

PART 1 – STATUTORY PLANNING

As provided for under 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.

1.0 SUBJECT AREA

The Structure Plan area comprises approximately 95ha of land bounded by Burns Beach Road to the west and north, Silver Sands Drive to the south and Naturaliste Boulevard and Delgado Parade to the east (refer to Figure 2 - Location Plan).

2.0 STRUCTURE PLAN ZONES / RESERVATION

The Structure Plan shows the road structure and divides the Structure Plan area into the following:

- Residential Zone
- Centre Zone
- Parks and Recreation Reservation

3.0 DEFINITIONS

The terms used in this Part of the Structure Plan Report shall be interpreted in accordance with the City of Joondalup Town Planning Scheme No. 1 and as set out hereunder:

“GROUND LEVEL” means the finished level of lots recontoured as part of subdivisional works by the developer and as shown on a survey of the lot which is to be submitted to the City of Joondalup prior to subdivision clearance being issued.

“STOREY” shall mean the vertical space extending from one habitable floor of a building to the floor above and for residential properties shall be deemed to be no more than 3.5 metres. The term shall not include any space within a roof, whether used for habitation or not.

4.0 THE SCHEME

Unless provided for by specific requirements of this Structure Plan, all requirements shall be in accordance with the provisions of the City of Joondalup Town Planning Scheme No. 1.

5.0 RESIDENTIAL ZONE

5.1 Objectives

The objectives for the Residential Zone are:

- To provide for a range of lot sizes to facilitate housing diversity and choice;
- To provide lots which are orientated and dimensioned to suit energy efficient housing;
- To provide lots which optimise coastal views, solar orientation and cooling coastal breezes;
- To arrange lots to front the Parks and Recreation reservations and to properly address street frontages to promote attractive streetscapes and passive surveillance of public spaces;
- To provide for smaller lots around the Centre Zone and the Parks and Recreation reservations;
- To guide building layout and access on laneway lots to enable efficient use of land and protection of neighbourhood amenity;
- To maintain a high level of pedestrian safety, amenity and accessibility.

5.2 Provisions

1. The residential density codes nominated on the Structure Plan (refer to Figure 1 – Iluka Structure Plan) shall apply to future development within the Residential Zone.
2. Development Area Plans (DAPs) shall be prepared for all laneway residential lots prior to subdivision and development commencing. The DAPs shall address the following:
 - ◆ Side, rear and front setbacks;
 - ◆ Building height;
 - ◆ Building detail, including frontage orientation, roof form;
 - ◆ Crossover and car parking locations;
 - ◆ Private open space dimensions and locations; and
 - ◆ Fencing material, height and location.
3. DAP's shall form part of the Iluka Structure Plan prior to the City of Joondalup endorsing any plan or diagram of survey for subdivision.
4. Development of residential lots within the Residential Zone which are not the subject of DAPs shall conform with the relevant provisions of the Town Planning Scheme, Council's Policies, Residential Planning Codes and Building Codes of Australia.

6.0 CENTRE ZONE

6.1 Objectives

The objectives for the Centre Zone are:

- To promote development which is an integral part of and a focus for the broader community;
- To provide efficient and safe access arrangements with pedestrian / cycle priority;
- To promote development which complements the coastal setting and contributes a strong sense of place to Iluka;
- To promote buildings with active street frontages, which properly address the street and public spaces;
- To encourage high standards of built form and streetscape;
- To encourage a mix of uses which can sustain commercial and community activities beyond normal business hours.

6.2 Provisions

1. No subdivision or other development shall commence or be carried out within the Centre Zone until a Structure Plan has been prepared and adopted in accordance with the requirement of Part 10 of the City of Joondalup Town Planning Scheme No. 1 for this area.
2. The approved Structure Plan shall address the following:
 - i. Permissibility of uses within the Centre Zone, including the maximum permissible area of retailing;
 - ii. Building design guidelines and development standards;
 - iii. Overshadowing and protection of privacy; and
 - iv. Car parking and vehicular access requirements.
3. A maximum building height restriction of five storeys shall apply for all development within the Centre Zone.
4. A R100 density coding shall apply to residential development within the Centre Zone.
5. Residential Development within the Centre Zone shall comply with the relevant provisions of the Residential Planning Codes and Building Code of Australia.

7.0 PARKS AND RECREATION RESERVES

The areas depicted on the Structure Plan as local "Parks and Recreation" reserves shall be ceded free of cost by the developer of the Structure Plan area and vested in the City of Joondalup in accordance with the WAPC's Urban Development Policy 2.3. Use and development of this land shall comply with the provisions applicable to "Parks and Recreation" reserved land under the City of Joondalup Town Planning Scheme No. 1.

