

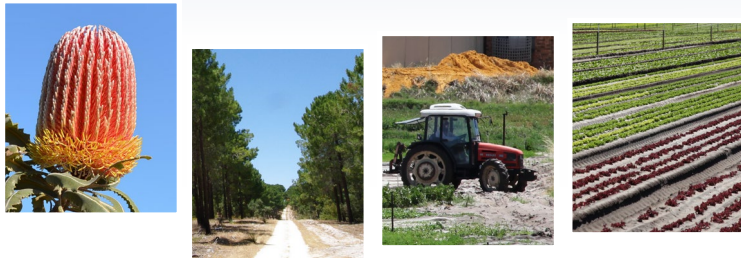


EAST WANNEROO

district structure plan

draft for public consultation

September 2019



East Wanneroo will be a place which offers housing and lifestyle choice for all generations, that supports, links and protects natural flora and fauna and wetland systems, and celebrates local historic and cultural values.

The draft District Structure Plan (DSP) will guide the progressive urbanisation of East Wanneroo over the next 50 years, with a projected population of approximately 150,000 residents and up to 20,000 new jobs.

The protection of natural and cultural values is a significant feature of this plan and is balanced with the elements necessary for the creation of functional and attractive neighbourhoods, serviced by high schools, activity centres and employment.

Implementation

The DSP covers over 8,000ha of land and has been divided into 28 precincts, each with its own particular character. Not all precincts will be developed with most of the eastern portion of the DSP to remain Rural or State Forest. The precincts identified for land use change will require local structure plans to be approved by the Western Australian Planning Commission (WAPC) for the whole precinct before subdivision and development can occur.

It is important to understand that changes to the existing planning framework need to occur before land within the DSP area may be subdivided and developed. This includes the formal reservation of land under the Metropolitan Region Scheme to enable the provision of parkland, an improved transport network, high schools and regional sports facilities and the rezoning of land from Urban Deferred or Rural to Urban.

A District Development Contributions Scheme will also need to be prepared to ensure that the cost of providing new facilities and infrastructure is distributed fairly across the new development areas of the DSP.

Staging and timing

Development of the DSP area is expected to occur via the extension of existing water, wastewater and electricity services from serviced urban areas to the west.

The pace of development will depend on the rate of growth of the WA economy and is anticipated to extend over a 50-year timeframe. To ensure this district structure plan remains current and accurate, it will be reviewed and updated every 10 years to respond to economic and social factors.

Next steps

The DSP is available for public comment and submissions must be received by **20th December 2019**. A full copy of the document and background studies and submission forms are can be viewed online.

The WAPC will consider all submissions to inform the DSP before it is finally approved.

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