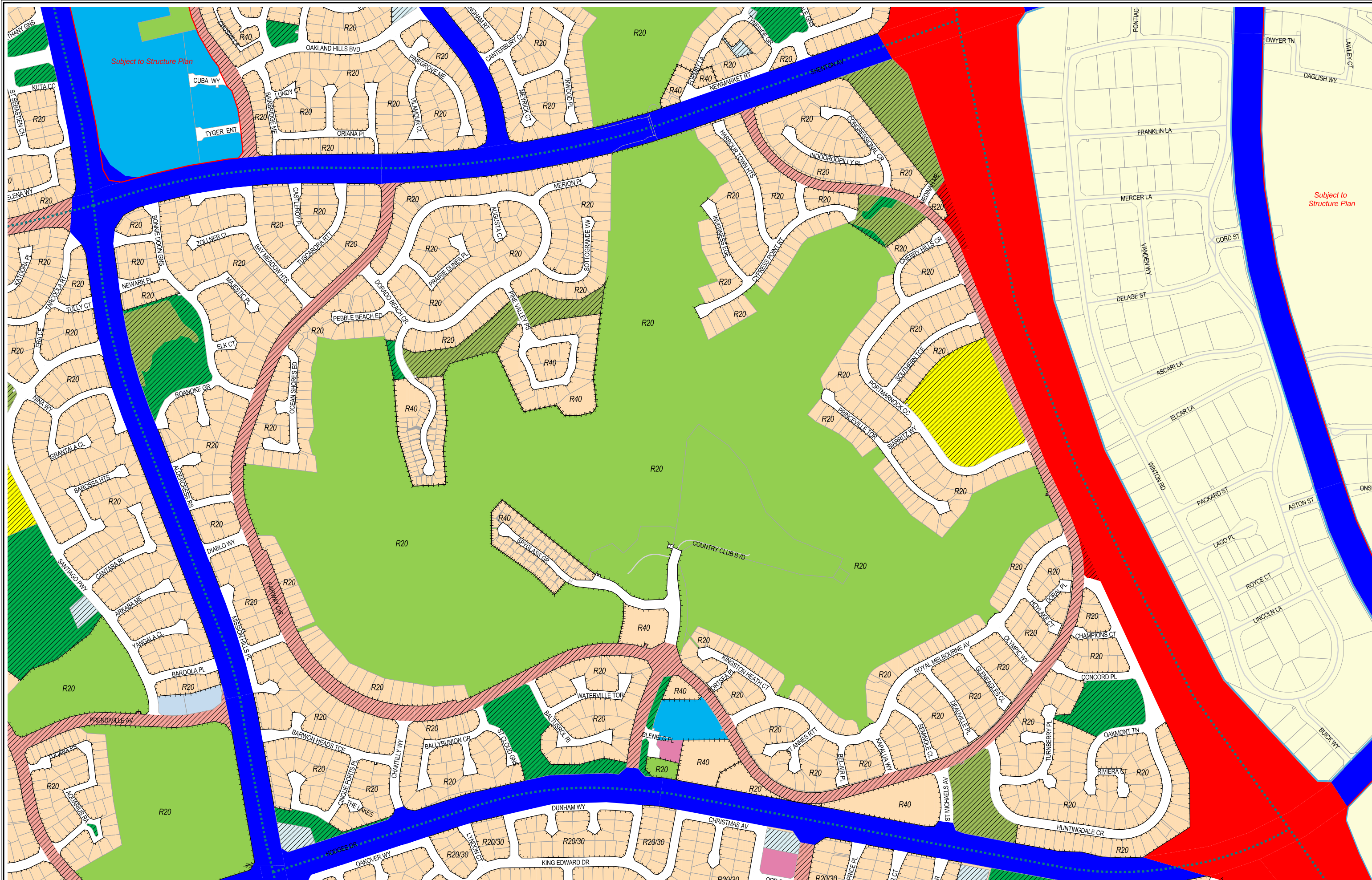
Additional Information

- Additional Use
- Restricted Use
- Structure Plan Boundary
- Residential Density Code



DRAFT 016

Burns Beach



- Local Planning Scheme No.3**
Regional Reserves
- Parks and Recreation - MRS
 - Public Purposes - MRS
 - Railways - MRS
 - Primary Regional Roads - MRS
 - Other Regional Roads - MRS

- Local Reserves**
- Public Open Space
 - Environmental Conservation
 - Civic and Community
 - Public Purposes
 - Drainage/Waterway

- Zones**
- Primary Distributor Road
 - District Distributor Road
 - Local Distributor Road
 - Local Road

- Zones**
- Residential
 - Urban Development
 - Special Residential

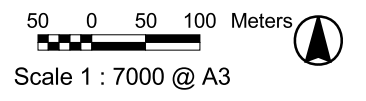
- Additional Information**
- Commercial
 - Mixed Use
 - Service Commercial
 - Centre

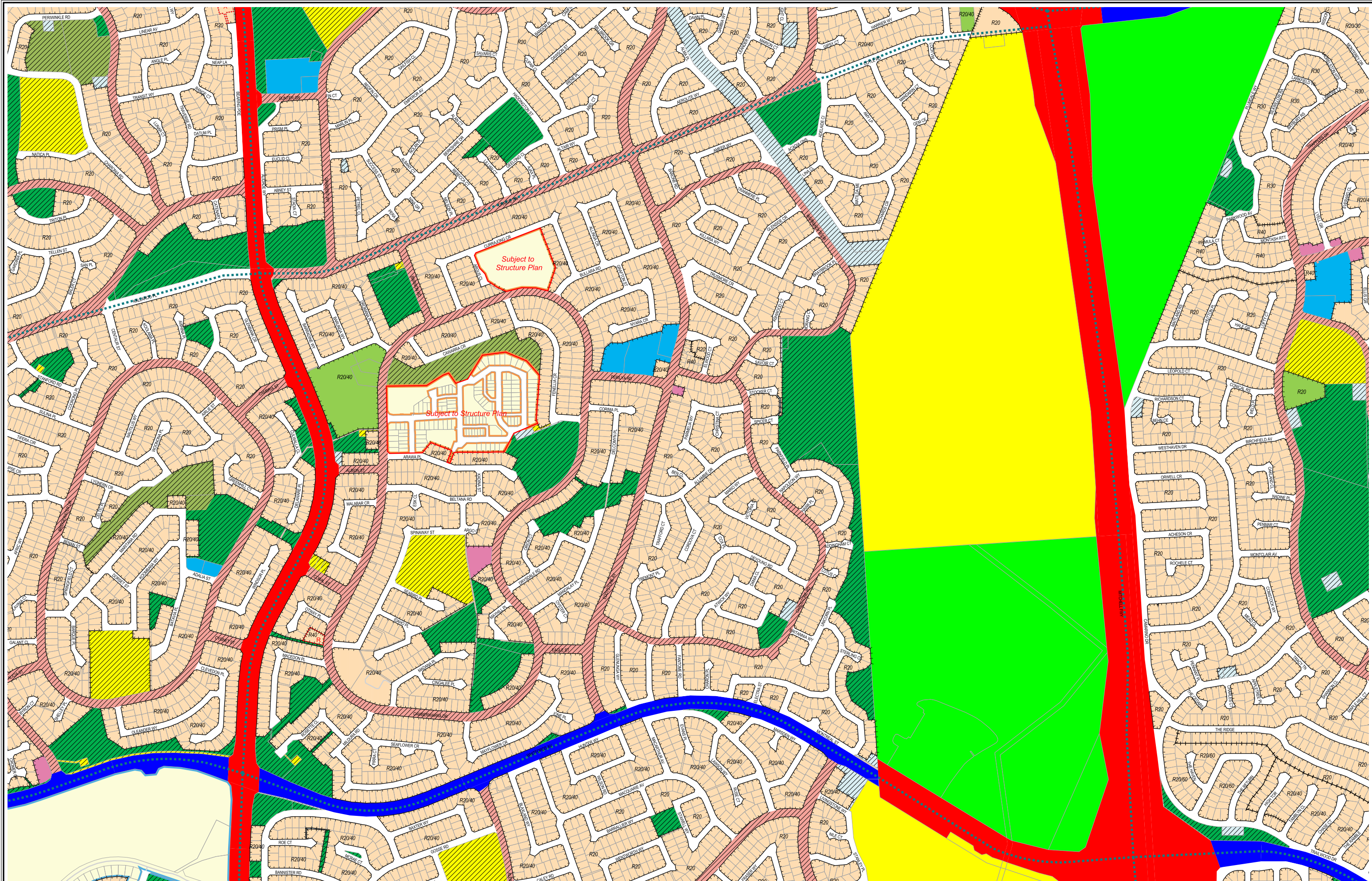
- Additional Information**
- Light Industry
 - Private Clubs, Institutions and Place of Worship
 - Oceans/Waterways

- Additional Information**
- Additional Use
 - Restricted Use
 - Structure Plan Boundary
 - Residential Density Code

DRAFT 16

Connolly





Local Planning Scheme No.3
Regional Reserves
 Parks and Recreation - MRS
 Public Purposes - MRS
 Railways - MRS
 Primary Regional Roads - MRS
 Other Regional Roads - MRS

Local Reserves
 Public Open Space
 Environmental Conservation
 Civic and Community
 Public Purposes
 Drainage/Waterway

Zones
 Residential
 Urban Development
 Special Residential
 Primary Distributor Road
 District Distributor Road
 Local Distributor Road
 Local Road

Zones
 Residential
 Urban Development
 Special Residential

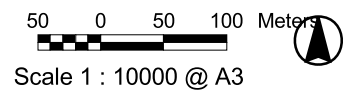
Commercial
 Mixed Use
 Service Commercial
 Centre

Light Industry
 Private Clubs, Institutions and Place of Worship
 Oceans/Waterways

Additional Information
 Additional Use
 Restricted Use
 Structure Plan Boundary
 Residential Density Code



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 Craige





Local Planning Scheme No.3

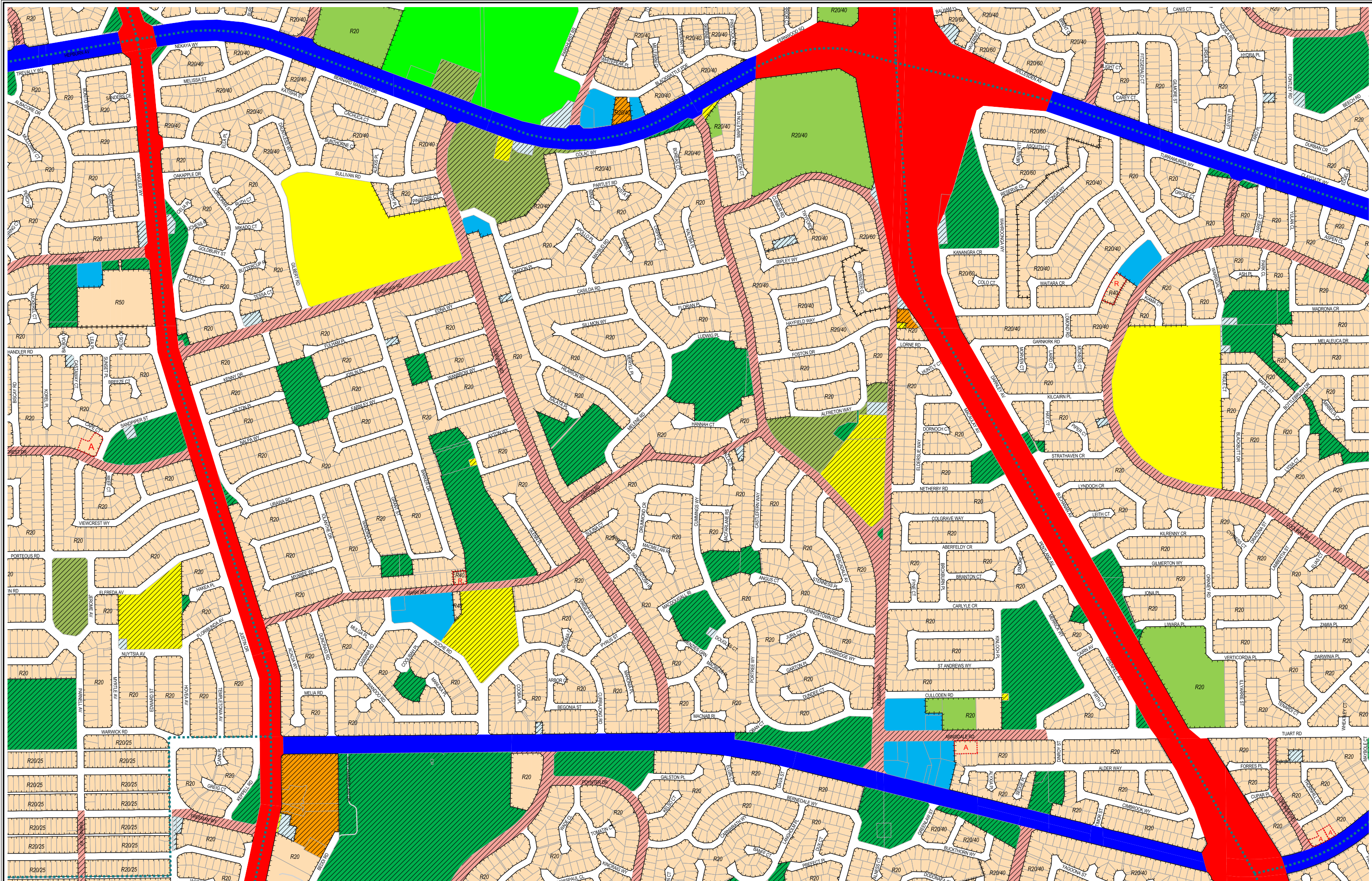
<p>Regional Reserves</p> <ul style="list-style-type: none"> Parks and Recreation - MRS Public Purposes - MRS Railways - MRS Primary Regional Roads - MRS Other Regional Roads - MRS 	<p>Local Reserves</p> <ul style="list-style-type: none"> Public Open Space Environmental Conservation Civic and Community Public Purposes Drainage/Waterway 	<p>Zones</p> <ul style="list-style-type: none"> Primary Distributor Road Residential Urban Development Special Residential Commercial Mixed Use Service Commercial Centre 	<p>Additional Information</p> <ul style="list-style-type: none"> Additional Use Restricted Use Structure Plan Boundary Residential Density Code
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City of Joondalup

DRAFT 0116

Currambine

Scale 1 : 7500 @ A3 28012016



Local Planning Scheme No.3
Regional Reserves
 Parks and Recreation - MRS
 Public Purposes - MRS
 Railways - MRS
 Primary Regional Roads - MRS
 Other Regional Roads - MRS

Local Reserves
 Public Open Space
 Environmental Conservation
 Civic and Community
 Public Purposes
 Drainage/Waterway

Zones
 Residential
 Urban Development
 Special Residential
 Primary Distributor Road
 District Distributor Road
 Local Distributor Road
 Local Road

Additional Information
 Commercial
 Mixed Use
 Service Commercial
 Centre
 Light Industry
 Private Clubs, Institutions and Place of Worship
 Oceans/Waterways

