

KINROSS NEIGHBOURHOOD CENTRE STRUCTURE PLAN

Prepared For: Peet & Company

JANUARY 2002

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OVERVIEW**PARTS OF THE STRUCTURE PLAN**

This Structure Plan comprises two parts:

Part 1: Statutory Planning Section
Part 2: Explanatory Report

Clause 9.8 of the City of Joondalup District Planning Scheme No. 2 provides, amongst other things, that a provision, standard or requirement of a Structure Plan approved under Part 9 of the Scheme shall be given the same force and effect as if it were 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 the Structure Plan. Part 2 of this Structure Plan is for explanatory purposes only, providing a descriptive analysis of the Structure Plan.

Subclause 9.8.3(f) of the Scheme states that where there is 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 Scheme shall prevail.

SUMMARY

This Structure Plan refers to the Kinross Neighbourhood Centre, described as Lot 9000 corner Connolly Drive and Selkirk Drive, Kinross. The subject land is currently being rezoned from Residential, Business, Commercial and Civic and Cultural to Centre Zone and the coding of the site at R20 and R40 is being deleted.

This Structure Plan shall determine the overall detailed land use and form of development within the Neighbourhood Centre. The area is divided into three Land Use Areas which accommodate broad land use groupings. The Explanatory Report provides further detail about the site and the intended design.

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PART 1 – STATUTORY PLANNING SECTION

As provided by the provisions of clause 9.8 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 2.49 ha and is described as Lot 9000, corner Connolly Drive and Selkirk Drive, Kinross.

1.0 LAND USE AREAS

Plan 1: 'Land Use Classification' indicates the Land Use Area for the Centre Zone, being Residential, Civic and Cultural and Commercial. A 233m² portion of land will be included in the adjacent Parks and Recreation Local Reserve.

2.0 DEFINITIONS

The terms used shall be interpreted in accordance with the Scheme and as set out hereunder:

'The Scheme': shall mean the City of Joondalup District Zoning Scheme No. 2 (as amended) or such amendments or modifications thereto that may be current.

'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 metres. The term shall not include any space within a roof, whether used for habitation or not.

'Urban Edge': shall mean the facades of a building and/or additional structures that define the principal edge of a building or space. An urban edge shall also be an 'active' edge, meaning that it should be fine-grained, sheltered, and be characterised by the dominance of windows and doors.

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 FLOORSFAC (GLA)

The retail floorspace limit in Schedule 3 of the Scheme (3,000 m² NLA) (and any amendments to that Schedule), applies to the Kinross Neighbourhood Centre, zoned Centre Zone.

5.0 RESIDENTIAL DENSITY CODING

Residential land within the Centre Zone shall be developed in accordance with the Residential Planning Codes of Western Australia, as given effect by clause 4.2 of the Scheme, unless otherwise specified in this Report. The enclosed Plan 2: 'Coding Map' indicates the Residential Density Codes that apply to the subject land, pursuant to Clause 4.2.5 of the Scheme.

6.0 PROVISIONS

This document identifies three Land Use Areas, distinguished by their land use intent and built form character. Each has a predominant use which is intended to be treated in a flexible manner to allow other compatible uses so that the Centre Zone can develop the diversity and robustness of a village centre.

Land use and development within the Neighbourhood Centre is required to be generally consistent with the four (4) plans which form part of this report:

- Plan 1: Land Use Classification Map
- Plan 2: Coding Map
- Plan 3: Development Plan
- Plan 4: Illustrative Plan

The provisions are divided into objectives which describe in general terms the intentions to be addressed in each Land Use Area; 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 construction requirements for each Land Use Area or part of a Land Use Area which are proposed to accommodate the desired uses and meet the criteria.

6.1 Commercial Land Use Area

The Commercial Land Use Area is intended to accommodate a wider range of uses including retailing, entertainment, professional offices, business services and residential. The uses permitted under the Scheme in a Commercial zone, are the permitted uses in the Land Use Area.

6.1.1 Objectives

The general objectives of the Commercial Land Use Area are:

- i. To create Selkirk Drive as an active focus for the community with a diversity of retail and commercial uses that generate day and evening activity;
- ii. To allow appropriate businesses to locate and develop in close proximity to residential areas for the convenience of the community;
- iii. Encourage high standards of 'Main Street' built form and an active edge to complement the Selkirk Drive streetscape and create an attractive façade to the street for visual amenity and interaction;
- iv. Provide efficient vehicle access and circulation with pedestrian priority; and
- v. Encourage a high level of passive surveillance of the underpass beneath Connolly Drive.

