

**AGREED STRUCTURE PLAN**  
**LANDSDALE GARDENS ESTATE**  
**NEIGHBOURHOOD CENTRE**

**(AS AMENDED)**

Structure Plan No 16  
Adopted: 9 March 1999

**This Structure Plan was prepared under the provisions of Part 10 of the  
City of Wanneroo Town Planning Scheme No.1 (Subsequent Modifications have  
been made under the provisions of Part 9 of DPS 2)**

**Record of Amendments made to the Agreed Structure Plan  
Landsdale Gardens Estate Neighbourhood Centre**

<b>Amendment No.</b>	<b>Description of Amendment</b>	<b>Endorsed by Council</b>	<b>Endorsed by WAPC</b>
<b>1.</b>	<b>Minor modification to replace service station precinct with residential R40.</b>	<b>10 August 1999 W226-08/99</b>	<b>6 Sep 1999</b>
<b>2.</b>	<b>Minor modifications to delete parts 6.5.2 and 6.2.2 C</b>	<b>23 Nov 1999 (W422-11/99)</b>	<b>4 Jan 2000</b>
<b>3.</b>	<b>Modifications to the Agreed Structure Plan to rezone the Civic Zone, Tavern Zone and Medical/Office Precinct to Commercial Zone and to be consistent with the DPS2 provisions.</b>	<b>23 July 2002 (PD17-07/02)</b>	<b>27 June 2003</b>

**PART 1**  
**STATUTORY PLANNING SECTION**

**PREAMBLE**

Under the provisions of Clause 9.8 of the Scheme, this part of the Structure Plan has the same force and effect as a provision, requirement or standard of the Scheme.

**1.0 SUBJECT AREA**

The Structure Plan area comprises approximately 3.65 hectares, comprising Lots 2000, 307 and 978 The Broadview, Landsdale.

**2.0 AGREED STRUCTURE PLAN**

Plan 1: 'The Agreed Structure Plan Map'

The Agreed Structure Plan indicates the following zones.

- a) Commercial Zone
- b) Residential Zone

**3.0 DEFINITIONS**

The terms used within this Structure Plan shall have the appropriate interpretation as specified within the Scheme:

**4.0 THE SCHEME**

Unless provided for by specific provisions in this Structure Plan, all requirements shall be in accordance with the Scheme.

**5.0 RETAIL FLOORSPACE**

The maximum permitted retail floor space for the centre is 3000 m<sup>2</sup> nett lettable area as in Schedule 3 of the Scheme.

## **6.0 PROVISIONS**

### **6.1 COMMERCIAL ZONE**

The permitted uses and development standards within this zone shall be those permitted in the Commercial zone of the Scheme.

#### **6.1.1 Criteria**

The general criteria to be satisfied within this precinct are as follows:

- a) Ceding to the Crown free of any cost or encumbrances and without payment of compensation by the Crown, an area of 5000 m<sup>2</sup> as a Crown reserve for Community Purposes in a location to be determined by the City of Wanneroo;
- b) Service areas, bin and material storage areas and services such as air-conditioners, compressors and other machinery shall be screened from view off the streets, the Community Purposes site and the adjoining residential area;
- c) Integration of the Community Purposes site with the surrounding development utilising best practice principles aimed at minimising opportunities for crime and anti social behaviour;
- d) The proposed development and the car parking areas to address the street and the Community Purposes site;
- e) Integration of car parking and access areas between Lots 307 and 978 through design and easements in gross; and
- f) The car park to accommodate a mobile library parking area and its associated vehicle manoeuvring.

### **6.2 RESIDENTIAL ZONE**

The permissible uses and development standards of this zone shall be those permitted in the Residential Zone of the Scheme unless otherwise specified in this section.

#### **6.2.1 Criteria**

The general criteria to be satisfied within this zone are as follows:

- a) The residential density code for this zone shall be R40;
- b) minimum setbacks shall be as follows:

Front :	3 metres
Side :	Nil
Rear :	3 metres.
- c) garden sheds or clotheslines shall be screened from public view;

- d) Any proposed strata lots within the Residential Zone backing onto the existing POS reserve are to be designed appropriately so that it allows for surveillance of the POS reserve from the proposed dwellings with partially opened fencing being constructed.