

OVERVIEW

1. PARTS OF THE STRUCTURE PLAN

This Structure Plan comprises two parts:

Part 1 – Statutory Planning

Part 2 – Explanatory Report

Sub-clause 9.8.2 of the City of Joondalup Town Planning Scheme No. 2 states the following:

"Where an Agreed Structure Plan imposes a classification on the land included in it by reference to reserves, zones (including Special Zones) or Residential Density Codes, until it is replaced by an amendment to the Scheme imposing such classifications:

- (a) the provisions of the Agreed Structure Plan shall apply to the land within it as if its provisions were incorporated in this Scheme and it shall be binding and enforceable in the same way as corresponding provisions incorporated in the Scheme; and*
- (b) provisions in the Scheme applicable to land in those classifications under the Scheme shall apply mutatis mutandis to the Agreed Structure Plan area."*

Sub-clause 9.8.3 (b) of the Scheme enables an Agreed Structure Plan to make provision for a standard or requirement applicable to zones or R Codings under the Scheme to be varied. Sub-clause 9.8.3 (g) states that an Agreed Structure Plan may distinguish between provisions, standards or requirements which are intended to have effect as if included in the Scheme and provisions, standards and requirements which are for guidance or information only.

2. SUMMARY

This Structure Plan refers to the land within Iluka 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. The site is located within Swan Location 1370 and includes Pt Lot M1722, contained within Certificate of Title Volume 2098, Folio 1000 and Pt Lot M1722, contained within Certificate of Title Volume 1975, Folio 725. This Structure Plan shall determine the overall land use and form of development for this area.

The Structure Plan area is divided into the 'Centre Zone', 'Residential Zone' and 'Parks and Recreation' reservation. Part 1 of the report outlines the objectives and provisions for each of these zones/reservations. The Explanatory Report contained within Part 2 provides further explanation about the site and the rationale for the proposed design.

The zones and reservations nominated for Iluka are shown on the Structure Plan (refer to Figure 1 - Iluka Structure Plan).

Iluka Structure Plan**PART 1 – STATUTORY PLANNING**

As provided for under Part 9 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

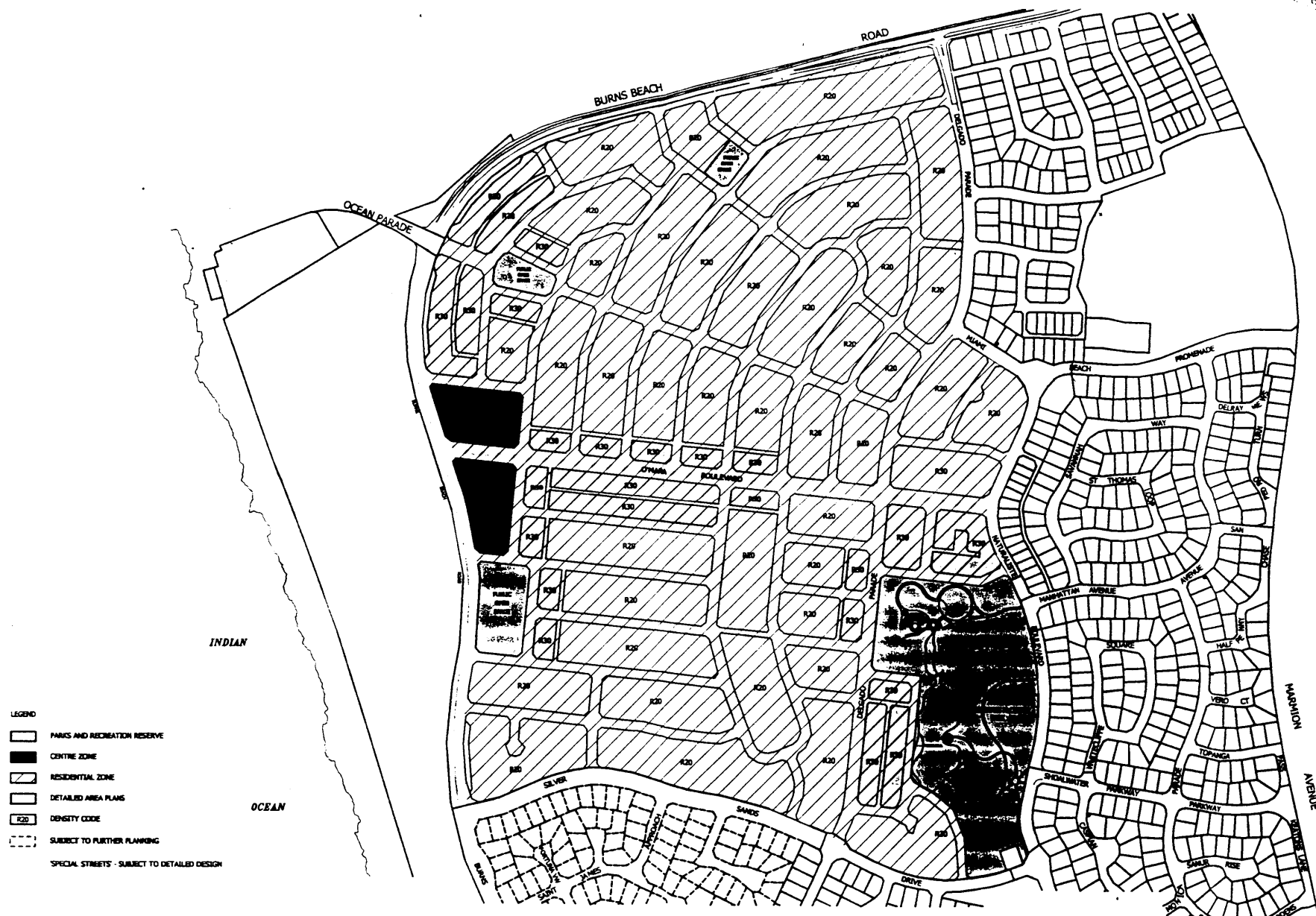
The terms used in this Part of the Structure Plan Report shall be interpreted in accordance with the City of Joondalup Town Planning Scheme No. 2 and as set out hereunder:

