

TOWN PLANNING AND DEVELOPMENT ACT, 1928 (AS AMENDED)

CITY OF JOONDALUP

DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO 10

The Council of the City of Joondalup under and by virtue of the powers conferred upon it in that behalf by the Town Planning and Development Act, 1928 (as amended), and the Metropolitan Region Town Planning Scheme Act, 1959 (as amended), hereby amends the above Town Planning Scheme by:

Schedule 1

1 Delete the item **‘animal husbandry’**.

2 Delete the item **‘bakery’** and replace with :

‘bakery’ : means any land or buildings used to make and/or display and sell bread and pastry products, but excludes “hot bread” shops.

3 After the definition of the term **“cattery”** insert the following :

‘Centres Strategy’ : means the City of Joondalup ‘Centres Strategy’ Policy 3.2.8.

4 Delete the item **‘road house’**.

5 Delete the item **‘shop’** and replace with :

‘shop’ : means premises where goods are kept, exposed or offered for sale by retail or hire, but the term does not include a Showroom, Drive Through Food Outlet or a Restricted Premises.

6 Delete the item **‘showroom’** and replace with :

‘showroom’ : means premises providing large floor space used for the displaying of goods and which may involve the sale by wholesale or retail, or hire of such goods, being goods generally of a bulky nature and without limiting the generality of the forgoing including automotive parts and accessories, camping equipment, electrical light fittings, equestrian supplies, floor coverings, furnishings, furniture, household appliances, party supplies and second hand goods. The term does not include the sale of foodstuff, liquor or beverages, items of personal adornment,

magazines, books, newspapers, paper products and medicinal or pharmaceutical products.

- 7 Delete the item **'take away food outlet'**.

Table 1

1. Delete the use classes of **'road house'** and **'animal husbandry'** and **'take away food outlet'**.
2. Insert the symbol **'D'** against the use class **'Dry Cleaning Premises'** under the Mixed-Use zone.
3. Insert the symbol **'AS'** against the use class **'shop'** under the Business and Mixed-Use zone.

Table 2

1. Delete the use class **'take away food outlet'**.

Part 3

1. in Clause 3.2.2 after the symbol "A" insert the following :

 'AS' = A shop use may be permitted subject to Councils discretion after giving notice in accordance with Clause 6.7 and provided the following conditions have been met:

 (a) Shopping floor space does not exceed 200m² NLA on any separate lot of not less than 1000m².
 (b) The aggregate shopping NLA in the Business and Mixed-Use Zones in any Centre must not exceed 1000m².
 (c) The direct street frontage of any lot containing a shop must be at least 20 metres.
2. renumber Clause 3.5 sub-clause 3.5.1 and add the following sub-clause:

 3.5.2 All land contained in the Mixed-Use zone is located in a Centre which has specified a maximum shopping net lettable area (NLA) which relates to shopping floor area. The maximum NLA for each Centre shall be included in Schedule 3 of this Scheme and shall bind the development of the land within the Centre to no more shopping floor space than the area specified.

- 3 After Clause 3.6.2 add the following :
- 3.6.3** All land contained in the Business zone is located in a Centre which has specified a maximum shopping net lettable area (NLA) which relates to shopping floor area. The maximum NLA for each Centre shall be included in Schedule 3 of this Scheme and bind the development of the land within the Centre to no more shopping floor space than the area specified.
- 4 Delete Clause 3.7.2 and replace with :
- ‘All land contained in the Commercial Zone is located in a Centre which has specified a maximum shopping net lettable area (NLA) which relates to shopping floor area. The maximum NLA shall be included in Schedule 3 of this Scheme and shall bind the development of the land within each Centre to no more shopping floor space than that area specified’.
- 5 Delete Clause 3.11.4 and replace with :
- ‘With the exception of the Centre Zone containing the Joondalup City Centre, all land contained in Centre Zones is contained in a Centre which has specified a maximum shopping net lettable area which relates to shopping floor area. The maximum NLA shall be included in Schedule 3 of this Scheme and shall bind the development of the land within each Centre to no more shopping floor space than that area specified’.