6.1.2 Criteria

Criteria to be satisfied in this Land Use Area are as follows:

- i. The Provisions of the 'Commercial' zone in the Scheme shall apply to this Land Use Area unless otherwise specified in this section;
- ii. Buildings shall be designed to have active frontages towards Selkirk Drive and Connolly Drive including the active building edge defined in Plan 3, with no blank facades fronting the street and continuous awnings and/or colonnades along these frontages to give pedestrians protection from the weather;
- iii. Buildings fronting Selkirk Drive and Connolly Drive including the active building edge defined in Plan 3 shall create an urban edge, making entries to buildings, pedestrian walkways and car parking areas clearly defined elements;
- iv. Setbacks along Selkirk Drive and the active building edge defined in Plan 3 shall be Nil.
- v. Building façade should be two storeys high to create a well scaled street (or equivalent parapet height) and an urban edge to the street boundary;
- vi. Tenancies located on the southern or western edges of the building shall have an external door for customer access;
- vii. The western and southern edges of the building are each to comprise a minimum 70% of windows. Sills shall be set no less than 600mm from the ground floor level;
- viii. The loading area is to be screened by a 1.8 m solid wall with gates at each end;
- ix. A continuous 3 m (minimum) pedestrian link along the western edge of the building linking to the adjoining public open space and providing a connection to the underpass;

- x. A continuous 3 metre (minimum) dual use path along Selkirk Drive being provided.
- xi. Parking circulation shall be linked with the abutting Civic and Cultural Land Use Area in the location shown in the Development Plan, and the City may require the application of reciprocal rights of access
- xii. Car parking areas shall be designed to provide pedestrian paths separate from vehicle flow;
- xiii. The car park shall be designed to ensure slow speeds. Lengths of road exceeding 50 metres shall incorporate speed control devices such as minor level changes;
- xiv. Car parks should be designed to not dominate the street and provide good pedestrian movement towards buildings. Landscaping requirements shall be in accordance with clause 4.12 of District Planning Scheme No.2. The tree species shall be such that it has a high branch free stem to allow surveillance and visibility of shop fronts a large canopy to achieve adequate shading of car parking area and west facing portion of building;
- xv. Service areas, bin and material storage areas and services such as air conditioners, 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;
- xvi. Roof mounted mechanical equipment, if required, shall be screened from view by the roof form or parapet walls;
- xvii. Buildings and all streets, parks and parking areas shall be well lit to encourage safe use after hours with light spill into neighbouring residential areas minimised;
- xviii. Convenient, safe and direct pedestrian access shall be provided throughout the Land Use Area;
- xix. On-street parking shall be provided along Selkirk Drive and may be credited to the Commercial Centre's parking requirement.

6.2 Civic and Cultural Land Use Area

This Land Use Area comprises a building(s) to be developed for community and civic purposes.

6.2.1 Objectives

The general objectives of the Civic and Cultural Land Use Area are:

- i. To create Selkirk Drive as an active focus for the community with a diversity of activity occurring along it;
- ii. To create a Land Use Area which provides a real focus for a range of civic, cultural and community activities;
- iii. To integrate the Land Use Area with surrounding commercial and residential land uses;
- iv. To encourage the use of the Land Use Area at different times of the day and evening;
- v. To provide a buffer between the commercial Land Use Area and residential Land Use Area;
- vi. Encourage high standards of built form and streetscape.

6.2.2 Criteria

Criteria to be satisfied in the Land Use Area:

- i. The Provisions of the 'Civic and Cultural zone' in the Scheme shall apply to this Land Use Area unless otherwise specified in this section;
- ii. The building shall be designed to have an active frontage with no blank facades fronting Selkirk Drive and the access street, with continuous awnings and/or colonnades along public frontages to give pedestrian protection from the weather;

- iii. The frontage to Selkirk Drive and the access street shall create an urban edge, making the entry to the building and pedestrian walkways clearly defined elements;
- iv. Setbacks along Selkirk Drive and the access road shall be generally in accordance with the Illustrative Plan with development being constructed to the front boundary, or as close as practicable;
- v. The eastern and southern edges of the building are each to comprise a minimum 50% of windows;
- vi. A continuous 3m pedestrian dual use path along Selkirk Drive in front of the building is to be provided;
- vii. A 2m dual use path is to be provided on the western side of the access street abutting the site;
- viii. Parking circulation shall be linked with the abutting Commercial Land Use Area in the location shown in the Development Plan, and the City may require the application of reciprocal rights of access.