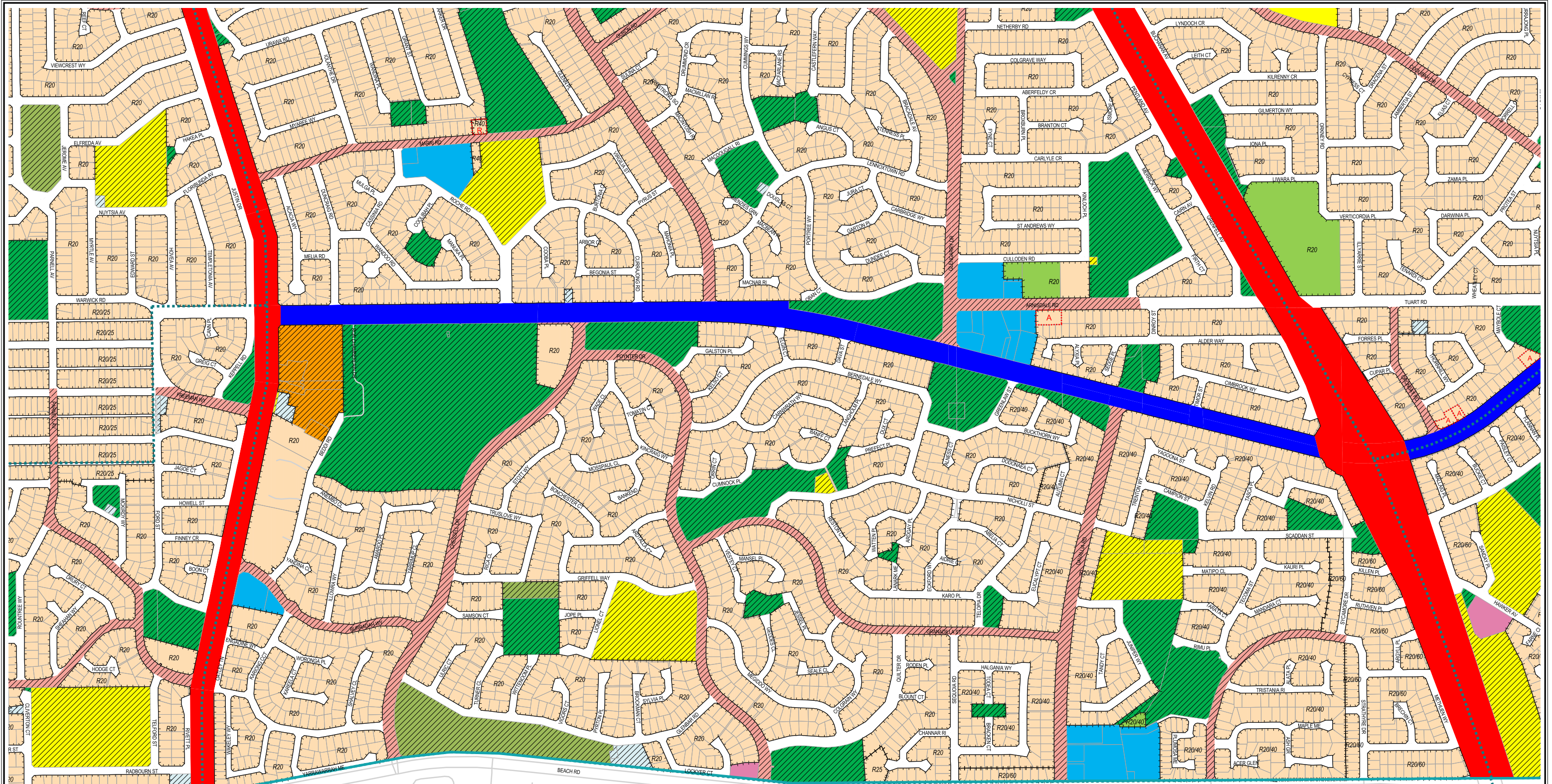
Additional Information
 Additional Use
 Restricted Use
 Structure Plan Boundary
 Residential Density Code

0 50 100 Meters
 Scale 1 : 9500 @ A3



Duncraig - North

DRAFT 16



**Local Planning Scheme No.3
Regional Reserves**

- Parks and Recreation - MRS
- Public Purposes - MRS
- Railways - MRS
- Primary Regional Roads - MRS
- Other Regional Roads - MRS

Local Reserves

- Public Open Space
- Environmental Conservation
- Civic and Community
- Public Purposes
- Drainage/Waterway

- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road

Zones

- Residential
- Urban Development
- Special Residential

- Commercial
- Mixed Use
- Service Commercial
- Centre

Additional Information

- Additional Use
- Restricted Use
- Structure Plan Boundary
- Residential Density Code



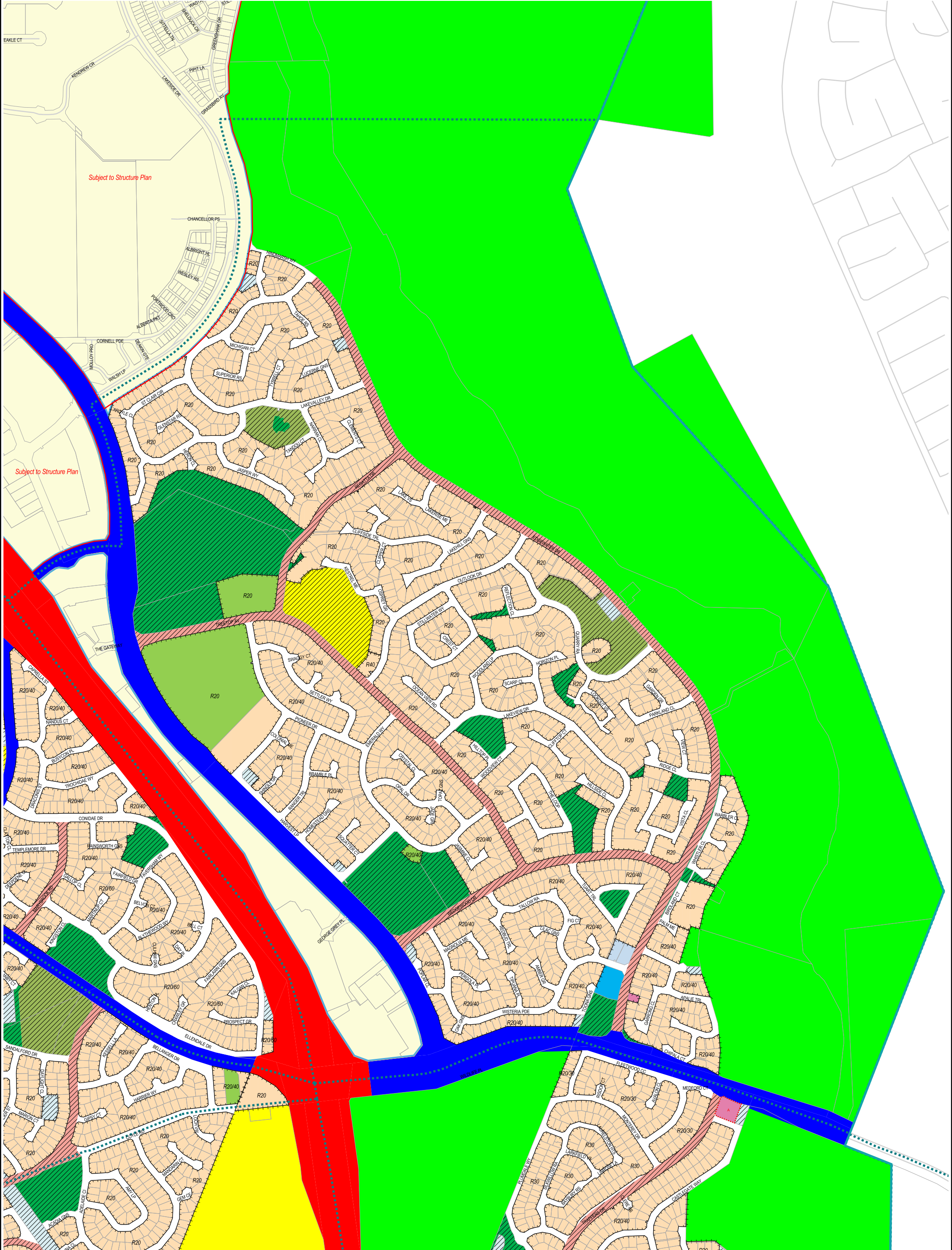
Duncraig - South

DRAFT 016

0 50 100 Meters
Scale 1 : 9500 @ A3



14012016



Local Planning Scheme No.3
Regional Reserves
 Parks and Recreation - MRS
 Public Purposes - MRS
 Railways - MRS
 Primary Regional Roads - MRS
 Other Regional Roads - MRS

Local Reserves
 Public Open Space
 Environmental Conservation
 Civic and Community
 Drainage/Waterway

Roads
 Primary Distributor Road
 District Distributor Road
 Local Distributor Road
 Local Road

Zones
 Residential
 Urban Development
 Special Residential

Commercial
 Mixed Use
 Service Commercial
 Centre

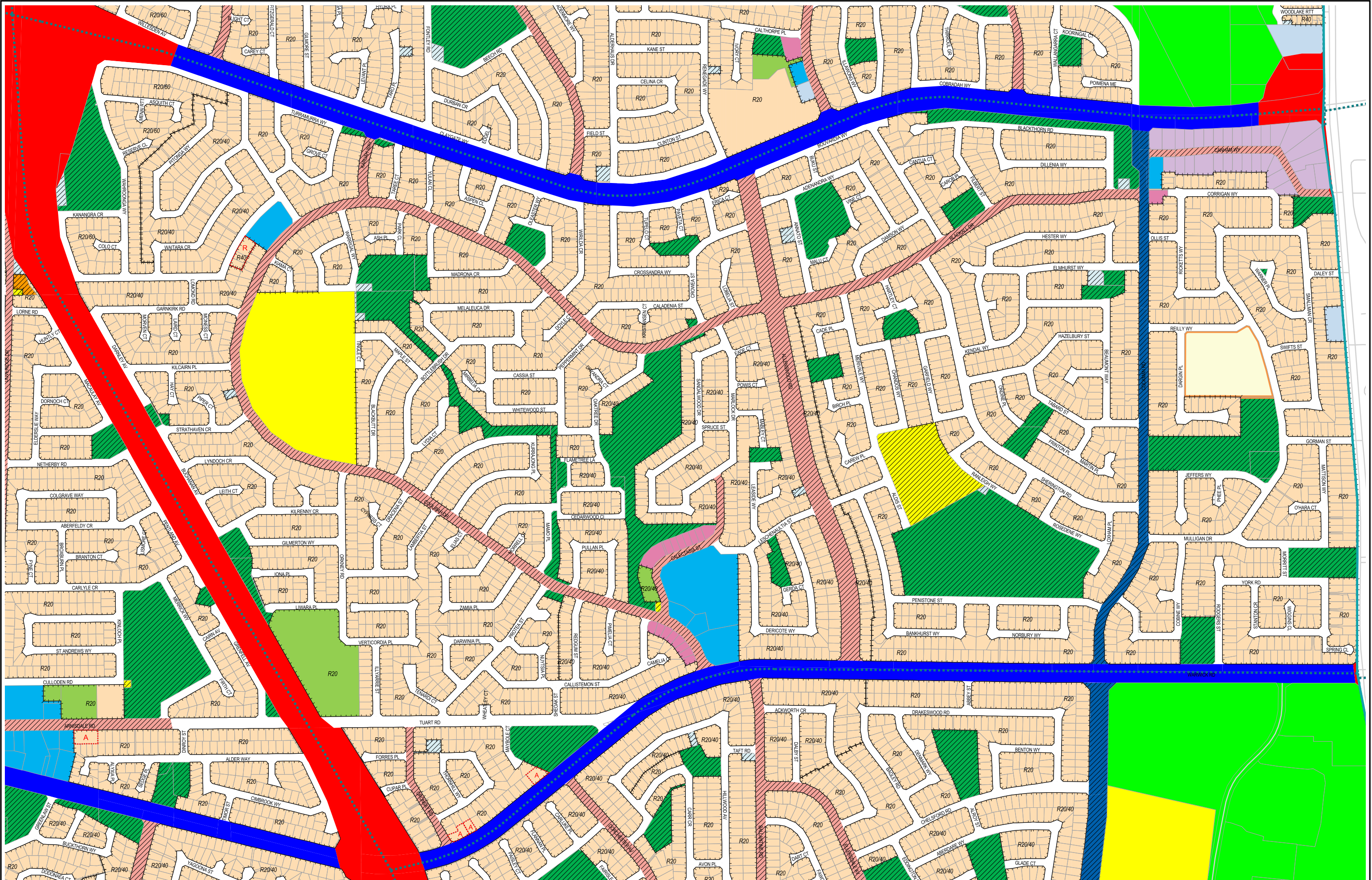
Light Industry
 Private Clubs, Institutions and Place of Worship
 Oceans/Waterways

Additional Information
 Additional Use
 Restricted Use
 Structure Plan Boundary
 Residential Density Code



DRAFT 0116
Edgewater

Scale 1 : 9500 @ A3
 14012016



- Local Planning Scheme No.3**
Regional Reserves
- Parks and Recreation - MRS
 - Public Purposes - MRS
 - Railways - MRS
 - Primary Regional Roads - MRS
 - Other Regional Roads - MRS

- Local Reserves**
- Public Open Space
 - Environmental Conservation
 - Civic and Community
 - Public Purposes
 - Drainage/Waterway

- Zones**
- Primary Distributor Road
 - District Distributor Road
 - Local Distributor Road
 - Local Road

- Zones**
- Residential
 - Urban Development
 - Special Residential

- Additional Information**
- Commercial
 - Mixed Use
 - Service Commercial
 - Centre

- Additional Information**
- Light Industry
 - Private Clubs, Institutions and Place of Worship
 - Oceans/Waterways

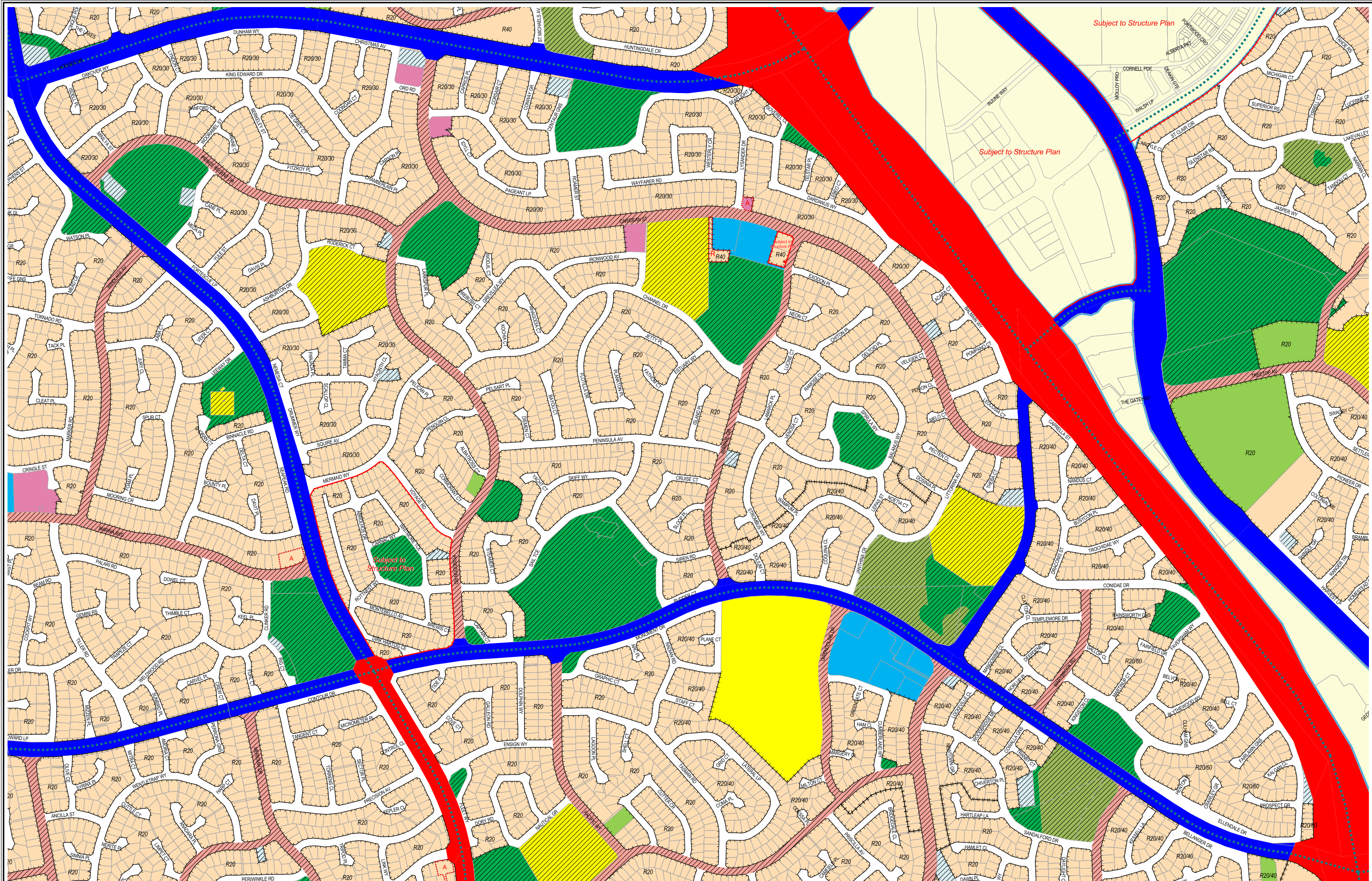
- Additional Information**
- Additional Use
 - Restricted Use
 - Structure Plan Boundary
 - Residential Density Code

