



CITY OF CANNING

SCHEME REVIEW REPORT

TOWN PLANNING SCHEME NO. 40

TOWN PLANNING SCHEME NO. 17A

TOWN PLANNING SCHEME NO. 21

TOWN PLANNING SCHEME NO. 23

TOWN PLANNING SCHEME NO. 24

TOWN PLANNING SCHEME NO. 29

TOWN PLANNING SCHEME NO. 30

TOWN PLANNING SCHEME NO. 33

TOWN PLANNING SCHEME NO. 38

TOWN PLANNING SCHEME NO. 39

May 2016

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1 Introduction

This Town Planning Scheme Review Report has been prepared by the City of Canning, under regulation 66 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Land use planning in the City of Canning is guided by Town Planning Scheme No. 40 (Gazetted 18 February 1994), and nine Guided Development Schemes that operate over various locations (illustrated in Appendix 8.1).

This Town Planning Scheme Review Report applies to Town Planning Scheme No. 40, and the nine Guided Development Schemes.

There has been no comprehensive review of Town Planning Scheme No. 40 since its Gazettal, although a significant number of scheme amendments have taken place. Additionally, many of the Guided Development Schemes are nearing completion, are outdated in their purpose and provisions, and extend an unnecessary level of complexity to the City of Canning's planning framework.

Since 2012, extensive work has been undertaken on community engagement and the development of informing strategies for the Local Planning Strategy, currently under development. All of this work has been developed to inform the direction of a new Local Planning Scheme for the City of Canning.

Based on the discussions in this Town Planning Scheme Review Report, it is considered appropriate for Town Planning Scheme No. 40 and eight of the nine Guided Development Schemes to be rescinded, and replaced with a new, contemporary Local Planning Scheme that reflects legislative requirements and community expectations. Where contributions are outstanding from certain Guided Development Schemes, appropriate provisions will be carried into the new Local Planning Scheme.

2 Background

The City of Canning (the City) is located in Perth's South-Eastern suburbs, approximately 10 kilometres from the Perth CBD and covers a total of 65 square kilometres. The City comprises the suburbs of Bentley, Cannington, East Cannington, Ferndale, Lynwood, Parkwood, Queens Park, Riverton, Rossmoyne, Shelley, Welshpool, Willetton, Wilson and parts of St James, Canning Vale and Leeming. The City is named after the Canning River, which was itself named after the former Prime Minister of Great Britain, George Canning.

The original inhabitants of the Canning area were the Beeloo Nyungar Aboriginal people. From 1829, European settlement in the area was based around farming, market gardening and timber milling. The City contains the Canning River Regional Park, which was established in 1989 to protect the Canning River (known to the Aboriginal people as 'Dyarlgard') wetlands. It includes some of the best estuarine vegetation in the Swan-Canning River system.

The Cannington Strategic Metropolitan Centre is located within the City of Canning, and is currently experiencing increasing development pressure as a significant activity centre and employment node. The Welshpool and Canning Vale industrial centres are the two largest

employment centres in the City, and the second and third largest industrial employment centres in the Perth metropolitan region respectively. These major activity centres and subsidiary centres are surrounded by extensive residential development at varying densities and ages. In addition, the City is in close proximity to Curtin University of Technology, with surrounding suburbs being popular accommodation areas for students.

3 Strategic Context

3.1 Local Planning Strategy

The City does not have an existing, adopted Local Planning Strategy.

The City is currently developing a Local Planning Strategy, which will inform the development of a new planning framework to replace Town Planning Scheme No. 40, the suite of Local Planning Policies adopted under it, and address the nine Guided Development Schemes currently in operation.

Since 2012, comprehensive strategic planning work has been undertaken by the City to lead into the Local Planning Strategy. This includes the following supplementary strategies under the Local Planning Strategy:

Strategy	Council Adoption Date
Local Water Management Strategy	18 February 2014
Local Environmental Strategy	15 April 2014
Local Housing Strategy	21 October 2014
Community Development Strategy	17 March 2015
Public Open Space Strategy	16 June 2015
Integrated Transport Strategy	20 August 2015
Local Commercial and Activity Centres Strategy	13 October 2015

The Local Planning Strategy is under development, and is scheduled to be advertised in the second half of 2016.

3.2 Development Activity

3.2.1 Structure Plans

Scheme Amendment No. 195, Gazetted 20 August 2013, introduced structure plan provisions into Town Planning Scheme No. 40. Since that time, the following structure plan has been adopted by the Western Australian Planning Commission:

Structure Plan	WAPC Adoption Date
Bentley Regeneration Project Local Structure Plan	14 April 2015

In addition, the following structure plans are in development or finalisation stage:

Structure Plan	Status
Canning City Centre Activity Centre Plan	Adopted by Council as a Local Planning Policy 15 October 2013. Currently undergoing review.
Queens Park Local Structure Plan	Adopted by Council 20 August 2015. Undergoing assessment by WAPC.

3.2.2 Lot Creation

Between 2011 and 2015, a total of 2,104 lots were created throughout the City of Canning, based on information provided by the Western Australian Planning Commission. This total is comprised of the following distribution of lots by broad category:

Category	Total Lots Created (final approval) 2011 - 2015
Residential	1,848
<i>Non-residential (comprises following categories)</i>	256
Commercial	64
Industrial	144
Rural Residential & Special Residential	2

A detailed breakdown of lot creation applications, conditional and final approvals is contained in Appendix 8.4 Lot Creation Information.

3.2.3 Dwelling Completions

Between May 2012 and December 2015, 2,993 Certificates of Occupation were issued by the City, which is considered an accurate indication of dwelling completions under Town Planning Scheme No. 40. Annual dwelling completions from May 2012 to 2015 are identified below. The number of Certificates of Occupation issued was not collated prior

to May 2012.

Year	Dwelling Completions
2012 (May onwards)	420
2013	869
2014	839
2015	865

3.2.4 Commercial Development Activity

There have been numerous determinations on non-residential development applications since the Gazettal of Town Planning Scheme No. 40 in 1994. For the preceding five years, there have been 1,174 non-residential development application determinations (approvals), as identified below.

Year	Development Application Determinations
2011	216
2012	238
2013	256
2014	235
2015	229

3.3 Population Change

3.3.1 Population Growth

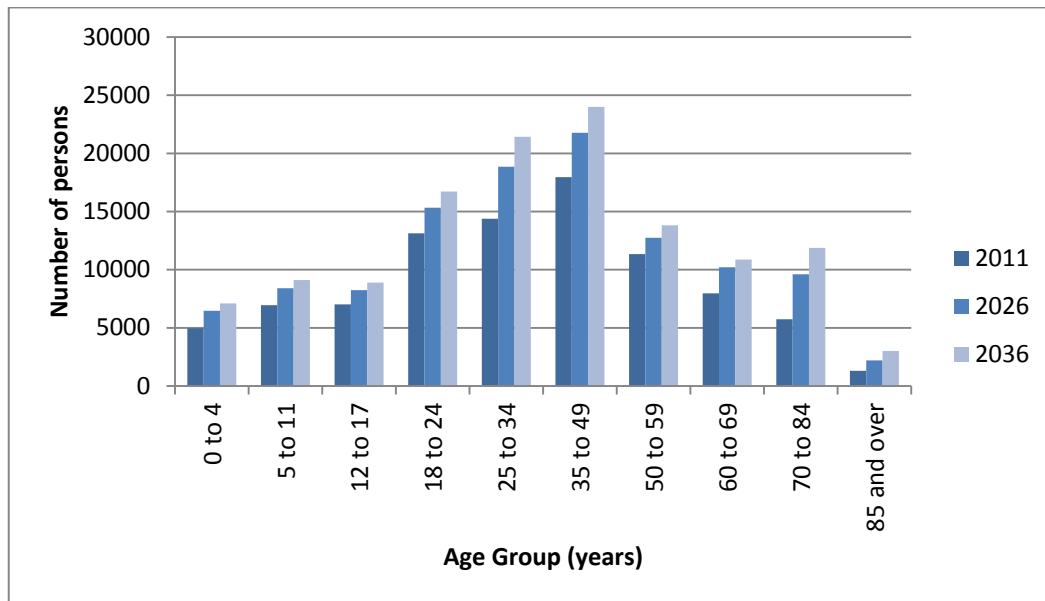
The estimated resident population in the City in 2015 was 98,988 people. By 2031, Forecast.id estimates the City's population will have grown to 120,419 people.

Between 2006 and 2011, the population growth rate in the City was 1.34 percent. The reduction in population growth to 2031 could be attributed to redevelopment of existing low density residential areas coming to an end, particularly around East Cannington and Queens Park, as well as completion of the last remaining greenfield development in Canning Vale. The population density for the City is 15.10 persons per hectare.

3.3.2 Population Age

The City has a relatively young population, with a high proportion of persons aged between 15 and 29. The City's population is forecast to grow predominantly in the 25-34

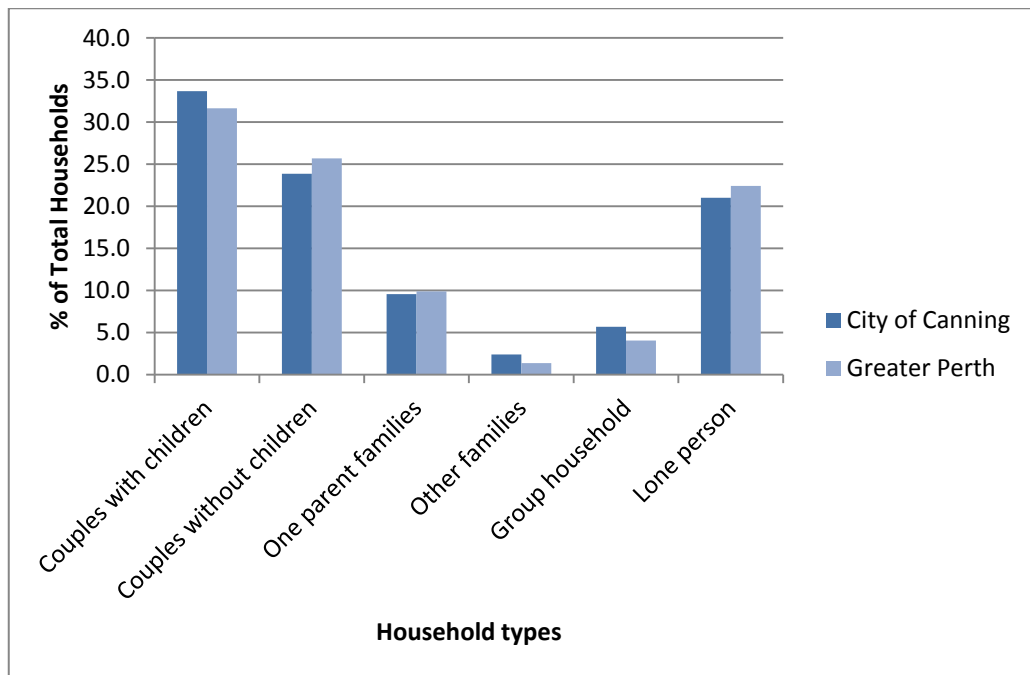
and 35-49 age groups, and also the 70-74 age groups until 2021. The growth in these age cohorts illustrates the need for certain housing typologies in the coming years to 2021, and beyond.



