

**EAST WANNEROO CELL 5 AGREED
(LANDSDALE)**

LOCAL STRUCTURE PLAN

(AS AMENDED)

**Structure Plan No. 7
Agreed: 26 November 2002**

**This Structure Plan was prepared under the Provisions of Part 9 of the
City of Wanneroo District Planning Scheme No. 2**

ENDORSEMENT PAGE

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

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

28 AUGUST 2001

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry:

19 OCTOBER 2030

**Record of Amendments made to the Agreed Structure Plan
East Wanneroo Cell 5**

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
1	Recodes a central portion of Lot 144 Landsdale Road, Landsdale from R20 to R40.	29.8.04	1.11.04
2	Modifies the internal subdivisional roads and access points onto Kingsway Road, Rangeview Road and Landsdale, Recodes portions of Lots 125 and 126 Kingsway Road from R20 to R30, and portions of Lots 131, 138 & 140 to 142 Landsdale Road and Lot 139 Rangeview Road from R20 to R40, and Deletion of the Buffer Precinct on the Zoning Plan and related buffer Precinct Provisions 4.3 in the ASP.	15.3.05	6.5.05
3	Recodes portions of Lots 22-24 and Lot 25 Landsdale Road, Kingsway from R20 to R40 and modifies the internal subdivisional roads to reflect recent subdivisions in the area.	11.1.06	2.2.06
5	Recodes a portion of Lot 137 Landsdale Road, Darch from R20 to R40	5.5.06	28.7.06
4	Recodes various portions of Lots 25, 26, 119 and 120 Rangeview Road from R20 to R25 & R40 and modifies the road network within those lots. Recodes a portion of Lot 63 Rangeview Road from R20 to R40. Modifies the road network within Lots 121 & 122 Kingsway & Lot 134 Landsdale Road.	24.4.07	6.6.07
7	Recodes the remaining residential component of Lots 58, 59 and 60 Landsdale Road, Landsdale from R20 to R40	15.3.07	5.12.07
9	Recodes Lot 66 Landsdale Road, Landsdale from R20 to R30 and R40	21.11.08	4.11.08
10	Recodes Lots 20 and 21 Denman Gardens, Landsdale from Residential R20 to Residential R40	22.9.09	7.1.10
8	Recodes Lots 3 and 4 Gnangara Road, Landsdale from R20 to R40	2.6.10	6.7.10
11	Recodes Lot 88 (74) Rangeview Road, Landsdale from Residential R20 to Residential R30	14.9.12	12.11.12
12	Rationalises the road layout and the density boundaries affecting Lots 25 (8) Rangeview Road, Lot 26 (26) Rangeview Road, Lot 119 (390) Kingsway and Lot 120 (19) Rangeview Road, and Lot 61 (207) Landsdale Road, Landsdale.	20.2.13	11.4.13
13	Recodes Lot 9005 (No. 198) Landsdale Road, Landsdale from R20 to R30	22.1.15	24.2.15