DRAFT 16

Greenwood

50 0 50 100 Meters
 Scale 1 : 9000 @ A3





- Local Planning Scheme No.3**
Regional Reserves
- Parks and Recreation - MRS
 - Public Purposes - MRS
 - Railways - MRS
 - Primary Regional Roads - MRS
 - Other Regional Roads - MRS

- Local Reserves**
- Public Open Space
 - Environmental Conservation
 - Civic and Community
 - Public Purposes
 - Drainage/Waterway

- Zones**
- Primary Distributor Road
 - District Distributor Road
 - Local Distributor Road
 - Local Road

- Zones**
- Residential
 - Urban Development
 - Special Residential

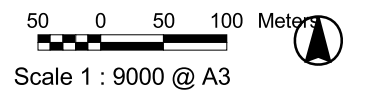
- Zones**
- Commercial
 - Mixed Use
 - Service Commercial
 - Centre

- Additional Information**
- Light Industry
 - Private Clubs, Institutions and Place of Worship
 - Oceans/Waterways
 - Additional Use
 - Restricted Use
 - Structure Plan Boundary
 - Residential Density Code



DRAFT 16

Heathridge





Local Planning Scheme No.3
Regional Reserves
 Parks and Recreation - MRS
 Public Purposes - MRS
 Railways - MRS
 Primary Regional Roads - MRS
 Other Regional Roads - MRS

Local Reserves
 Public Open Space
 Environmental Conservation
 Civic and Community
 Public Purposes
 Drainage/Waterway

Zones
 Residential
 Urban Development
 Special Residential
 Primary Distributor Road
 District Distributor Road
 Local Distributor Road
 Local Road

Zones
 Commercial
 Mixed Use
 Service Commercial
 Centre

Additional Information
 Light Industry
 Private Clubs, Institutions and Place of Worship
 Oceans/Waterways

Additional Information
 Additional Use
 Restricted Use
 Structure Plan Boundary
 Residential Density Code



DRAFT 0116
Hillarys

Scale 1 : 11000 @ A3
 28012016



Local Planning Scheme No.3

Regional Reserves

- Parks and Recreation - MRS
- Public Purposes - MRS
- Railways - MRS
- Primary Regional Roads - MRS
- Other Regional Roads - MRS

Local Reserves

- Public Open Space
- Environmental Conservation
- Civic and Community
- Public Purposes
- Drainage/Waterway

Roads

- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road

Zones

- Residential
- Urban Development
- Special Residential
- Commercial
- Mixed Use
- Service Commercial
- Centre
- Light Industry
- Private Clubs, Institutions and Place of Worship
- Oceans/Waterways

Additional Information

- Additional Use
- Restricted Use
- Structure Plan Boundary
- Residential Density Code

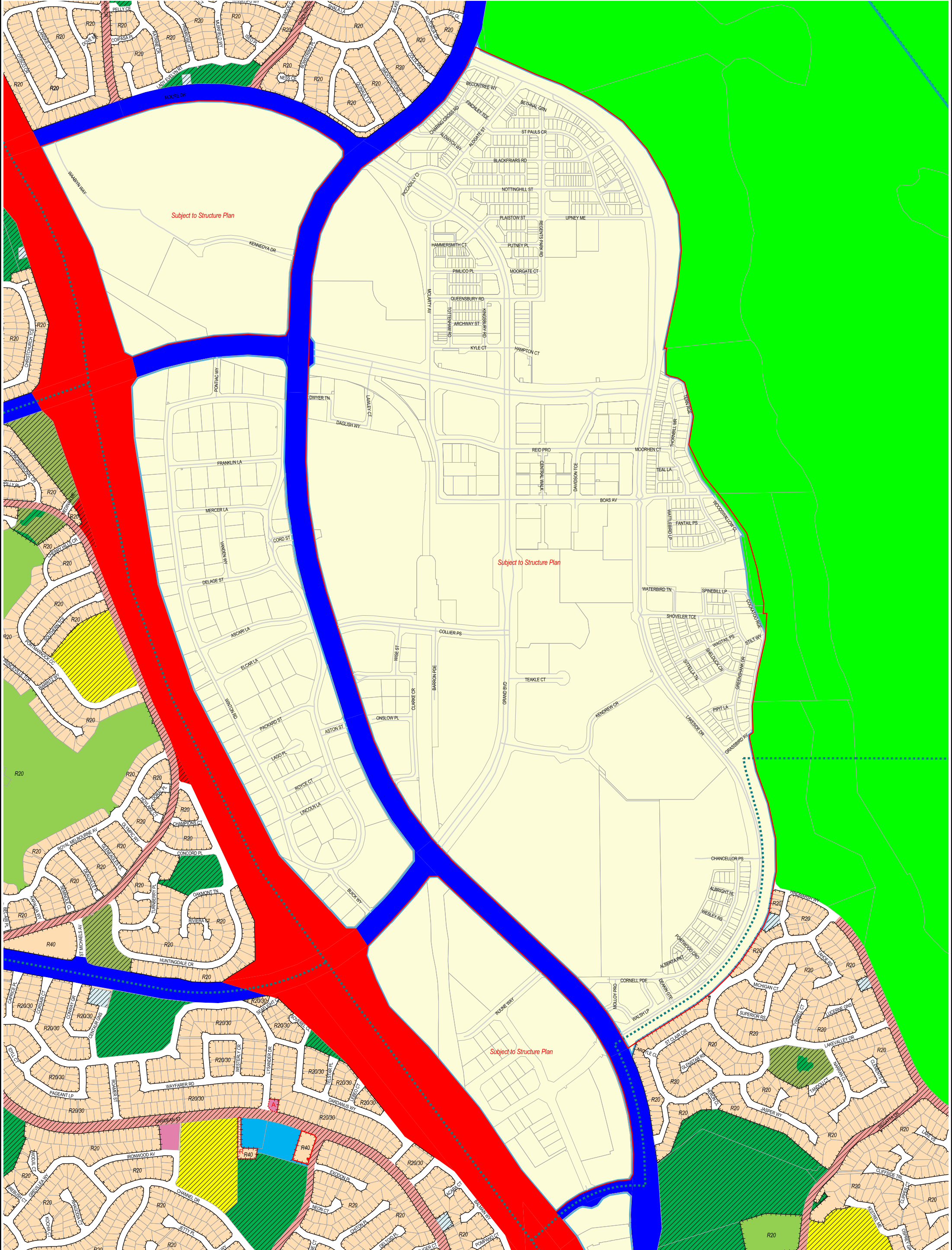
City of Joondalup

Iluka

DRAFT 0116

Scale 1 : 7000 @ A3

14012016



Local Planning Scheme No.3

Regional Reserves

- Parks and Recreation - MRS
- Public Purposes - MRS
- Railways - MRS
- Primary Regional Roads - MRS
- Other Regional Roads - MRS

Local Reserves

- Public Open Space
- Environmental Conservation
- Civic and Community
- Public Purposes
- Drainage/Waterway

Zones

- Residential
- Urban Development
- Special Residential
- Commercial
- Mixed Use
- Service Commercial
- Centre

Additional Information

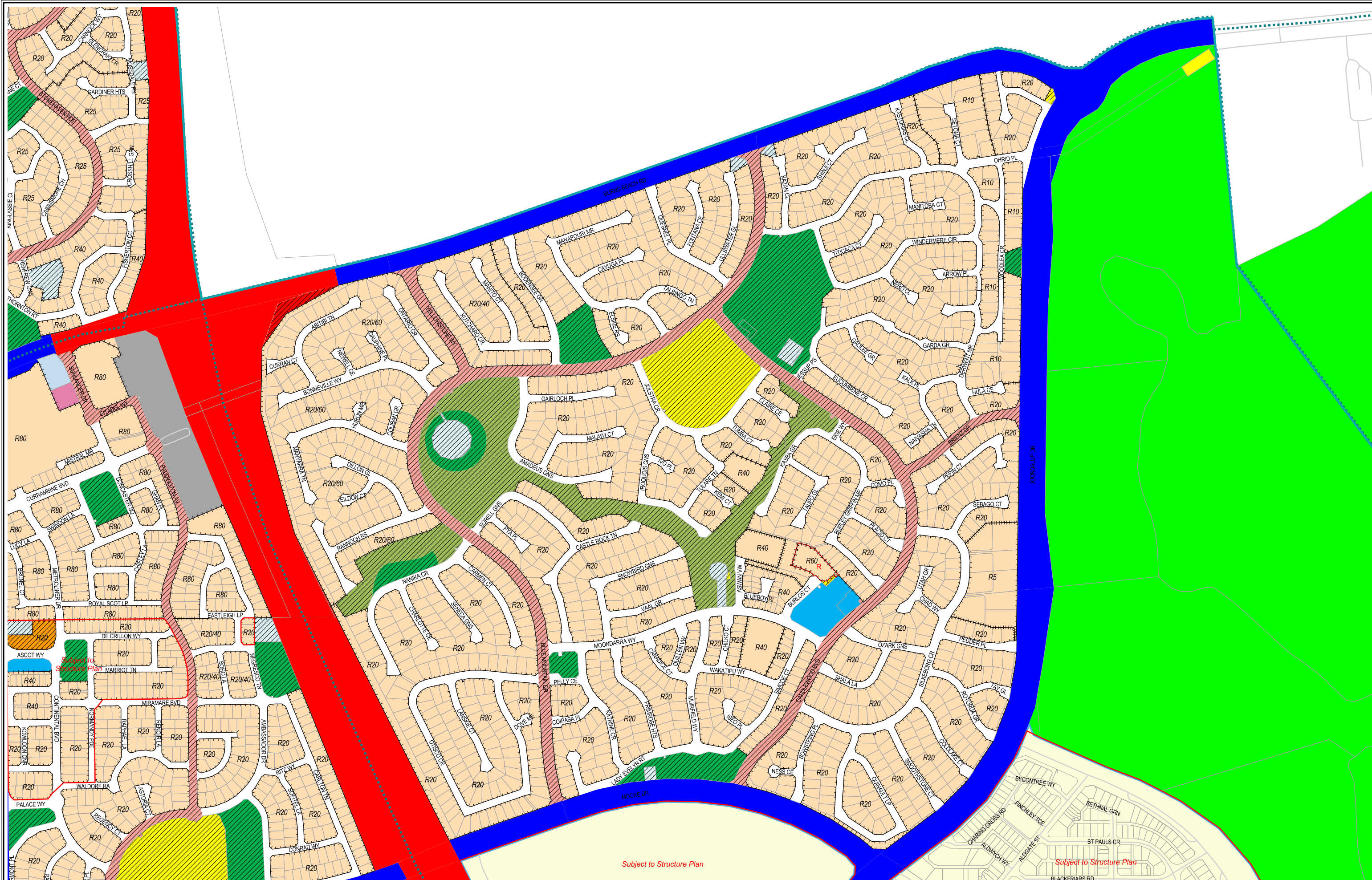
- Light Industry
- Private Clubs, Institutions and Place of Worship
- Oceans/Waterways
- Additional Use
- Restricted Use
- Structure Plan Boundary
- Residential Density Code

City of Joondalup

Joondalup City

Scale 1 : 9500 @ A3

14012016



- Local Planning Scheme No.3**
Regional Reserves
- Parks and Recreation - MRS
 - Public Purposes - MRS
 - Railways - MRS
 - Primary Regional Roads - MRS
 - Other Regional Roads - MRS

- Local Reserves**
- Public Open Space
 - Environmental Conservation
 - Civic and Community
 - Public Purposes
 - Drainage/Waterway

- Zones**
- Primary Distributor Road
 - District Distributor Road
 - Local Distributor Road
 - Local Road

- Zones**
- Residential
 - Urban Development
 - Special Residential

- Zones**
- Commercial
 - Mixed Use
 - Service Commercial
 - Centre

- Additional Information**
- Light Industry
 - Private Clubs, Institutions and Place of Worship
 - Oceans/Waterways

- Additional Information**
- Additional Use
 - Restricted Use
 - Structure Plan Boundary
 - Residential Density Code

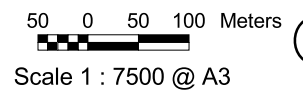
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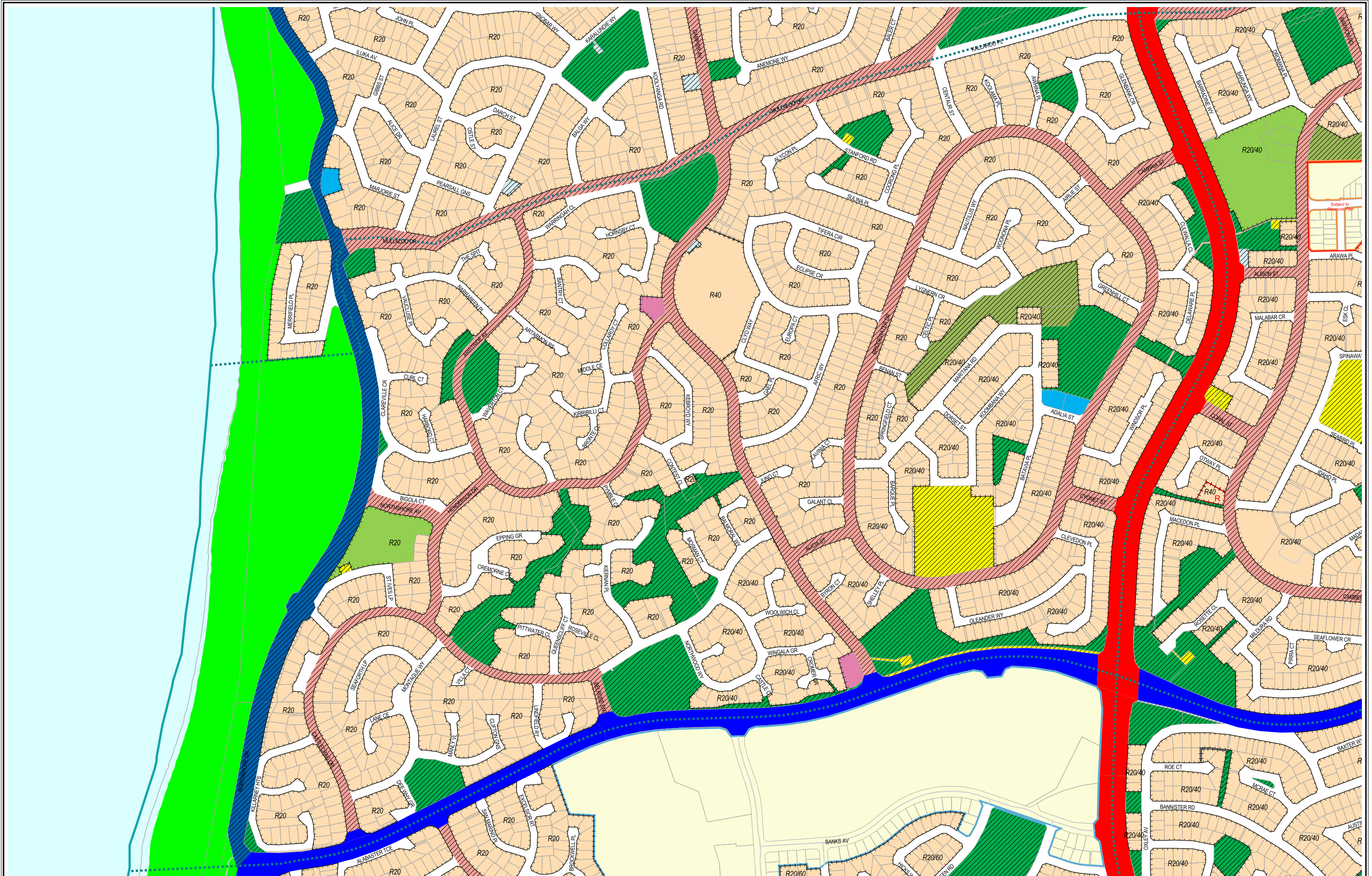
Subject to Structure Plan