6.3 Residential Land Use Area

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

6.3.1 Objectives

The general development objectives of the Residential Land Use Area are:

- i. Encourage single residential urban housing types;
- ii. Encourage high quality residential development with a strong streetscape presence;
- iii. Promote a subdivision and dwelling configuration, which provides for pedestrian friendly streetscapes with passive surveillance of the public streets, open space and adjacent Civic and Cultural Land Use Area.

6.3.2 Criteria

Criteria to be satisfied in this Land Use Area:

- i. The provisions of the Residential Zone in the Scheme and of the relevant Residential Planning Code Provisions, as shown on Plan 2: Coding Map shall apply to this Land Use Area unless otherwise specified in this section;
- ii. Subdivision and development shall occur in a manner that is generally consistent with the Illustrative Plan.
- iii. Buildings on street corners shall address each street frontage, and the corner, with equal importance.
- iv. Front setbacks to portions of buildings containing habitable rooms, as defined in the Residential Planning Codes, may be set back to a minimum of 3m (average 4m) from the front property boundary, allowing surveillance out to the street from main living spaces;
- v. Car parking shall be setback a minimum of 5m from the front property boundary such that garages and parking spaces do not dominate the street elevation, and standing space for a vehicle is available in the driveway, without projecting any portion of the vehicle into the road reserve;
- vi. A continuous 3 metre dual use path is to be provided along Selkirk Drive and McNaughton Crescent in accordance with the location shown in Plan 3;
- vii. A 2 metre dual use path is to be provided along the internal residential road in accordance with Plan 3;
- viii. A maximum building height of 2 storeys applies;

KINROSS NEIGHBOURHOOD CENTRESTRUCTURE PLAN

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- ix. Zero lot line development to a maximum of two storeys in height, setback 5 metres from the front and 6 metres from the rear will be permitted without the need for neighbour consultation.
- x. 45% pitched roofing should predominate and eaves are preferred for solar protection.
- xi. Site cover will be permitted at a maximum 60% of the site area.

PART 2 – EXPLANATORY REPORT

This section is provided as an explanation of the objective, purposes and intentions of the Structure Plan and of the processes proposed for implementation and administration of the Plan.

1.0 INTRODUCTION

The Kinross Neighbourhood Centre Structure Plan and Report has been prepared by Taylor Burrell on behalf of Peet and Company to provide the rationale and framework to support future subdivision and development of land within the Structure Plan area. The Structure Plan has been prepared in accordance with Part 9 – Structure Plans within the City of Joondalup District Planning Scheme No. 2.

1.1 Background

A previous plan for the development of the Neighbourhood Centre was prepared in 1993 by Hames Sharley, in consultation with the City of Joondalup. The existing zoning of the site reflects that plan, however, the design of the centre no longer reflects contemporary design principles and places the Neighbourhood Centre in a location with poor exposure to Connolly Drive.

Taylor Burrell has reviewed the plan for the Neighbourhood Centre, and in July 2001, requested Council initiate an Amendment to the Scheme to rezone the subject land to Centre Zone and delete the residential density coding. Amendment No. 11 is currently being advertised for public comment.

1.2 Structure Plan Objectives

The Objectives of the Structure Plan are as follows:

- To create a consolidated Neighbourhood Centre which provides a focus for the community and provides a variety of services, facilities and convenience to the local community;
- To create a centre which provides retail activities with commercial exposure to Connolly Drive and Selkirk Drive to better facilitate the success of the centre and maximise benefits to the community;
- To integrate the centre with surrounding and future residential and civic areas;
- To develop contiguous building frontage along Selkirk Drive and to ensure active frontages to Selkirk Drive, Connolly Drive and to the access streets;
- To encourage the use of the centre at different times of the day and evening;
- To encourage high standards of built form and streetscape;
- To create 'Main Street' as an active focus for the community;
- To provide a high level of pedestrian and cyclist amenity;
- To ensure a residential presence in the Neighbourhood Centre.