14	<p>To amend the Residential Density Code of various portions of land as shown as R20 and R25 within Lot 119 (No.390) Kingsway, and Lots 25 (No.8), 26 (No.26) and 120 (No.19) Rangeview Road, Landsdale to residential Density Code R30 and R40.</p> <p>To amend the road layout over lot 25 and Lot 26 Rangeview Road as shown in the proposed Structure Plan Map.</p>	15.10.15	18.8.16
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Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC
17	<p>To apply the R-MD standards to various portions of land designated Residential R30 and R40 within Lot 119 (No.390) Kingsway, and Lots 25 (No.8), 26 (No.26) and 120 (No.19) Rangeview Road, Landsdale.</p> <p>To insert the following provision into Part 1:</p> <p>4.1.1 R-MD Codes The City of Wanneroo's Local Planning Policy 4.19: Medium-Density Housing Standards (R-MD) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25 – R60 as shown in the proposed Structure Plan Map.</p> <p>These variations set out in the LPP 4.19 apply to all lots designated R-MD on ASP7 and thereby constitutes acceptable development within the Structure Plan area.</p>	Minor	19.10.17
18	<p>Applies the R-MD standard to various lots designated Residential R30 as outlined in the structure plan map dated 22 August 2016.</p> <p>To relocate clause 4.1.1 of the Part 1 text below the Objectives which should be under clause '4.1 Residential Precinct'.</p>		20.6.18
16	<p>Details an urban structure within Lot 61 Landsdale Road and Lot 62 Rangeview Road, Landsdale.</p> <p>Reduces the designated Neighbourhood Community Centre area and changes its zoning classification from Centre to: a) Commercial R40 and b) Residential Precinct R-MD-R40.</p> <p>Creates Public Open Space in lieu of the designated 0.5ha community purpose site.</p>		28.3.2019
15	<p>Recoding Lots 16, 17 & 923 Grayswood Court, Lots 924, 925 & 926 Warradale Terrace, and Lot 927 Kevo Place, Landsdale from 'Special Residential' to 'Residential R25' and 'Residential R40' and to show as 'area subject to RMD development standards' as shown on Plan 1: Proposed Modified Structure Plan.</p> <p>Delete 'Section 4.4 Special Residential Precinct' from Part 1, and insert a provision requiring the preparation of a Local Development Plan to guide the development of lots overlooking Warradale Park and an additional provision requiring communal streets have a minimum width of 12 metres.</p>		16.8.2019

Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC
20	<p>Amend the Structure Plan map as it relates to Lot 201 (No.42) Pollino Gardens, Landsdale, to:</p> <ul style="list-style-type: none"> • Replace the designated road east of POS and a portion of the POS with 'Residential - R40' zoning; and • Include an additional use designation on a portion of Lot 201. <p>Insert additional text at clause 4.1 and Schedule 2, which provides conditions for the additional use.</p>		23.12.2019

PART 1

IMPLEMENTATION

SUBJECT AREA

The Structure Plan area includes approximately 70 private landholdings comprising approximately 288 hectares.

1 ZONES

Plan 1 : 'The Zoning Map'.

2 AGREED STRUCTURE PLAN

Plan 2 : The 'Agreed Structure Plan'.

3 RETAIL FLOORSPACE (NLA)

Retail floorspace (NLA) for the Structure Plan will be in accordance with Schedule 1.

SCHEDULE 1: RETAIL FLOORSPACE PROVISION

NEIGHBOURHOOD CENTRE	MAXIMUM NETT LETTABLE AREA (ROUNDED TO THE NEAREST 50m²)
Cell 5 Neighbourhood Centre (North)	3000m²
Cell 5 Neighbourhood Centre (South)	1100m²

4 PROVISIONS

4.1 RESIDENTIAL PRECINCT

The permissibility of uses is to be in accordance with Residential zone as specified under the scheme. Rural development involving high capital investment, offensive trades, mushroom farms and/or of a long-term nature will generally be discouraged. Other Rural uses may be considered. Unless otherwise identified on Plan 2 'The Local Structure Plan' the residential density to apply to this precinct is R20.

Objective/s

To encourage residential development and to allow for rural uses and development to be approved by Council if it is considered that such uses will not compromise the intention to develop the precinct for residential purposes in the medium and longer term.

In assessing a rural application within this precinct, consideration will be given to the following matters:

- a) referring the applicants to different lands situated within other relevant Rural Zones under the scheme;
- b) imposing a time limit on the period for which the approved development may be carried out and the preparation and execution of a legal agreement, at the landowner/s expense, between the landowner/s and Council to the effect; and/or
- c) refusing the application if it is considered likely to prejudice the future planned use of the land;
- d) proximity to areas being subject to urban development;
- e) the ability of the land to be used for residential purposes in the immediate future in light of servicing and other constraints;
- f) other appropriate factors.