Part 4

1. After clause 4.15 (e) insert the following :

4.16 DEVELOPMENT OF CENTRES

- 4.16.1 Table 1 of the City of Joondalup Centres Strategy Policy 3.2.8 lists the functions that apply to each centre in the hierarchy of centres. Those functions are intended to apply as a strategic guide to the development of all centres identified in Schedule 3 of the scheme.
- 4.16.2 Subject to subclause 4.16.3, no new centre is to be developed or an existing centre redeveloped until a Structure Plan has been approved in accordance with Part 9 of the scheme. The Structure Plan is intended to guide decision-making for the development or redevelopment of the subject centre. Built form will be promoted in the form of ‘main street’ style development using design principles outlined in the Western Australian Planning Commission’s Liveable Neighbourhoods (2001) Statement of

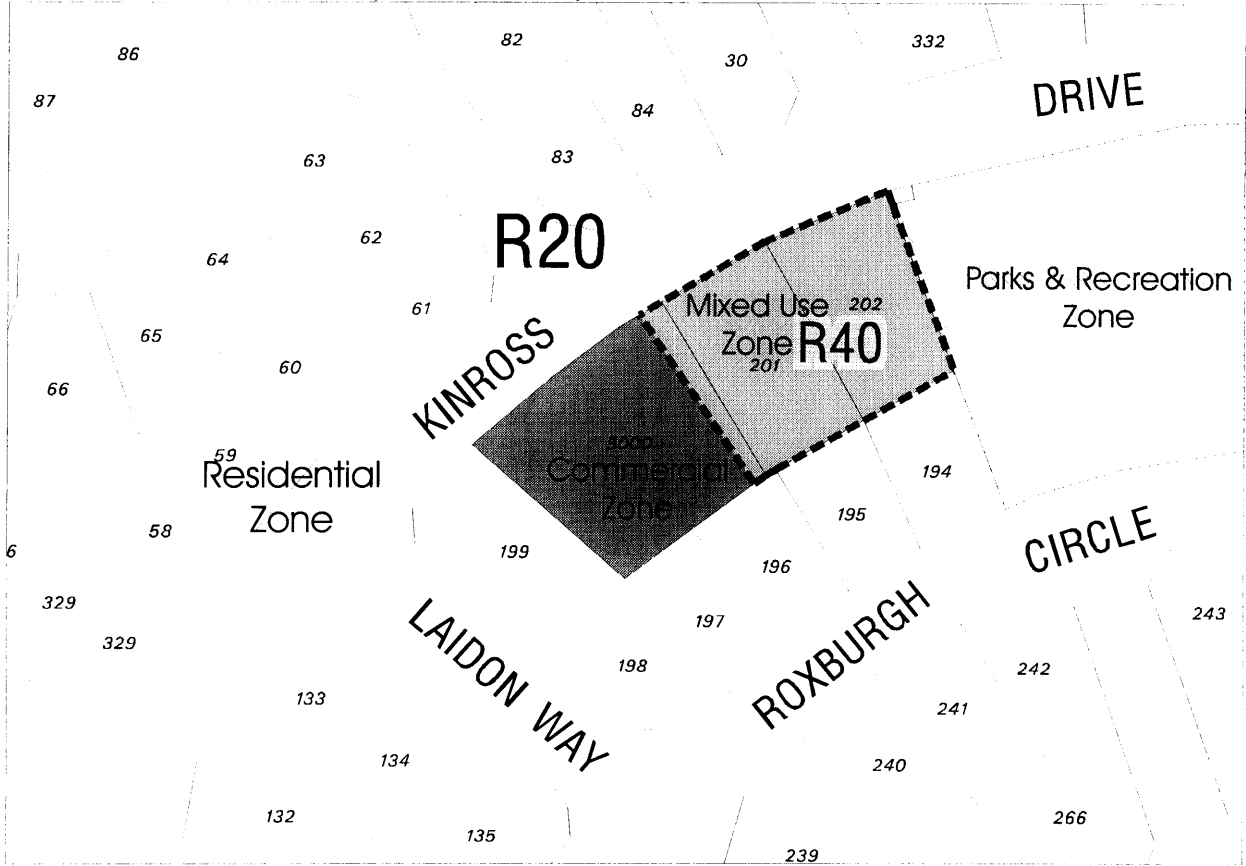
Planning Policy or any amendment or replacement of that Policy from time to time.