Population and household forecasts, 2011 to 2036, prepared by .id the population experts, September 2015.

3.3.3 Household Composition

Couples with children are the prevailing family type throughout the City, and majority of households in the City comprise one or two people. The City contains a higher proportion of group households than the greater Perth region, which is indicative of student accommodation arrangements in the proximity of Curtin University of Technology. Between 2006 and 2011, growth was seen in the proportion of couples without children and group households in the City, along with couples with children. Growth in the former two categories is indicative of an aging population, as well as a growing tertiary education-age population. It is forecast that the predominant household types to 2031 will be couples with and without children, and lone person households.



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 (Enumerated data) Compiled and presented in profile.id by .id, the population experts.

3.3.4 Dwellings

The City has experienced substantial residential development since the 1970's, and the last remaining greenfield development area in Canning Vale is nearing build-out. Future development opportunities within the City are constrained, leading to the need for infill redevelopment and a greater densification of dwellings around activity centres and high quality public transport nodes.

In 2011 there were 33,893 dwellings in the City. This number is forecast to increase to 45,122 dwellings by 2031 – based on a business-as-usual approach to housing development. Land bank analysis by the Curtin University Sustainability Policy Institute indicates that at current density codes, there is capacity for an additional 2,999 dwellings within the City.

4 Consultation

4.1 Strategic Community Plan

The City of Canning has undertaken extensive community engagement exercises since 2012, beginning with the development of the Strategic Community Plan. The community engagement process for the Strategic Community Plan comprised 22 public events, online engagement, an Accountability Group and Canning Stories. At this time, approximately 1,600 people participated in the community engagement programs and provided approximately 4,000 responses. The community engagement program for the Strategic Community Plan was designed to directly inform the Local Planning Strategy development, extending into the new Local Planning Scheme.

4.2 Local Planning Strategy

Community engagement exercises were also undertaken for each supplementary strategy to the Local Planning Strategy. The most intensive community engagement activities during this process were undertaken for the Local Housing Strategy, where discussions with the community emphasised the Local Housing Strategy outcomes in the context of the future Local Planning Scheme.

Throughout these community engagement periods, the community expressed support for the supplementary strategies under consultation, and for the review of Town Planning Scheme No. 40.

5 Town Planning Schemes and Amendments

5.1 Town Planning Scheme No. 40 Details

Town Planning Scheme No. 40 is applicable to the entire City of Canning local government area. Town Planning Scheme No. 40 was Gazetted on 18 February 1994, and has not been comprehensively reviewed or consolidated since that time.

The general objects of Town Planning Scheme No. 40 are as follows:

1. To zone and classify the land within the City for the purposes described in the Scheme so as to promote the orderly and proper development of land, and make suitable provisions for the use of land within the City;
2. To secure the amenity, health and convenience of the City and the inhabitants thereof;
3. To set aside land used or to be secured for use as reserves for public purposes;
4. To make provision for the conservation and enhancement of places of cultural heritage significance; and
5. To make provision for other matters incidental to town planning and land use.

Town Planning Scheme No. 40 provides development standards, the head of power for structure plans within the City of Canning and provisions for the creation of local planning policies.

The review of Town Planning Scheme No. 40 has effectively been underway since 2012, when community engagement exercises were undertaken for the Strategic Community Plan. The Local Planning Strategy and its suite of supplementary strategies have been developed to inform development of the new Local Planning Scheme that will replace Town Planning Scheme No. 40.

5.1.1 Amendments to Town Planning Scheme No. 40

Town Planning Scheme No. 40 has been amended numerous times since Gazetted, and a complete table of amendments is included in Appendix 8.1. The most recent significant amendments to Town Planning Scheme No. 40 are outlined below; along with those undertaken to bring Town Planning Scheme No. 40 into the format required by the

Planning and Development (Local Planning Schemes) Regulations 2015.

These amendments have brought Town Planning Scheme No. 40 towards a more contemporary format. In particular, Scheme Amendment Nos. 220, 221, 222 and 223 will enable Town Planning Scheme No. 40 to reflect the format and style that all new Local Planning Schemes are required to follow under the *Planning and Development (Local Planning Schemes) Regulations 2015*. Through this process, a component of the Town Planning Scheme No. 40 review is already achieved.

Amendment No.	Amendment Content	Amendment Status
195	Omnibus Amendment – introduction of Development Zones and Structure Plans	Gazetted: 20 August 2013
197	Modification of 'Use Not Listed' provisions and Addition of 'General Discretion' provisions	Gazetted: 1 August 2014
198	Omnibus Amendment – changes to the Zoning Table, Parking Table, and other general revisions	Gazetted: 8 December 2015
220	Removing clauses that are replaced by the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> Deemed Provisions	Adopted: 16 February 2016 Undergoing WAPC review
221	Introducing Model Provisions from the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>	Adopted: 19 April 2016 Undergoing WAPC review
222	Revision of Additional Use Table	Initiated: 19 April 2016
223	Update of Town Planning Scheme No. 40 Map styles in accordance with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>	Initiated: 16 February 2016

5.2 Guided Development Schemes Details

5.2.1 Town Planning Scheme No. 17A

OVERVIEW

Town Planning Scheme No. 17A – Cannington Lakes Guided Development Scheme (TPS17A) is a local guided development scheme Gazetted on 20 March 1998, replacing the former Town Planning Scheme No. 17. TPS17A is applicable to an area generally bound by Sevenoaks Street, Wharf Street, Radium Street, Mills Street, Centre Street and commercial properties along Albany Highway. The former Town Planning Scheme No. 17 included a Council Development Area and a Private Development Area.

The general objects of TPS17A are as follows:

1. To facilitate, co-ordinate and encourage the progressive and orderly subdivision and development of the land within the Scheme Area.

2. To encourage the development of a mix of housing type and choice.
3. To plan and make suitable provision for roads, ways and pedestrian accessways and Public Open Space in order to enhance the amenity and attractiveness of the area.
4. To require development within the Scheme Area to be carried out in a manner which ensures equitable sharing of infrastructure costs.
5. To protect the rights of existing and future residents of the Scheme Area so far as it is reasonably possible.

TPS17A requires a 5% contribution to public open space on residential subdivision, except for that land within the former Town Planning Scheme No. 17 Council Development Area where public open space was provided in the subdivisions that were carried out by the City. Where land is not shown on the TPS17A Map as public open space, a financial contribution of 5% of the value of the land subject of subdivision is required under clause 3.3.3(b). In addition, TPS17A limits specific properties to a lower density whilst allowing others to develop at a higher density, sometimes subject to amalgamation and shared access.

STATUS

All scheme works were completed by the City and the scheme costs recovered under Town Planning Scheme No. 17. Therefore, no general scheme costs are payable on development under TPS17A.

At the August 2015 meeting, Council adopted the Queens Park Local Structure Plan (Item ED-003-15), Scheme Amendment No. 208 (TPS40) (Item ED-004-15) and Scheme Amendment No. 7 (TPS17A) (Item ED-006-15). The Queens Park Local Structure Plan and related scheme amendments will result in higher development potential for parts of the TPS17A area.

Town Planning Scheme No. 40 is seen to provide adequate planning guidance for redevelopment in the TPS17A area (particularly with regards to objects 1 and 2 of TPS17A), and it is not considered that TPS17A achieves better planning outcomes through its separate guidance in this respect. In particular, the density controls within TPS17A contradict the Town Planning Scheme No. 40 densities in parts, and through limiting the density of certain sites lead to a disjointed urban environment. As such, TPS17A is considered a superfluous element in the planning framework.

The TPS17A public open space trust fund had a balance of \$1,335,096 as at 31 March 2016. A significant number of financial public open space contributions (required under clause 3.3.3(b)) remain outstanding. As these financial contributions are obtained when each lot is redeveloped, it could be many years before all financial public open space contributions are received. In this instance, it is considered appropriate to manage receipt of these contributions through a separate mechanism, in order to enable the repeal of TPS17A in a timely manner.

At April 2016, public open space land contributions remain outstanding from the following lots:

1. Lot 6 (No. 87) George Way, Cannington
2. Lot 13 (No. 134) Wharf Street, Cannington
3. Lot 11 (No. 140-142) Wharf Street, Cannington
4. Lot 20 (No. 144) Wharf Street, Cannington

The above properties may be redeveloped once the Queens Park Structure Plan is endorsed by the Western Australian Planning Commission, and the increased development potential as a result can be realised.

WAY FORWARD

The financial public open space contributions yet to be received in the TPS17A area are the most significant aspect of TPS17A that remains, with most land contributions having already been provided. Alternative mechanisms (such as a contribution area) to achieve these contributions should be explored, in order to deal with the planning aspects of TPS17A in a timely manner.

Given this direction, and the limited number of properties still to contribute land for public open space in the TPS17A area, it is considered that TPS17A is nearing the end of its life. On this basis, the four lots where outstanding land contributions are required can be identified in the new Local Planning Scheme as Special Control Areas. The outstanding financial public open space contributions could be managed through a separate mechanism. Upon Gazettal of the new Local Planning Scheme and installation of an appropriate manner of obtaining outstanding financial contributions, TPS17A could then be repealed.

From the repeal of TPS17A onwards, unspent contributions remaining in the public open space trust fund should be used to fund public open space improvements within the former TPS17A scheme area.

5.2.2 Town Planning Scheme No. 21

OVERVIEW

Town Planning Scheme No. 21 – Queens Park/East Cannington Guided Development Scheme (TPS21) is a local guided scheme Gazetted on 4 June 1982, and applicable to the suburbs of Queens Park and East Cannington.

The general objects of TPS21 are as follows:

1. To facilitate and encourage the progressive subdivision and development of the land within the Scheme Area for residential and recreational purposes.
2. To co-ordinate and control development in the Scheme Area.
3. To plan and make provision for suitable new roads within the Scheme Area.
4. To make provision for proper drainage of those parts of the Scheme Area which require drainage.
5. To make provision for the creation of drainage reserves and easements.

6. To make provision for land to be used for public open space and recreational purposes.
7. To make provision for such other matters as are necessary or incidental to the implementation of the Scheme.

TPS21 provides for a 5% public open space contribution, defines a proposed road network, location of public open space and requires the payment of Scheme costs for specific properties to enable administration of the Scheme and provision of "Scheme" roads. TPS21 was substantially amended in 2010 (Scheme Amendment No. 27) to reduce the public open space contribution from 10% to 5%.

Developers of specified larger lots in the scheme area are required to pay for general scheme costs (\$9.00sqm) and a 5% contribution to public open space is required on residential subdivision.

STATUS

The public open space trust fund had a balance of \$6,004,360 and the account for general scheme costs had a balance of \$2,596,211 both as at 31 March 2016. There are a considerable number of sites designated for use as public open space within the Scheme Area still to be acquired.

At the August 2015 meeting, Council adopted Amendment No. 28 to TPS21 (Item ED-005-15), in conjunction with the Queens Park Local Structure Plan and associated amendments to TPS40 and TPS17A. The Queens Park Local Structure Plan and related scheme amendments will result in higher development potential for parts of the TPS21 area.