1.3 Site Description

The subject site is described as Lot 9000 corner Connolly Drive and Selkirk Drive, Kinross. The site is located within an existing residential area and is bounded by Connolly Drive to the west, Selkirk Drive to the south, McNaughton Crescent to the east and public open space to the north.

2.0 STRUCTURE PLAN

2.1 Identified Land Use Areas

The Kinross Neighbourhood Structure Plan has been designed to identify three Land Use Areas, being Commercial, Civic and Cultural, and Residential (refer Plan 1). A small portion of land will be included in the adjacent public open space reserve.

The Land Use Area Areas are described as follows:

Land Use Area 1:	Commercial Land Use Area	1.42 ha
Land Use Area 2:	Community Land Use Area:	0.50 ha
Land Use Area 3:	Residential Land Use Area:	0.82 ha

2.2 Design Philosophy

The objective of the design is to ensure the development of an attractive and viable centre through exposure and accessibility, and the provision of mixed uses, to improve the services and facilities available for the convenience of the community, whilst integrating the development with the existing and future residential area.

Plan 3: 'Development Plan', identifies the location of buildings on the site, with the commercial building and community/civic buildings located at the front boundary of Selkirk Drive with an interactive frontage, providing for activity at the street front. The locations are indicative only and setbacks are specifically defined where required in Part 1.

Plan 4: 'Illustrative Plan', details the development of the site with more clarity and provides potential developers with the specific requirements for development on the subject sites.

Development is required to occur generally in accordance with these plans.

2.3 Commercial Land Use Area

The Commercial Land Use Area provides for approximately 3,000m² of commercial retail development, allowable under the Scheme. (It should be noted that a maximum 4,500m² is available to the Kinross Land Use Area under the City's Centres Strategy). The development may include a supermarket, specialty stores, offices, residential, restaurants and cafes.

Development is required to have an active frontage on all public sides of the building fronting Selkirk Drive and Connolly Drive including the west facing side of the building. The loading area for the shopping centre is located between the commercial and community buildings and should be gated at each end. A 'main street' theme has been incorporated into the western side of the shopping centre to provide for surveillance to the car park and access system and will improve the visual amenity of the Centre.

A fast food outlet is provided for adjacent to Connolly Drive, providing for required exposure to passing traffic. The fast food outlet drive-through should be able to view the pedestrian crossing under Connolly Drive to provide for surveillance into a pedestrian pathway that currently does not have adequate surveillance.

2.4 Civic and Cultural Land Use Area

The Civic and Cultural Land Use Area has been designed to accommodate a building for community purposes. The size of the site is consistent with that originally identified for this site. A transformer site affects this site and its concealment within the design of the building is required.

2.5 Residential Land Use Area

The Residential Land Use Area has been designed to accommodate 15 residential lots with areas ranging from 300-400 m² with frontages of about 12 metres, fronting on to perimeter streets. Variations to front setbacks to habitable rooms, setbacks to garages and reduced open space requirements are proposed to provide for efficient lot design and appropriate presentation to the street, along with passive surveillance of the street and open space areas.

2.6 Movement, Access and Parking

Plans 3 and 4 depict the proposed movement system and access points within the Structure Plan area. The access street bordering the residential lots intersects with Selkirk Drive and MacNaughton Crescent, and provides a road edge to the open space.

The internal parking aisles serving the commercial and community purpose sites connect with Selkirk Drive and the access street. The servicing and loading area of the retail building is proposed to be accessed from the internal parking system with egress to Selkirk Drive.

Parking areas for the commercial site will be provided on the western and northern sides of the retail building. This provides for direct access to the external tenancies and main entrances to the internal mall. Parking for the community purpose site will be provided at the rear of the site, abutting the open space. Parallel on-street parking is proposed on Selkirk Drive in front of the retail and community purpose buildings.

2.7 Servicing

The subject site is fully serviced with water, sewerage, power and telecommunication, enabling the development to be fully serviced.

3.0 IMPLEMENTATION**3.1 Town Planning Scheme Amendment No. 11**

As previously noted, Amendment No. 11 to City of Joondalup District Planning Scheme No. 2 is currently being advertised for public comment.

3.2 Development Approval

Where residential development complies with the requirements as per clause 6.3 of Part 1 an application for approval to commence development is not required.

LEGEND

-  STRUCTURE PLAN AREA
-  RESIDENTIAL
-  COMMERCIAL
-  CIVIC & CULTURAL
-  PARKS AND RECREATION
-  PUBLIC PURPOSES



LANDUSE CLASSIFICATION

KINROSS EAST NEIGHBOURHOOD CENTRE

CLIENT
PEET & CO.