Additional Use

Notwithstanding the permissibility of uses contained in Table 1 of the scheme, the land specified in Schedule 2 may be used for the specified uses listed in addition to any uses permissible for the zone in which the land is located, subject to the conditions set out therein.

SCHEDULE 2: ADDITIONAL LAND USE

No.	Land	Additional Land Use and Conditions
1	Portion of Lot 201 (No. 42) Pollino Gardens, Landsdale (as shown on Structure Plan map	'Medical Centre' – 'D' 'Pharmacy' – 'D' 'Restaurant' – 'D' CONDITIONS:

		<ul style="list-style-type: none"> a) medical centre to be limited to 8 general practitioners operating on site at any particular time, which may operate in addition to any allied health professionals/services; b) restaurant to be limited to 50 sq.m NLA of internal area; c) pharmacy to be limited to 200 sq.m NLA; d) built form to a maximum of two habitable floors, in addition to any undercroft parking area, to a maximum height of 59.5m AHD excluding minor projections and architectural features. e) building to be orientated and designed to address surrounding streets; f) building design to generate visual interest through built form articulation, openings, architectural features and building materials; g) provision of a minimum 3.0 m building setback to Pollino Gardens and Priest Road; and h) any street fencing is to be visually permeable.
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4.1.1 R-MD CODES

The City of Wanneroo's Local Planning Policy 4.19: Medium-Density Housing Standards (R-MD) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25 – R60.

These variations set out in the LPP 4.19 apply to all lots designated R-MD on ASP7 and thereby constitutes acceptable development within the Structure Plan area.

4.1.2 DEVELOPMENT

Prior to subdivision or development of R40 coded land adjoining the south-eastern portion of Trentham Park, a Local Development Plan is to be prepared to address:

- a) housing design, including window openings from habitable rooms, to achieve passive surveillance of both the street and the park and to adequately provide for private open space and street frontage that is not dominated by garage doors; and
- b) side and rear fencing which addresses appropriate height, character, visual permeability and appropriate relationship with the parkland; and
- c) footpath pedestrian access from the parkland.

4.2 COMMERCIAL ZONE

The objective of the Commercial zone is to provide for a Neighbourhood Community Centre that provides a point of activity focus and includes retail and other complementary uses to service the daily needs of the community. Land use

permissibility should be in accordance with the Commercial zone under the City's scheme. Prior to subdivision or development in the Commercial zone, a Local Development Plan is to be prepared in accordance with the provisions of the City's Scheme, to address:

- a) two-storey built form, building orientation and scale that addresses surrounding streets for the creation of an urban street edge and activation of street frontages;
- b) building design to generate visual interest through built form articulation, openings, architectural features and building materials;
- c) provision of adequate on-street parking; where on-site parking for commercial uses is necessary, this should be of limited extent and screened to the rear of the building(s);
- d) treatment of the adjoining road reserve(s) and provision of adequate street trees of a canopy that provides sufficient shade and contributes to a pedestrian friendly environment; and
- e) an appropriate interface with the existing child care centre.

4.3 BUFFER PRECINCT

Clause 4.3 relating to the Buffer Precinct has been deleted in accordance with Amendment No. 2 of Agreed Structure Plan East Wanneroo Cell 5 approved by the Council at its meeting held on the 15 March 2005 (PD01-03/05) and by the Western Australian Planning Commission on the 6 May 2005.

4.4 LOTS 17 & 923 GRAYSWOOD COURT, LOTS 924, 925 & 926 WARRADALE TERRACE, AND LOT 927 KEVO PLACE

- a) Prior to the commencement of any development, a Local Development Plan shall be prepared for lots overlooking Warradale Park and shall set out the following:
 - i. Dwelling orientation;
 - ii. Uniform fencing;
 - iii. Pedestrian access; and
 - iv. Garage locations.
- b) Communal access streets shall have a minimum width of 12m.