Joondalup Residential

DRAFT 016





**Local Planning Scheme No.3
Regional Reserves**

- Parks and Recreation - MRS
- Public Purposes - MRS
- Railways - MRS
- Primary Regional Roads - MRS
- Other Regional Roads - MRS

Local Reserves

- Public Open Space
- Environmental Conservation
- Civic and Community
- Public Purposes
- Drainage/Waterway

Zones

- Residential
- Urban Development
- Special Residential
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road

Additional Information

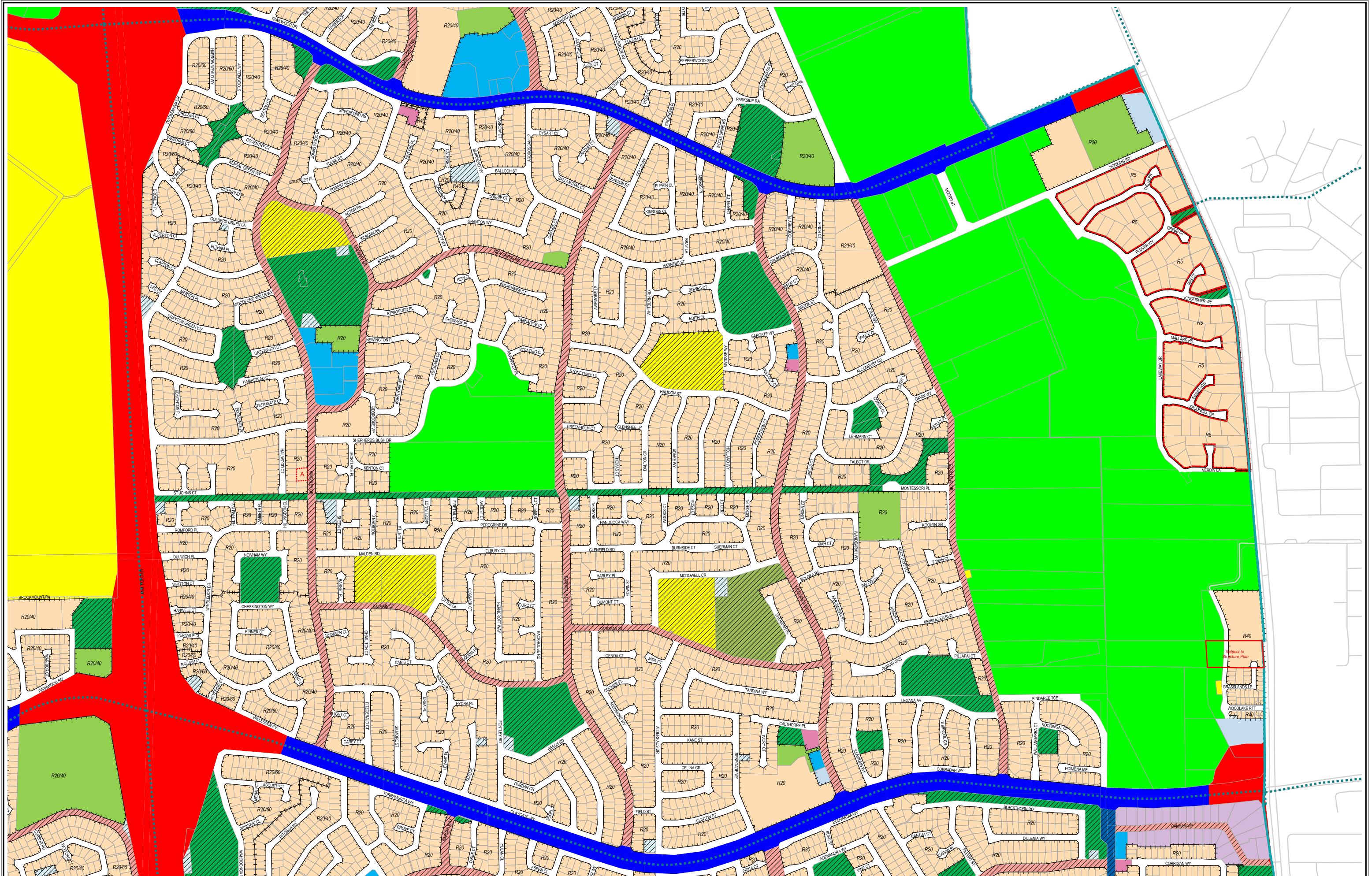
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- Mixed Use
- Service Commercial
- Centre
- Light Industry
- Private Clubs, Institutions and Place of Worship
- Oceans/Waterways
- Additional Use
- Restricted Use
- Structure Plan Boundary
- Residential Density Code

DRAFT 016

Kallaroo

Scale 1 : 7500 @ A3

0 50 100 Meters



- Local Planning Scheme No.3
Regional Reserves**
- Parks and Recreation - MRS
 - Public Purposes - MRS
 - Railways - MRS
 - Primary Regional Roads - MRS
 - Other Regional Roads - MRS

- Local Reserves**
- Public Open Space
 - Environmental Conservation
 - Civic and Community
 - Public Purposes
 - Drainage/Waterway

- Zones**
- Primary Distributor Road
 - District Distributor Road
 - Local Distributor Road
 - Local Road

- Zones**
- Residential
 - Urban Development
 - Special Residential

- Zones**
- Commercial
 - Mixed Use
 - Service Commercial
 - Centre

- Zones**
- Light Industry
 - Private Clubs, Institutions and Place of Worship
 - Oceans/Waterways

- Additional Information**
- Additional Use
 - Restricted Use
 - Structure Plan Boundary
 - Residential Density Code



DRAFT

16

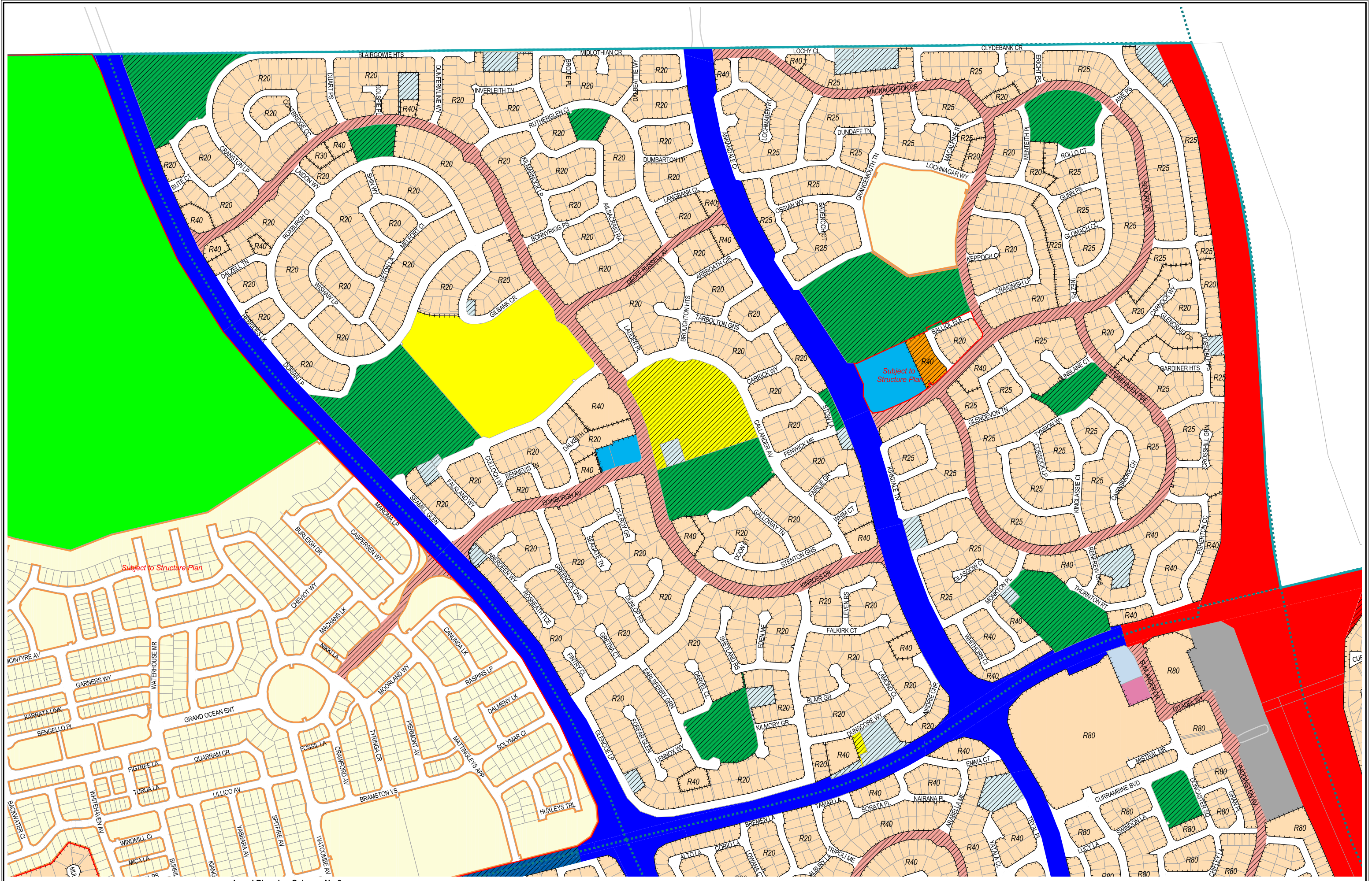
Kingsley

0 50 100 Meters

Scale 1 : 10500 @ A3



14012016



Local Planning Scheme No.3

Regional Reserves

- Parks and Recreation - MRS
- Public Purposes - MRS
- Railways - MRS
- Primary Regional Roads - MRS
- Other Regional Roads - MRS

Local Reserves

- Public Open Space
- Environmental Conservation
- Civic and Community
- Public Purposes
- Drainage/Waterway

Zones

- Residential
- Urban Development
- Special Residential
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road

Additional Information

- Commercial
- Mixed Use
- Light Industry
- Private Clubs, Institutions and Place of Worship
- Restricted Use
- Structure Plan Boundary
- Residential Density Code

Scale 1 : 7000 @ A3

0 50 100 Meters

DRAFT 16

Kinross

14012016



- Local Planning Scheme No.3
Regional Reserves**
- Parks and Recreation - MRS
 - Public Purposes - MRS
 - Railways - MRS
 - Primary Regional Roads - MRS
 - Other Regional Roads - MRS

- Local Reserves**
- Public Open Space
 - Environmental Conservation
 - Civic and Community
 - Public Purposes
 - Drainage/Waterway

- Roads**
- Primary Distributor Road
 - District Distributor Road
 - Local Distributor Road
 - Local Road

- Zones**
- Residential
 - Urban Development
 - Special Residential

- Additional Information**
- Commercial
 - Mixed Use
 - Service Commercial
 - Centre

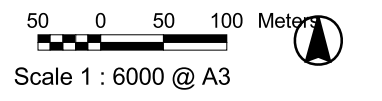
- Additional Information**
- Light Industry
 - Private Clubs, Institutions and Place of Worship
 - Oceans/Waterways

- Additional Information**
- Additional Use
 - Restricted Use
 - Structure Plan Boundary
 - Residential Density Code

DRAFT

Marmion

016





- Local Planning Scheme No.3
Regional Reserves**
- Parks and Recreation - MRS
 - Public Purposes - MRS
 - Railways - MRS
 - Primary Regional Roads - MRS
 - Other Regional Roads - MRS

- Local Reserves**
- Public Open Space
 - Environmental Conservation
 - Civic and Community
 - Public Purposes
 - Drainage/Waterway

- Zones**
- Primary Distributor Road
 - District Distributor Road
 - Local Distributor Road
 - Local Road

- Zones**
- Residential
 - Urban Development
 - Special Residential

- Additional Information**
- Commercial
 - Mixed Use
 - Service Commercial
 - Centre

- Additional Information**
- Light Industry
 - Private Clubs, Institutions and Place of Worship
 - Oceans/Waterways

- Additional Information**
- Additional Use
 - Restricted Use
 - Structure Plan Boundary
 - Residential Density Code

DRAFT 016

Mullaloo

50 0 50 100 Meters
Scale 1 : 9000 @ A3





Local Planning Scheme No.3

Regional Reserves

- Parks and Recreation - MRS
- Public Purposes - MRS
- Railways - MRS
- Primary Regional Roads - MRS
- Other Regional Roads - MRS

Local Reserves

- Public Open Space
- Environmental Conservation
- Civic and Community
- Public Purposes
- Drainage/Waterway

Zones

- Residential
- Urban Development
- Special Residential
- Primary Distributor Road
- District Distributor Road
- Local Distributor Road
- Local Road
- Commercial
- Mixed Use
- Service Commercial
- Centre
- Light Industry
- Private Clubs, Institutions and Place of Worship
- Oceans/Waterways