DATE
18/10/2001

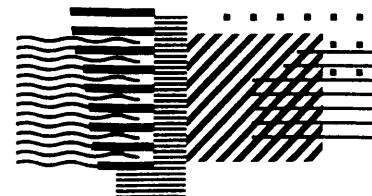
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77/040/109

SCALE
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PLAN 1.

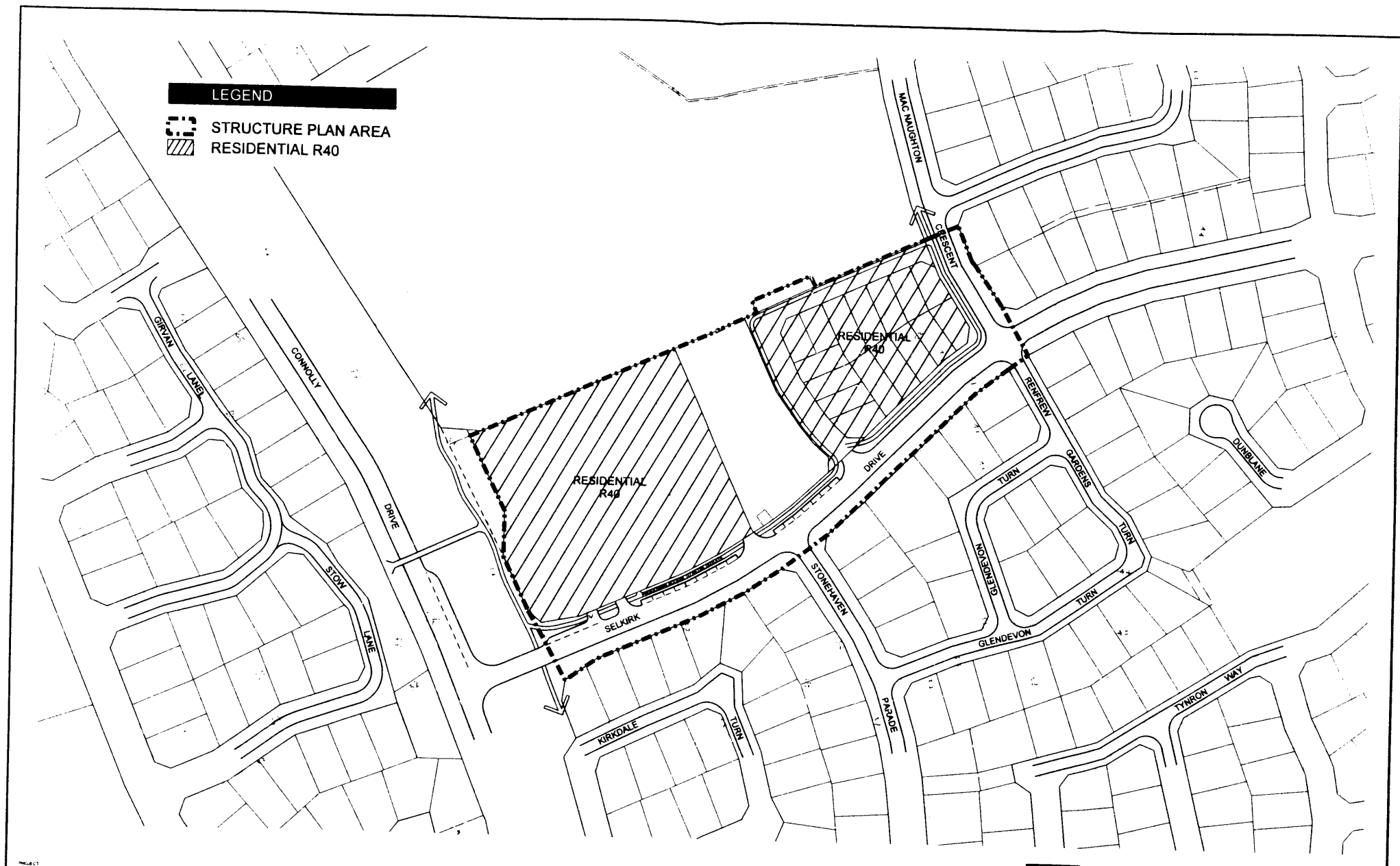
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CODING MAP

KINROSS EAST NEIGHBOURHOOD CENTRE

CLIENT
PEET & CO

DATE
18/10/2001

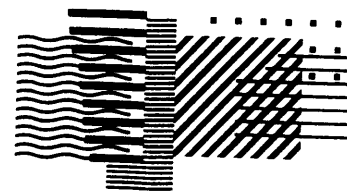
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PLAN 2.