5 ENVIRONMENTAL PROVISIONS

- a) Prior to undertaking any earthworks or development of the land the landowners shall demonstrate to the satisfaction of the City of Wanneroo and the Western Australian Planning Commission that nursery or market garden uses have not occurred on the subject land, or, undertake a Soil Contamination Assessment of the land, at the landowner's cost to determine the presence or absence of soil contamination to the satisfaction of the Department of Environmental Protection.
- b) Should any soil contamination be identified in the soil contamination assessment, a Site Remediation and Validation Report for the subject land shall be prepared at the landowner's cost by the developer/subdivider and remediation works shall be undertaken at the landowner's cost for all

identified contamination and should be validated as being free of contamination above acceptance guidelines to the satisfaction of the Department of Environmental protection, prior to undertaking any earthworks or development of the land.

- c) The subdivider/landowner shall demonstrate to the satisfaction of the City of Wanneroo and the Western Australian Planning Commission that surface water drainage within the subject land will be disposed off in a manner that minimises the impacts on the nearby significant wetlands, including potential surface water contamination.

6 INFRASTRUCTURE CONTRIBUTIONS

- a) The contributions to be made by an owner for the implementation of the Cell Works shall be determined in accordance with the scheme.
- b) Cell Costs shall be reviewed in accordance with the relevant scheme provisions relating to the "Revision of Cell Costs".
- c) Current rate of contribution for Cell 5 and the associated breakdown of costs can be obtained from the City of Wanneroo Administration.

7 PUBLIC OPEN SPACE (POS) PROVISION

The following Schedule 3 details the Public Open Space (POS) which is to be provided by landholders for each lot within Cell 5. The POS allocation reflects the distribution of POS on the Agreed Structure Plan for Cell 5.

SCHEDULE 3: PUBLIC OPEN SPACE PROVISION – CELL 5

Public Open Space (hectares)	Lot No	Area (ha)
5A	Pt Lot 3 Gngara Road	0.1087
	Unconstructed Rd reserve	0.1884
	Lot 4 Gngara Road	0.3917
	Sub total	0.6888
5B (POS existing)	North Whitfords Estate	
5C (POS existing)	"	
5D (POS existing)	"	
5E (POS existing)	"	
5F	"	
5H (POS existing)	"	
	Sub total	15.6900
5G	Lot 45 Kingsway	0.3581
	Lot 46 Kingsway	0.3646
	Sub Total	0.7227
5I	Lot 23 Kingsway	0.1331
	Lot 24 Kingsway	0.5267
	Lot 26 Rangeview Road	0.0960
	Lot 59 Landsdale Road	0.4030
	Lot 60 Landsdale Road	1.6187
	Lot 61 Landsdale Road	0.3005
	Sub Total	3.0780
5J	Lot135 Landsdale Road	0.7575
	Lot134 Landsdale Road	0.3248
	Sub Total	1.0823
Community Purpose Site	Lots 61 & 62 Landsdale Road	0.5000
	Sub-total	0.5000
Historic POS	Portion of Res 24794 & 24921	3.2107
	Portion of Res 34683	2.4645
	Sub total	5.6752
	Total POS Provision	27.4370