4.16.3 If the Council is of the opinion that a proposed expansion or partial redevelopment of an existing centre is of such a small scale as to excuse the preparation of a Structure Plan, such expansion or partial redevelopment may be approved in the absence of an Agreed Structure Plan. In any such case the built form will be encouraged where possible to adopt a 'main street' style. Development should contribute significantly to the improvement of amenity in the area and should promote a safe, convenient and attractive environment for the community. The following development standards will apply:

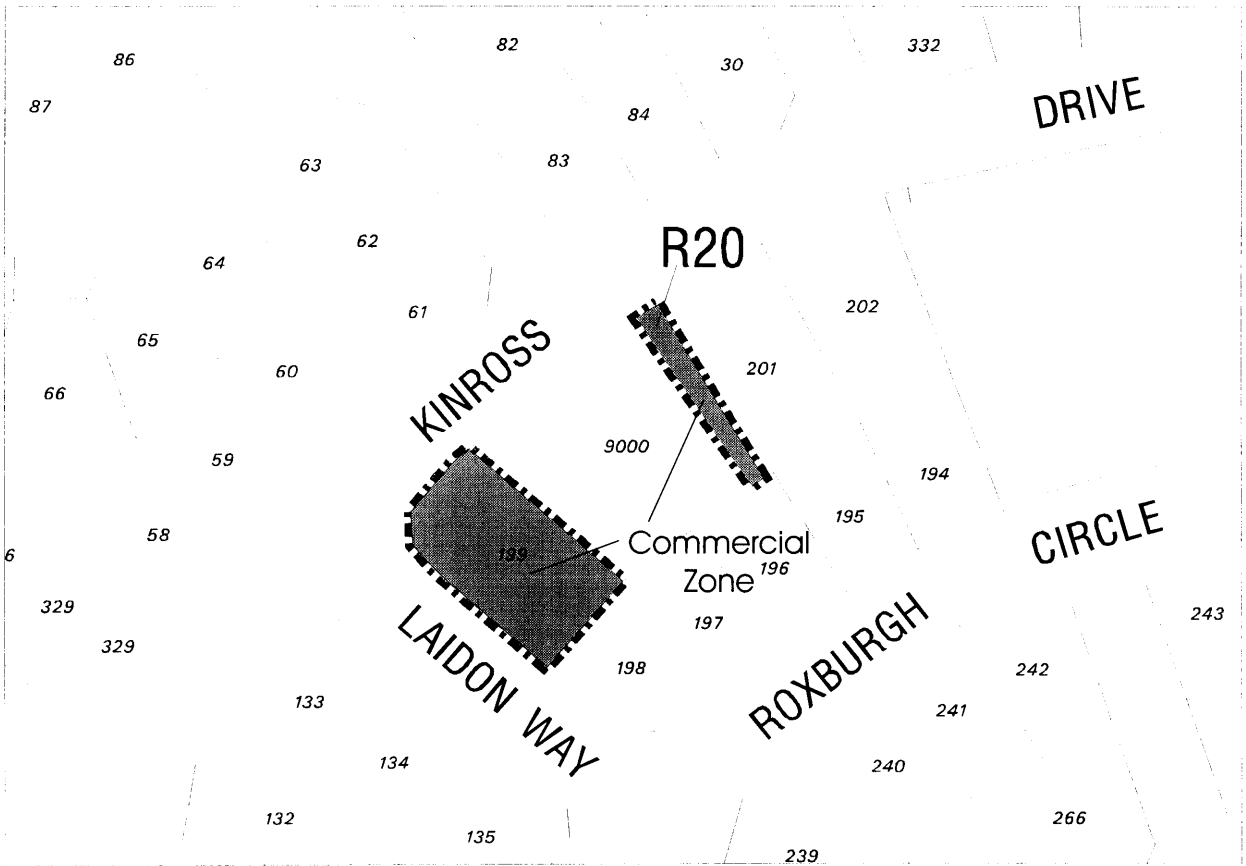
- (a) Any building should have a zero setback to front and side boundaries with attention drawn to the improvement of the streetscape.
- (b) Building height is to be no greater than two storeys, however that constraint may be relaxed for buildings situated at prime locations and designed of landmark quality.
- (c) Car parking may be provided up to 20% less than the requirement under Table 2. Where possible car parking may be provided in the form of embayed parking within the road reserve, using the cash in lieu provisions contained in Clause 4.11.

