

**DARCH NEIGHBOURHOOD CENTRE
LOCAL STRUCTURE PLAN NO. 51**

Endorsement Page

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

19 November 2004

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 2026**

1 PART 1 - STATUTORY PLANNING SECTION

1.0 STRUCTURE PLAN AREA

This Structure Plan shall apply to the Darch Neighbourhood Centre, on Lots 98 and 9028 Kingsway, Darch, being the land contained within the inner edge of the broken black line shown on the Zoning Plan (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 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 date it is adopted by the Commission.

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

- b) Plan is for explanatory purposes only in order to provide a descriptive analysis of the Structure Plan.
- c) 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, then the provisions, standards or requirements of the Scheme shall prevail.

6.0 ZONES AND RESIDENTIAL DENSITY CODES

The Zoning Plan (Plan 1) and Residential Density Code Plan (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 codes 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 RETAIL NETT LETTABLE AREA

The maximum permitted Retail Net Lettable Area for the Darch Neighbourhood Centre shall not exceed 3,550m².

8.0 GENERAL PROVISIONS

8.1 *Commercial*

Objectives

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

Use Permissibility

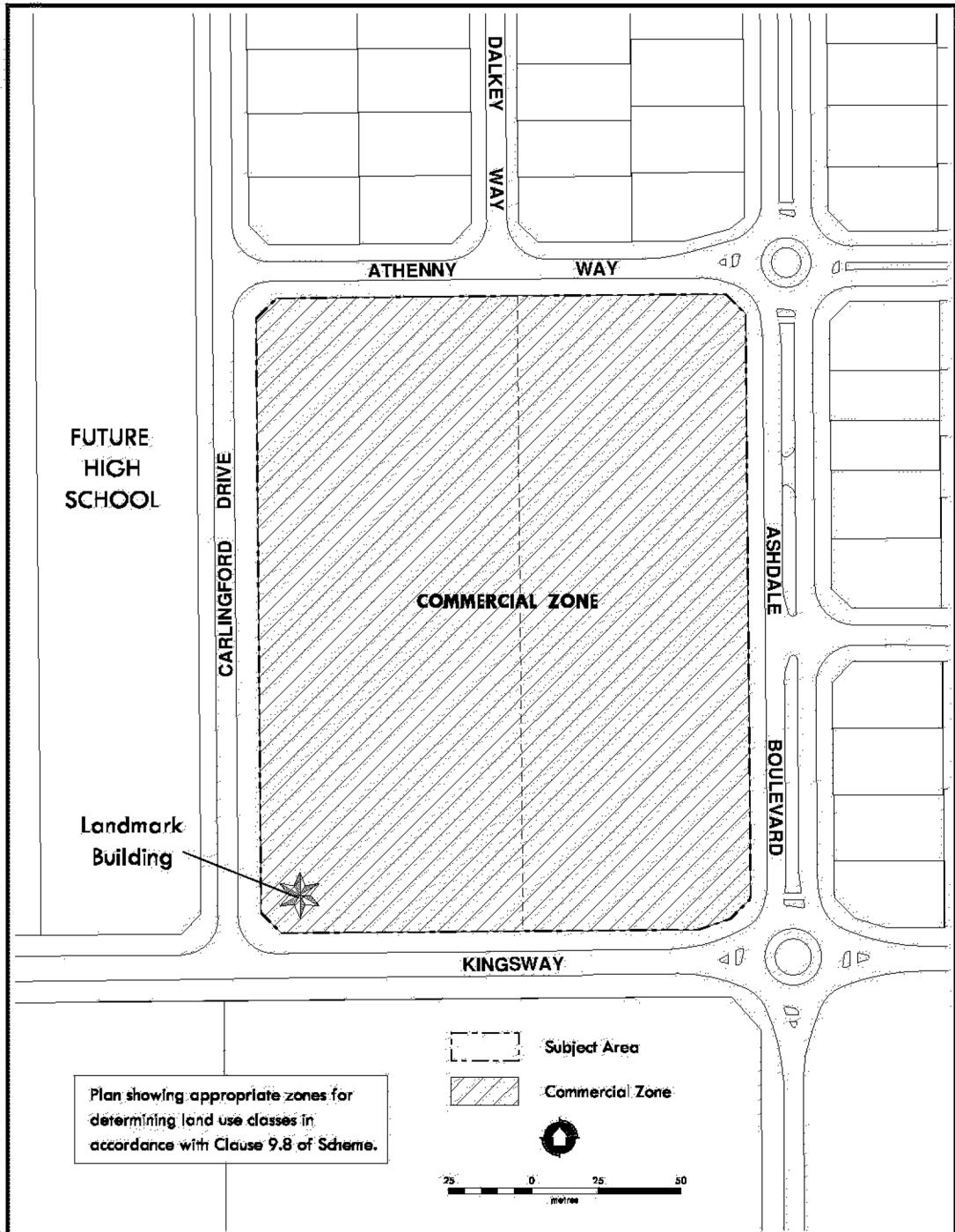
Land Use permissibility within this zone shall be in accordance with the Commercial Zone under the Scheme.

