

CURRAMBINE STRUCTURE PLAN

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OVERVIEW**1 Parts of the Structure Plan**

This Structure Plan comprises two parts.

Part 1: Statutory Planning Section
Part 2: Explanatory Report

Clause 10.8 of the City of Joondalup Town Planning Scheme No. 1 (hereinafter called "the Scheme") provides, amongst other things that a provision, standard or requirement of a Structure Plan approved under Part 10 of the Scheme shall be given the same force and effect as if it was a provision, standard or requirement of the Scheme. It is hereby provided that such force and effect shall only be given to Part 1 of this Structure Plan. Part 2 of this Structure Plan is for explanatory purposes only, providing a descriptive analysis of the structure plan.

Subclause 10.8.3 (f) of the Scheme, states that where, in the event of there being any inconsistency or conflict between any provision, requirement or standard of the Scheme and any provision, requirement or standard of an Agreed Structure Plan, the provision, requirement or standard of the Scheme shall prevail.

2 Summary

This Structure Plan refers to Currambine Estate, which is a portion of Lot 998, Connolly Drive and Moore Drive, Currambine. It includes the Currambine Local Centre.

This Structure Plan shall determine the overall detailed land use and form for urban development within the four precincts which are described herein.

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PART 1**STATUTORY PLANNING SECTION**

As provided for the provisions of clause 5.45 and part 10 of the Scheme, this part of the Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme.

Subject Area

The Structure Plan area comprises approximately 12 hectares of Lot 998 and is located north and east of the corner of Connolly Drive and Palace Way, Currambine.

1.0 PRECINCTS

Plan 1: 'The Structure Plan Map' indicates the Land Use Precincts for the Centre Zone and adjoining land, together with the main road structure and the area of 'Main Street'. The Precincts depicted on the Structure Plan Map are as follows:

- | | |
|---|--------------------------------|
| 1 | Commercial Centre Precinct |
| 2 | Community Precinct |
| 3 | Residential Mixed Use Precinct |
| 4 | Residential Precinct |

2.0 DEFINITIONS

The terms used shall have the interpretations set out hereunder.

"THE SCHEME" shall mean the City of Joondalup Town Planning Scheme No. 1 (as amended) gazetted 13 September 1972 or such amendments or modifications thereto that may be current.

"MAIN STREET" shall mean the road or roads or parts thereof designated on the Structure Plan Map, together with the building facades fronting onto it.

"URBAN WALL" shall mean the facades of a building and/or additional structures that define the principal edge of the lot fronting onto the main public street that adjoins the lot.