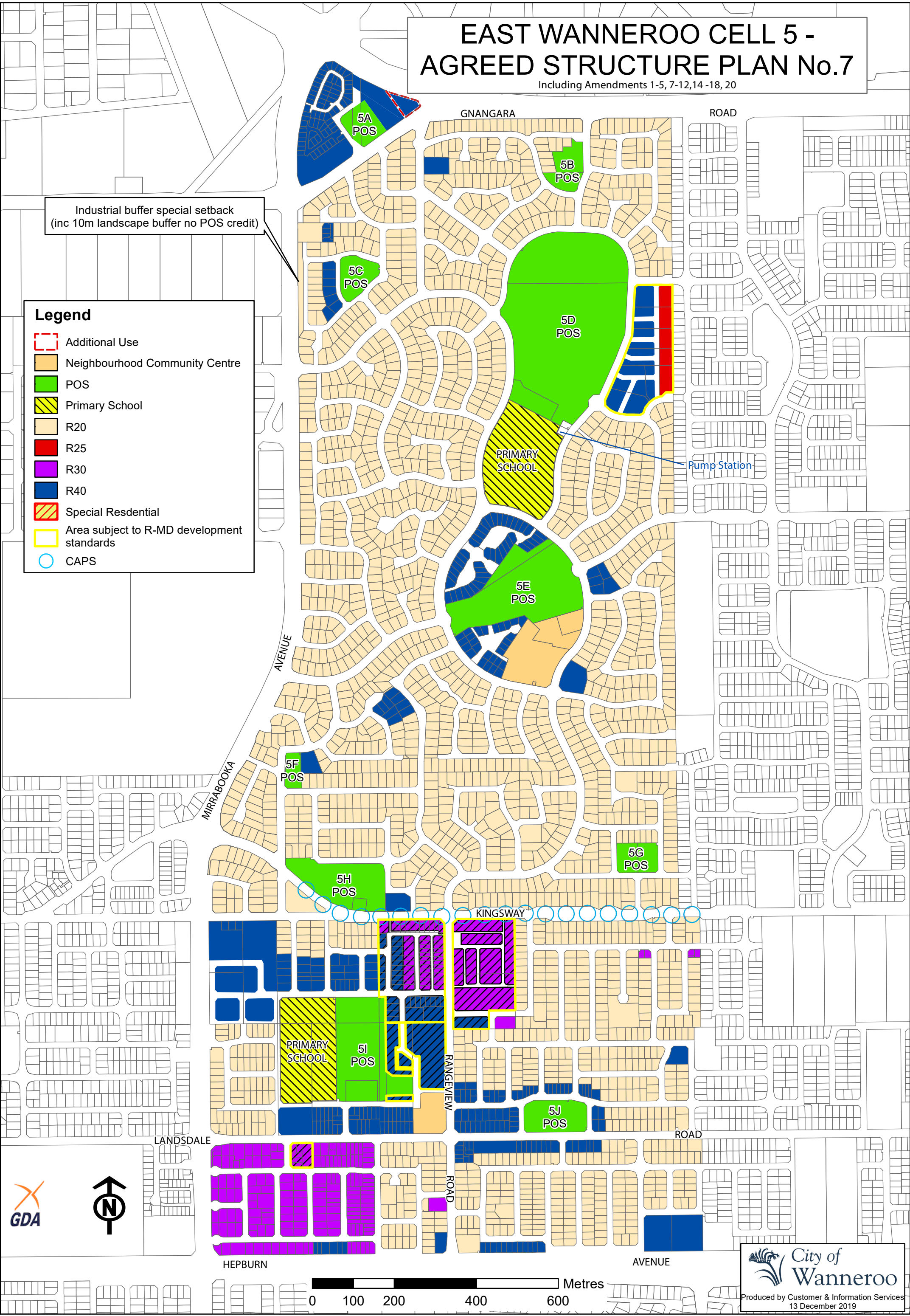
EAST WANNEROO CELL 5 - AGREED STRUCTURE PLAN No.7

Including Amendments 1-5, 7-12,14 -18, 20

Industrial buffer special setback
(inc 10m landscape buffer no POS credit)

Legend

- Additional Use
- Neighbourhood Community Centre
- POS
- Primary School
- R20
- R25
- R30
- R40
- Special Residential
- Area subject to R-MD development standards
- CAPS



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13 December 2019

EAST WANNEROO CELL 5 - ZONING PLAN No.7

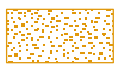
Including Amendments 2 & 16

Legend

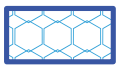


Cell Boundary

Zones



Commercial Zone



Residential Development



Residential Precinct

AVENUE

MIRRABOOKA

GNANGARA

ROAD

KINGSWAY

RANGEVIEW
ROAD

ROAD

LANDSDALE

HEPBURN

AVENUE



0 100 200 400 600 Metres



City of
Wanneroo

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08 May 2019