**BEAUMARIS LAND SALES
REGIONAL ROAD OBLIGATIONS
UPDATE AS AT 1st AUGUST 2000**

| ITEM NO. | ROAD | SECTION | CURRENT STATUS | DETAILS OF OBLIGATION |
|----------|----------------|---------|--|---|
| 1. | Connolly Drive | C1 | Constructed 1997 <u>OBLIGATIONS DISCHARGED</u> | The ceding of a 40 metre wide road reserve and construction of full earthworks, one carriageway, one grade separated pedestrian crossing, a dual use path along one side and drainage facilities when the immediately abutting land to the east is subdivided. |
| 2. | | C2 | Constructed 1997 <u>OBLIGATIONS DISCHARGED</u> | A 50% contribution towards full earthworks, one carriageway, a dual use path along one-side and drainage facilities when the immediately abutting land to the west is subdivided. |
| 3. | | C3 | Constructed 1997 <u>OBLIGATIONS DISCHARGED</u> <u>No current bank guarantee</u> | A 50% contribution towards one grade separated pedestrian crossing when the immediately abutting land to the west east is subdivided. Noting that a \$150,000 Bank Guarantee has been received. |
| 4. | Moore Drive | MD1 | Constructed 1997 Overpass not constructed (Beaumaris Grove for overpass \$350,000) <u>Requirement for overpass waived by the City of Joondalup.</u> <u>No current bank guarantee</u> | The ceding of a 40-metre wide road reserve and construction of full earthworks, one carriageway, one grade separated pedestrian crossing , a dual use path along one-side and drainage facilities when requested by the City of Joondalup. Noting that a \$100,000 Bank Guarantee has been received. <u>- At grade pedestrian islands to be constructed to the satisfaction of the City of Joondalup. The City of Joondalup is to provide 12 months notice of its requirement for these facilities to be constructed.</u> |

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| 5. | Marmion Avenue | MA1 | Constructed 1997 <u>OBLIGATIONS SATISFIED</u> | The construction of two grade separated pedestrian crossings, a dual use path along one-side and drainage facilities when the immediately abutting land to the west is subdivided. |
| 6. | Burns Beach Road | B1 | <u>OBLIGATIONS OUTSTANDING</u> | The ceding of land required for road widening to a 30-metre width (excluding additional land as required for any proposed controlled access places) plus additional land as required for transition areas adjacent to Marmion Avenue and proposed roundabouts. The 30 metres is to be measured south from the existing northern boundary of the Burns Beach Road reservation. |
| 7. | | | Not Constructed | A 50% contribution towards the upgrading of the existing carriageway, including full earthworks and a 50% contribution towards the construction of one grade separated pedestrian crossing, a dual use path along one-side and drainage facilities when the immediately abutting land to the south is subdivided. <u>Burns Beach Road – from Delgado Parade West to crest of the hill – approximate timing 2003.</u> <u>Burns Beach Road – from crest of hill west to Ocean Parade (entrance to Burns Beach Town site) approximate timing 2005.</u> |

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|-----|-----------------|----|--|---|
| 8. | Ocean Reef Road | O1 | Not Constructed | The construction of full earthworks, one carriageway and drainage facilities when requested by the City of Joondalup, the City of Joondalup giving 12 months notice of its intention to construct. <u>requirement for these facilities to be constructed.</u> |
| 9. | | O2 | Not done as yet <u>Partially complete</u> | The ceding of a 26 metre wide road reserve (excluding additional and as required for any proposed controlled access places). The 26 metres is to be measured westwards of the eastern boundary of the existing Metropolitan Region Scheme Important Regional <u>road reservation.</u> |
| 10. | | 02 | Not constructed <u>Partially constructed</u> | The construction of full earthworks, one carriageway, a dual use path along one side and drainage facilities when the immediately abutting land to the east is subdivided, the City of Joondalup giving 12 months notice of its intention to construct. <u>Burns Beach Road between St James Approach and Silver Sands Drive – completion October 2000.</u> <u>Burns Beach Road from Silver Sands Drive to a point south of the Public Open Space – approximate timing 2002.</u> <u>Burns Beach Road from a point south of the Public Open Space north to O'Mara Boulevard- approximate timing 2004.</u> <u>Burns Beach Road from O'Mara Boulevard north to Ocean Parade (entrance to Burns Beach Town Site) - approximate timing 2007.</u> |

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| 11. | Shenton Avenue | S1 | Not constructed <u>OBLIGATIONS</u> <u>SATISFIED</u> | The construction of a dual use path along one-side and drainage facilities when the immediately abutting land to the north is subdivided. |
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City of
Joondalup

ADMINISTRATION CENTRE
ROSA AVENUE
JOONDALUP
WESTERN AUSTRALIA 8027

DATE: 8 March 1999

YOUR REF:

TELEPHONE: (08) 9400 4000
FACSIMILE: (08) 9300 1333

ENQUIRIES: T P Dawson

OUR REF: 01498J

Development Management Services

Mrs Silja Dry
Development Planning Strategies
PO Box 8088
SUBIACO WA 6008

Dear Mrs Dry,

PUBLIC OPEN SPACE SCHEDULE - BEAUMARIS ESTATE

I refer to the above and your facsimile memorandum of 15 January 1999 and advise as follows.

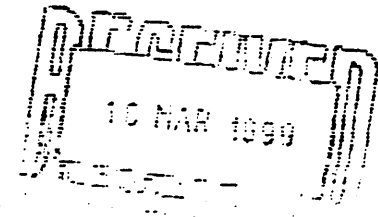
I confirm that the Public Open Space (POS) schedule provided by you for Beaumaris Estate consisting of localities Iluka, Currambine, Connolly and Ocean Reef is correct and that there is an overprovision of 5000m². However, the City does not support reducing the 2.0 hectare POS within the District Centre at Currambine by this amount in view of the agreement between the City and Roman Catholic Archbishop of Perth and Davidson Pty Ltd dated 14 July 1985 which requires a provision of 2.0 hectare POS within the District Centre. It is suggested that any POS offset be examined as part of more detailed considerations for future subdivisions at Iluka.

Yours sincerely

R. ZAGROCKI

Manager, Development Management Services

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All Communications to be addressed to the Chief Executive Officer POST OFFICE BOX 71 JOONDALUP WESTERN AUSTRALIA 8020

10/03/99

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