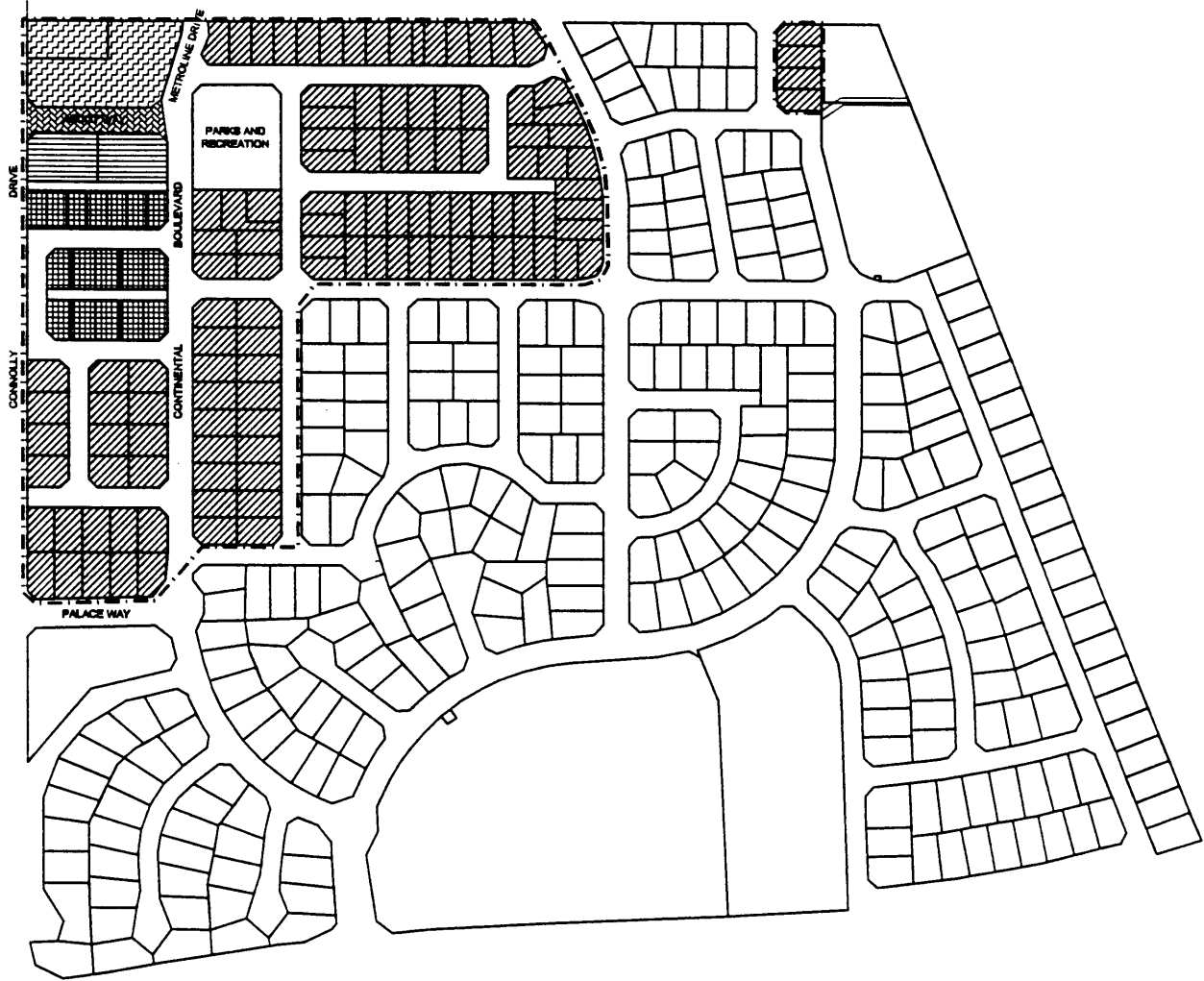
"DRIVE-THROUGH/FAST FOOD OUTLET" shall mean a premises predominantly providing food that is served directly to the driver of a vehicle.

3.0 THE SCHEME

Unless provided for by specific requirements in this Structure Plan, all requirements shall be in accordance with the Scheme.

4.0 RETAIL FLOORSPACE (gla)

The maximum permitted retail floorspace for the centre is shown in Schedule 5 of the Scheme.



NOTE
SUBDIVISION DESIGN IS INDICATIVE ONLY

LEGEND

- STRUCTURE PLAN BOUNDARY
- COMMERCIAL CENTRE PRECINCT
- COMMUNITY PRECINCT
- RESIDENTIAL/MIXED USE PRECINCT
- RESIDENTIAL PRECINCT
- EXTENT OF MAIN STREET

Notes/Revisions



0 Metres 125
SCALE 1:5000
Date : June 2000 Ref. 1539\Structure

PLAN 1
STRUCTURE PLAN MAP

5.0 PROVISIONS

This document identifies four precincts, distinguished by their land use intent and built form character. Precincts 1-3, which form the Local Centre each have a predominant use which is intended to be treated in a flexible manner to allow other compatible uses so that the richness and vitality of an 'urban village' can develop.