A significant proportion of contributions comprising financial, public open space land and road reserve land are still outstanding in the TPS21 area. Given the large number of lots that are required to contribute land under TPS21, it is not considered appropriate to include these contributions as Special Control Areas in the new Local Planning Scheme.

As TPS21 does not have duplicate density controls like TPS17A, it is not considered that its continued management for the next five years will add extra complexity to the planning framework.

WAY FORWARD

Given the extent of contributions that have been received, and the number of outstanding contributions (both land and financial) remaining to be collected, it is considered necessary to continue TPS21 in its current form. The greater development potential instituted through the Queens Park Local Structure Plan may accelerate redevelopment of affected sites to some extent.

In accordance with regulation 65(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* it is intended to review TPS21 by 2021.

5.2.3 Town Planning Scheme No. 23

OVERVIEW

Town Planning Scheme No. 23 – Lynwood/Ferndale Guided Development Scheme (TPS23) is a local guided development scheme Gazetted on 19 November 1971. TPS23 is applicable to Ferndale, Lynwood, Parkwood and part of Riverton.

The general objects of TPS23 are as follows:

1. To facilitate and encourage the subdivision and development of land within the Scheme Area.
2. To control the amount and nature of multi-residential development within the Scheme Area.
3. To make suitable provision for roads and accessways within the Scheme Area.
4. To provide proper drainage of those parts of the Scheme Area which require drainage.
5. To make provision for the creation of drainage reserves and easements.
6. To require the provision of sewerage facilities within the Scheme Area and ensure the provision of sewerage works and facilities outside the Scheme Area where these are necessary to the proper sewerage of the Scheme Area.
7. To make provision for sewerage and drainage reserves and easements.
8. To make provision for reserves and easements for electric power mains and electric substations and for other public utility services.
9. To ensure the provision of reticulated water to and throughout the Scheme Area.
10. To make provision for Public Open Space within the Scheme Area.
11. To make provision for other matters which are necessary or incidental to town planning or housing.

TPS23 provides for the construction of roads, a requirement for sewer connection for all development and provision of drainage infrastructure. TPS23 also set a maximum population density of 32 people per acre within the Scheme Area and required the provision of public open space, schools and commercial centres in specific locations indicated on the Scheme Map. If land did not have public open space proposed over it by TPS23, a 10% public open space financial contribution was required.

Provisions of TPS23 also include payments by subdividers for scheme costs and a local centre levy (.08% of land value).

STATUS

Scheme costs have been paid on all lots that have practical development potential which would require scheme contributions to be paid. The account for general scheme costs had a balance of \$49,148 and the public open space trust fund has a balance of \$994,650, both as at 31 March 2016.

There are still designated public open space parcels of land to be acquired by the City, comprising the following lots:

1. Pt Lot 396 Willeri Drive:

This lot is the subject of a contract of sale for purchase by the City. Transfer of land to the City and payment of the balance purchase price will be finalised following approval of a subdivision application which has been lodged with the Western Australian Planning Commission.

2. 47 sq.m. triangular lot on Finchley Crescent, Lynwood – immediately to the South of Lot 2411 Queensville Ave, Lynwood:

This lot remains in private ownership of an early TPS23 company subdivider and should have been vested in the Crown or transferred to the City at the time of subdivision. It is developed as public open space, and is contiguous with the larger public open space area that surrounds it.

Following acquisition of the abovementioned two public open space parcels there will be surplus trust funds which the City may utilise for further improvements and facilities in the scheme area.

WAY FORWARD

The outstanding public open space and local centre contributions for Pt Lot 396 Willeri Drive are addressed in the Acquisition Deed between the lot owner and the City, executed in August 2014. The Acquisition Deed provides for these outstanding contributions to be received by the City upon completion of the subdivision process for Pt Lot 396 Willeri Drive. Once this process has been completed and the related contributions received, there will be no further public open space or local centre contributions outstanding in the TPS23 area.

The outstanding 47sq.m. lot is required to be transferred to the City's ownership, in accordance with TPS23. The City's Land Administration Department is undertaking this procedure. The process of repealing TPS23 can continue while the 47sq.m. lot is still in private ownership.

Once all outstanding contributions have been received for Pt Lot 396 Willeri Drive, TPS23 will be complete and may be repealed. From the repeal of TPS23 onwards, unspent contributions remaining in trust funds should be used to fund public open space and infrastructure improvements within the former TPS23 scheme area.

5.2.4 Town Planning Scheme No. 24

OVERVIEW

Town Planning Scheme No. 24 – Willetton Guided Development Scheme (TPS24) is a local guided development scheme applicable to the suburb of Willetton. TPS24 was Gazetted on 27 June 1975 and has guided the subdivision and development of the Willetton area.

The general objects of TPS24 are similar to those of TPS23, as follows:

1. To facilitate and encourage the subdivision and development of land within the Scheme Area.
2. To control the amount and nature of multi-residential development within the Scheme Area.
3. To make suitable provision for roads and accessways within the Scheme Area.
4. To provide proper drainage of those parts of the Scheme Area which require drainage.
5. To make provision for the creation of drainage reserves and easements.
6. To require the provision of sewerage facilities within the Scheme Area and ensure the provision of sewerage works and facilities outside the Scheme Area where these are necessary to the proper sewerage of the Scheme Area.
7. To make provision for sewerage and drainage reserves and easements.
8. To make provision for reserves and easements for electric power mains and electric substations and for other public utility services.
9. To make provision for Public Open Space within the Scheme Area.
10. To make provision for other matters which are necessary or incidental to town planning or housing.
11. To improve and secure the amenity health and convenience of the Scheme Area.

TPS24 guides subdivision within Willetton in accordance with a Development Guide Map. TPS24 provided for the construction of roads, a requirement for sewer connection for all development and provision of drainage infrastructure. TPS24 also set a maximum population density of 28 people per acre within the Scheme Area and required the provision of public open space, schools and commercial centres in specific locations indicated on the Scheme Map.

STATUS

Funds of \$83,723 were held in the public open space and local centre trust account as at 31 March 2016. Any surplus public open space monies on completion of the scheme may be applied by the City for further improvements and facilities in the TPS24 area, in accordance with clause 57A. There was a balance of \$139,085 in the general scheme costs account as at 31 March 2016, with all scheme works completed.

The following three significant properties in the scheme area remain undeveloped and therefore have not yet made scheme contributions (scheme costs \$3,363.20/Ha):

1. Lot 5 Arlington Drive

This lot is zoned Residential R20 and Primary Regional Road and has an area of 4.1866Ha. A development approval exists for a place of public worship, with an intention to develop 42 Residential-zoned lots at a density code of R20 as a separate stage. A subdivision application has been submitted to create the lots associated with this development approval. The provision of outstanding

contributions is required at subdivision stage, and is also covered by a condition of development approval.

2. Lots 99 Portcullis Drive and 130 Woodthorpe Drive

These adjoining lots have areas of 3.9225Ha and 3.7969Ha respectively and are zoned Development under Town Planning Scheme No. 40, with a Development Area over them (DA 4). Under Development Area 4, a structure plan is required to guide subdivision for medium density residential development. The structure plan was adopted by Council in August 2015 (Item PR-047-15) and is currently undergoing assessment by the WAPC. Subdivision and development will occur after approval of the structure plan, and contributions will be due at this stage.

3. Lot 1298 Colling Road

This land parcel is 171m² and is designated for use as public open space in TPS24. The lot remains in private ownership of an early TPS24 company subdivider and should have been vested in the Crown or transferred to the City at the time of subdivision. It is developed as public open space, and is contiguous with the larger public open space area that surrounds it.

WAY FORWARD

Development approval was granted for Lot 5 Arlington Drive by the Metro Central Joint Development Assessment Panel (JDAP) on 19 April 2016. A condition of development approval ensures that the outstanding contributions for this site will be provided at subdivision stage. As a subdivision application has also been submitted to the Western Australian Planning Commission, it is considered that the outstanding contributions for Lot 5 Arlington Drive will be received in the short term.

The outstanding contributions for Lot 99 Portcullis Drive and Lot 130 Woodthorpe Drive will be required upon subdivision or development of the sites in accordance with the structure plan.

The ownership over Lot 1298 Collins Road is required to be transferred to the City, in accordance with TPS24. The City's Land Administration Department is undertaking this process in conjunction with the outstanding 47sq.m. lot subject to TPS23. The process of repealing TPS24 can continue while Lot 1298 Collins Road is still in private ownership.

Once all outstanding contributions have been received for Lot 5 Arlington Drive, Lot 99 Portcullis Drive and Lot 130 Woodthorpe Drive, TPS24 will be complete and may be repealed. From the repeal of TPS24 onwards, unspent contributions remaining in trust funds should be used to fund public open space and infrastructure improvements within the former TPS24 scheme area.

5.2.5 Town Planning Scheme No. 29

OVERVIEW

Town Planning Scheme No. 29 – Burton Street Guided Development Scheme (TPS29) was Gazetted on 15 April 1977. TPS29 is applicable to an area bounded by Leach

Highway, Manning Road and Albany Highway.

The general objects of TPS29 are as follows:

1. To facilitate and encourage the development of land within the Scheme Area.
2. To control development of land within the Scheme Area according to the proposed uses shown on the Scheme Map and detailed in this Text.
3. To facilitate traffic movement by the alteration of road junctions and the creation of rights-of-way.
4. To set aside land for public open space.

TPS29 originally provided for the surveying and construction of a link road between Burton Street and Hamilton Street and the construction of sewerage infrastructure and collection of costs from landowners. The link road was deleted in 1998 through Scheme Amendment No. 9. TPS29 also sought to control land uses within the Scheme area.

STATUS

All works for the scheme have been completed and there are only two lots that have not yet contributed to scheme costs, identified below. The amounts due are relatively small totalling \$1,170.00. There are also sewerage costs of \$5,542.37 to be paid for one property. The account for general scheme costs has a credit balance of \$25,479 at 31 March 2016.

At April 2016, contributions remain outstanding from the following lots:

1. Lot 10 (No. 6) Hamilton Street, Cannington
2. Lot 62 (No. 21) Burton Street, Bentley

The link road between Burton and Hamilton Streets deleted under Scheme Amendment No. 9 can no longer be instituted, as a substantial mixed use development was constructed over a portion of the land identified for the link around 2003.

WAY FORWARD

Moving forward on the outstanding contributions, the City has the option of serving notice on the subject land owners requiring payment of outstanding amounts within 90 days, rather than waiting to collect the amounts when redevelopment takes place. Alternatively, the properties that have outstanding contributions can be identified as individual Special Control Areas in the new Local Planning Scheme. In this situation, contributions will be required from these properties at subdivision or development stage (whichever comes first). This would be consistent with the manner of dealing with outstanding contributions for other Guided Development Schemes.

As there are a very limited number of properties remaining to contribute, it is considered that TPS29 is nearing the end of its life. Once the new Local Planning Scheme has been Gazetted with the remaining properties identified as Special Control Areas, TPS29 could be repealed.

