

**LOTS 510 – 533 GRASSTREE BEND, BANKSIA
GROVE LOCAL STRUCTURE PLAN**

**Structure Plan No. 50
Adopted: 4 April 2005**

**This Structure Plan is prepared under the provisions of the City of
Wanneroo District Planning Scheme No. 2**

PART 1 - STATUTORY PLANNING SECTION

1.0 STRUCTURE PLAN AREA

This Structure Plan shall apply to Lots 510 to 533 Grasstree Bend, Banksia Grove being the land contained within the inner edge of the broken black line shown on the Zoning Map (Plan No. 1).

2.0 STRUCTURE PLAN CONTENT

This Structure Plan comprises the:

- a) Statutory section (Part 1);
- b) Explanatory section (Part 2);

3.0 INTERPRETATION

The words and expressions used in this Structure Plan shall have the respective meanings given to them in the District Planning Scheme No.2 (the Scheme).

4.0 OPERATION DATE

In accordance with sub-clause 9.8.1 of the Scheme, this Structure Plan shall come into operation on the later date when it is either certified by the Commission pursuant to subclause 9.6.3 or adopted, signed and sealed by the Council under subclause 9.6.5.

5.0 RELATIONSHIP WITH THE SCHEME

In accordance with clause 9.8 of the Scheme:

- a) The provisions, standards and requirements specified under Part 1 of this Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. Part 2 of this Structure Plan is for explanatory purposes only in order to provide a descriptive analysis of the Structure Plan.
- b) In the event of there being any inconsistencies or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Structure Plan, the provisions, standards or requirements of the Scheme shall prevail.

6.0 ZONES AND RESIDENTIAL DENSITY CODES

The Zoning Map (Plan 1) and Residential Density Code Map (Plan 2) delineate and depict the zones and residential density codes applicable to the structure plan area according to the legend thereon.

The zones and residential density codes designated under this structure plan apply to the land within it as if the zones and residential density code were incorporated in the Scheme.

All provisions, standards and requirements applicable to the zones and residential density codes in the Scheme shall apply, unless specific provision is made to the contrary in this Structure Plan.

7.0 STRUCTURE PLAN MAP

The Structure Plan Map (Plan 3) outlines the planned pattern of subdivision or development for the Structure Plan area. All subdivision and development shall be carried out in accordance with the principles outlined on the Structure Plan Map.

8.0 GENERAL PROVISIONS

8.1 Residential Zone

Objectives

The general objectives of this zone shall be in accordance with those contained in the Scheme for Residential Zone.

Use Permissibility

Land Use permissibility within this zone shall be in accordance with the corresponding zone under the Scheme.

8.2 Commercial Zone

Objectives

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

Use Permissibility

Land Use permissibility within this zone shall be in accordance with the corresponding zone under the Scheme.

Provisions

- a. The maximum permitted Retail Net Lettable Area (NLA) shall not exceed 200m².
- b. Residential development shall not be permitted unless it forms part of mixed-use development that complies with Clause 4.2 of the Residential Design Codes of Western Australia. Any residential development within the Structure Plan Area shall conform to the Residential Density Code depicted in the Residential Density Code Plan (Plan 2).

8.3 Business Zone

Objectives

The general objectives of this zone shall be in accordance with those contained in the Scheme for Business Zone.

Use Permissibility

Land Use permissibility within this zone shall be in accordance with the corresponding zone under the Scheme.

8.4 Civic and Cultural Zone

Objectives

The general objectives of this zone shall be in accordance with those contained in the Scheme for Civic and Cultural Zone.

Use Permissibility

Land Use permissibility within this zone shall be in accordance with the corresponding zone under the Scheme.

9.0 SPECIAL PROVISIONS

9.1 Public Open Space

Provision of a Public Open Space contribution should Lot 531 zoned Commercial in the Structure Plan be developed or subdivided for Residential purposes unless it can be demonstrated that Public Open Space has previously been ceded for the land.