

Attachment 2 - Schedule of Modifications to the Willagee Structure Plan

	WILLAGEE STRUCTURE PLAN CENTRE STRUCTURE PLAN PART ONE	Modifications Required (strike out = text to be replaced/deleted, Bold = additional text)
a	Section 5: Land Use and Subdivision Sub clause 5.1: Land Use Permissibility	Land use permissibility within the structure plan area shall be in accordance with the corresponding zone or reserve under the Scheme. Except for the following: <ul style="list-style-type: none"> Pursuant to Table 5 in Part 3 of the Scheme, land uses are restricted in the Centre Zone on the corner of Leach Highway and Stock Road, Willagee. Existing instances of non-conforming uses may continue to operate in accordance with Part 3 of the Scheme. Pursuant to Clause 33 of the Scheme, a retail sustainability impact assessment study is required for a retail use above 1000sqm.
b	Section 7: Policy Area Design Principles Sub clause 7.4 Leach Highway Policy Area Point V	<ul style="list-style-type: none"> To encourage non-retail development in the Leach Highway Restricted Local Centre Sector in anticipation of the major changes scheduled for Stock Road and the Leach Highway/Stock Road intersection
c	Section 7: Policy Area Design Principles Sub clause 7.4.2 Leach Highway Restricted Local Centre First dot point	<ul style="list-style-type: none"> Restrict commercial land uses, with new instances of Convenience Store, Corner Store, Garden Centre, Lunch Bar, Restaurant, Service Station and Shop land uses not permitted Ensure retail development is of a scale and character that does not detrimentally impact nearby centres.

	WILLAGEE STRUCTURE PLAN CENTRE STRUCTURE PLAN PART TWO	Modifications Required (strike out = text to be replaced/deleted, Bold = additional text)
d	Part 2 Leach Highway Policy Area	<p>The Leach Highway Policy Area aims to facilitate higher density town house development as an incentive to move residential access away from Leach Highway. A split density code encourages amalgamation of private lots to achieve higher density development that does not require access from Leach Highway. New housing provides opportunity to incorporate quiet building design (for noise amelioration), to improve the amenity of housing in this location.</p> <p>The Policy Area also provides for restricted commercial use at the intersection of Stock Road and Leach Highway to provide for small scale office uses in this location, rather than retail which will be impacted by access changes associated with the potential construction of an interchange. It is envisaged existing retailers servicing the local residential catchment will locate in the Webber Policy Area, or the Archibald Hub. Larger retailers, requiring high way exposure and larger format sites, will be attracted to the opposite Melville centre . Design guidelines for commercial uses within the Leach Highway Policy Area will address access, parking, built form, and landscaping to enhance the amenity of this location.</p> <p>The policy area also seeks to ensure that retail development within the local centre, located at the corner of Leach Highway and Stock Road, is of a scale and character that does not detrimentally impact nearby centres.</p>
e	Part 4 Archibald Hub – Willagee’s Heart	<p>A redeveloped Archibald Hub will be the heart of Willagee, and a place for people to meet and access daily services.</p> <p>Key services that will drive the redevelopment and expansion of the Archibald Hub include a new medical centre, new community centre, local indigenous centre, and retail (IGA and a range of smaller shops and cafes). These services will be supported by residential development, with upper floor residential.</p>

		<p>To ensure essential services locate in the hub, and serve the entire Willagee community, it is important to not expand retail at other local centres</p> <p>To ensure the Archibald hub remains the primary retail centre within the Structure Plan area, it is important that retail land use in the other local centres do not undermine the hierarchy of centres in the Structure Plan area.</p>
f	<p>Part 4</p> <p>Stock Road Restricted Commercial</p>	<p>In future, this area will be impacted by noise and land impacts of on and off ramps at the intersection of Leach Highway and Stock Road. The long term access and egress of this site is likely to be considerably restricted, with access only via Webber Street.</p> <p>Office development in this location will benefit from highway exposure, but will not rely on immediate highway access for 'drive by' trade. The area will not support substantial retail that would convenience elsewhere in Willagee, but just enough to service the offices spaces above or give the office tenants a shop front for their business.</p> <p>Whilst retail development is permissible, the structure plan will seek to ensure that retail development is of a scale and character that does not detrimentally impact the hierarchy of nearby centres.</p>