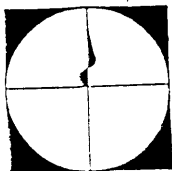
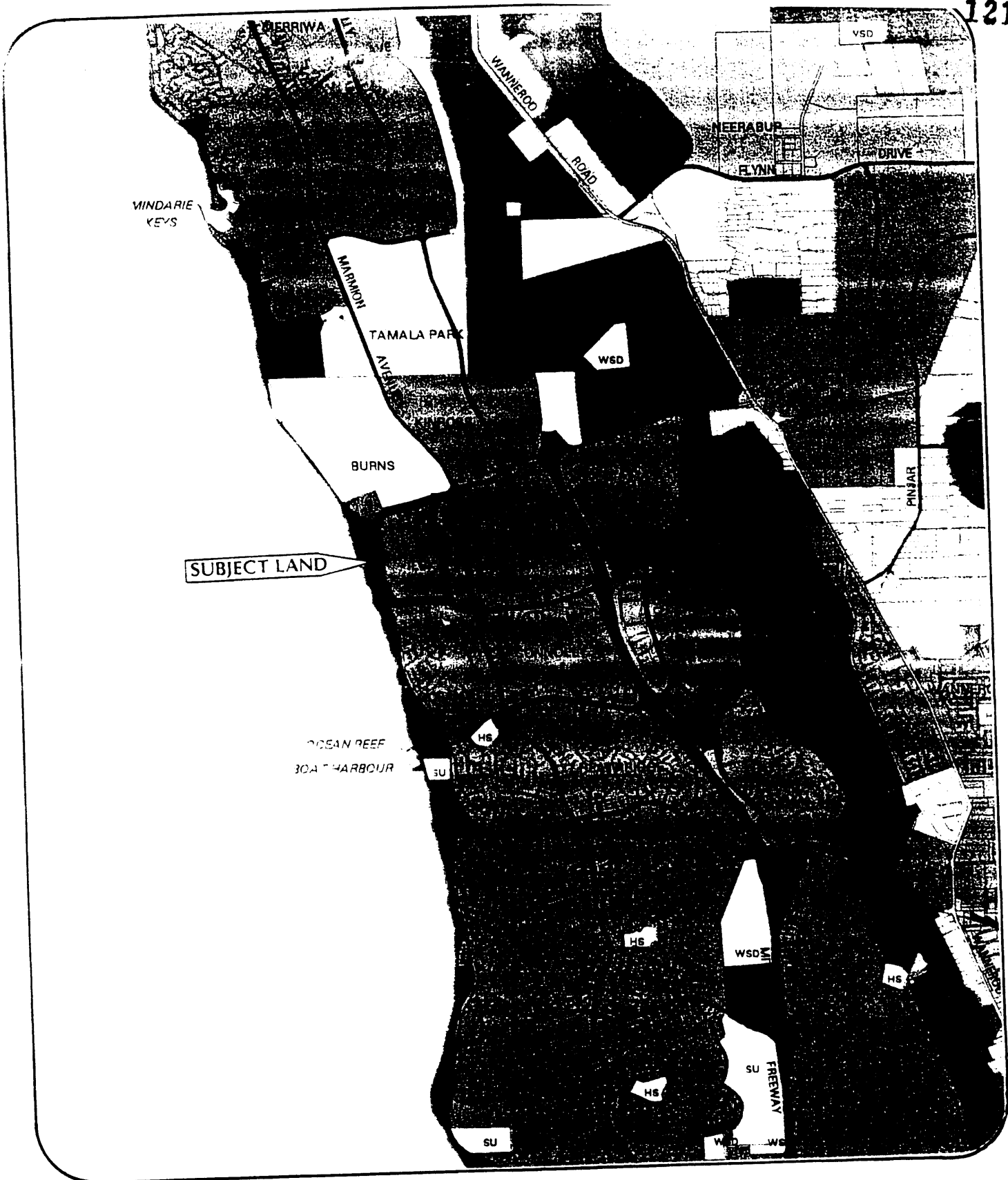
"STOREY" shall mean the vertical space extending from one habitable floor of a building to the floor above and for residential properties shall be deemed to be no more than 3.5 metres. The term shall not include any space within a roof, whether used for habitation or not.

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. 2.

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LOCATION PLAN

ILUKA - CITY OF JOONDALUP

Date: 03.08.00
Scale: 1:75000
Dwg No: BEA STR

18 Prowse Street
West Perth
P O Box 1498
West Perth
Western Australia
Tel: (619) 321 8688
Fax: (619) 321 8599

Robertson Day
Group
LAND USE
PLANNERS

Iluka Structure Plan**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. DAPs shall be incorporated into the Structure Plan prior to the City of Joondalup endorsing any plan or diagram of survey for residential subdivision.

Iluka Structure Plan

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 9 of the City of Joondalup Town Planning Scheme No. 2 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 three storeys shall apply for all development within the Centre Zone.
4. An R60 density coding shall apply to residential development within the Centre Zone.

Iluka Structure Plan

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 to the Crown 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. 2.