4.16.4 Where any small scale expansion or part redevelopment of an existing centre is proposed in the absence of an Agreed Structure Plan, and not in accordance with subclause 4.16.3, normal development standards under the Scheme will apply.

District Planning Scheme No.2
(PROPOSED) Amendment No. 10



EXISTING ZONING AND R CODES



SCHEME AMENDMENT

Attachment No 3**PREVIOUS PROPOSALS INLCUED IN AMENDMENT NO 3.**

LOCALITY	DESCRIPTION OF CENTRE AND COMMERCIAL ZONES	NLA (M²) 1997 SURVEY (WAPC)	NLA (M²) IN SCHEDULE 3 OF DPS2	NLA (M²) PROPOSED IN AMENDMENT
BELDON (Belridge Shopping Centre)	Lot 3 (36) Gwendoline Drive	4,152	4,000	4,500
DUNCRAIG (Carine Glades)	Lot 11 (485) Beach Road	3,040	2,500	3,500
DUNCRAIG (Glengarry)	Lot (1) (59) Arnisdale Road	3,466	2,500	3,500
GREENWOOD (Greenwood Village)	Lot 2 (18) Calectasia Street	9,092	5,000	10,000
GREENWOOD (Greenwood /Kingsley Shopping Plaza	Lot 1 (120) Cockman Road	1,003	1,000	1,500
KALLAROO (Kallaroo Shopping Centre)	Lot 319 (3) Adalia Street Lot 19 (5) Adalia Street/ Batavia Place	1,068	500 500	1,500
KINGSLEY	Lot 4 (100) Kingsley Drive Lot 3 (66) Creaney Drive	4,898	2500 2000	5,000
WOODVALE (Woodvale Boulevard)	Lot 6 (931) Whitfords Avenue	6,632	5,500	7,000
WOODVALE	Lot 1 (153) Trappers Drive	4,598	4,000	5,000