From the repeal of TPS29 onwards, unspent contributions remaining in trust funds should

be used to fund infrastructure improvements within the former TPS29 scheme area.

5.2.6 Town Planning Scheme No. 30

OVERVIEW

Town Planning Scheme No. 30 – Riley Road Development Scheme (TPS30) was Gazetted on 22 November 1977. TPS30 is applicable to a portion of Riverton, Parkwood and Willetton, and covers areas already within the TPS23 and TPS24 scheme areas. The original intent of TPS30 was for the scheme to act as a catalyst to encourage further development of TPS23 and TPS24.

The general objects of TPS30 are as follows:

1. To resurvey and subdivide the Council Development Area.
2. To make suitable provision for the use of land within the Council Development Area for building purposes and for the other purposes shown on the Scheme Map.
3. To make suitable provisions for roads and traffic within the Council Development Area.
4. To ensure proper drainage of those parts of the Council Development Area that requires drainage.
5. To provide a reticulated water supply throughout the Council Development Area.
6. To provide sewage disposal services within the Council Development Area.
7. To provide for the apportionment of certain costs of the Scheme among owners of land within the Scheme Area.

TPS30 provides for scheme works which includes resurveying land, constructing roads, providing pedestrian accessways, providing site works and drainage, provision of compensating basins, provision of sewerage disposal facilities, reticulated water, public open space, tree planting and landscaping, underground power and fencing. TPS30 also requires the payment of scheme costs which contributed towards the administration of the Scheme, works carried out within the Council Development Area, drainage works, compensation, land acquisition and infrastructure such as water, sewerage and electricity.

STATUS

All scheme costs have been paid and the TPS30 objectives appear to have been completed. Surplus scheme funds have already been distributed to the scheme participants.

An amount of \$42,159 held in the scheme trust account (as at 31 March 2016) may be used by the City for development of public open space or other community facilities in the scheme area.

WAY FORWARD

As the objectives of TPS30 have been met and all contributions received, it is considered that TPS30 is complete. Therefore, TPS30 is ready for immediate repeal.

The remaining \$42,159 in the trust account should be used to fund public open space improvements in the former TPS30 area.

5.2.7 Town Planning Scheme No. 33

OVERVIEW

Town Planning Scheme No. 33 – Canning Vale Industrial Estate (TPS33) was Gazetted on 4 May 1979. TPS33 is applicable to the Canning Vale Industrial Estate and seeks to guide the provision of infrastructure and public open space.

The general objects of TPS33 are as follows:

1. To establish the basis of subdivision and development of the Scheme Area to the best possible advantage.
2. To plan suitable roads within the Scheme Area.
3. To make provision for a railway loop line within the Scheme Area.
4. To ensure the proper drainage of roads and those parts of the Scheme Area which require drainage or other works.
5. To facilitate and co-ordinate the progressive subdivision and development of the land within the Scheme Area for industrial and other purposes.
6. To make provision for land to be used for Public Open Space and recreation purposes.
7. To make provision for other matters which are necessary or incidental to town planning.
8. To improve and secure the amenity and convenience of the Scheme Area and to promote a good standard working environment therein.

TPS33 provides for a proposed road network, drainage infrastructure, public open space (equal to 4% of the Scheme area) and a potential rail loop. TPS33 also provides for road closures, setbacks to natural gas pipelines and provisions relating to crossovers in the industrial estate.

Clause 11 of TPS33 presently only allows for public open space monies to be spent on acquisition of land for open space or for development of public open space in the scheme area.

STATUS

Public open space land was transferred to the Crown or the City at the time of the various subdivisions, and there are no outstanding public open space contributions remaining. The City's Land and Property Asset Review from 2012 identified a number of the public open space lots in TPS33 as possibly surplus to requirements. In 2015 the City consulted with the Water Corporation and Landcorp over the disposal of six sites, and is currently proposing to sell or lease these sites. Five sites are required to be rezoned from 'Local Park and Recreation' to 'General Industry' under TPS40 prior to sale or lease.

An assessment has been conducted that confirms the rezoning and sale or lease of identified sites does not reduce the total public open space provision in the TPS33 area below 4%.

There was \$573,528 held in the public open space trust account as at 31 March 2016 from the sale of a surplus lot in 2008.

WAY FORWARD

As the objectives of TPS33 have been met and all contributions received, it is considered that TPS33 is complete. Therefore, TPS33 is ready for immediate repeal.

The remaining \$573,528 in the trust account and any additional funds received from the sale or lease of surplus public open space lots in the Scheme area should be used to fund public open space improvements in the former TPS3 area in accordance with clause 11.

5.2.8 Town Planning Scheme No. 38

OVERVIEW

Town Planning Scheme No. 38 – Cecil Avenue East Guided Development Scheme (TPS38) was Gazetted on 30 March 1990 with the purpose of attracting funding for a major government facility and acting as a catalyst for general development in the area. TPS38 applies to a number of properties located in close proximity to the Cannington Train Station, and splits the area into a Council Development Area and Private Development Area.

The general objects of TPS38 are as follows:

1. The improvement and development of land in the Scheme Area generally.
2. The integrated development of the Council Development Area and Private Development Area.
3. To accommodate the establishment and integration within the Scheme Area of a range of Central Area uses.
4. The integration of development and uses within the Scheme Area with development and uses within other parts of the Canning Regional Centre.
5. The provisions of road, sewerage, drainage and water supply services to the Scheme Area in a manner conducive to the orderly planning and development of the Scheme Area, the Canning Regional Centre and the locality generally.
6. To accommodate within the Scheme Area or relocate the Cockram Street Main drain and the Transmission Lines in Sutton Street.
7. To facilitate an orderly relationship between the Canning Regional Centre and the Cannington Interchange.
8. To allow for amalgamation and subdivision of lots in the Scheme Area.
9. To allow for the construction of roads and ways within the Scheme Area and to ensure the proper drainage of all roads and other parts of the Scheme Area which

require drainage.

10. To make provision for the creation of sewerage and drainage reserves and easements within the Scheme Area.
11. To make provision for the connection of the Scheme Area to a reticulated supply of water and all works and matters incidental thereto in the Scheme Area.
12. To make provision for reticulated deep sewerage and other works and matters incidental thereto within the Scheme Area.
13. To allow for landscaping and beautification of land within the Scheme Area.
14. To allow for the subdivision and development of land by owners privately according to Outline Development Plans and provision for contribution for shared works and facilities.
15. To allow for the carrying out of works, the acquisition of land and the expenditure of funds outside the Scheme Area for the purpose of enabling and facilitating the carrying out of works within the Scheme Area.
16. To make provision within the Scheme Area for such of those matters set out in the First Schedule of the Town Planning and Development Act 1928 as are necessary or incidental to the good and effective planning and development of a commercial centre.
17. To improve and secure the amenity, health and convenience of the Scheme Area and to make provision for works calculated to achieve those ends.

TPS38 provides for the development of the area around the Cannington Train Station in conjunction with an Outline Development Plan. A significant portion of the land subject to TPS38 is being developed for high density mixed use development with upgrades to the Cockram Street drain proposed.

STATUS

The outstanding land contributions along Lake Street are all secured by absolute caveats, and are required to be given up at development stage. All scheme costs have been paid and the scheme is close to consideration for repeal, subject to dedication of road widening from five properties in Lake Street and completion of works on the Cockram Street drain.

The scheme account had a balance of \$247,329 as at 31 March 2016. Any surplus funds on revocation should be returned to the four contributing TPS38 participants (one of which is the City), as required by clause 4.7.1.

WAY FORWARD

As there are a limited number of properties remaining to contribute, it is considered that TPS38 is nearing the end of its life. The properties that have outstanding contributions (already secured by absolute caveats) can be identified as individual Special Control Areas in the new Local Planning Scheme. In this situation, contributions will be required from these properties at development stage.

Once the new Local Planning Scheme has been Gazetted with the remaining properties

identified as Special Control Areas, TPS38 could be repealed. At this time, any unspent contributions held in the trust accounts should be returned to the four Scheme participants.

5.2.9 Town Planning Scheme No. 39

OVERVIEW

Town Planning Scheme No. 39 – Highway West Guided Development Scheme (TPS39) is a guided development scheme Gazetted on 18 November 1994. TPS39 is applicable to a portion of Cannington bounded by Albany Highway, Wharf Street, Carden Drive and River Road.

The general objects of TPS39 are as follows:

1. To facilitate the improvement and development of the land in the Scheme Area generally.
2. To provide for infrastructure works which will accommodate the establishment and integration within the Scheme Area of a range of Central Area uses, in general accordance with the City Zoning Scheme and the Canning Regional Centre Structure Plan.
3. To facilitate the integration of development and uses within the Scheme Area with development and uses within other parts of the Canning Regional Centre.
4. The provision of road and drainage services to the Scheme Area in a manner conducive to the orderly planning and development of the Scheme Area, the Canning Regional Centre and the locality generally.
5. The modification of existing SECWA installations at the intersection of Liege Street and Albany Highway.
6. To allow for the construction of roads and ways within the Scheme Area and to ensure the proper drainage of all roads and other parts of the Scheme Area which require additional drainage, but excluding the area bounded by Albany Highway, Liege Street, Bradford Street and River Road.
7. To make provision for the creation of drainage reserves and easements within the Scheme Area.
8. To allow for the carrying out of works, the expenditure of funds outside the Scheme Area for the purpose of enabling and facilitating the carrying out of works within the Scheme Area.
9. To provide for those land owners whose land would benefit from the proposed Scheme Works to contribute towards the cost of those works.
10. To improve and secure the amenity, health and convenience of the Scheme Area and to make provision for works calculated to achieve those ends.
11. To make provision within the Scheme Area for such of those matters set out in the First Schedule of the Town Planning and Development Act 1928 (as amended) as are necessary or incidental to the good and effective planning and development of

the Scheme Area.

TPS39 predominantly provides for the construction of infrastructure in the area including the upgrade and construction of roads, upgrade of road intersections, provision of lighting and drainage. TPS39 provides for the collection of scheme costs to pay for the administration of the Scheme, costs of land acquisition, costs associated with infrastructure upgrades, legal fees and insurance premiums.

TPS39 requires payment of scheme costs on designated lots (Area "A" \$12.77/m² and Area "B" \$18.50/m²) and in some cases a contribution to prefunded drainage works. Costs are paid at the time of development, subdivision or change of use, or when required by the City to make payment (whichever comes first) in accordance with clause 4.1.2.

STATUS

There are seven lots that are yet to contribute to scheme and drainage costs. At April 2016, scheme and drainage cost contributions remain outstanding from the following lots:

1. Lot 10 (No. 2) Oak Street, Cannington (Area A)
2. Lot 8 (No. 3) Oak Street, Cannington (Area A)
3. Lot 11 (No. 4) Oak Street, Cannington (Area A)
4. Lot 6 (No. 7) Oak Street, Cannington (Area A)
5. Lot 6 (No. 85) Wharf Street, Cannington (Area B)
6. Lot 47 (No. 30) Mason Street, Cannington (Area B)
7. Lot 16 (No. 1389) Albany Highway, Cannington (drainage)

The account for general scheme costs had a balance of \$158,274 as at 31 March 2016.

