

APPENDIX 8



AREAS SUBJECT TO
STRUCTURE PLAN

LOT 475

A 4 23543
5382
RECREATION
FITNESS.

WHITFORDS

A 40802
11175

SUBJECT AREA

PT 7

HARBOUR RISE ESTATE

HEPBURN

WEST

SEAWARD

HIBERNIA

Public Re

Extract from corrected **HILLARYS STRUCTURE PLAN****6.2 Small Lot Residential Precinct****6.2.1 Land Use**

The land use in this precinct shall be as shown in Plan 2, Land Use Map. Uses permitted and general provisions for this precinct are the same as those which apply to the relevant Zone in the Scheme unless otherwise specified in this section.

6.2.2 Objectives

General objectives intended for the Small Lot Residential Precinct:

- a) *As 6.1.2 (a)*
- b) *Encourage a diversity of housing types, including single residential, grouped dwellings, town and terrace houses;*
- c) *Encourage a strong sense of architectural identity at special locations, such as opposite public open space;*
- d) *Ensure that development has regard for the amenity of adjacent lots and surrounding areas.*

6.2.3 Criteria

Criteria to be satisfied in this precinct are:

- a) Notwithstanding the provisions of the Residential Planning Codes, the main façade of the buildings should be setback as follows:
 - Front: 1.5m minimum; 6m maximum
 - 5m minimum for garages
 - 1.5m minimum for single storey side loading garages
 - Side: Nil - on one side only in conformity with Clause (b) below;
- b) Zero lot line development will be permitted as set out in Clause (a) above, provided that any overshadowing of adjoining lots does not exceed that permitted by Clause 1.7.2 of the Residential Planning Codes.
- c) Carparking shall be accessed from rear lanes where they are provided. Each house must provide two onsite car parking spaces; at least one is to be covered. Notwithstanding the provisions of the Residential Planning Codes, a rear setback of 0m is permitted. Allowance must be made for a 1.5m sight truncation and setback at sides of garage openings at ground floor level to enable vehicular access to garages and carports.
- d) Where small lots directly adjoin public open space and notwithstanding the provisions of the Residential Planning Codes, the dwelling shall be set back as follows:
 - To the open space boundary minimum 4 metres
- e) Buildings on corners shall address each street frontage and the corner with equal importance.
- f) Buildings shall be designed to have active frontages with no blank facades fronting the street or public open space.
- g) Advertising, signage or hoardings will not be permitted except in conformity with the provisions of the City of Joondalup Signs Local Law for a residential area.
- h) Roofs: Where pitched, roofs shall be greater than 25 degrees. Minor projections such as verandahs and canopies may have shallower pitches. Curved roofs and flat roofs concealed by parapets shall also be permitted.
- i) Utility areas such as bin and service areas shall be screened from view from streets and public open spaces.

- j) New retaining walls are to be constructed in the same materials as existing estate retaining walls.
- k) The provisions of City of Joondalup Policy DS4, “Height and Scale of Buildings within a Residential Area” shall not apply.
- l) The maximum Building Height measured from Ground Level shall be as follows:

Two Storey	Wall Height	6.5 metres
Roof Ridge		9.5 metres
Single Storey	Wall Height	3.5 metres
Roof Ridge		6.5 metres
- m) Notwithstanding the provisions of the Residential Planning Codes, the minimum open space shall not be less than 35% of each individual lot.
- n) Tower elements with plan dimensions no greater than 3 metres by 3 metres may exceed the building height requirements but air conditioners, solar panels and satellite dishes may not. A tower element must contribute to the landmark quality of the building. This can take the form of towers, roof lanterns, widows walks, lookouts etc.

6.4 Sorrento Small Lot Residential Precinct

6.4.1 Land Use

The land use in this precinct shall be as shown in Plan 2, Land Use Map. Uses permitted and general provisions for this precinct are the same as those which apply to the relevant Zone in the Scheme unless otherwise specified in this section.

6.4.2 Objectives

Objectives intended for the Sorrento Residential Precinct shall be the same as for the Small Lot Residential Precinct

- a) As 6.2.2

6.4.3 Criteria

Criteria to be satisfied in this precinct are:

- a) As 6.2.3 (a) to (j) and (m)
- b) The building envelope provisions of City of Joondalup Policy DS4, “Height and Scale of Buildings within a Residential Area” shall apply.