CITY OF JOONDALUP Centres Strategy

SCHEDULE 3 – RETAIL NET LETTABLE AREA FOR CENTRES

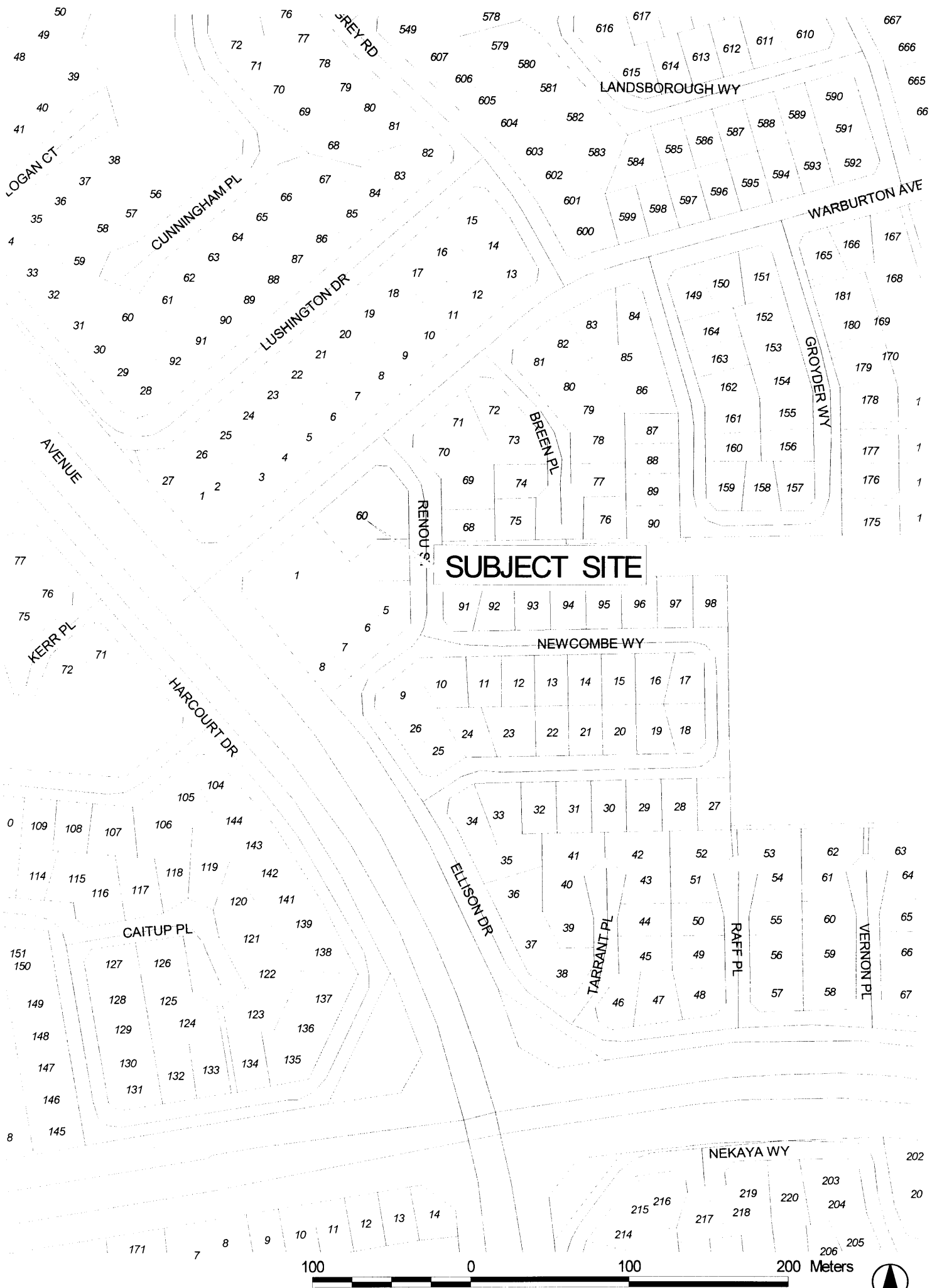
MAP REF NO	LOCALITY	CENTRE TYPE	MAXIMUM NLA (m ²)
	Joondalup City Centre including Lakeside Shopping Centre	C	Up to 100,000
	Whitford City	T	50,000
	Warwick Grove	T	38,000
	Currambine	ST	10,000
	Greenwood Village	ST	10,000
	Woodvale	ST	10,000
	Hillarys Boat Harbour	Tourist	To be determined by Structure Plan
	Ocean Reef Boat Harbour	Tourist	To be determined by Structure Plan
1	Beach Road, Duncraig	V	Below 4,500*
2	Burrageh Way, Duncraig	V	Below 4,500*
3	Sheppard Way, Marmion	V	Below 4,500*
4	Arnisdale Road, Duncraig	V	Below 4,500*
5	Marri Road, Duncraig	V	Below 4,500*
6	Coolibah Drive, Greenwood	V	Below 4,500*
7	Moolanda Boulevard, Kingsley South	V	Below 4,500*
8	Warburton Avenue, Padbury	V	Below 4,500*
9	Kingsley Drive/Creaney Drive, Kingsley	V	Below 4,500*
10	Hillarys (Flinders Avenue)	V	Below 4,500*
11	Trappers Drive, Woodvale	V	5,000*
12	Perilya Road, Craigie	V	Below 4,500*
13	Oceanside Promenade, Mullaloo	V	Below 4,500*
14	Koorana Road, Mullaloo	V	Below 4,500*
15	Gunter Grove, Beldon	V	Below 4,500*
16	Wisteria Parade, Edgewater	V	Below 4,500*
17	Gwendoline Drive, Beldon	V	5,000*
18	Marina Boulevard, Ocean Reef	V	Below 4,500*
19	Caridean Street, Heathridge	V	Below 4,500*
20	Glenelg Place, Connolly	V	Below 4,500*
21	Constellation Drive, Ocean Reef	V	Below 4,500*
22	Iluka	V	Below 4,500*
23	Currambine	V	Below 4,500*
24	Candlewood Boulevard, Joondalup	V	Below 4,500*
25	Kinross	V	Below 4,500*
	Lilburne Road, Duncraig	LS	Below 1,000**
	Adalia Street, Kallaroo	LS	Below 1,000**
	Moolanda Boulevard, Kingsley North	LS	Below 1,000**
	Kinross Drive, Kinross	LS	Below 1,000**
	Blackwattle Parade, Padbury	LS	Below 1,000**
	Alexander Road, Padbury	LS	Below 1,000**
	Harman Road, Sorrento	LS	Below 1,000**
	West Coast Drive, Sorrento	LS	Below 1,000**
	Hillarys (Whitfords Avenue)	LS	Below 1,000**

NOTES

- * Generally Village Centres over 3,000 m² or expansion to over this figure will not be supported unless it can be shown there is a need and that the proposed expansion will be based on 'mainstreet' shopping principles.
- ** Generally local shops over 1,000 m² or expansion to over this figure will not be supported.

