



## **AMENDMENT NO. 7**

**TO THE**

**EAST WANNEROO CELL 9 (EAST LANDSDALE)  
AGREED STRUCTURE PLAN NO. 57**

**Structure Plan Ref: WANN/2016/57-7**

RECORD OF AMENDMENTS MADE TO THE EAST WANNEROO CELL 9  
(EAST LANDSDALE) LOCAL STRUCTURE PLAN

AGREED STRUCTURE PLAN NO. 57

Amendment No.	Summary of the Amendment	Date approved by WAPC
7	<p>Modify the proposed road network over Lot 1981 Gnangara Road, Landsdale to correspond with future subdivisional boundaries;</p> <p>Remove the Commercial Zone and replaces it with Residential Precinct.</p>	

**AMENDMENT NO. 7 TO THE  
EAST WANNEROO CELL 9  
(EAST LANDSDALE) LOCAL STRUCTURE PLAN**

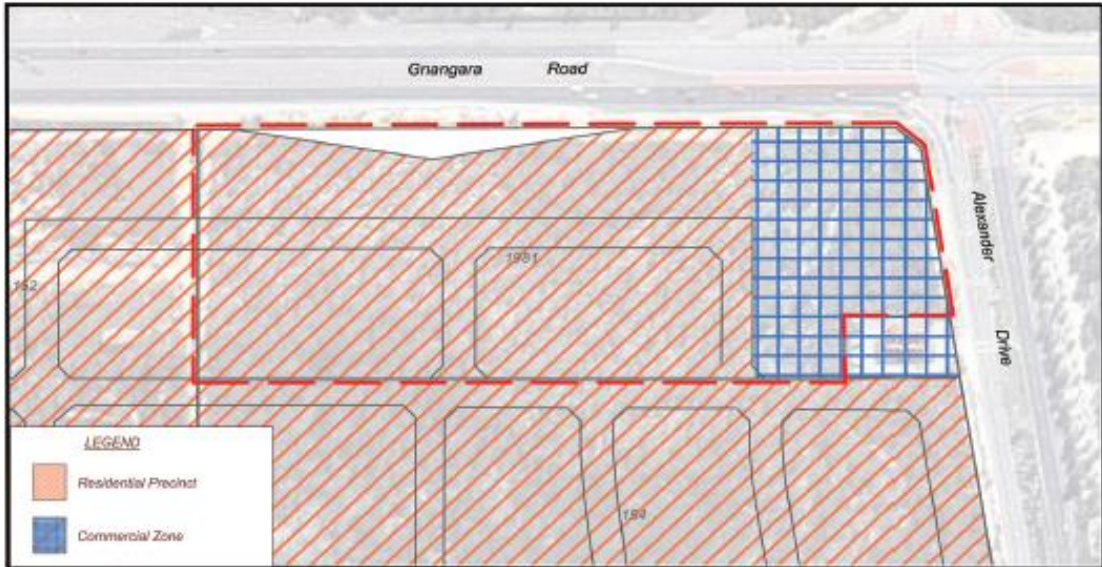
**AGREED STRUCTURE PLAN NO. 57**

The City of Wanneroo, pursuant to its District Planning Scheme No. 2, hereby amends the above Agreed Structure Plan by:

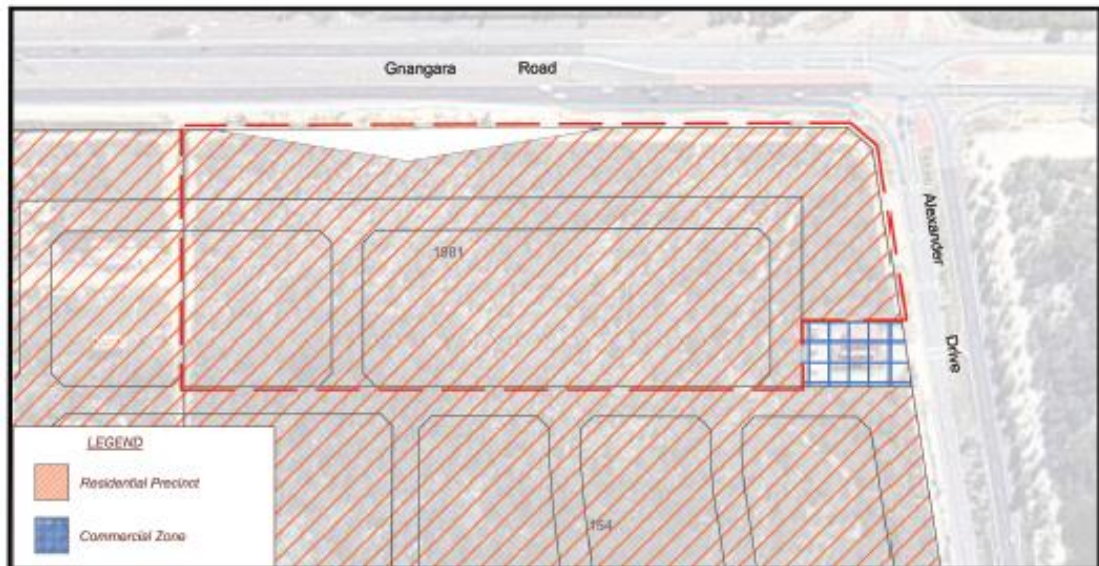
1. Deleting the Commercial Zone over Lot 1981 Gnangara Road, Landsdale and replacing it with the Residential Precinct;
2. Modifying the road layout to reflect the future residential subdivision of the site.

# AMENDMENT PLAN

## 1. Plan Modification



Current LSP



Proposed Amendment to LSP

## **PART 2 - EXPLANATORY REPORT**

### **AMENDMENT NO. 7 TO THE EAST WANNEROO CELL 9 (EAST LANDSDALE) LOCAL STRUCTURE PLAN**

#### **AGREED STRUCTURE PLAN NO. 57**

The Local Structure Plan for Cell 9 East Landsdale currently identifies Lot 1981 Gnangara Road, Landsdale as being predominantly within the Residential Precinct. An area of approximately 1.0ha in the north eastern corner of the site is zoned Commercial. The existing road layout in the Structure Plan currently reflects this land use configuration.

The owner of Lot 1981 has received conditional subdivision approval from the WAPC on the basis of this land use configuration, ie; including the Commercial site on the corner. The WAPC approval includes conditions that prevent any direct vehicular access from either Gnangara Road or Alexander Drive into the proposed commercial site.

Without direct road access, any opportunity for a viable commercial centre is at best, severely compromised. Accordingly, the owner is now seeking to delete the Commercial Zone and replace it with a Residential Precinct as was originally contemplated for this site and is consistent with the surrounding area.

The Amendment is also seeking a minor modification to the underlying road pattern to reflect the proposed new zoning, ie; conventional residential subdivision.