

LOCAL PLANNING SCHEME NO. 21

AMENDMENT NO. 22

The Minister for Planning and Infrastructure has refused to grant final approval to the above Scheme Amendment for the following reasons:

1. *The proposed increase in residential density proposed by the amendment is ad hoc and not supported by the current strategic planning framework for the locality. In particular, the City's draft Local Planning Strategy identifies the subject land outside the urban consolidation area and where increases in density are considered inconsistent with the urban consolidation criteria outlined in the Strategy;*
2. *The proposed site specific increase in density pre-empts the Local Planning Strategy's required strategic planning investigation into 'broad scale up-coding' of residential densities.*
3. *It has not been demonstrated that the proposed increase in density will not impact adversely upon the character and amenity of the Quindalup Special Character Area, or that this site specific recoding will not establish an undesirable precedent for further amendments, resulting in a cumulative impact upon the area.*
4. *The increase in density and the resultant potential to double the dwelling yield on the site is considered inconsistent and incompatible with protecting the site's vegetation/Western Ringtail Possum habitat.*
5. *The amendment has not addressed coastal hazard risk management and if any adaptation planning measures would be required to be implemented as specified in State Planning Policy No.2.6 – State Coastal Planning Policy (2003).*

A copy of the WA Planning Commission's advice is attached for your information.