

CITY OF WANNEROO
AGREED STRUCTURE PLAN
ASHBY NEIGHBOURHOOD CENTRE

Structure Plan 77

This structure plan was prepared under the provisions of Part 9 of the City of Wanneroo
District Planning Scheme No. 2.

CERTIFIED THAT AGREED STRUCTURE PLAN NO.77: ASHBY NEIGHBOURHOOD CENTRE

WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION

ON

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the
Planning and Development Act 2005 for that purpose, in the presence of:

..... Witness

..... Date

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO
(or as otherwise delegated under section 9.1 of its Delegated Authority Register)

ON

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT
TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE

PRESENCE OF:

.....
Mayor, City of Wanneroo

.....
Chief Executive Officer, City of Wanneroo

..... Date

**Record of Amendments made to the Agreed Structure Plan
Ashby Neighbourhood Centre**

Amendment No.	Description of Amendment	Endorsed by Council	Endorsed by WAPC
1	<p>Local Structure Plan text:</p> <ul style="list-style-type: none"> • Amend Clause 5.1.3 to permit a maximum retail floorspace limit of 7,100m² NLA (rounded to the nearest 50m²). • Delete that part of Clause 5.1.3 that reads "Development fronting the East-West Road shall be restricted to nonretail uses only". <p>Local Structure Plan:</p> <ul style="list-style-type: none"> • Delete Structure Plan Note 8 that reads "No retail uses fronting East-West Road" in its entirety; and, • Deleting the corresponding Note 8 annotation depicted on the plan. 	24 July 2012	5 March 2013

PART 1

STATUTORY PLANNING CONSIDERATIONS

PREAMBLE

Under the provisions of Clause 9.8 of the City of Wanneroo District Planning Scheme No. 2 (DPS2), this part of the Structure Plan has the same force and effect as a provision, requirement or standard of DPS2.

1.0 SUBJECT SITE

The Agreed Structure Plan area comprises approximately 4 hectares, comprising Lot 9603 (131) Pinjar Road, Ashby, and adjacent road network.

2.0 AGREED STRUCTURE PLAN

The Local Structure Plan Map outlines the planned pattern of development for the Structure Plan area. All development should be carried out in accordance with the principles outlined on the Local Structure Plan Map.

The Local Zoning Plan comprises a 'Commercial' zone and road reserves as indicated on the Local Zoning Plan Map.

3.0 INTERPRETATIONS

The words and expressions used in this Agreed Structure Plan shall have the respective meanings given to them in accordance with DPS2.

4.0 RELATIONSHIP WITH THE SCHEME

In accordance with clause 9.8 of DPS2:

- (a) The provisions, standards and requirements specified under Part 1 of this Agreed Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of DPS2.
- (b) In the event of there being any inconsistencies or conflict between the provisions, standards or requirements of DPS2 and the provisions, standards or requirements of this Agreed Structure Plan, then the provisions, standards or requirements of DPS2 shall prevail.

5.0 GENERAL PROVISIONS

5.1 Commercial Zone

5.1.1 Objectives

The general objectives of the 'Commercial' zone shall be in accordance with those contained in DPS2 for the 'Commercial' Zone.

5.1.2 Use Permissibility

Land use permissibility within the 'Commercial' zone shall be accordance with the permitted uses of the 'Commercial' zone of DPS2.

5.1.3 Retail Floorspace

Subject also to the requirements of the East Wanneroo Cell 1 (Tapping and Ashby) Agreed Structure Plan, particularly insofar as floorspace allocation is concerned, the maximum retail floorspace limit for this Centre shall be 7,100m² NLA (rounded to the nearest 50m²).

5.1.4 Road Widening

Local roads abutting the subject site shall be widened as necessary to achieve the following reserve widths, as depicted in the Structure Plan.