The provisions are divided into **objectives**, which describe in general terms the intentions to be addressed in each precinct; and **criteria**, which set out built form requirements ("shall...") and preferred treatments ("should..."). These may be augmented by the preparation of Guidelines which detail specific planning, design and constructional requirements for each precinct or part of a precinct which are proposed to accommodate the desired uses and meet the criteria.

5.1 Commercial Precinct

5.1.1 Land Use

This precinct comprises predominantly retail uses; supporting uses are office, civic, cultural and community, medical suites, restaurant/café/fast food and residential. In addition to the uses permitted under the Scheme in a Commercial zone, the following shall be 'AA' uses in this precinct:

Drive-through/Fast Food Outlet

5.1.2 Objectives

General objectives of the Commercial Precinct are:

- a) *create an active centre, for the community with a balance of viable uses and a diversity of retail and commercial uses and leisure opportunities that generate day and evening activity;*
- b) *focus development on a 'Main Street' frontage to the east-west road to the north;*
- c) *encourage high standards of built form and streetscape;*
- d) *provide continuity of activity along streets; and*
- e) *provide efficient vehicle access with pedestrian priority.*

5.1.3 Criteria

Criteria to be satisfied in this precinct:

- a) the provisions of the Commercial zone in the Scheme shall apply to this precinct unless otherwise specified in this section;
- b) buildings shall be up to 2 storeys high to create a well-scaled street and shall create an 'urban wall' to the Main Street boundary;
- c) there shall be a nil front setback along the Main Street frontage except that an area for alfresco dining may be permitted at the discretion of Council.
Other setbacks within the precinct shall be as follows:
 - Side - minimum nil
 - Rear - minimum 6 metres;
- d) buildings shall be designed to have active frontages with no blank facades fronting the street and continuous awnings and/or colonnades along public frontages to give pedestrian protection from the weather;
- e) buildings fronting Main Street shall be oriented towards Main Street and shall create an 'urban wall', making entries to buildings, pedestrian walkways and carparking areas clearly defined elements;
- f) buildings on corner sites shall address the street corner;
- g) buildings and all streets, parks and parking areas shall be well lit to encourage safe use after hours;
- h) car parks shall be designed to not dominate the street and provide good pedestrian movement towards buildings. Shade trees shall be planted at the rate of one tree to every four cars and shall be protected from damage by vehicles;
- i) service areas, bin and material storage areas and services such as airconditioners, compressors and other machinery shall be located away from public areas and screened from view from streets and public areas by an enclosure in the style and material of the building;
- j) roof mounted mechanical equipment, if required, shall be screened from view by the roof form or parapet walls;
- k) signage shall be integrated with buildings and shall be appropriate in character. Development approval is required for any signage not included in the original submission;
- l) drive-through/fast food outlets shall provide a queuing space for a minimum of 8 cars separate from other access and parking provisions. They may provide in addition a limited number of indoor dining spaces that shall comply with the provisions of the Scheme for restaurant use;
- m) temporary commercial uses in public spaces such as alfresco dining and flower or fruit stalls may be permitted subject to such controls as Council may dictate; and
- n) should the Commercial Precinct be further subdivided the Structure Plan shall be amended so as to allocate the available retail space appropriately.

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5.2 Community Precinct**5.2.1 Land Use**

This precinct consists predominantly of a community purpose site to be transferred to the Council free of cost as part of the standard 10% public open space contribution. In addition, the precinct includes a site to be used for drainage purposes. The following shall be "AA" uses in this precinct.

Car Park
 Child Minding Centre
 Civic Building
 Clinic Infant Health
 Health Centre
 Library
 Public Assembly
 Public Utility
 Public Recreation

5.2.2 Objectives

General objectives for the Community Precinct are:

- a) to provide for the future "community" requirements of the area;
- b) develop the site so that it creates a 'Main Street' frontage to Ascot Way.