Additional Information

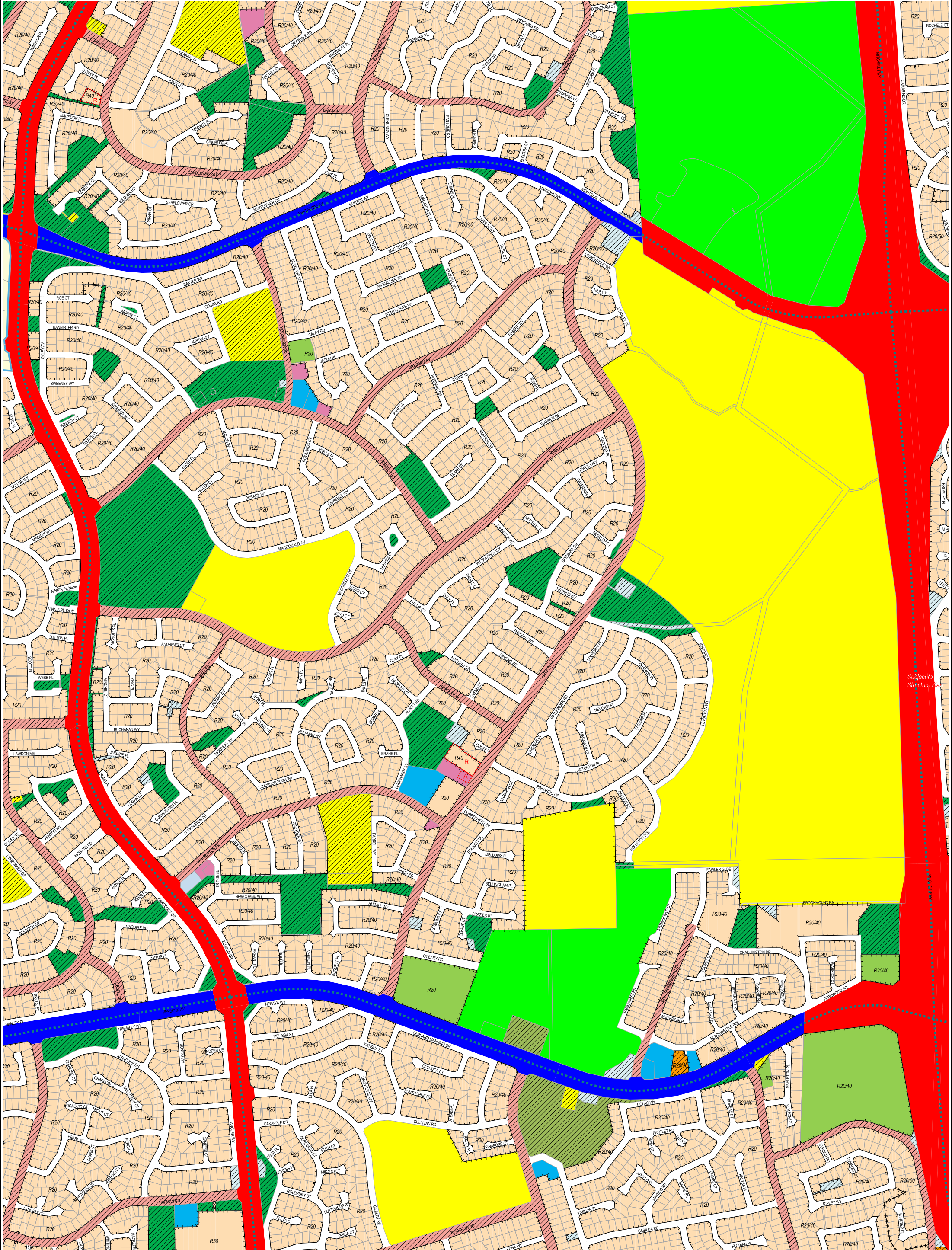
- Additional Use
- Restricted Use
- Structure Plan Boundary
- Residential Density Code

City of Joondalup

Ocean Reef

DRAFT 0116

Scale 1 : 10000 @ A3 14012016



Local Planning Scheme No.3

Regional Reserves	Local Reserves	Zones	Additional Information
<ul style="list-style-type: none"> Parks and Recreation - MRS Public Purposes - MRS Railways - MRS Primary Regional Roads - MRS Other Regional Roads - MRS 	<ul style="list-style-type: none"> Public Open Space Environmental Conservation Civic and Community Public Purposes Drainage/Waterway 	<ul style="list-style-type: none"> Primary Distributor Road District Distributor Road Local Distributor Road Local Road Residential Urban Development Special Residential Commercial Mixed Use Service Commercial Centre 	<ul style="list-style-type: none"> Light Industry Private Clubs, Institutions and Place of Worship Oceans/Waterways Additional Use Restricted Use Structure Plan Boundary Residential Density Code

DRAFT 0116

Padbury

Scale 1 : 10000 @ A3 28012016



Local Planning Scheme No.3

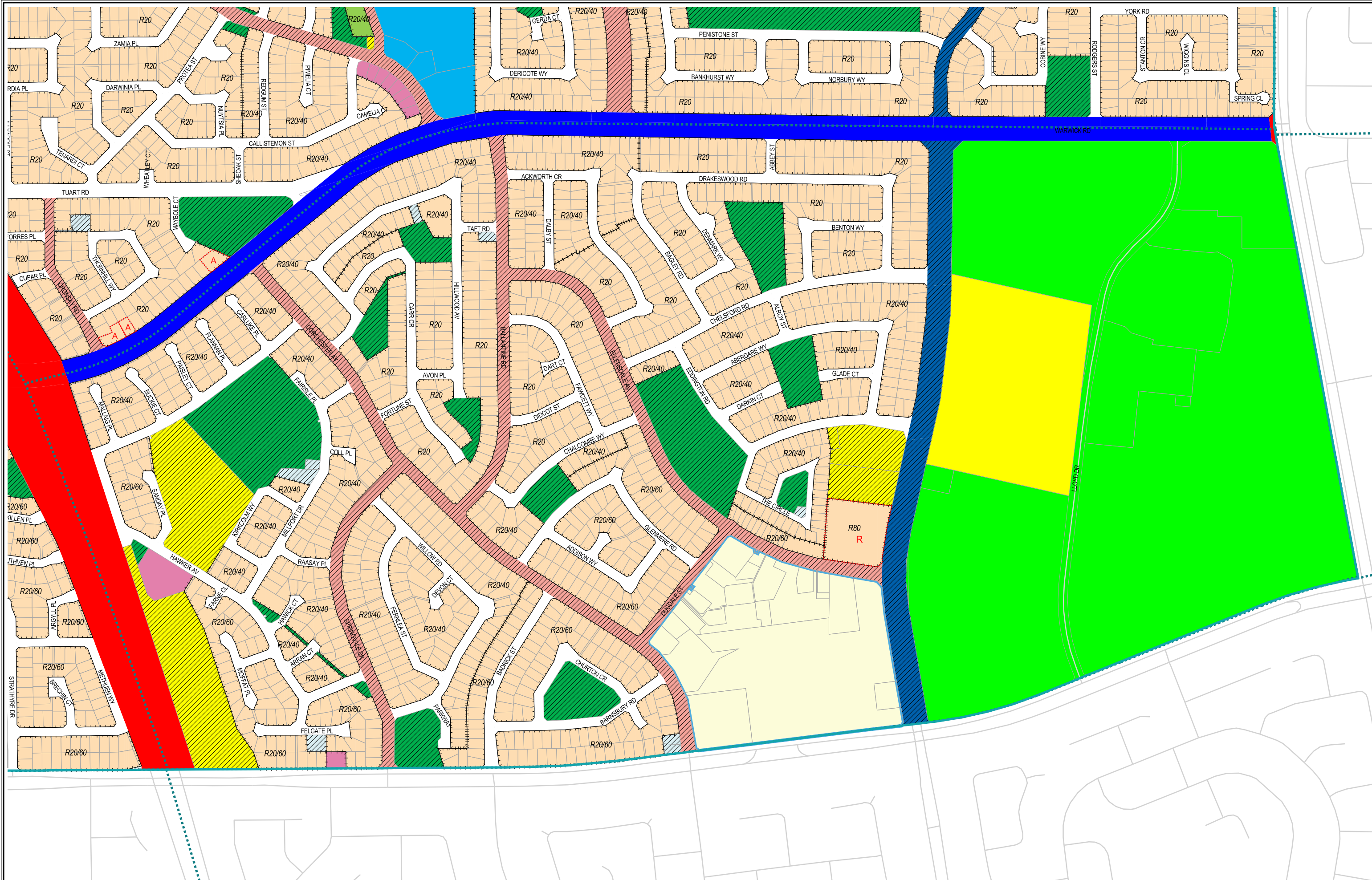
Regional Reserves	Local Reserves	Zones	Additional Information
<ul style="list-style-type: none"> Parks and Recreation - MRS Public Purposes - MRS Railways - MRS Primary Regional Roads - MRS Other Regional Roads - MRS 	<ul style="list-style-type: none"> Public Open Space Environmental Conservation Civic and Community Public Purposes Drainage/Waterway 	<ul style="list-style-type: none"> Primary Distributor Road District Distributor Road Local Distributor Road Local Road Residential Urban Development Special Residential Commercial Mixed Use Service Commercial Centre 	<ul style="list-style-type: none"> Light Industry Private Clubs, Institutions and Place of Worship Oceans/Waterways Additional Use Restricted Use Structure Plan Boundary Residential Density Code

City of Joondalup

DRAFT 0116

Sorrento

Scale 1 : 7500 @ A3 14012016



- Local Planning Scheme No.3
Regional Reserves**
- Parks and Recreation - MRS
 - Public Purposes - MRS
 - Railways - MRS
 - Primary Regional Roads - MRS
 - Other Regional Roads - MRS

- Local Reserves**
- Public Open Space
 - Environmental Conservation
 - Civic and Community
 - Public Purposes
 - Drainage/Waterway

- Roads**
- Primary Distributor Road
 - District Distributor Road
 - Local Distributor Road
 - Local Road

- Zones**
- Residential
 - Urban Development
 - Special Residential

- Additional Information**
- Commercial
 - Mixed Use
 - Service Commercial
 - Centre

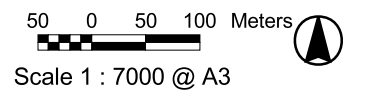
- Additional Information**
- Light Industry
 - Private Clubs, Institutions and Place of Worship
 - Oceans/Waterways

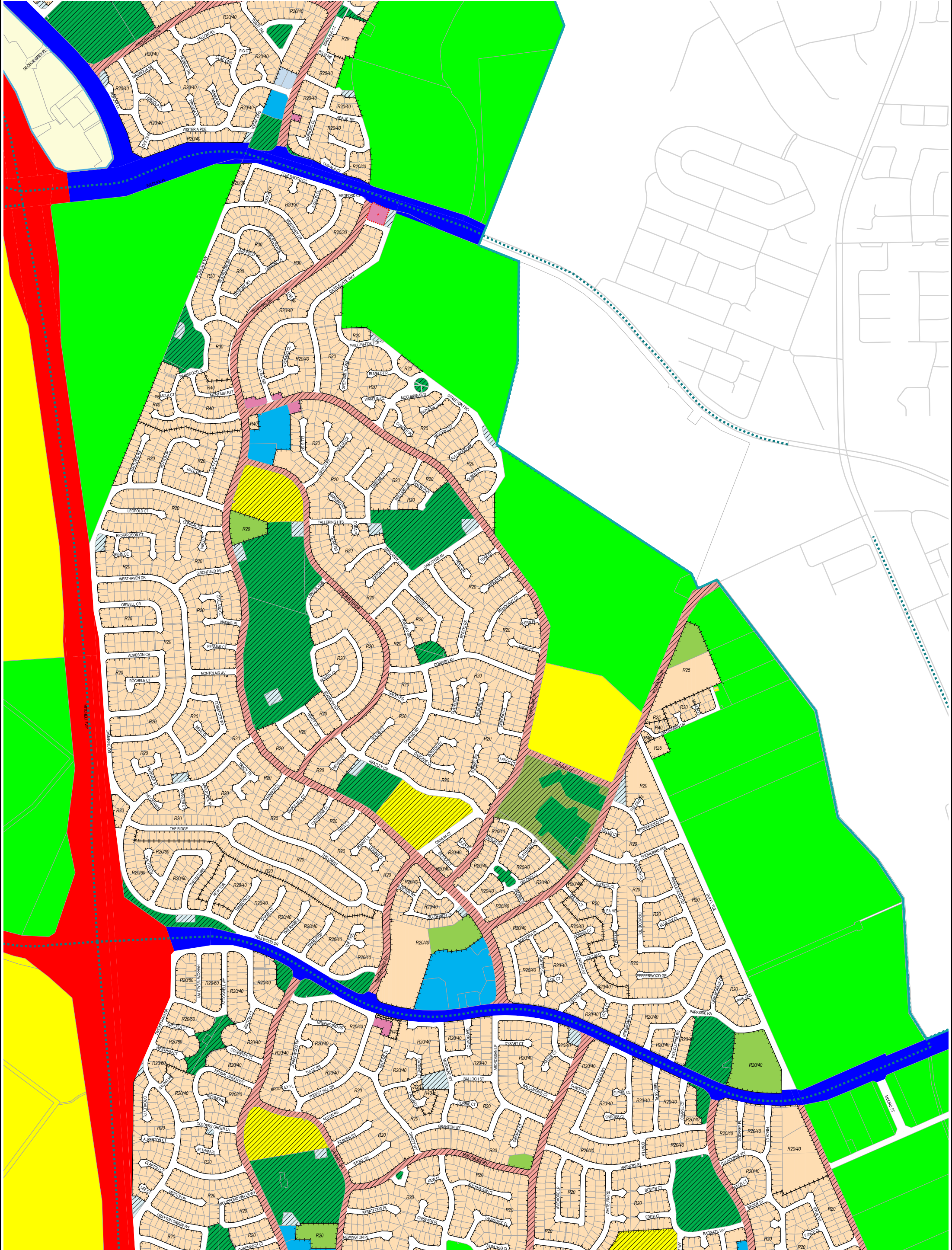
- Additional Information**
- Additional Use
 - Restricted Use
 - Structure Plan Boundary
 - Residential Density Code

DRAFT

16

Warwick





Local Planning Scheme No.3

<p>Regional Reserves</p> <ul style="list-style-type: none"> ■ Parks and Recreation - MRS ■ Public Purposes - MRS ■ Railways - MRS ■ Primary Regional Roads - MRS ■ Other Regional Roads - MRS 	<p>Local Reserves</p> <ul style="list-style-type: none"> ■ Public Open Space ■ Environmental Conservation ■ Civic and Community ■ Public Purposes ■ Drainage/Waterway 	<p>Zones</p> <ul style="list-style-type: none"> ■ Residential ■ Urban Development ■ Special Residential ■ Commercial ■ Mixed Use ■ Service Commercial ■ Centre 	<p>Additional Information</p> <ul style="list-style-type: none"> ■ Light Industry ■ Private Clubs, Institutions and Place of Worship ■ Oceans/Waterways ■ Additional Use ■ Restricted Use ■ Structure Plan Boundary ■ Residential Density Code
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City of Joondalup

Woodvale

Scale 1 : 11000 @ A3 14012016

SCHEDULE OF CHANGES

Table 1 – Proposed Zoning/Reserve changes from DPS2 to LPS3

Property Address	DPS2 Zone/Reserve	LPS3 Zone/Reserve	Reason for change
Kinross			
151 Kinross Dr	Mixed Use R40	Residential R40	Fully developed with grouped dwellings
153 Kinross Dr	Mixed Use R40	Residential R40	Fully developed with grouped dwellings
Portion of 71 Kinross Dr	Civic and Cultural R20	Residential R20	Privately owned. Civic and cultural site surplus to needs.
23 Edinburgh Ave	Business R20	Commercial	The site is adjacent to Kinross Shopping Centre and Medical Centre, and contains a Vet. LCS identified capacity to double retail floorspace which the proposed 'Commercial' zone would facilitate.
14 Dunscore Way	Residential R20	Drainage/Waterway	This lot is a Crown land drainage reserve with a COJ management order.
<u>Kinross Neighbourhood Centre Structure Plan</u>			
2 Balliol Elbow	Centre	Residential R40	Zoning consistent with Kinross Neighbourhood Centre Structure Plan
4 Balliol Elbow	Centre	Residential R40	Zoning consistent with Kinross Neighbourhood Centre Structure Plan
6 Balliol Elbow	Centre	Residential R40	Zoning consistent with Kinross Neighbourhood Centre Structure Plan
8 Balliol Elbow	Centre	Residential R40	Zoning consistent with Kinross Neighbourhood Centre Structure Plan
10 Balliol Elbow	Centre	Residential R40	Zoning consistent with Kinross Neighbourhood Centre Structure Plan
12 Balliol Elbow	Centre	Residential R40	Zoning consistent with Kinross Neighbourhood Centre Structure Plan
14 Balliol Elbow	Centre	Residential R40	Zoning consistent with Kinross Neighbourhood Centre Structure Plan
16 Balliol Elbow	Centre	Residential R40	Zoning consistent with Kinross Neighbourhood Centre Structure Plan
18 Balliol Elbow	Centre	Residential R40	Zoning consistent with Kinross Neighbourhood Centre Structure Plan
20 Balliol Elbow	Centre	Residential R40	Zoning consistent with Kinross Neighbourhood Centre Structure Plan
22 Balliol Elbow	Centre	Residential R40	Zoning consistent with Kinross Neighbourhood Centre Structure Plan
17 Selkirk Drive	Centre	Residential R40	Zoning consistent with Kinross Neighbourhood Centre Structure Plan
19 Selkirk Drive	Centre	Residential R40	Zoning consistent with Kinross Neighbourhood Centre Structure Plan
21 Selkirk Drive	Centre	Residential R40	Zoning consistent with Kinross Neighbourhood Centre Structure Plan
23 Selkirk Drive	Centre	Residential R40	Zoning consistent with Kinross Neighbourhood Centre Structure Plan
25 Selkirk Drive	Centre	Residential R40	Zoning consistent with Kinross Neighbourhood Centre Structure Plan
15 Selkirk Drive	Centre	Civic and Community	Zoning consistent with Kinross Neighbourhood Centre Structure Plan. Crown Land – COJ Management order
3 Selkirk Drive	Centre	Commercial	Zoning consistent with Kinross Neighbourhood Centre Structure Plan

Property Address	DPS2 Zone/Reserve	LPS3 Zone/Reserve	Reason for change
Currambine			
2 Sunlander Dr	Business	Service Commercial	An existing service station is located on the site.
<u>Currambine Structure Plan</u>			
37A Eastleigh Loop	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
37 Eastleigh Loop	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
17 Negresco Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
15 Negresco Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
64 Paddington Avenue	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
62 Paddington Avenue	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
60 Paddington Avenue	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
58 Paddington Avenue	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
56 Paddington Avenue	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
54 Paddington Avenue	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
52 Paddington Avenue	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
2 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
16 Miramare Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
14 Miramare Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
18 Miramare Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
20 Miramare Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
22 Miramare Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
24 Miramare Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
26 Miramare Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
28 Miramare Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
30 Miramare Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
32 Miramare Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
34 Miramare Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
36 Miramare Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
44 Miramare Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
27 De Crillon Way	Centre	Public Open Space	Zoning consistent with Currambine Structure Plan
6 Ascot Way	Centre	Commercial	Zoning consistent with Currambine Structure Plan
5 Ascot Way	Centre	Civic and community	Zoning consistent with Currambine Structure Plan Crown land. COJ Management Order.