Road	Width
Hollosy Way	23.5m – 24.5m
East-West Road	20.0m – 24.0m
North-South Road	17.5m – 20.4m

5.1.5 Provisions

1. The building line adjacent to Hollosy Way, the (unnamed) North-South Road and (unnamed) East-West Road 'Main Streets' shall consist of a generally continuous façade with a nil street setback incorporating continuous awnings and/or colonnades, and may only be broken for minor incursions associated with the following:
 - Pedestrian access
 - Vehicle driveway access and parking as nominated on the Structure Plan
 - Other uses or features deemed appropriate by Council
2. The width of the awning shall have a minimum of 2.0 metres projecting over the road reserve, with minimum 2.75 metres ground clearance.
3. Building setbacks to Pinjar Road shall be in accordance with the provisions of DPS2.
4. Signage within 'Main Streets' shall not project above a building parapet or an eave line unless treated as an architectural feature.
5. Any signage above pedestrian areas shall have a minimum clear headway of 2.75 metres.
6. An Easement in Gross is to be placed on the Certificate/s of Title for the lot/s comprising the Structure Plan area, providing for reciprocal rights of carriageway and access to parking within the Structure Plan area.
7. Shade trees within public carparks shall be planted at the rate of one tree to every four cars and shall be protected from damage by vehicles.
8. Service areas, bin and material storage areas and services such as air conditioners, compressors and other machinery, shall be located to the rear of the building line, or where conditions dictate and to the satisfaction of Council, shall be located away from public areas and screened from view from streets and public areas by an enclosure in the style and material of the building.
9. All buildings fronting public roads shall be designed to incorporate active frontages and to minimize blank facades to street.

5.1.6 Indigenous Heritage Value

There are no sites currently mapped on the Register of Aboriginal Sites. Notwithstanding, the applicant is required to comply with any obligation which may arise pursuant to the *Aboriginal Heritage Act 1972* (WA) in respect to archaeological or ethnographic heritage connected with the subject land.

STRUCTURE PLAN NOTES

- 1 No exit from main shopping centre. Exit for 'vehicle based' commercial uses fronting Pinjar Road only
- 2 Road widening as shown
 - East-West Road 20-24m
 - North-South Road 17.5 - 20.4m
 - Hollosy Way 23.5-24.5m
- 3 The building line adjacent to Hollosy Way, North-South Road and East-West Road 'Main Streets' shall consist of a generally continuous façade incorporating continuous awnings and/or colonnades, and may only be broken for minor incursions associated with the following:
 - Pedestrian access
 - Vehicle driveway access and parking as nominated on the Structure Plan
 - Other uses or features deemed appropriate by Council
- 4 Shade trees within public carparks shall be planted at the rate of one tree to every four cars and shall be protected from damage by vehicles
- 5 Service areas, bin and material storage areas and services such as air conditioners, compressors and other machinery, shall be located to the rear of the building line, or where conditions dictate and to the satisfaction of Council, shall be located away from public areas and screened from view from streets and public areas by an enclosure in the style and material of the building
- 6 All buildings fronting public roads shall be designed to incorporate active frontages and to minimize blank facades to street
- 7 Easement in Gross to be provided over public parking and access areas