WAY FORWARD

Similar to the other Guided Development Schemes that cannot immediately be repealed, it is considered appropriate to carry the outstanding contributions into the new Local Planning Scheme as Special Control Areas. In this situation, contributions will be required from these properties at development, subdivision or change of use stage, in accordance with the existing TPS39 requirement.

Once the new Local Planning Scheme has been Gazetted with the remaining properties identified as Special Control Areas, TPS39 could be repealed. From the repeal of TPS39 onwards, unspent contributions remaining in trust funds should be used to fund infrastructure improvements within the former TPS39 scheme area.

5.2.10 Amendments to Guided Development Schemes

All Guided Development Schemes described in Section 5.2 have been amended to various extents since their respective Gazettals. Complete tables of text amendments for all Guided Development Schemes are included in Appendix 8.3.

6 Officer's Comments

6.1 Planning Implications

While Town Planning Scheme No. 40 has been comprehensively amended since 1994, including significant amendments Gazetted since 2013, it has not undergone a review or consolidation. Under regulation 65 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, Town Planning Scheme No. 40 and the suite of Guided Development Schemes must be reviewed in the 2017-2018 financial year.

The significant level of residential and non-residential intensification in certain areas prescribed by the Local Planning Strategy (and in particular within the supplementary strategies), as well as other detailed planning proposals such as structure and activity centre plans will require further comprehensive changes to Town Planning Scheme No. 40 into the future.

While Amendment Nos. 220, 221, 222 and 223 to Town Planning Scheme No. 40 will bring the Scheme largely up to date with the *Planning and Development (Local Planning Schemes) Regulations 2015*, the City believes that a comprehensive review needs to be conducted with a view to developing a new Local Planning Scheme. On this basis, substantial work has been undertaken on community engagement, and the preparation of the Local Planning Strategy and a detailed suite of supplementary strategies that set the strategic direction for land use planning across the City of Canning.

The Guided Development Schemes that are in place across various parts of the City are mostly close to achieving their objectives (with the exception of Town Planning Scheme No. 21), and two of these Guided Development Schemes are in fact complete (Town Planning Scheme Nos. 30 and 33). Further, there are no plans to undertake amendments to the suite of Guided Development Schemes, in order to align them with the *Planning and Development (Local Planning Schemes) Regulations 2015*. Accordingly, it considered appropriate to rescind those Guided Development Schemes that are nearing completion, and carry forward any outstanding provisions into the new Local Planning Scheme to ensure the outstanding contributions are obtained.

6.2 Options Considered

In accordance with regulation 65 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the City is required to undertake a review of its operative town planning schemes by October 2017. Through this process, and particularly based on the age, status and number of amendments undertaken for Town Planning Scheme No. 40 and the nine Guided Development Schemes, it is considered necessary to develop a new Local Planning Scheme (reflecting the model provisions and incorporating outstanding provisions from the relevant Guided Development Schemes), and repeal those schemes accordingly. However, it is recognised that Town Planning Scheme No. 21 has a significant way to go to achieving its objectives, and it is recommended that this scheme should be retained as-is and reviewed in five years (as required by regulation 65(1)).

Further, significant strategic planning work has been undertaken by the City to develop a Local Planning Strategy, specifically with the view to replacing Town Planning Scheme No.

40. This includes detailed analysis of demographics, land use and emerging urban needs, extensive community engagement and significant amendments to Town Planning Scheme No. 40 to introduce a format consistent with the *Planning and Development (Local Planning Schemes) Regulations 2015* model provisions.

For the reasons described above it was not considered appropriate to retain all existing town planning schemes in their current format (with the exception of Town Planning Scheme No. 21) for another five years until their next scheduled review. No other options were considered appropriate for the ongoing management of Town Planning Scheme No. 40 and the nine Guided Development Schemes.

A recommendation for Town Planning Scheme No. 40 and the nine Guided Development Schemes to this effect has been endorsed by Council. These recommendations are detailed in Part 7 Recommendations.

7 Recommendations

That Council, pursuant to Regulation 66(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015* recommend to the Western Australian Planning Commission that:

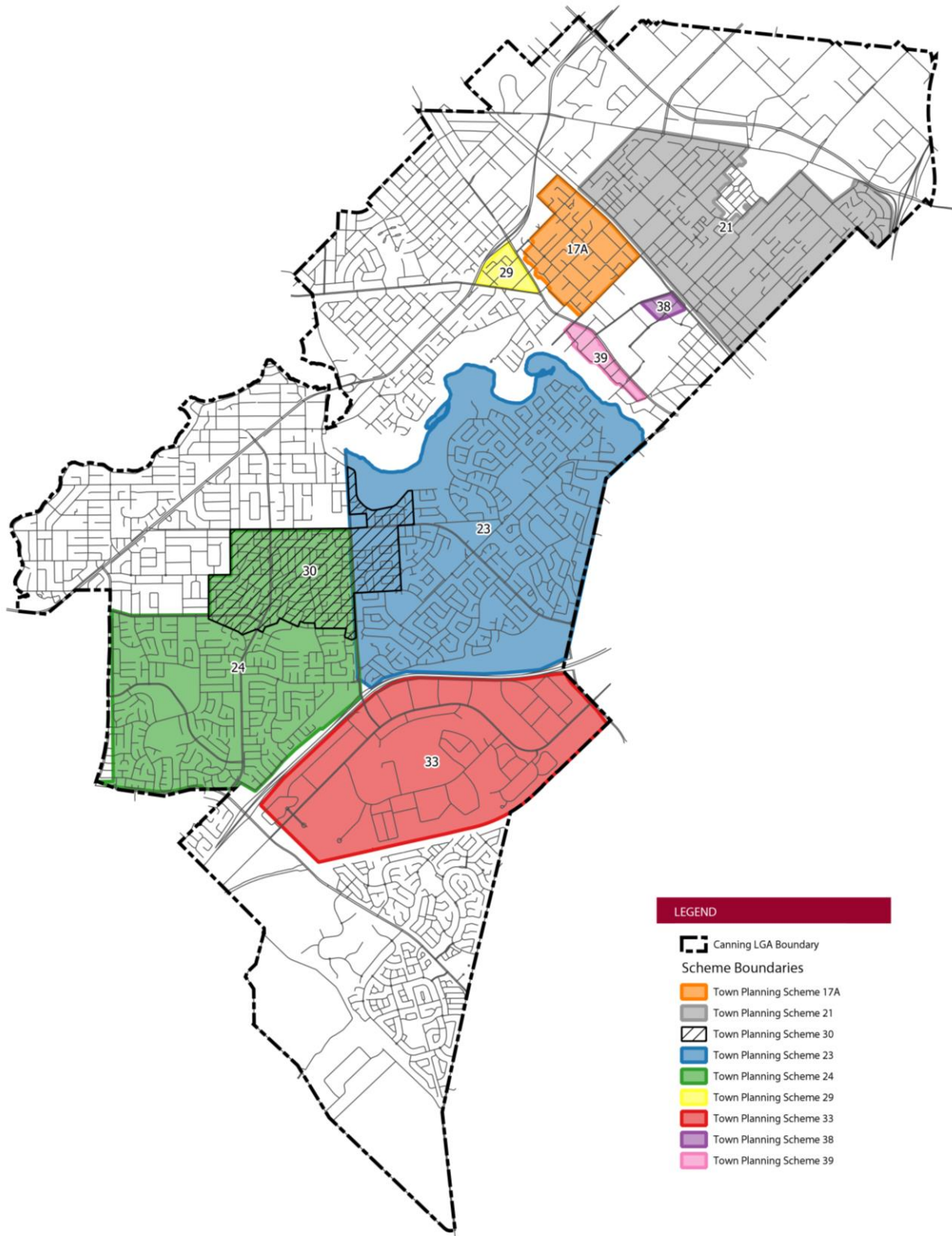
1. A new Local Planning Scheme should be prepared and the City of Canning Town Planning Scheme No. 40 should be repealed upon the approval of the new scheme.
2. Town Planning Scheme No. 21 is satisfactory in its existing form, should continue to operate and should be reviewed again in accordance with regulation 65(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
3. Town Planning Scheme No. 30 and Town Planning Scheme No. 33 are complete and should be repealed immediately. Unspent contributions held in the trust accounts are to be used for public open space or infrastructure improvements within the Town Planning Scheme No. 30 and Town Planning Scheme No. 33 areas.
4. Town Planning Scheme No. 23 and Town Planning Scheme No. 24 may be repealed once all outstanding contributions are received. Unspent contributions held in trust accounts are to be used for public open space or infrastructure improvements within the Town Planning Scheme No. 23 and Town Planning Scheme No. 24 areas.
5. The financial public open space contributions outstanding for Town Planning Scheme No. 17A should be transferred into a contribution mechanism that will allow the repeal of Town Planning Scheme No. 17A. All outstanding land contributions for Town Planning Scheme No. 17A are to be transferred into the new scheme to be prepared under Resolution 1 and Town Planning Scheme No. 17A should be repealed upon approval of the new scheme. Unspent contributions held in the public open space trust account are to be used for public open space improvements within the Town Planning Scheme No. 17A area.
6. All outstanding contributions for Town Planning Scheme No. 29 are to be transferred into the new scheme to be prepared under Resolution 1 and Town Planning Scheme No. 29 should be repealed upon approval of the new scheme. Unspent contributions

held in the general scheme costs trust account are to be used for infrastructure improvements within the Town Planning Scheme No. 29 area.

7. All outstanding contributions for Town Planning Scheme No. 38 are to be transferred into the new scheme to be prepared under Resolution 1 and Town Planning Scheme No. 38 should be repealed upon approval of the new scheme. Unspent contributions held in trust accounts are to be returned to the four Town Planning Scheme No. 38 participants as required by clause 4.7.1 of this scheme.
8. All outstanding contributions for Town Planning Scheme No. 39 are to be transferred into the new scheme to be prepared under Resolution 1 and Town Planning Scheme No. 39 should be repealed upon approval of the new scheme. Unspent contributions held the trust account are to be used for infrastructure improvements within the Town Planning Scheme No. 39 area.