Property Address	DPS2 Zone/Reserve	LPS3 Zone/Reserve	Reason for change
120 Connolly Dr	Centre	Drainage/Waterway	Crown land. COJ Management Order.
3 Palace Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
1 Palace Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
5 Palace Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
7 Palace Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
9 Palace Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
11 Palace Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
32 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
28 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
26 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
13 Kowloon Corner	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
9 Kowloon Corner	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
7 Kowloon Corner	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
5 Kowloon Corner	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
3 Kowloon Corner	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
3 Continental Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
7 Continental Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
9 Continental Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
11 Continental Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
1 Chandela Loop	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
3 Chandela Loop	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
5 Chandela Loop	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
10 Kowloon Corner	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
8 Kowloon Corner	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
6 Kowloon Corner	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
11 Kowloon Corner	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
15 Kowloon Corner	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
17 Kowloon Corner	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
19 Kowloon Corner	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
10 Chandela Loop	Centre	Residential R40	Zoning consistent with Currambine Structure Plan
8 Chandela Loop	Centre	Residential R40	Zoning consistent with Currambine Structure Plan
6 Chandela Loop	Centre	Residential R40	Zoning consistent with Currambine Structure Plan
4 Chandela Loop	Centre	Residential R40	Zoning consistent with Currambine Structure Plan
2 Chandela Loop	Centre	Residential R40	Zoning consistent with Currambine Structure Plan

Property Address	DPS2 Zone/Reserve	LPS3 Zone/Reserve	Reason for change
22 Chandela Loop	Centre	Residential R40	Zoning consistent with Currambine Structure Plan
20 Chandela Loop	Centre	Residential R40	Zoning consistent with Currambine Structure Plan
18 Chandela Loop	Centre	Residential R40	Zoning consistent with Currambine Structure Plan
16 Chandela Loop	Centre	Residential R40	Zoning consistent with Currambine Structure Plan
14 Chandela Loop	Centre	Residential R40	Zoning consistent with Currambine Structure Plan
15 Chandela Loop	Centre	Residential R40	Zoning consistent with Currambine Structure Plan
17 Chandela Loop	Centre	Residential R40	Zoning consistent with Currambine Structure Plan
19 Chandela Loop	Centre	Residential R40	Zoning consistent with Currambine Structure Plan
21 Chandela Loop	Centre	Residential R40	Zoning consistent with Currambine Structure Plan
23 Chandela Loop	Centre	Residential R40	Zoning consistent with Currambine Structure Plan
25 Chandela Loop	Centre	Residential R40	Zoning consistent with Currambine Structure Plan
27 Chandela Loop	Centre	Residential R40	Zoning consistent with Currambine Structure Plan
17 Normandy Parade	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
15 Normandy Parade	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
11 Normandy Parade	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
4 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
6 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
8 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
10 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
12 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
14 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
16 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
18 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
20 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
22 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
15 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
11 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
9 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
7 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
5 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
3 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
1 Marriot Turn	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
21 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
19 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan

Property Address	DPS2 Zone/Reserve	LPS3 Zone/Reserve	Reason for change
17 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
15 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
11 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
9 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
7 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
2 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
4 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
6 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
8 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
10 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
14 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
18 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
20 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
22 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
24 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
26 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
28 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
30 De Crillon Way	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
40 Normandy Parade	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
38 Normandy Parade	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
36 Normandy Parade	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
34 Normandy Parade	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
32 Normandy Parade	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
30 Normandy Parade	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
28 Normandy Parade	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
26 Normandy Parade	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
24 Normandy Parade	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
20 Normandy Parade	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
18 Normandy Parade	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
16 Normandy Parade	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
28 Continental Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
22 Continental Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
20 Continental Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
18 Continental Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan

Property Address	DPS2 Zone/Reserve	LPS3 Zone/Reserve	Reason for change
16 Continental Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
14 Continental Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
12 Continental Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
10 Continental Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
8 Continental Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
6 Continental Boulevard	Centre	Residential R20	Zoning consistent with Currambine Structure Plan
2 Somersby Gardens	Residential Additional Use - Corner Store excluding the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation primarily off the premises	Residential	The additional use provision is longer required as a Home Store is proposed to be an 'A' use in draft LPS3.
2 Chesapeake Way	Business	Service Commercial	McDonalds In accordance with LPS Regs
6 Chesapeake Way	Business	Service Commercial	Chicken Treat In accordance with LPS Regs
10 Chesapeake Way	Business	Service Commercial	In accordance with LPS Regs
1 Hobsons Gate	Business	Service Commercial	In accordance with LPS Regs
<u>Currambine District Centre Structure Plan</u>			
13 Hobsons Gate	Business R40	Commercial	Incorporate into adjacent Commercial zone
4 Hobsons Gate	Business	Commercial	Incorporate into adjacent Commercial zone
14 Hobsons Gate	Business	Commercial	Incorporate into adjacent Commercial zone
64 Delamere Ave	Civic and Cultural	Private clubs, institutions and places of worship	Currambine Community Centre. Owned by the City of Joondalup in freehold.
Portion 1244 Marmion Ave	Business	Commercial	Incorporate into adjacent Commercial zone
74 Delamere Ave	Business	Commercial	Incorporate into adjacent Commercial zone
94 Delamere Ave	Business	Commercial	Incorporate into adjacent Commercial zone
86 Delamere Ave	Business	Commercial	Incorporate into adjacent Commercial zone

Property Address	DPS2 Zone/Reserve	LPS3 Zone/Reserve	Reason for change
15 Chesapeake Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
1 Chesapeake Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
3 Chesapeake Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
11 Chesapeake Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
13 Chesapeake Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
15 Chesapeake Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
17 Chesapeake Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
19 Chesapeake Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
21 Chesapeake Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
23 Chesapeake Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
23 Chesapeake Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
1 Cando Lane	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
3 Cando Lane	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
5 Cando Lane	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
7 Cando Lane	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
1 Allston Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
2 Allston Way	Business	Mixed Used	vv In accordance with existing development. Allows for both residential and some commercial land uses.
3 Allston Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and

Property Address	DPS2 Zone/Reserve	LPS3 Zone/Reserve	Reason for change
			some commercial land uses.
4 Allston Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
5 Allston Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
6 Allston Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
7 Allston Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
8 Allston Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
9 Allston Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
10 Allston Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
11 Allston Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
12 Allston Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
13 Allston Way	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
17 Scottsdale Circuit	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
19 Scottsdale Circuit	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
21 Scottsdale Circuit	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
23 Scottsdale Circuit	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
25 Scottsdale Circuit	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
27 Scottsdale Circuit	Business	Mixed Used	In accordance with existing development. Allows for both residential and some commercial land uses.
Iluka			

Property Address	DPS2 Zone/Reserve	LPS3 Zone/Reserve	Reason for change
2 Silver Sands Drive	Residential	Public Purposes	Owned by Water Corporation
Ocean Reef			
Portion 66 Constellation Dr	Civic and Cultural Commercial	Private clubs, institutions and places of worship	Owned by the City of Joondalup in freehold. Includes the part of the commercial zoned lot that is developed as the entrance to the community centre
U 1-4/56 Constellation Dr	Commercial R20	Residential R40	Fully developed with four grouped dwellings
1-4/4 Prendiville Ave	Business R20	Service Commercial	Medical and veterinary centre
2 Prendiville Ave	Business R20	Service Commercial	Existing service station
66 Marina Boulevard	Public Use	Mixed Use	Zoning anomaly. Part of existing grouped dwelling development. Not used for drainage. Owned by Water Corporation
Joondalup			
17 Burlos Ct	Public Use	Public Purposes	In accordance with LPS Regs
24 Ohrid Place	Residential R20	Public Purposes	Owned by Water Corporation
33L Moondarra Way	Parks and Recreation	Public Purposes	Telstra telecommunications facility
Connolly			
3 Pine Valley Pass	Residential R20	Public Open Space	Pine Valley Park. Crown land. COJ Management Order
174 Fairway Circle	Commercial R40	Residential R40	Fully developed with grouped dwellings
5 Glenelg Place	Residential R20	Private clubs, institutions and places of worship	Connolly community centre Owned by the City of Joondalup in freehold.
Heathridge			
23 Faversham Way	Residential	Public Open Space	Part of Faversham Park. Crown land – COJ management order
56 Ellendale Dr	Parks and Recreation	Drainage/Waterway	Existing drainage reserve. Crown land COJ management order
2 Albatross Crt	Residential R20	Private clubs, institutions and places of worship	The Spiers Centre Owned by the City of Joondalup in freehold.
10 Whitmore Tce	Residential R20	Drainage/Waterway	Drainage reserve. Crown land COJ management order. Part of the Heathridge Structure Plan
<u>Heathridge Structure Plan</u>			

Property Address	DPS2 Zone/Reserve	LPS3 Zone/Reserve	Reason for change
17 Abrolhos Dr	Residential R20	Public Open Space	Abrolhos Park Crown land – COJ management order
<u>Caridean Street Structure Plan</u> SP talks about the centre zone			
83 Caridean St	Centre R40	Residential R40	Fully developed with grouped dwellings. SP no longer needed
79 Admiral Gr	Centre R40	Residential R40	Fully developed with grouped dwellings. SP no longer needed
Mullaloo			
10 Gainsborough Way	Residential R20	Drainage/Waterway	Owned by Water Corporation Leederville
4/19 Koorana Rd	Business R20	Commercial	Pt of lot zoned Business. Incorporate all into commercial centre
19 Schaphella Ave	Commercial and Residential	Private clubs, institutions and places of worship	Site accommodates an existing church. Zoning goes through the middle of the lot. Neither of the existing zones are considered appropriate.
10 Oceanside Promenade	Commercial Additional use – multiple dwellings permitted although the R20 density code applies	Commercial	The additional use is no longer required as the density code of the site is now R80 (LHS).
27 Koorana Rd	Civic and Cultural	Private clubs, institutions and places of worship	Owned by the City of Joondalup in freehold.
Beldon			
265 Eddystone Ave	Business R20	Commercial	Part of the existing shopping centre. Commercial zone more appropriate
2 Cumberland Way	Public Use	Public Open Space	No drainage infrastructure on this site, named Cumberland Park. Crown Land, COJ management order
47 Coyle Road	Residential	Private clubs, institutions and places of worship	Located on a primary distributor road
7 Lillian Court	Parks and Recreation	Drainage/Waterway	Already developed as a drainage reserve. Crown land – COJ management order.
Edgewater			
21 Edgewater Dr	Business	Service Commercial	Existing service station on site
4 Wisteria Pde	Business	Service Commercial	Existing medical Centre
100 Treetop Ave	Civic and Cultural	Private clubs, institutions and places of worship	Owned by the City of Joondalup in freehold.

Property Address	DPS2 Zone/Reserve	LPS3 Zone/Reserve	Reason for change
45 Emerald Way	Civic and Cultural	Private clubs, institutions and places of worship	Emerald Park Clubrooms Owned by the City of Joondalup in freehold.
Kallaroo			
2 Windsor Place	Parks and Recreation	Residential (R20)	Slither of P&R running down western boundary of properties. Was originally part of Cygnet Park which was zoned Residential R20 under DPS1
220 Bridgewater Dr	Parks and Recreation	Residential (R20)	Slither of P&R running down western boundary of properties. Was originally part of Cygnet Park which was zoned Residential R20 under DPS2
477 Whitfords Ave	Residential R20	Public Purposes	Owned by the Water Corporation
11 St Ives Loop	Parks and Recreation	Public Purpose	Owned by the Water Corporation
275 Dampier Ave	Parks and Recreation	Public Purpose	Pump station. Crown Land vested in Water Corporation
Craigie			
17 Barwon Rd	Parks and Recreation	Public Purpose	Owned by Water Corporation
9 Perilya Rd	Business	Commercial	Medical centre. Adjacent to existing commercial centre
1 Coral St	Residential R20	Public Purposes	Existing Telstra exchange building
3 Coral St	Residential R20	Public Purposes	Existing Telstra exchange building
5 Coral St	Residential R20	Public Purposes	Existing Telstra exchange building
3 Fenellia Crs	Residential R20	Drainage/Waterways	Water Corporation owned site
13P Macedon Pl	Parks and Recreation	Residential	PAW
23P Otway P	Parks and Recreation	Residential	PAW
274 Camberwarra Dr	Residential R20	Drainage/Waterway	Water Corporation owned site
15 Argus Close	Public Use	Residential R20	Existing PAW. Crown land – COJ management order
Woodvale			
67 Woodvale Dr	Rural Additional use - Place of Worship Place of Assembly Caretakers dwelling	Private clubs, institutions and places of worship R25	Change is in accordance with recommendation of Local Planning Strategy to remove the Rural zoning. 'Private clubs, institutions and places of worship' zone is proposed to accommodate the existing church on the site. Will also require MRS amendment.

Property Address	DPS2 Zone/Reserve	LPS3 Zone/Reserve	Reason for change
95 Woodvale Drive	Rural	Residential R25	Change is in accordance with recommendation of Local Planning Strategy to remove Rural zoning. Will also require MRS amendment.
823 Whitfords Ave	Business	Commercial	Adjacent to the existing Woodvale Shopping Centre
15 Plumdale Way	Residential R20	Public Open Space	Plumdale Park Southern portion of the park is zoned Residential, but should be included in the park. Crown land. COJ Management Order.
127 Trappers Dr	Civic and Cultural	Private clubs, institutions and places of worship	Owned by the City of Joondalup in freehold.
5 Trappers Dr	Civic and Cultural	Private clubs, institutions and places of worship	Owned by the City of Joondalup in freehold.
Hillarys			
18P Hawdon Mews	Parks and Recreation	Residential R20	Existing PAW
23 Woodville Heights	Residential R20	Drainage/Waterways	Sewerage pumping station Owned by Water Corporation Leederville
18F Waterford Dr	Residential R20	Drainage/Waterways	Owned by Water Corporation Leederville
21 Endeavour Rd	Civic and Cultural	Civic and Community	Crown land
15 Banks Ave	Civic and Cultural	Private clubs, institutions and places of worship	Owned by the City of Joondalup in freehold.
<u>Cook Ave (C-Air Housing Development) Structure Plan</u>			
116 Cook Ave	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
114 Cook Ave	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
112 Cook Ave	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
110 Cook Ave	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
108 Cook Ave	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
106 Cook Ave	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
104 Cook Ave	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
102 Cook Ave	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
96 Cook Ave	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
94 Cook Ave	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
2 Ferndene Mews	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
4 Ferndene Mews	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
6 Ferndene Mews	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
6A Ferndene Mews	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.