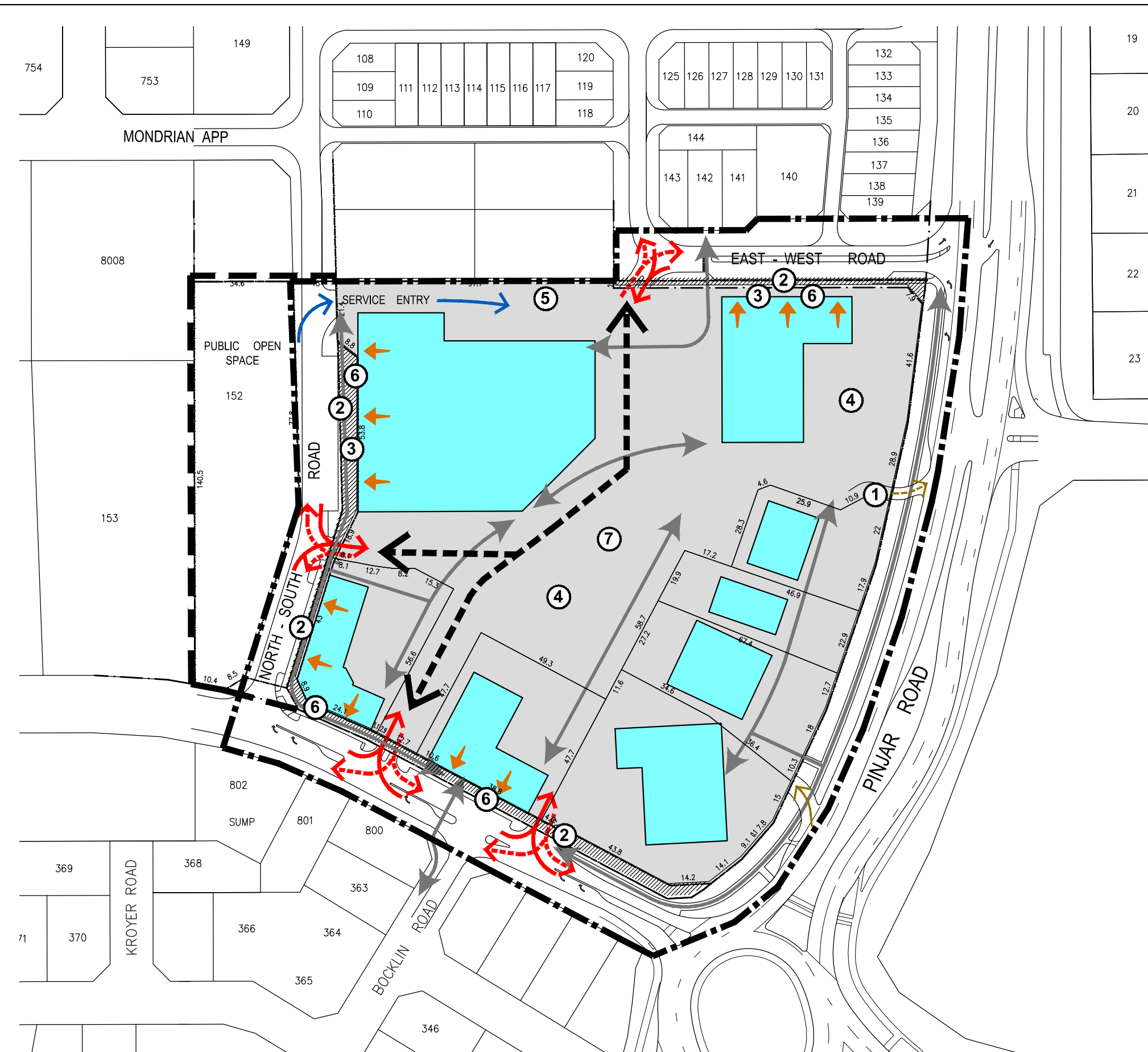
LEGEND

OTHER

- Primary Entrance
- Primary Exit
- Secondary Entrance
- Secondary Exit
- Service Entrance
- Development addressing streetscape - 'Main Street'
- Primary thoroughfare
- Pedestrian Linkage
- LSP Boundary

LAND USES

- Retail / Commercial Use
- Parking and access



LOCAL STRUCTURE PLAN 77
LOCAL STRUCTURE PLAN

LOT 9608 PINJAR ROAD, ASHBY
ASHBY NEIGHBOURHOOD CENTRE

SCALE 1:1,500 @ A3
DATE 17 July 2013
FILE 130717 900 LSP.dwg
REVISION A



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BASEPLAN SOURCE: JOHN CHAPMAN, OKA & GREG ROWE & ASSOCIATES



LOCAL STRUCTURE PLAN 77
LOCAL ZONING PLAN

LOT 9603 PINJAR ROAD, ASHBY
ASHBY NEIGHBOURHOOD CENTRE

SCALE 1:2,000 @ A3
DATE 30 March 2011
FILE 110330 900 L2P.dwg
REVISION -



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City of
Wanneroo