5.2.3 Criteria

Criteria to be satisfied in this precinct are:

- a) a Community Purpose site of 4500m² is to be allocated in the Precinct, ceded or transferred free of cost to the City, as part of the 10% open space contribution at the time of subdivision;
- b) there shall be a minimum nil front setback along the Main Street frontage and a 3 metre setback to other boundaries;
- c) along the Main Street, building heights shall be 2 storeys and shall develop a continuous façade to provide an urban wall to the street boundary; and
- d) service areas, material storage areas and services such as airconditioners, compressors and other machinery shall be concealed from streets and public areas by screening in the style and material of the building. On sites that adjoin residential properties, such areas shall not abut the common boundary.

5.3 Residential Mixed Use Precinct**5.3.1 Land Use**

This precinct consists predominantly of residential and home occupation uses. In addition to the uses permitted under the Scheme in a Residential zone, the following shall be 'AA' uses in this precinct:

Consulting Rooms	Office
Lunch Bar	Café
Art Studio	

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5.3.2 Objectives

General objectives for the Residential Mixed Use Precinct are:

- a) *encourage a diversity of land uses and a diversity of housing types;*
- b) *maintain a high level of pedestrian amenity.*

5.3.3 Criteria

Criteria to be satisfied in this precinct are:

- a) the provisions of the Residential zone in the Scheme and of the R40 density coding in the Residential Planning Codes shall apply to this precinct unless otherwise specified in this section;
- b) notwithstanding the provisions of the Residential Planning Codes, setbacks shall be as follows:
 - Front: - minimum 3 metres
 - Side - minimum nil
 - Rear - minimum 1.5 metres;
- c) service areas, material storage areas and services such as airconditioners, compressors and other machinery shall be concealed from streets and public areas by screening in the style and material of the building. On sites that adjoin residential properties, such areas shall not abut the common boundary.
- d) it is recommended that fencing forward of the building line be open picket, wrought iron or masonry fencing types to a maximum height of 1.2 metres and fibrous cement fencing is not permitted. Elsewhere, fences shall be a maximum of 1.8 metres high;
- e) carparking requirements for non-residential development shall be in accordance with Table 6 of the Scheme.
- f) All car parking shall be located at the rear of lots and accessed from the rear laneways; and
- g) zero lot line development will be permitted in order to improve solar benefit and increase efficiency of energy use and the application demonstrates that the new development does not place any more than 50% of an adjacent lot in shadow at noon on June 21.

5.4 Residential Precinct**5.4.1 Land Use**

The predominant land use in this precinct shall be Residential. Uses permitted and general provisions are the same as those that apply to the Residential zone in the Scheme unless otherwise specified in this section.

5.4.2 Objectives

General objectives intended for the Small Lot Residential Precinct are;

- a) *promote layouts that provide passive surveillance of public streets and open spaces such as parks;*
- b) *facilitate the development of a diversity of housing types suitable for small lots; and*
- c) *ensure that energy efficient and solar smart designs are facilitated.*