Property Address	DPS2 Zone/Reserve	LPS3 Zone/Reserve	Reason for change
8 Ferndene Mews	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
8A Ferndene Mews	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
10 Ferndene Mews	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
10A Ferndene Mews	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
18 Phoenix St	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
76 New England Dr	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
74 New England Dr	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
72 New England Dr	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
70 New England Dr	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
68 New England Dr	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
66 New England Dr	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
1 Wilandra Pl	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
3 Wilandra Pl	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
5 Wilandra Pl	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
7 Wilandra Pl	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
9 Wilandra Pl	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
11 Wilandra Pl	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
13 Wilandra Pl	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
15 Wilandra Pl	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
17 Wilandra Pl	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
19 Wilandra Pl	Urban Development	Residential R25	Fully developed. Zoning consistent with structure plan.
16 Phoenix St	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
14 Phoenix St	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
12 Phoenix St	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
10 Phoenix St	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
8 Phoenix St	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
6 Phoenix St	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
4 Phoenix St	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
47 Orient Circuit	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
45 Orient Circuit	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
43 Orient Circuit	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
39 Orient Circuit	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
37 Orient Circuit	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
35 Orient Circuit	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.

Property Address	DPS2 Zone/Reserve	LPS3 Zone/Reserve	Reason for change
19 Exeter St	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
21 Exeter St	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
23 Exeter St	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
12 Ferndene Mews	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
23A Willandra Pl	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
23B Willandra Pl	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
23C Willandra Pl	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
23D Willandra Pl	Urban Development	Residential R40	Fully developed. Zoning consistent with structure plan.
49 Orient Circuit	Urban Development	Public Open Space	Fully developed. Zoning consistent with structure plan.
1 Orient Circuit	Urban Development	Public Open Space	Fully developed. Zoning consistent with structure plan.
6 Orient Circuit	Urban Development	Public Open Space	Fully developed. Zoning consistent with structure plan.
89 Orient Circuit	Urban Development	Public Open Space	Fully developed. Zoning consistent with structure plan.
25 Exeter St	Urban Development	Public Open Space	Fully developed. Zoning consistent with structure plan.
Padbury			
2 Caley Rd	Civic and cultural	Private clubs, institutions and places of worship	Existing community hall and child health clinic Owned by the City of Joondalup in freehold.
2 Warburton Ave	Residential R20 Additional use – Service Station	Service commercial	Existing service station. Adjacent to existing mixed use centre
79P MacLeay Dr	Parks and Recreation	Residential R20	Existing PAW
12 Blackwattle Pde	Civic and Cultural	Civic and Community	Crown land. COJ Management order.
16 Blackwattle Pde	Business	Commercial	Adjacent to Hepburn Heights commercial centre
Kingsley			
17 Forest Hill Dr	Mixed Use R40	Residential R40	Fully developed with grouped dwellings
4 Hocking Rd	Private clubs and recreation Additional use - Consulting Rooms; Medical Centre; Office; Veterinary Centre; Funeral Parlour;	Service commercial	The site is established with a vehicle sales/hire premises (boat sales) and no longer used as a place of worship. The service commercial zone allows all the uses that were previously additional uses.

Property Address	DPS2 Zone/Reserve	LPS3 Zone/Reserve	Reason for change
	Vehicle Sales/Hire Premises and Warehouse		
58 New Cross Road	Residential Additional use – Place of Worship	Private clubs, institutions and places of worship	Located on a local distributor road but not adjacent to a commercial centre.
86 Kingsley Dr	Business	Commercial	Adjacent to the existing Kingsley Village commercial centre.
90 Kingsley Dr	Business	Commercial	Adjacent to the existing Kingsley Village commercial centre.
56 Creaney Dr	Business	Commercial	Adjacent to the existing Kingsley Village commercial centre.
62 Creaney Dr	Business	Commercial	Adjacent to the existing Kingsley Village commercial centre.
52 Creany Dr	Civic and Cultural	Private clubs, institutions and places of worship	Owned by the City of Joondalup in freehold.
15 Mooldanda Bld	Residential	Mixed Use	Adjacent to a park and existing local shops (Boulevard Plaza)
47 Renegade Way (portion)	Business	Commercial	Existing service station on the business zoned portion of the site
11 Mooldanda Bld	Civic and Cultural	Private clubs, institutions and places of worship	Owned by the City of Joondalup in freehold.
Sorrento			
25 Harman Rd	Residential R50	Public Open Space	Harman Park. Crown land. COJ Management order
Marmion			
<u>Marmion Structure Plan</u>			
1 Verve Court	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
2 Verve Court	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
3 Verve Court	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
4 Verve Court	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
5 Verve Court	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
6 Verve Court	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
7 Verve Court	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
8 Verve Court	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
9 Verve Court	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
10 Verve Court	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
11 Verve Court	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan

Property Address	DPS2 Zone/Reserve	LPS3 Zone/Reserve	Reason for change
12 Verve Court	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
14 Verve Court	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
16 Verve Court	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
18 Verve Court	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
20 Verve Court	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
22 Verve Court	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
33 Cliff Street	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
35 Cliff Street	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
9 Troy Avenue	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
11 Troy Avenue	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
13 Troy Avenue	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
15 Troy Avenue	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
4 Leach Street	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
6 Leach Street	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
8 Leach Street	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
10 Leach Street	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
12 Leach Street	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
14 Leach Street	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
16 Leach Street	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
18 Leach Street	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
20 Leach Street	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
22 Leach Street	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
24 Leach Street	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
26 Leach Street	Urban Development	Residential R20	Zoning consistent with Marmion Structure Plan
12 Ozone Reserve	Urban Development	Environmental Conservation	Zoning consistent with Marmion Structure Plan Magpie Reserve. Crown land. COJ Management Order
Duncraig			
17 Colac Way	Public Use	Public Open Space	Colac Park. Crown land. COJ Management Order. R36012
52 Doveridge Dr	Residential (R20)	Public Purpose	Sewer reserve. Owned by Water Corporation
54 Doveridge Dr	Public Use	Residential	Contains aged persons dwellings. Owned by Department of Housing
174 Glengarry Dr	Residential	Private clubs, institutions and places of worship	Located on a primary distributor road but not adjacent to a commercial centre.

Property Address	DPS2 Zone/Reserve	LPS3 Zone/Reserve	Reason for change
310 Hepburn Ave	Parks and Recreation	Public Purposes	Duncraig fire station. Owned by the Fire and Emergency Services Authority.
57 Arnisdale Rd	Business	Commercial	Medical centre. Adjacent to an existing commercial centre.
64 Arnisdale Rd	Business	Commercial	Medical centre. Adjacent to an existing commercial centre.
60 Arnisdale Rd	Business	Commercial	Medical centre. Adjacent to an existing commercial centre.
209 Warwick Rd	Business	Commercial	Adjacent to an existing commercial centre.
203 Warwick Rd	Restricted use – Drive through food outlet	Commercial	Hungry Jacks. Restricted use no longer appropriate as the lot is adjacent to an existing commercial centre and commercial uses are appropriate in this location.
54 Arnisdale Rd	Residential	Residential Additional use – Medical Centre	Existing medical centre. Currently has non-conforming use rights, this will formalise the medical centre land use without allowing for any additional commercial uses.
2 Kinloch Place	Residential R20	Public Purposes	Water Corporation infrastructure. Owned by Water Corporation.
8 Champion St	Residential	Public Open Space	Kelvin Park. Crown land. COJ Management order
6 Davallia Rd	Restricted Use – Consulting rooms, Educational establishment, health centre, health studio, Launderette, Medical centre, Office, Private recreation, Public Amusement, Restaurant, Service Industry, Showroom, Veterinary consulting rooms, Video library, Warehouse	Commercial	The lot is located adjacent to an existing commercial centre and it is considered appropriate that the lot have the same land use permissibility as the rest of the commercial centre. The previous restricted land uses are all 'P' or 'D' land uses within the commercial zone with the exception of Service Industry which is an 'X' use. It is no longer considered appropriate for an Industry – Service to be developed in that location.
20 Buragah Way	Residential – Medical Centre with a maximum of 2 health practitioners	Residential	The additional use is no longer required as consulting rooms can have a maximum of 2 health practitioners under the definition in the LPS Regulations and hence LPS3.
14 Burragah Way	Business	Commercial	Medical centre. Adjacent to an existing commercial centre.
487L Beach Rd	Public Use	Private clubs, institutions and places of worship	Existing child health centre. Owned by the City of Joondalup in freehold.

Property Address	DPS2 Zone/Reserve	LPS3 Zone/Reserve	Reason for change
40 Warwick Rd	Civic and Cultural	Civic and community	Crown land. COJ Management order
46 Warwick Rd	Civic and Cultural	Civic and community	Crown land. COJ Management order
47-49 Beddi Rd	Civic and Cultural	Civic and community	Crown land. COJ Management order
34 Beddi Rd	Civic and Cultural	Civic and community	Crown land. COJ Management order
Greenwood			
5 Calectasia St	Public Use	Private clubs, institutions and places of worship	Existing child health centre, scout hall and playgroup. Owned by the City of Joondalup in freehold
70 Tuart Road	Parks and Recreation	Local Road	This strip of P&R goes over the road and should be reserved as a local road.
93 Wanneroo Rd, Greenwood	Mixed Use Additional Use - Showroom Warehouse	Service Commercial	Parin Plaza. The service Commercial zone is considered to be more appropriate as this zone would remove the need for the additional uses

Table 2 – Proposed land use changes from DPS2 or the LPS Regulations to LPS3

DSP2	Proposed LPS3	Reason
Warwick		
General definitions		
Health practitioner	Retained from DPS2	This definition is not in the LPS Regulations.
Recreational vehicle	Retained from DPS2	This definition is not in the LPS Regulations.
Land use definitions		
Aquaculture	Deleted	This use is not permitted as there is no longer any Rural zoned land.
Art Gallery	Renamed Exhibition Centre	In accordance with the LPS Regulations.
Auction Room	Retained from DPS2	This use class is not in the LPS Regulations.
Bakery	Retained from DPS2	This use class is not in the LPS Regulations. Modified from DPS2 to mean a predominantly wholesale bakery.
Bank	Deleted	Covered under the definition of Office.
	Betting Agency	New land use. In accordance with the LPS Regulations.
Car Wash	Renamed Motor vehicle wash	In accordance with the LPS Regulations.
Cattery	Retained from DPS2	This use class is not in the LPS Regulations.

DSP2	Proposed LPS3	Reason
Warwick		
Child Care Centre	Renamed Child Care Premises	In accordance with the LPS Regulations.
Cinema	Renamed Cinema/Theatre	In accordance with the LPS Regulations.
Cinema Complex	Renamed Cinema/Theatre	In accordance with the LPS Regulations.
Civic Building	Renamed Civic Use	In accordance with the LPS Regulations.
Club (Non-Residential)	Renamed Club premises	In accordance with the LPS Regulations.
	Commercial vehicle parking	New land use. In accordance with the LPS Regulations.
Communication Antenna - domestic	Renamed Telecommunications Infrastructure	In accordance with the LPS Regulations.
Communication Antenna	Renamed Telecommunications Infrastructure	In accordance with the LPS Regulations.
Concrete Batching Plant	Deleted	Not permitted anywhere within the City of Joondalup.
Corner Store	Renamed Home store	In accordance with the LPS Regulations.
Costume Hire	Deleted	Covered under the definition of Showroom.
Display Home	Retained from DPS2	This use class is not in the LPS Regulations. There was no definition in DPS2, so a definition has been included.
Drive in Theatre	Retained from DPS2	This use class is not in the LPS Regulations.
Drive Through Food Outlet	Renamed Fast Food Outlet	In accordance with the LPS Regulations.
Dry Cleaning Premises	Retained from DPS2	This use class is not in the LPS Regulations.
Equestrian Activity	Retained from DPS2	This use class is not in the LPS Regulations.
Equipment Hire	Renamed Trade Supplies	In accordance with the LPS Regulations.
Golf Course	Deleted	Covered under the definition of Recreation – Private.
Hardware Store	Retained from DPS2	This use class is not in the LPS Regulations.
Holiday Village	Renamed Tourist Development	In accordance with the LPS Regulations.
Home Business – Category 1	Retained from DPS2	The existing DPS2 definition has greater restrictions than the model provisions such as not allowing regular or frequent deliveries to the business. Also category 1, 2 and 3.
Home Business – Category 2	Retained from DPS2	Category 1, 2 and 3 home businesses are an established land use in the City and the name change is not considered appropriate.
Home Business – Category 3	Retained from DPS2	Category 1, 2 and 3 home businesses are an established land use in the City and the name change is not considered appropriate.
Kennels	Retained from DPS2	This use class is not in the LPS Regulations.
Kindergarten	Retained from DPS2	This use class is not in the LPS Regulations.

DSP2	Proposed LPS3	Reason
Warwick		
Land Sales Office (temporary)	Retained from DPS2	This use class is not in the LPS Regulations.
Landscape supplies	Renamed Trade Supplies	In accordance with the LPS Regulations.
Laundrette	Retained from DPS2	This use class is not in the LPS Regulations.
Laundry	Retained from DPS2	This use class is not in the LPS Regulations.
Liquor store	Renamed Liquor store – large and Liquor store – small	In accordance with the LPS Regulations.
Lunch Bar	Retained from DPS2	In accordance with the LPS Regulations.
Markets (Retail)	Renamed Market	In accordance with the LPS Regulations.
Market Garden	Deleted	This use is not permitted as there is no Rural zoned land.
Milk Depot	Deleted	Covered under the definition of Industry – Light.
Nursing Home	Retained from DPS2	This use class is not in the LPS Regulations.
Open Air Display	Renamed Trade Display	In accordance with the LPS Regulations.
Park	Deleted	No longer considered necessary as parks are located on reserved land, not zoned land.
Place of Assembly	Retained from DPS2	This use class is not in the LPS Regulations.
Private Recreation	Renamed Recreation – Private	In accordance with the LPS Regulations.
Public Exhibition Facility	Renamed Exhibition Centre	In accordance with the LPS Regulations.
Public Utility	Deleted	Public works by a public authority are exempt from requiring planning approval.
Recreation Centre	Renamed Recreation – Private	In accordance with the LPS Regulations.
Resort	Renamed Tourist Development	In accordance with the LPS Regulations.
Restaurant	Renamed Restaurant/Cafe	In accordance with the LPS Regulations.
Retirement village	Retained from DPS2	This use class is not in the LPS Regulations.
Rural Use	Deleted	This use is not permitted as there is no longer any Rural zoned land.
Salvage Yard	Renamed Warehouse/Storage	In accordance with the LPS Regulations.
Self Storage facility	Renamed Warehouse/Storage	The use class 'Self storage facility' was proposed to be included in the Scheme via amendment No. 65, however the definition of 'Warehouse/Storage' in the LPS Regulations is considered to adequately cover this land use.
	Small Bar	In accordance with the LPS Regulations.
Short Stay Accommodation	Renamed Holiday Accommodation, Holiday House or Serviced Apartment	In accordance with the LPS Regulations.