8 Appendices

8.1 Guided Development Scheme Areas



8.2 Amendments to Town Planning Scheme No. 40

AMD No.	GAZETTAL DATE	DETAILS
1	26 / 06 / 1994	Appendix 5: Delete Additional Use No. 28 and substitute with a new Additional Use No. 28.
3	12 / 07 / 1994	Appendix 5: Insert Additional Use No. 44, 59-89 Pilbara Street (Pt Lot 3).
6	16 / 09 / 1994	Zoning Table: Delete Night Club/Tavern and enter as separate entries.
4	07 / 10 / 1994	Appendix 5: Insert Additional Use No. 45, 288 High Road (Lot 1112), Riverton.
9	14 / 10 / 1994	Zoning Table: Insert Convenience Store. Table 4B: Insert Convenience Store. Table 7B: Insert Convenience Store. Appendix 1: Insert Convenience Store. Appendix 5: Amend Additional Use No. 1, 11, 12, 13, 16, 19, 20, 25 & 39 by inserting Convenience Store.
8	11 / 10 / 1994	Appendix 5: Insert Additional Use No. 47, 24-26 Ewing Street (Lot 201), Bentley.
12	16 / 12 / 1994	Appendix 5: Amend Additional Use No. 42, 21-39 Burton Street, Bentley. Appendix 5: Insert Additional Use No. 49, 5-19 Burton Street (Lot 63), Bentley.
13	16 / 12 / 1994	Appendix 5: Insert Additional Use No. 50, 24 Augusta Street (Lot 136), Willetton.
14	17 / 02 / 1995	Appendix 5: Insert Additional Use No. 51, 382-412 Orrong Road, Welshpool.
39	26 / 07 / 1995	Part 2: Insert new sub-clause 2.3.9A – Power to Reconsider Applications.
19	05 / 05 / 1995	Appendix 5: Insert Additional Use No. 53, 192-194 Bannister Road (Lot 401), Canning Vale.
17	26 / 05 / 1995	Part 2: Amend paragraph 2.3.7.1, sub-clause 2.5.5. Insert paragraph 2.3.8.4. Zoning Table: Insert use class 'Family Day Care Centre'. Amend use class 'Kennels'. Amend use class 'Educational Establishment'. Amend use class 'Open Air Display'. Part 4: Amend paragraph 4.5.2.2. Delete sub-clause 4.5.6. Table 4B: Insert 'Retail Establishment'. Amend 'Vehicle Workshop'. Part 5: Amend sub-clause 5.4.3, 5.4.7. Part 6: Amend paragraph 6.4.5.1, 6.4.5.2(b), 6.4.2.2 & sub-clause 6.4.4. Insert paragraph 6.4.2.1, renumber existing paragraph 6.4.2.1 to 6.4.2.2. Delete sub-clause 6.4.7. Table 6B: Amend 'Vehicle Workshop'.

AMD No.	GAZETTAL DATE	DETAILS
		<p>Part 7: Amend paragraph 7.4.5.1, 7.4.5.2(b), 7.4.2.2 & sub-clause 7.4.4. Delete sub-clause 7.4.7.</p> <p>Table 7A: Delete column headed 'Minimum Frontage in Metres'.</p> <p>Table 7B: Insert 'Retail Establishment'. Amend 'Vehicle Workshop'.</p> <p>Part 8: Insert sub-clause 8.4.4. Appendix 1: Insert definition of 'stall'. Amend the definition of 'home occupation'. Amend the definition of 'Canteen'. Amend the definition of 'non-conforming use'. Amend the definition of 'vehicle workshop'. Amend the definition of 'service station'. Insert definition of 'Net lettable area'.</p> <p>Appendix 5: Amend heading of column 4.</p>
11	26 / 05 / 1995	Appendix 5: Insert Additional Use No. 48, 126-154 Pilbara Street (Lot 8), Welshpool.
22	11 / 07 / 1995	Appendix 5: Insert Additional Use No. 55, 8 & 10 Purkiss Street (Lots 33 & 34), Cannington.
25	11 / 07 / 1995	Part 5: Amend paragraph 5.4.5.2. Appendix 1: Amend the definition of 'commercial vehicle'.
26	17 / 11 / 1995	Appendix 5: Insert Additional Use No. 58, 246 High Road (Lot 40) & 81 Vahland Avenue (Lot 36), Riverton.
30	16 / 04 / 1996	Appendix 5: Insert Additional Use No. 60, 15 Augusta Street (Lot 501), Willetton.
24	30 / 04 / 1996	Appendix 5: Insert Additional Use No. 56, 271-291 Treasure Road (Lot 22), Welshpool.
37	16 / 08 / 1996	Appendix 5: Insert Additional Use No. 62, 113 Collins Road (Lot 53), Canning Vale.
28	27 / 08 / 1996	Appendix 5: Insert Additional Use No. 59, 2, 4 & Pt 6 Madeira Road (Lot 134, 133 & part of Lot 132), part of 9-11 and 13-15 Gavin Court (part of Lot 124 & 123), Parkwood.
44	24 / 09 / 1996	Appendix 5: Amend Additional Use No. 51, 382-412 Orrong Road (part of Lot 304), Welshpool.
34	31 / 01 / 1997	<p>Part 6: Amend sub-clause 6.4.10. Amend paragraph 6.4.2.3(b).</p> <p>Part 5: Amend paragraph 5.4.5.2(c).</p> <p>Appendix 1: Amend definition of 'Vehicle Sales Premises'. Amend definition of 'Retail Establishment' to increase floor area to 500m². Amend definition of 'Lunch bar' to change starting hours from "9:00am" to "6:00am". Amend definition of 'Shop' to delete references to 'Restaurant' and 'Fast Food Outlets'. Delete the definition of 'Gross Leasable Area'.</p>

AMD No.	GAZETTAL DATE	DETAILS
		<p>Amend definition of 'Child Day Care' to delete reference to "Child Care Regulations 1968" and substitute with "relevant legislation relating to Child Day Care" and delete the words "but does not include an institutional home".</p> <p>Table 4B: Amend 'Lunch Bar' use. Delete reference to "Gross Leasable Area" and substitute with "Net Lettable Area (NLA)". Insert requirement for 'Office' of 1 space per 30m² GFA except for areas open to the public.</p> <p>Table 6B: Amend 'Lunch Bar' use. Delete reference to "Gross Leasable Area" and substitute with "Net Lettable Area (NLA)". Insert requirement for 'Office' of 1 space per 30m² GFA except for areas open to the public.</p> <p>Table 7B: Amend 'Lunch Bar' use. Delete reference to "Gross Leasable Area" and substitute with "Net Lettable Area (NLA)". Insert requirement for 'Office' of 1 space per 30m² GFA except for areas open to the public.</p>
50	18 / 03 / 1997	Appendix 5: Amend Additional Use No. 37 to insert "Development to be in accordance with an Outline Development Concept Plan approved by the Council." in the 'Additional Development Requirements' column.
52	11 / 03 / 1997	Appendix 5: Insert Additional Use No. 65, 88 Catalano Circuit (Lot 10), Canning Vale.
33	27 / 03 / 1997	Appendix 5: Insert Additional Use No. 61, Lot 198 Bannister Road (cnr Canvale Road) Canning Vale. Amend Additional Use No. 43 to change property details to 10-16 Mills Street (Lot 5), Cannington.
54	18 / 04 / 1997	Appendix 5: Insert Additional Use No. 66, 38 Vahland Avenue (Lot 57), Riverton.
35	16 / 05 / 1997	Part 2: Amend sub-clause 2.1.1. Delete sub-clause 2.1.2. Amend paragraph 2.3.1.5. Amend paragraphs 2.3.3.1, 2.3.3.2 & 2.3.3.3. Amend the heading of sub-clause 2.3.10. Insert paragraph 2.3.10.2A.
59	16 / 05 / 1997	Appendix 5: Insert Additional Use No. 68, 2-4 Lynwood Avenue (Lot 213), Lynwood.
55	30 / 05 / 1997	Appendix 5: Amend Additional Use No. 43, 10-16 Mills Street (Lot 5), Cannington. Insert Additional Use No. 67, 17 Mills Street (Lot 67), Cannington.
60	20 / 06 / 1997	Part 2: Insert new sub-clause 2.2.6 – Temporary Uses.
45	08 / 07 / 1997	Appendix 5: Insert Additional Use No. 64, Lot 500 Aveley Street / Leach Highway, Willetton.

AMD No.	GAZETTAL DATE	DETAILS
29	16 / 09 / 1997	Part 5: Delete paragraph 5.4.1.5 and substitute with new paragraph 5.4.1.5. Delete sub-clause 5.4.2 and substitute with new sub-clause 5.4.2. Appendix 1: Insert definition of “development site frontage”. Appendix 7: Delete Appendix 7 and substitute with new Appendix 7.
53	24 / 10 / 1997	Table 4B: Amend “shop” land use to “Shop and Shopping Centres – 6 spaces per 100m ² NLA provided that where the aggregate floorspace is less than 1,500m ² NLA Council may reduce the parking provision to 5 spaces per 100m ² NLA. Amend “restaurant”, lunch bar” and “take-away food outlet” by inserting after the prescribed minimum parking standards “unless part of a Shopping Centre in excess of 1500m ² NLA in which occupants share a common parking area, in which case the standards for shopping centres shall apply as if any floorspace used for the designated use were lettable.” Table 7B: Amend “shop” land use to “Shop and Shopping Centres – 6 spaces per 100m ² NLA provided that where the aggregate floorspace is less than 1,500m ² NLA Council may reduce the parking provision to 5 spaces per 100m ² NLA. Amend “restaurant”, lunch bar” and “take-away food outlet” by inserting after the prescribed minimum parking standards “unless part of a Shopping Centre in excess of 1500m ² NLA in which occupants share a common parking area, in which case the standards for shopping centres shall apply as if any floorspace used for the designated use were lettable.”
69	24 / 10 / 1997	Appendix 5: Insert Additional Use No. 72, 7 Herald Avenue (Lot 194), Willetton.
66	05 / 12 / 1997	Appendix 5: Amend Additional Use No. 68, 2-4 Lynwood Avenue (Lot 213), Lynwood.
62	09 / 12 / 1997	Appendix 5: Amend Additional Use No. 2, 564 Metcalfe Road (Lot 1), Ferndale. Amend Additional Use No. 3, 560 Metcalfe Road (Lot 2), Ferndale.
23	27 / 02 / 1998	Part 2: Amend heading of sub-clause 2.2.5 and paragraph 2.2.5.4. Appendix 5: Amend heading and format of Appendix 5. Amend Additional Use No. 57, Pt Lot 14 Bannister Road, Canning Vale.
75	06 / 03 / 1998	Appendix 5: Insert Additional Use No. 73, 3-5 Woodthorpe Drive (Lot 20), Willetton.
40 & 41	01 / 05 / 1998	Amendment 41 is a correction to Amendment 40

AMD No.	GAZETTAL DATE	DETAILS
		Appendix 5: Insert Additional Use No. 63, area bounded by Railway Reservation, Clifton Road, Bannister Road and Ranford Road, Canning Vale. Appendix 5: Insert Additional Use No. 74, area bounded by Railway Reservation, Clifton Road, Bannister Road and Water Authority Depot, Canning Vale. Appendix 1: Insert definition of "pet cemetery".
51	23 / 06 / 1998	Part 2: Insert clause 2.8 – Control of Satellite Dishes, Microwave Antennae and Radio Masts. Appendix 1: Amend definition of "Radio & TV Installation – Private". Appendix 1: Insert definition "telecommunications infrastructure". Table 3: Delete use class "Radio and TV Installations – Private" Table 3: Insert use class "Telecommunications Infrastructure" as an "SA" use in all zones.
76	01 / 12 / 1998	Appendix 5: Insert Additional Use No. 76, 43 Bungaree Road (Lot 6), Wilson.
78	30 / 03 / 1999	Appendix 5: Amend Additional Use No. 50, 24 Augusta Street & 3 Whyalla Street (Lot 136 and part of Lot 112), Willetton.
83	23 / 04 / 1999	Appendix 5: Insert Additional Use No. 77, 53-61 Kewdale Road (Lot 56), Welshpool.
89	15 / 06 / 1999	Appendix 5: Insert Additional Use No. 79, 1443 Albany Highway (Lot 4), Cannington.
92	23 / 07 / 1998	Part 2: Amend sub-clause 2.1.10.
77	01 / 12 / 1998	Appendix 5: Insert Additional Use No. 76, 43 Bungaree Road (Lot 6), Wilson.
85	23 / 07 / 1999	Appendix 5: Insert Additional Use No. 78, 21 Woodthorpe Drive (Lot 28), Willetton.
88	14 / 09 / 1999	Appendix 5: Insert Additional Use No. 80, 83-85 Catalano Circuit (Lot 31), Canning Vale.
95	24 / 09 / 1999	Appendix 5: Insert Additional Use No. 83, 300 Vahland Avenue (Pt Lot 3), Willetton.
96	24 / 12 / 1999	Appendix 5: Insert Additional Use No. 84, 14 Bungaree Road (Lot 1764), Wilson.
98	21 / 07 / 2000	Appendix 5: Amend Additional Use No. 66, 36-38 Vahland Avenue (Lots 56 & 57), Riverton.
104	12 / 01 / 2001	Appendix 1: Insert definition of "home office". Delete definition of "home occupation" and substitute with a new definition of "home occupation". Table 3: Insert use class of "home office". Part 2: Amend paragraph 2.3.1.3.
99	23 / 03 / 2001	Appendix 5: Insert Additional Use No. 85, 190-208 Welshpool Road (portion of Lot 501), Welshpool.