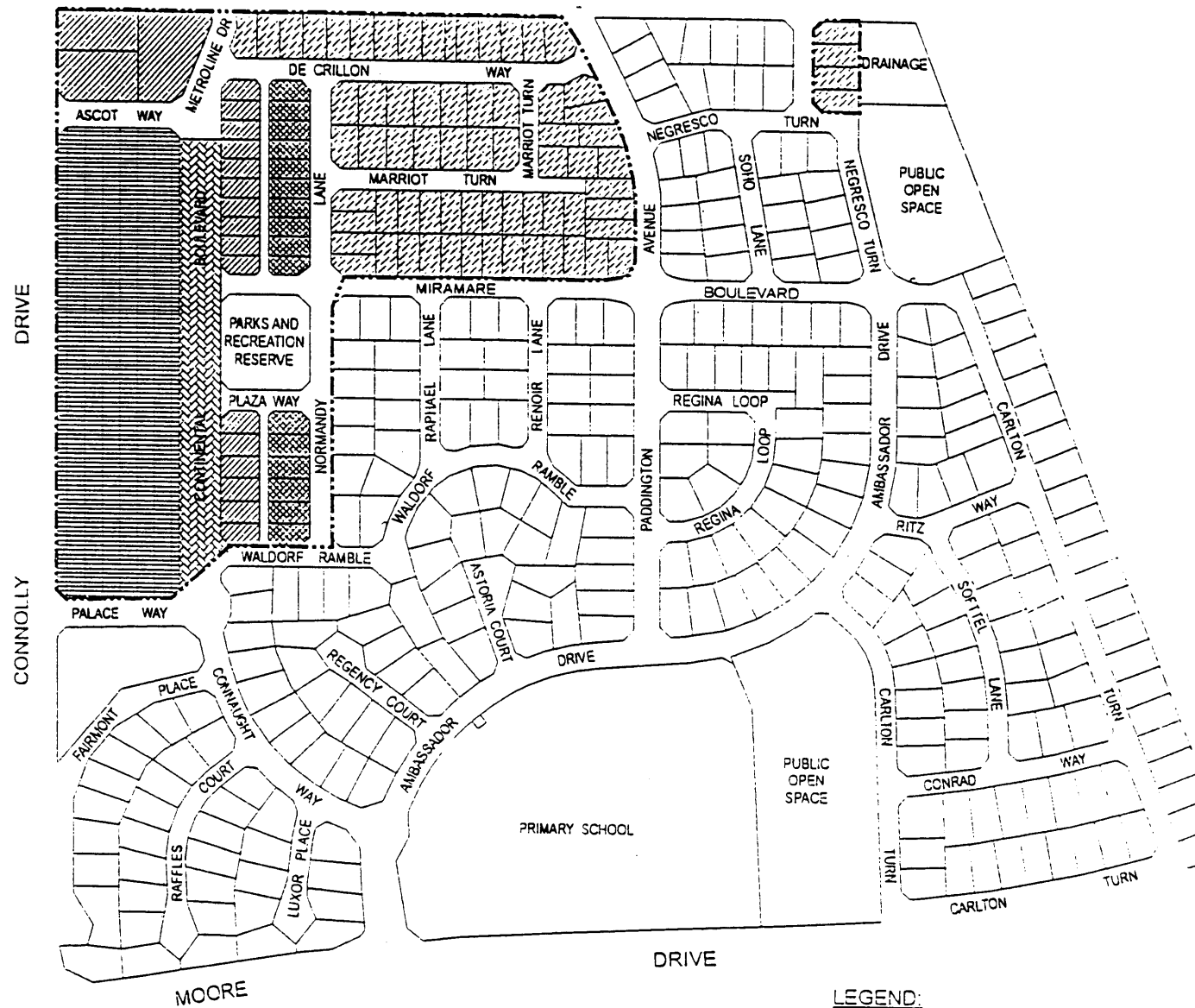
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5.4.3 Criteria

Criteria to be satisfied in this precinct are:

- a) the provisions of the Residential zone in the Scheme and of the R20 density coding in the Residential Planning Codes shall apply to this precinct unless otherwise specified in this section;
- b) dwellings shall address the street;
- c) notwithstanding the provisions of the Residential Planning Codes, setbacks shall be as follows:
 - Front: 3 metres minimum;
 - Rear: 4 metres average.
- d) notwithstanding the provisions of the Residential Planning Codes, the maximum permitted site coverage shall be 70%;
- e) notwithstanding the provisions of the Residential Planning Codes and Council Policy 3.1.9, the maximum permitted plot ratio shall be 0.7:1 (as defined in the R Codes, with the exception that habitable floorspace within the roof profile shall be excluded from the calculation); and
- f) No garages are permitted forward of the building line.

PLAN 1 STRUCTURE PLAN MAPLEGEND:

- STRUCTURE PLAN BOUNDARY
- COMMERCIAL CENTRE PRECINCT
- RESIDENTIAL/MIXED USE PRECINCT
- RESIDENTIAL PRECINCT
- RESIDENTIAL SMALL LOT PRECINCT
- EXTENT OF MAIN STREET