DSP2	Proposed LPS3	Reason
Warwick		
Showroom	Renamed Bulky Goods Showroom	In accordance with the LPS Regulations.
Special Place of Assembly	Deleted	Covered under the definition of Place of Assembly and is not in the LPS Regulations.
Sports Ground	Deleted	Covered under the definition of Recreation – Private or Place of Assembly
Stables	Deleted	This use is not permitted as there is no longer any Rural zoned land.
Storage Yard	Renamed Warehouse/Storage	In accordance with the LPS Regulations. Removed requirement for storage of goods to be related to a particular trade.
Take Away Food Outlet	Renamed Fast Food Outlet	In accordance with the LPS Regulations.
Tattoo Studio	Tattoo studio Proposed in Amendment No. 65	Suggested by Department of Planning that this land use be considered a shop, however this is not supported as a Tattoo studios in commercial centres are not considered appropriate.
Theatre	Renamed Cinema/Theatre	In accordance with the LPS Regulations.
Vehicle panel beating/spray painting	Renamed Motor vehicle panel beating/spray painting	Retained from DPS2. This use class is not in the LPS Regulations.
Vehicle Repairs	Renamed Motor vehicle repair	In accordance with the LPS Regulations.
Vehicles Sales/Hire Premises	Renamed Motor vehicle, boat or caravan sales	In accordance with the LPS Regulations.
Vehicle Wrecking	Deleted	This use is not permitted in any zone and is not defined in the LPS Regulations.
Veterinary Consulting Rooms	Renamed Veterinary Centre	In accordance with the LPS Regulations.
Veterinary Hospital	Renamed Veterinary Centre	In accordance with the LPS Regulations.
Winery	Deleted	This use is not permitted as there is no Rural zoned land.

Table 3 – Zoning Table – Proposed land use permissibility changes from DPS2 to LPS3

ZONES	RESIDENTIAL	SPECIAL RESIDENTIAL	MIXED USE	COMMERCIAL	BUSINESS SERVICE COMMERCIAL	SERVICE INDUSTRIAL LIGHT INDUSTRY	PRIVATE CLUBS, RECREATION INSTITUTIONS & PLACES OF WORSHIP	Explanation
USE CLASSES								
Aged or Dependent Persons' Dwelling	DP	X	D	D	DX	X	X	Considered appropriate as the Residential zone is for residential land uses. Residential land uses no longer considered appropriate in the Service Commercial zone.
Amusement Parlour	X	X	D	D	D	DX	DX	Not considered appropriate in the Light Industry or Private clubs, institutions & places of worship zone.
Ancillary Dwelling	DP	XD	XD	X	X	X	X	Considered appropriate as the Residential zone is for residential land uses. Considered potentially appropriate as the Mixed Use and Special Residential zones allow for residential land uses.
Auction Room	X	X	D	D	D	P	X	
Bakery	X	X	DX	DX	D	DP	X	Not considered appropriate in the Mixed Use or Commercial zone as now refers to a wholesale bakery.
Bed & Breakfast	D	D	PD	P	DX	X	D	Consistent with land use permissibility in the Mixed Use zone where residential land uses are considered potentially appropriate. Residential land uses no longer considered appropriate in the Service Commercial zone.

ZONES	RESIDENTIAL	SPECIAL RESIDENTIAL	MIXED USE	COMMERCIAL	BUSINESS SERVICE COMMERCIAL	SERVICE INDUSTRIAL LIGHT INDUSTRY	PRIVATE CLUBS, RECREATION INSTITUTIONS & PLACES OF WORSHIP	Explanation
USE CLASSES								
Betting Agency	X	X	X	D	D	X	X	
Bulky Goods Showroom	X	X	X	P	P	P	X	
Car Park	X	X	D	P	P	P	PD	Considered appropriate now that the zone has been expanded to include places of worship.
Caravan Park	A	X	X	X	X	X	PD	Considered appropriate now that the zone has been expanded to include existing places of worship which are often located in existing residential areas.
Caretaker's Dwelling	D	X	D	D	D	D	D	
Cattery	X	D	X	X	X	X	X	
Child Care Premises	D	D	D	D	D	X	D	
Cinema/Theatre	X	X	X	D	D	X	D	
Civic Use	D	X	D	D	D	X	DP	Civic uses should be permitted on City owned Private clubs, institutions and places of worship zoned land.
Club Premises	X	X	X	P	D	D	D	
Commercial Vehicle Parking	X	X	X	D	D	P	D	New land use included in the LPS Regulations. Only relates to commercial vehicle parking not related to a predominant land use.
Community Purpose	X	X	D	D	D	X	P	
Consulting Rooms	D	D	P	P	P	X	X	
Convenience Store	X	X	D	P	P	D	D	

ZONES	RESIDENTIAL	SPECIAL RESIDENTIAL	MIXED USE	COMMERCIAL	BUSINESS SERVICE COMMERCIAL	SERVICE INDUSTRIAL LIGHT INDUSTRY	PRIVATE CLUBS, RECREATION INSTITUTIONS & PLACES OF WORSHIP	Explanation
USE CLASSES								
Display Home	P	D	P	P	PX	PX	D	Residential land uses are not considered appropriate in the Service Commercial or Light Industry zones.
Drive In Theatre	X	X	X	X	X	X	D	
Dry Cleaning Premises	X	X	X	P	D	P	X	
Educational Establishment	X	X	D	D	D	D	DP	Considered appropriate as the zone includes existing private schools.
Equestrian Activity	X	X	X	X	X	X	D	
Exhibition Centre	X	X	D	D	D	X	P	
Fast Food Outlet	X	X	X	P	P	X	DX	Not considered appropriate in the Private clubs, institutions & places of worship zone.
Fuel Depot	X	X	X	X	X	D	X	
Funeral Parlour	X	X	X	D	D	D	X	
Garden Centre	X	X	X	P	P	P	X	
Grouped Dwelling	DP	D	D	D	DX	X	X	Considered appropriate as the Residential zone is for residential land uses. Residential land uses no longer considered appropriate in the Service Commercial zone.
Hardware Store	X	X	X	P	D	D	X	

ZONES	RESIDENTIAL	SPECIAL RESIDENTIAL	MIXED USE	COMMERCIAL	BUSINESS SERVICE COMMERCIAL	SERVICE INDUSTRIAL LIGHT INDUSTRY	PRIVATE CLUBS, RECREATION INSTITUTIONS & PLACES OF WORSHIP	Explanation
USE CLASSES								
Holiday Accommodation	XD	X	D	D	DX	X	D	Allows consideration of short stay accommodation within the 'Residential' zone. Residential land uses no longer considered appropriate in the Service Commercial zone.
Holiday House	XD	X	D	D	DX	X	D	Allows consideration of short stay accommodation within the 'Residential' zone. Residential land uses no longer considered appropriate in the Service Commercial zone.
Home Business – Category 1	P	P	P	P	PX	X	X	Residential land uses no longer considered appropriate in the Service Commercial zone.
Home Business – Category 2	D	P	P	P	PX	X	X	Residential land uses no longer considered appropriate in the Service Commercial zone.
Home Business – Category 3	A	D	P	P	PX	X	X	Residential land uses no longer considered appropriate in the Service Commercial zone.
Home Store	XD	X	P	P	PX	X	X	By definition, a Home Store is located within a Residential zoned area. Residential land uses no longer considered appropriate in the Service Commercial zone.
Hospital	X	X	X	D	D	X	X	
Hotel	X	X	X	D	D	X	D	
Industry	X	X	X	X	X	D	X	
Industry – Extractive	X	X	X	X	X	X	X	
Industry – Light	X	X	X	X	X	P	X	

ZONES	RESIDENTIAL	SPECIAL RESIDENTIAL	MIXED USE	COMMERCIAL	BUSINESS SERVICE COMMERCIAL	SERVICE INDUSTRIAL LIGHT INDUSTRY	PRIVATE CLUBS, RECREATION INSTITUTIONS & PLACES OF WORSHIP	Explanation
USE CLASSES								
Kennels	X	X	X	X	X	X	X	
Kindergarten	D	X	D	D	D	X	D	
Land Sales Office (Temporary)	P	D	P	P	P	P	DX	Not considered appropriate in the Private clubs, institutions & places of worship zone.
Laundrette	X	X	X	P	P	P	X	
Laundry	X	X	X	DX	D	P	X	No considered appropriate in the Commercial zone due to the nature of the land use.
Liquor Store - large	X	X	X	PD	D	X	X	Considered potentially appropriate now the definition has changed.
Liquor Store - small	X	X	X	P	D	X	X	
Lunch Bar	X	X	P	P	P	D	X	
Market	X	X	X	D	D	X	XD	Market considered appropriate as a school or church may want to hold a farmers market.
Medical Centre	X	X	P	P	P	X	X	
Motel	X	X	X	D	D	X	D	
Motor Vehicle, Boat or Caravan Sales	X	X	X	D	D	P	X	
Motor Vehicle Panel Beating/Spray Painting	X	X	X	X	X	D	X	
Motor Vehicle Repairs	X	X	X	XD	D	P	X	Considered potentially appropriate as allows vehicle repairs in commercial centres.
Motor Vehicle Wash	X	X	X	D	D	P	X	

ZONES	RESIDENTIAL	SPECIAL RESIDENTIAL	MIXED USE	COMMERCIAL	BUSINESS SERVICE COMMERCIAL	SERVICE INDUSTRIAL LIGHT INDUSTRY	PRIVATE CLUBS, RECREATION INSTITUTIONS & PLACES OF WORSHIP	Explanation
USE CLASSES								
Multiple Dwelling	D	X	D	D	DX	X	D	Residential land uses no longer considered appropriate in the Service Commercial zone.
Night Club	X	X	X	D	D	X	DX	Not considered appropriate in the Private clubs, institutions & places of worship zone.
Nursing Home	D	X	D	D	DX	X	XD	Residential land uses no longer considered appropriate in the Service Commercial zone. Considered potentially appropriate now the Private clubs, institutions & places of worship zone has been expanded.
Office	X	X	P	P	P	X	X	
Park Home Park	D	X	X	X	X	X	D	
Place of Assembly	X	X	D	D	D	D	D	
Place of Worship	X	X	D	D	D	D	DP	Considered appropriate now that the zone has been expanded to include places of worship.
Reception Centre	X	X	D	P	D	X	D	
Recreation - Private	X	X	D	D	D	D	P	
Residential Building	D	X	D	D	DX	X	D	Residential land uses no longer considered appropriate in the Service Commercial zone.
Restaurant/Cafe	X	X	D	P	P	X	D	
Restricted Premises	X	X	X	D	X	X	X	
Retirement Village	D	X	D	D	DX	X	D	Residential land uses no longer considered appropriate in the Service Commercial zone.

ZONES	RESIDENTIAL	SPECIAL RESIDENTIAL	MIXED USE	COMMERCIAL	BUSINESS SERVICE COMMERCIAL	SERVICE INDUSTRIAL LIGHT INDUSTRY	PRIVATE CLUBS, RECREATION INSTITUTIONS & PLACES OF WORSHIP	Explanation
USE CLASSES								
Serviced Apartment	X D	X	D	D	D X	X	D	Allows consideration of short stay accommodation within the 'Residential' zone. Residential land uses no longer considered appropriate in the Service Commercial zone.
Service Station	X	X	X	D	D	D	X	
Shop	X	X	X *D	P	X *X	X	X	Allows consideration of a 'shop' in the 'Mixed Use' zone and removes the existing 200m ² floorspace limit. Removes the ability to consider a small shop within the Service Commercial zone.
Single House	P	P	D	D X	D X	X	X	Single house not considered an appropriate land use in the Commercial zone as more intense residential development is anticipated. Residential land uses no longer considered appropriate in the Service Commercial zone.
Small Bar	X	X	D	P	P	X	D	
Tavern	X	X	X	D	D	X	D	
Tattoo Studio	X	X	X	D	D	P	X	
Telecommunications infrastructure	D	X D	D	D	D	D	X D	In accordance with <i>SPP 5.2 Telecommunications Infrastructure</i> which states that this use cannot be an 'X' use in any zone.
Tourist Development	X	X	X	X	X	X	D	
Trade Display	X	X	X	X	X	D	X	

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USE CLASSES								
Trade Supplies	X	X	X	D X	D	D	X	The sale of building and landscape supplies in the Commercial zone is not considered appropriate.
Transport Depot	X	X	X	X	X	P	X	
Veterinary Centre	X	X	X	D	P	P	X	
Warehouse/Storage	X	X	X	X	X D	P	X	Allows consideration of 'storage' in the 'Service Commercial' zone which is for drive in land uses only. Definition modified to remove requirement for storage to be related to a trade.

**SCHEDULE OF SUBMISSIONS
FOLLOWING NOTIFICATION OF
INTENTION TO PREPARE
DRAFT LOCAL PLANNING SCHEME NO 3**

NO	NAME AND ADDRESS OF SUBMITTER	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
1	Western Power 363 Wellington Street PERTH WA 6000	Proposal is being reviewed and the City will be contacted if more information is required.	Noted
2	Department of Parks & Wildlife PO Box 104 BENTLEY DC WA 6983	Will provide comment once the draft scheme has been prepared.	Noted
3	Main Roads Department PO Box 6202 EAST PERTH WA 6892	Main Roads is currently reviewing the planning of the Wanneroo Road intersections with Whitfords Avenue and Hepburn Avenue.	Noted
4	Telstra Corporation Locked Bag 5639 MELBOURNE VIC 3001	Please make available a copy of the draft LPS3 to the Manager Forecasting and Land Development.	Noted
5	Department of Health PO Box 8172 PERTH BC WA 6849	As part of the objectives, the planning scheme and strategy should include a direct reference to 'enhancing the public health of the community'. The scheme should also consider potential issues in relation to disaster preparedness and impacts on public health. Land use planning can reduce risk to areas prone to hazards such as flooding.	Noted The aims of the scheme were drafted in accordance with the LPS Regulations and the City's LPS.
6	Environmental Protection Authority Locked Bag 10 EAST PERTH WA 6892	Look forward to receiving draft LPS3 in due course.	Noted
7	Water Corporation PO Box 100 LEEDERVILLE WA 6902	The existing infrastructure should be able to accommodate increased densities. Consideration should be given to land use planning around Beenyup WWTP to reduce the potential for land use conflict. A Special Control Area or Strategic Resource Precinct should be considered.	Noted. No changes have been made to the existing residential densities around Beenyup WWTP.
8	Department of Housing Private Bag 22 EAST PERTH WA 6892	Supports greater increases in density around train stations and commercial nodes than proposed in the LHS. Minimum density provisions should be provided for City Centre and fringe locations.	Noted. LPS3 has been prepared in accordance with the recommendations of the City's LPS which includes the recommendations of the LHS. LPS3 does not propose to increase densities beyond those stated in the adopted LHS.

**SCHEDULE OF SUBMISSIONS
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DRAFT LOCAL PLANNING SCHEME NO 3**

NO	NAME AND ADDRESS OF SUBMITTER	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
		<p>Encouragement of provisions that will facilitate small scale multiple dwellings. Provisions that will facilitate the provision of affordable housing for people on low to middle incomes.</p>	<p>This will be considered in the next review of the Local Planning Strategy.</p>
9	<p>City of Wanneroo Locked Bag 1 WANNEROO WA 6946</p>	<p>Given the similarities between Joondalup and Wanneroo the opportunity exists for collaboration in preparing schemes that comply with the new Regulations. Would like to meet to discuss any issues or opportunities. Request the City of Wanneroo's City Growth unit be represented on any proposed advisory committees.</p>	<p>Noted The City is not proposing any advisory committees at this stage. The City has closely followed the model provisions of the LPS Regulations in the drafting of LPS3 and there is limited scope to depart from this format or include additional information.</p>