AMD No.	GAZETTAL DATE	DETAILS
105	01 / 06 / 2001	Appendix 5: Insert Additional Use No. 87, 198 High Road (Lot 220), Riverton.
101	06 / 07 / 2001	Appendix 5: Insert Additional Use No. 86, 59-87 Pilbara Street (Lot 3), Welshpool.
114	15 / 01 / 2002	Appendix 5: Amend Additional Use No. 83, 300 Vahland Avenue (Pt Lot 3), Willetton.
110	04 / 02 / 2003	Appendix 5: Insert Additional Use No. 89, 412-420 Welshpool Road (Lot 200), Welshpool.
119	18 / 02 / 2003	Appendix 5: Insert Additional Use No. 91, 206 High Road (Lot 4), Riverton.
117	21 / 02 / 2003	Appendix 5: Insert Additional Use No. 88, Lot 20 Felspar Street, Welshpool.
113	22 / 08 / 2003	Appendix 5: Insert Additional Use No. 90, 239-247 High Road & 86 Vahland Avenue (Lots 10 & 11), Willetton.
133	13 / 05 / 2005	Appendix 5: Amend Additional Use No. 64, 6-8 Aveley Street (Lot 500), Willetton.
128	20 / 05 / 2005	Part 2: Amend paragraph 2.3.1.3. Amend paragraph 2.3.1.7. Insert clause 2.9 – Special Control Areas.
130	17 / 06 / 2005	Appendix 5: Insert Additional Use No. 34, 7 Cumulus Place & 36 Granville Way (Lots 101 & 501), Willetton.
123	01 / 07 / 2005	Appendix 5: Insert Additional Use No. 94, 57-85 Radium Street, Cannington.
134	02 / 09 / 2005	Appendix 5: Insert Additional Use No. 97, 29 Augusta Street (Lot 62), Willetton.
140	09 / 12 / 2005	Appendix 5: Delete Additional Use No. 29, 36 Marjorie Avenue, corner Barbican Street (Lot 4), Riverton.
143	07 / 02 / 2005	Appendix 5: Delete Additional Use No. 9, 1123-1124 Albany Highway (Lots 2 & 3), Bentley. Insert Additional Use No. 100, 1121 & 1123 & 1125 Albany Highway (Lots 1, 2 & 3) & 1 & 3 Coolgardie Street (Lots 4 & 5), St James.
122	27 / 06 / 2006	Appendix 5: Insert Additional Use No. 95, northern portion of Lot 302 Madeira Road, Parkwood.
139	06 / 10 / 2006	Appendix 5: Insert Additional Use No. 99, (Lots 166, 167 & 168) Wharf Street, Queens Park.
150	18 / 03 / 2008	Part 2: Insert sub-clause 2.7.14 – Restrictive Covenants.
148	24 / 4 / 2008	Part 2: Amend paragraph 2.9.1.1. Insert sub-clause 2.9.3 – Jandakot Airport Buffer Special Control Area.
158	13 / 02 / 2009	Zoning Table: Amend “multiple dwelling” land use as “AA” in the City Centre Deferred Zone.
153	29 / 05 / 2009	Appendix 5: Insert Additional Use No. 101, 2-10 Adams Drive

AMD No.	GAZETTAL DATE	DETAILS
		(corner Welshpool Road), Welshpool.
166	25 / 06 / 2010	Appendix 5: Amend Additional Use No. 91, 206 High Road (Lot 4), Riverton.
170	10 / 12 / 2010	Appendix 5: Insert Additional Use No. 104, 202 High Road (Lot 218), Riverton.
190	01 / 02 / 2013	Appendix 5: Amend Additional Use No. 27, 241 & 245 Ferndale Crescent (Lot 2), Ferndale.
180	09 / 08 / 2013	Part 2: Delete sub-clause 2.2.6 – Temporary Uses.
191	09 / 08 / 2013	Appendix 5: Amend Additional Use No. 28, 363 High Road (Lot 2), Riverton.
195	20 / 08 / 2013	Part 2: Amend Table 2 in sub-clause 2.2.1 – Classification. Amend sub-clause 2.9.1 – Operation of Special Control Areas. Insert new sub-clause 2.9.4 – Development Areas. Zoning Table: Insert “Development” zone. Part 4: Delete sub-clause 4.4.1 & 4.4.2 and substitute with new sub-clause 4.4.1 – Canning City Centre Policies. Part 5: Delete sub-clause 5.3.3 and substitute with a new sub-clause 5.3.3 – Historical Structure Plans. Part 10: Insert new Part 10 – Development Zones. Part 11: Insert new Part 11 – Structure Plans. Appendix 6: Amend title to “Areas Subject to Historical Structure Plans – 'Livingston Estate” & “Areas Subject to Historical Structure Plans – 'Ranford Estate””. Appendix 9: Insert new Appendix 9 – Development Areas.
184	09 / 05 / 2014	Appendix 9: Insert DA1 to Appendix 9.
199	09 / 05 / 2014	Appendix 5: Amend Additional Use No. 15, 5 Rangeview Place (Lot 10), Canning Vale.
167	24 / 06 / 2014	Appendix 5: Insert Additional Use No. 103, 56-58 Kent Street (Lot 51), Cannington.
197	01 / 08 / 2014	Part 2: Amend sub-clause 2.2.4 – Uses Not Listed. Amend paragraph 2.3.7.1, 2.3.7.2 & 2.3.8.3. Part 3: Insert new sub-clause 3.1.8 – Variations to Site and Development Standards and Requirements.
205	30 / 01 / 2015	Appendix 5: Amend Additional Use No. 66, 36-38 Vahland Avenue (Lots 56 & 57) & 213 Corinthian Road (Lot 55), Riverton.
201	30 / 01 / 2015	Appendix 5: Insert Additional Use No. 107, 1-3 Glenmoy Avenue (Lot 1), Willetton.
209	28 / 07 / 2015	Appendix 5: Amend Additional Use No. 97, 29 Augusta Street (Lot 62), Willetton.
N/A	25 / 08 / 2015	Planning and Development Regulations 2015 – Deemed Provisions Schedule A: Move sub-clause 2.5.5 to Schedule A and strike through.

AMD No.	GAZETTAL DATE	DETAILS
		Scheme Text: Strike through various clauses now superseded by the Deemed Provisions.
160	06 / 11 / 2015	Part 5: Delete sub-clause 5.3.3. Appendix 5: Delete Additional Use No. 35 & 37. Appendix 6: Delete structure plan maps, retain heading.
198	08 / 12 / 2015	Part 2: Amend sub-clause 2.2.2. Part 3: Replace Table 3 – Zoning Table with Table 3A – Zoning Table. Insert new Table 3B – Land Use Parking Requirements. Part 4: Amend sub-clause 4.5.1, 4.5.2, 4.5.3 & paragraph 4.5.4.2 (a). Rename Table 4A to Table 4. Delete Table 4B. Part 5: Delete paragraph 5.4.1.6 & sub-clause 5.4.2. Amend sub-clause 5.4.4, 5.4.7 & 5.4.9. Delete Table 5. Part 6: Amend sub-clause 6.4.1, 6.4.2, paragraph 6.4.2.3 (g) & sub-clause 6.4.3. Rename Table 6A to Table 6. Delete Table 6B. Part 7: Amend sub-clause 7.4.2, 7.4.3, paragraph 7.4.4.2 (a) & sub-clause 7.4.9. Rename Table 7A to Table 7. Delete Table 7B. Part 8: Amend paragraph 8.4.1 (e) & sub-clause 8.4.2. Rename Table 8A to Table 8. Delete Table 8B. Part 9: Amend sub-clause 9.4.3. Delete Table 9. Appendix 1: Insert “bed and breakfast” & “home business”. Amend “shop” & “service station”. Delete “milk depot”, “amenity building” & “canteen”. Appendix 7: Delete Appendix 7 in its entirety.

8.3 Amendments to Guided Development Schemes

The following lists of amendments to the nine Guided Development Schemes summarise text amendments to each Guided Development Scheme.

Town Planning Scheme No. 23

AMD No.	GAZETTAL DATE	DETAILS
1	05 / 09 / 1975	Delete clause 37. Amend clause 38. Amend clause 39 sub-clause (2). Amend clause 42 sub-clause (I). Amend clause 43.
5	13 / 02 / 1981	Amend clause 20.
10	25 / 03 / 1988	Insert clause 38A.
14	30 / 06 / 1992	Amend clause 34, sub-clause (1), paragraph (a). Insert clause 34, sub-clause (5).

Town Planning Scheme No. 24

AMD No.	GAZETTAL DATE	DETAILS
1	16 / 12 / 1977	Amend clause 12. Insert clause 12A. Delete clause 48(d) and insert new clause 48(d).
2	29 / 03 / 1985	Amend clause 3. Amend clause 28. Insert clause 29A.
6	25 / 03 / 1988	Insert clause 43A.
10	30 / 06 / 1992	Amend clause 40, sub-clause (1), paragraph (a). Insert clause 40 sub-clause (4).
15	31 / 08 / 1993	Insert clause 57A.

Town Planning Scheme No. 29

AMD No.	GAZETTAL DATE	DETAILS
1	07 / 07 / 1978	Amend clause 8.
2	13 / 06 / 1980	Amend clause 8.
3	25 / 07 / 1980	Amend clause 8.
5	23 / 04 / 1982	Amend clause 5, paragraph (d). Insert "Sewerage Works", clause 6A and 6B. Insert "Sewerage Costs", clause 7A.