CLASSIFICATION OF CENTRES

C	City Centre
T	Town Centre
ST	Small Town Centre
V	Village Centre
LS	Local Shops



ATTACHMENT 6

SCHEDULE 3 (SUBCLAUSES 3.7.2 & 3.11.4) –COMMERCIAL & CENTRE ZONES

COMMERCIAL AND CENTRE ZONES : RETAIL NET LETTABLE AREA

LOCALITY	Maximum NLA (m ²)
<u>CITY CENTRE</u>	
JOONDALUP CITY CENTRE (including Lakeside Shopping Centre)	Up to 100,000
<u>TOWN CENTRE</u>	
HILLARYS REGIONAL CENTRE (Whitford City)	50,000
WARWICK (Warwick Grove)	38,000
<u>SMALL TOWN CENTRE</u>	
CURRAMBINE DISTRICT CENTRE (Shenton Avenue)	10,000
GREENWOOD (Greenwood Village)	10,000
WOODVALE (Woodvale Boulevard)	10,000
<u>TOURIST CENTRES</u>	
HILLARYS BOAT HARBOUR	To be determined by structure plan
OCEAN REEF BOAT HARBOUR	To be determined by structure plan
<u>VILLAGE CENTRE</u>	
DUNCRAIG (Carine Glades)	Below 4,500*
DUNCRAIG (Duncraig Village)	Below 4,500*
MARMION (Marmion Village)	Below 4,500*
DUNCRAIG (Glengarry)	Below 4,500*

LOCALITY	Maximum NLA (m ²)
DUNCRAIG (Marri Rd)	Below 4,500*
GREENWOOD (Coolibah Plaza)	Below 4,500*
KINGSLEY (Boulevard Plaza)	Below 4,500*
PADBURY (Warburton Avenue - East)	Below 4,500*
KINGSLEY (Kingsley Drive and Creaney Drive)	Below 4,500*
HILLARYS (Flinders Avenue)	Below 4,500*
WOODVALE (Trappers Drive)	Below 4,500*
CRAIGIE (Craigie Plaza)	Below 4,500*
MULLALOO (Beach Shore, Oceanside Promenade)	Below 4,500*
MULLALOO (Mullaloo Plaza, Koorana Road)	Below 4,500*
BELDON (Beldon Shopping Centre, Gunter Road)	Below 4,500*
EDGEWATER (Wisteria Parade)	Below 4,500*
BELDON (Belridge Shopping Centre, Gwendoline Drive)	5000*
OCEAN REEF (Marina Boulevard)	Below 4,500*
HEATHRIDGE (Caridean Street) (Heathridge shopping centre and Heathridge City)	Below 4,500*
CONNOLLY (Glenelg Place)	Below 4,500*
OCEAN REEF (Beaumaris City)	Below 4,500*
ILUKA	Below 4,500*

LOCALITY	Maximum NLA (m ²)
CURRAMBINE (Connolly Drive)	Below 4,500*
JOONDALUP (Candlewood Village)	Below 4,500*
KINROSS (Burns Beach Road)	Below 4,500*
<u>LOCAL SHOPS</u>	
DUNCRAIG (Cnr Liburne Road and Hilarion Road)	Below 1,000**
KALLAROO (Kallaroo Shopping Centre, Adalia Street)	Below 1,000**
KINGSLEY (Moolanda Village, Moolanda Boulevard)	Below 1,000**
KINROSS (Kinross Drive)	Below 1,000**
PADBURY (Blackwattle Parade)	Below 1,000**
PADBURY (Forrest Plaza, Alexander Road)	Below 1,000**
PADBURY (Warburton Avenue – West)	Below 1,000**
SORRENTO (Seacrest Village, Harman Road)	Below 1,000**
SORRENTO (West Coast Drive)	Below 1,000**
GREENWOOD (Greenwood/Kingsley Shopping Plaza) (Cockman Rd)	Below 1,000**
HILLARYS (Whitfords Avenue)	Below 1,000**

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