Provisions

In addition to any standards and requirements applicable under the Scheme, the standards and requirements applicable within this zone are:

- a) A “landmark” building shall be constructed on the corner of Kingsway and Carlingford Drive, as depicted on “Plan 1”. The “landmark” building shall have special building elevation and window treatments that draw attention to the location, including such means as distinctive roof form, articulation of corner wall elements, entry forecourts, materials and colour;
- b) The Neighbourhood Centre shall be developed as a fully integrated centre, with car parking, access, levels, built form and services being designed to integrate land uses throughout the centre;
- c) All development and built form must relate to its surrounds and incorporate an active external facade which addresses the car parking areas, external street and adjacent footpaths. All buildings shall maximise openings and entry points, have continuous awnings or a pedestrian colonnade on its external wall and facilitate footpath trading areas where possible;
- d) A contribution towards the upgrade of Kingsway, including the construction of a dual use path where Kingsway adjoins the site, will be required as part of any development or subdivision of the site;
- e) Development or subdivision of land within the Neighbourhood Centre shall be subject to payment of Infrastructure Contributions, pursuant to Part 10 of the Scheme (East Wanneroo Planning and Developer Contributions Arrangements – Cells 1 to 8);
- f) An integrated community purposes site no less than 5000m² in area is to be well integrated into the overall design of the centre. This land is to be set aside for future acquisition by the City, pursuant to Part 10 of the Scheme;

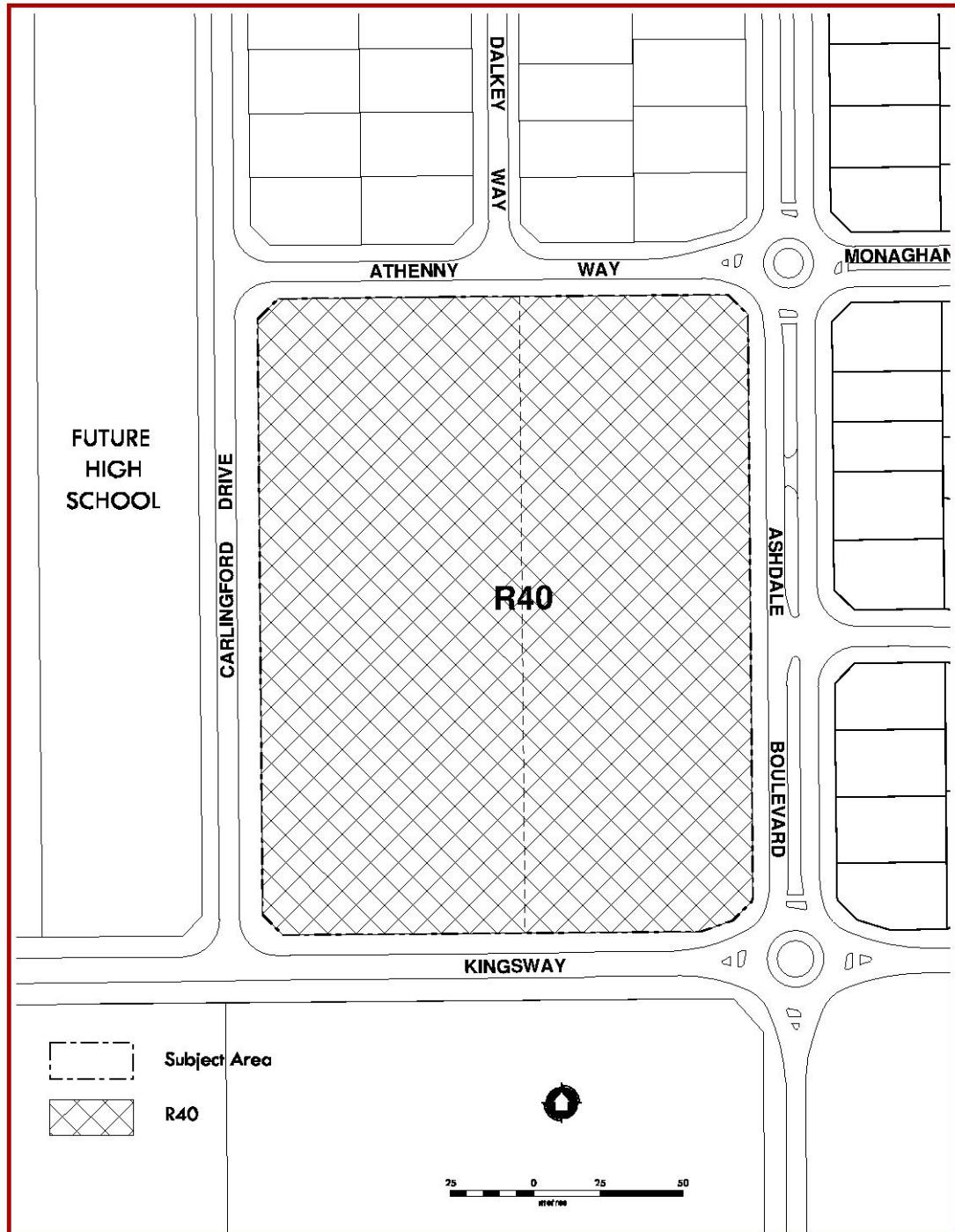
- g) The exact location and shape of the community purpose site is to be determined at the development application stage, but must be capable of accommodating a unit of no less than 600m² NLA with an external façade and entry doors facing either Kingsway or Ashdale Boulevard, plus associated car parking and servicing; and
- h) Residential development shall be limited to no more than 20% of the total site area of the Neighbourhood Centre, provided that the design of the residential development is well integrated with the Centre design and only occurs either in conjunction with or after the Centre development.



ZONING PLAN
DARCH NEIGHBOURHOOD
CENTRE



PLAN 1



**RESIDENTIAL DENSITY CODE PLAN
DARCH NEIGHBOURHOOD
CENTRE**



Stockland
AS PART OF THE ASHDALE GARDENS
COMMUNITY



PLAN 2