AMD No.	GAZETTAL DATE	DETAILS
6	22 / 10 / 1982	Amend clause 5, paragraph (c). Insert "Regional Reservation" and clause 5A. Delete clause 6 paragraphs (a) to (d) and substitute with new paragraph (a) & (b). Delete clause 7 sub-clause (1), amend sub-clause (2) & (3). Delete clause 8 and substitute with new clause 8. Delete clause 9 and substitute with new clause 9. Amend clause 10. Insert new "Access – Area B" and associated clause 10A. Insert new "Parking" and associated clause 10B.
7	26 / 08 / 1983	Amend clause 7 sub-clause (2) & (3) by renumbering to sub-clause (1) & (2) respectively. Insert new paragraph (c) in clause 7 sub-clause (1). Amend definition of "sewerage costs" in clause 7A sub-clause (1). Insert new clause 7B.
8	09 / 02 / 1993	Amend clause 8 sub-clause (2).
9	29 / 09 / 1998	Delete clause 6.

Town Planning Scheme No. 30

AMD No.	GAZETTAL DATE	DETAILS
3	25 / 05 / 1979	Insert clause 11, sub-clause (m). Insert clause 14, sub-clause (m). Amend clause 17 to delete reference to Lot 1121.
4	29 / 02 / 1980	Amend clause 4. Insert clause 4, sub-clause (2). Amend clause 9. Insert clause 9, sub-clause (2). Amend clause 11. Amend clause 11, sub-clause (1) & (2). Insert clause 11, sub-clause (6) & (7). Amend clause 21, paragraph (c). Amend clause 41. Insert clause 41A. Insert "Deviation of Apsley Road" and clause 44A.
1	27 / 06 / 1980	Amend Contents. Amend clause 4. Amend clause 14, sub-clause (3), paragraph (a). Amend clause 17. Amend clause 18. Amend clause 21. Insert Proposed Service Station – Lot 1160 and clause 42A.
7	09 / 12 / 1983	Delete clause 41 & renumber clause 41A to clause 41.
8	26 / 05 / 1989	Delete clause 45, sub-clause (1).
10	15 / 10 / 1993	Insert clause 47A.

AMD No.	GAZETTAL DATE	DETAILS
11	22 / 07 / 1994	Insert clause 42, sub-clause (5), (6) & (7).

Town Planning Scheme No. 33

AMD No.	GAZETTAL DATE	DETAILS
1	05 / 07 / 1985	Amend Clause 16.
2	13 / 03 / 1987	Amend Clause 13. Delete Clause 15, 17 & 18. Renumber Clause 16, 19, 20, 21, 22, 23 & 24 to Clause 15, 16, 17, 18, 19, 20 & 21 respectively.
5	05 / 06 / 1987	Amend Clause 11.

Town Planning Scheme No. 38

AMD No.	GAZETTAL DATE	DETAILS
1	28 / 03 / 1991	Insert sub-clause 6.7.3, paragraph (g). Insert clause 7.7 – Recovery Costs.

Town Planning Scheme No. 39

AMD No.	GAZETTAL DATE	DETAILS
1	04 / 04 / 1996	Amend sub-clause 4.3.5. Amend sub-clause 5.1.3.
2	06 / 02 / 1998	Amend sub-clause 4.1.2, paragraph (c).

8.4 Lot Creation Information

Lot creation information has been provided to the City of Canning by the Western Australian Planning Commission. Information has been sought for the years 2011 to 2015 (inclusive).

RESIDENTIAL CATEGORY

City of Canning Local Government Area	Developer lodged application	Application under assessment	Conditional approvals	Stock of current conditional approvals	Final approvals
	Proposed lot	Proposed lot at end of quarter	Proposed lot	Proposed lot at end of quarter	Lot
December 2015 quarter	133	118	91	882	90
September 2015 quarter	120	96	188	900	144
June 2015 quarter	173	201	56	866	104
March 2015 quarter	139	103	166	904	120
December 2014 quarter	145	137	121	1029	95
September 2014 quarter	167	133	119	937	89
June 2014 quarter	185	115	174	1009	123
March 2014 quarter	148	152	109	911	102
December 2013 quarter	136	127	155	913	109
September 2013 quarter	140	176	202	934	112
June 2013 quarter	252	253	83	858	83
March 2013 quarter	110	91	93	902	90
December 2012 quarter	126	91	125	908	66
September 2012 quarter	166	125	891	134	84
June 2012 quarter	129	115	83	870	72
March 2012 quarter	61	104	66	922	46
December 2011 quarter	80	144	71	932	103
September 2011 quarter	100	160	84	996	61
June 2011 quarter	168	186	128	1035	67
March 2011 quarter	94	156	212	1126	88
TOTAL	2,772	2,783	3,217	17,968	1,848

NON-RESIDENTIAL CATEGORY

(includes rural residential, special residential, commercial, industrial and other categories)

City of Canning Local Government Area	Developer lodged application	Application under assessment	Conditional approvals	Stock of current conditional approvals	Final approvals
	Proposed lot	Proposed lot at end of quarter	Proposed lot	Proposed lot at end of quarter	Lot
December 2015 quarter	13	13	2	235	4
September 2015 quarter	3	4	9	235	4
June 2015 quarter	8	13	5	238	73
March 2015 quarter	9	9	109	291	17
December 2014 quarter	131	123	9	193	11
September 2014 quarter	3	3	12	187	4
June 2014 quarter	13	12	132	189	3
March 2014 quarter	123	123	43	68	4
December 2013 quarter	42	42	2	43	20
September 2013 quarter	0	0	8	43	24
June 2013 quarter	28	36	1	59	2
March 2013 quarter	9	13	1	78	0
December 2012 quarter	5	5	1	79	0
September 2012 quarter	3	1	89	5	6
June 2012 quarter	4	4	2	93	47
March 2012 quarter	0	7	4	149	13
December 2011 quarter	10	14	20	170	7
September 2011 quarter	0	4	9	174	5
June 2011 quarter	23	29	43	170	6
March 2011 quarter	7	13	4	145	6
TOTAL	434	468	505	2,844	256

COMMERCIAL CATEGORY

City of Canning Local Government Area	Developer lodged application	Application under assessment	Conditional approvals	Stock of current conditional approvals	Final approvals
	Proposed lot	Proposed lot at end of quarter	Proposed lot	Proposed lot at end of quarter	Lot
December 2015 quarter	6	6	0	48	1
September 2015 quarter	0	0	0	48	0
June 2015 quarter	0	0	0	48	5
March 2015 quarter	0	0	3	50	2
December 2014 quarter	7	0	7	53	0
September 2014 quarter	0	0	4	47	0
June 2014 quarter	0	0	6	45	0
March 2014 quarter	1	1	40	42	3
December 2013 quarter	42	42	0	5	0
September 2013 quarter	0	0	1	5	0
June 2013 quarter	0	6	0	5	1
March 2013 quarter	6	6	0	24	0
December 2012 quarter	0	0	0	25	0
September 2012 quarter	0	0	0	29	3
June 2012 quarter	1	1	0	35	38
March 2012 quarter	0	3	2	81	2
December 2011 quarter	3	3	20	73	6
September 2011 quarter	0	0	0	66	1
June 2011 quarter	2	4	41	66	0
March 2011 quarter	2	4	4	26	2
TOTAL	70	76	128	821	64

INDUSTRIAL CATEGORY

City of Canning Local Government Area	Developer lodged application	Application under assessment	Conditional approvals	Stock of current conditional approvals	Final approvals
	Proposed lot	Proposed lot at end of quarter	Proposed lot	Proposed lot at end of quarter	Lot
December 2015 quarter	0	0	1	180	3
September 2015 quarter	1	1	5	180	2
June 2015 quarter	2	7	4	183	59
March 2015 quarter	9	9	106	232	2
December 2014 quarter	105	105	2	129	3
September 2014 quarter	2	2	6	129	0
June 2014 quarter	7	6	121	128	2
March 2014 quarter	120	120	0	17	1
December 2013 quarter	0	0	2	31	20
September 2013 quarter	0	0	2	31	24
June 2013 quarter	22	22	1	52	1
March 2013 quarter	1	1	1	52	0
December 2012 quarter	1	1	1	52	0
September 2012 quarter	3	1	5	180	3
June 2012 quarter	2	2	2	56	7
March 2012 quarter	0	4	2	64	8
December 2011 quarter	4	8	0	93	1
September 2011 quarter	0	4	5	104	4
June 2011 quarter	5	9	2	104	2
March 2011 quarter	4	8	0	116	2
TOTAL	288	310	268	2,113	144

RURAL RESIDENTIAL & SPECIAL RESIDENTIAL CATEGORIES

City of Canning Local Government Area	Developer lodged application	Application under assessment	Conditional approvals	Stock of current conditional approvals	Final approvals
	Proposed lot	Proposed lot at end of quarter	Proposed lot	Proposed lot at end of quarter	Lot
December 2015 quarter	0	0	0	0	0
September 2015 quarter	0	0	0	0	0
June 2015 quarter	0	0	0	0	0
March 2015 quarter	0	0	0	0	0
December 2014 quarter	0	0	0	2	2
September 2014 quarter	0	0	2	2	0
June 2014 quarter	0	0	0	0	0
March 2014 quarter	0	0	0	0	0
December 2013 quarter	0	0	0	0	0
September 2013 quarter	0	0	0	0	0
June 2013 quarter	0	0	0	0	0
March 2013 quarter	0	0	0	0	0
December 2012 quarter	0	0	0	0	0
September 2012 quarter	0	0	0	0	0
June 2012 quarter	0	0	0	0	0
March 2012 quarter	0	0	0	0	0
December 2011 quarter	0	0	0	0	0
September 2011 quarter	0	0	0	0	0
June 2011 quarter	0	0	0	0	0
March 2011 quarter	0	0	0	0	0
TOTAL	0	0	2	4	2

TOTAL LOTS CREATED

(Residential, Commercial, Industrial, Rural Residential, Special Residential, Other)

City of Canning Local Government Area	Developer lodged application	Application under assessment	Conditional approvals	Stock of current conditional approvals	Final approvals
	Proposed lot	Proposed lot at end of quarter	Proposed lot	Proposed lot at end of quarter	Lot
December 2015 quarter	146	131	93	1117	94
September 2015 quarter	123	100	197	1135	148
June 2015 quarter	181	214	61	1104	177
March 2015 quarter	148	112	275	1195	137
December 2014 quarter	276	260	130	1222	106
September 2014 quarter	170	136	131	1124	93
June 2014 quarter	198	127	306	1198	126
March 2014 quarter	271	275	152	979	106
December 2013 quarter	178	169	157	956	129
September 2013 quarter	140	176	210	977	136
June 2013 quarter	280	289	84	917	85
March 2013 quarter	119	104	94	980	90
December 2012 quarter	131	96	126	987	66
September 2012 quarter	169	126	980	139	90
June 2012 quarter	133	119	85	963	119
March 2012 quarter	61	111	70	1071	59
December 2011 quarter	90	158	91	1102	110
September 2011 quarter	100	164	93	1170	66
June 2011 quarter	191	215	171	1205	73
March 2011 quarter	101	169	216	1271	94
TOTAL	3206	3251	3722	20812	2104