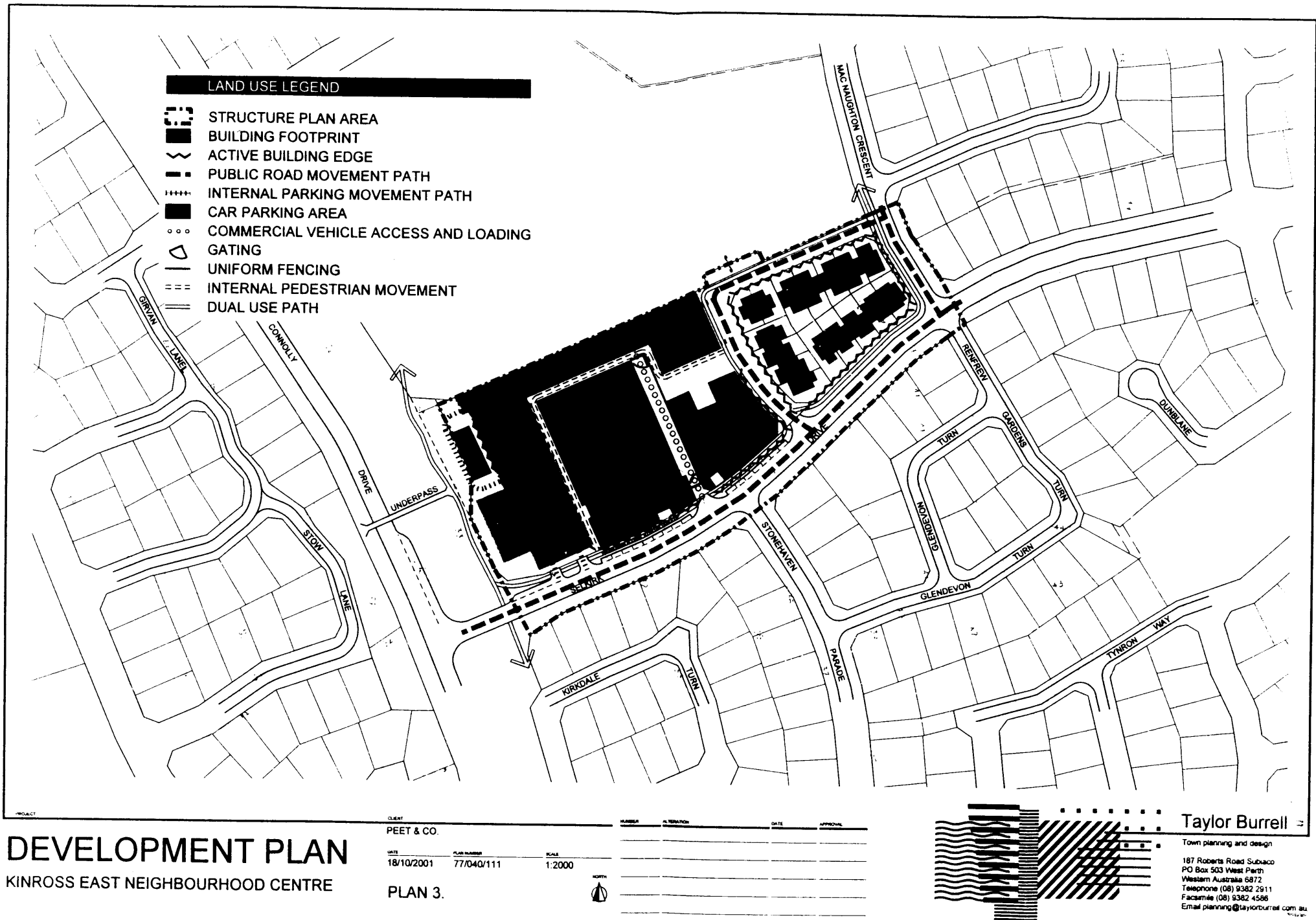
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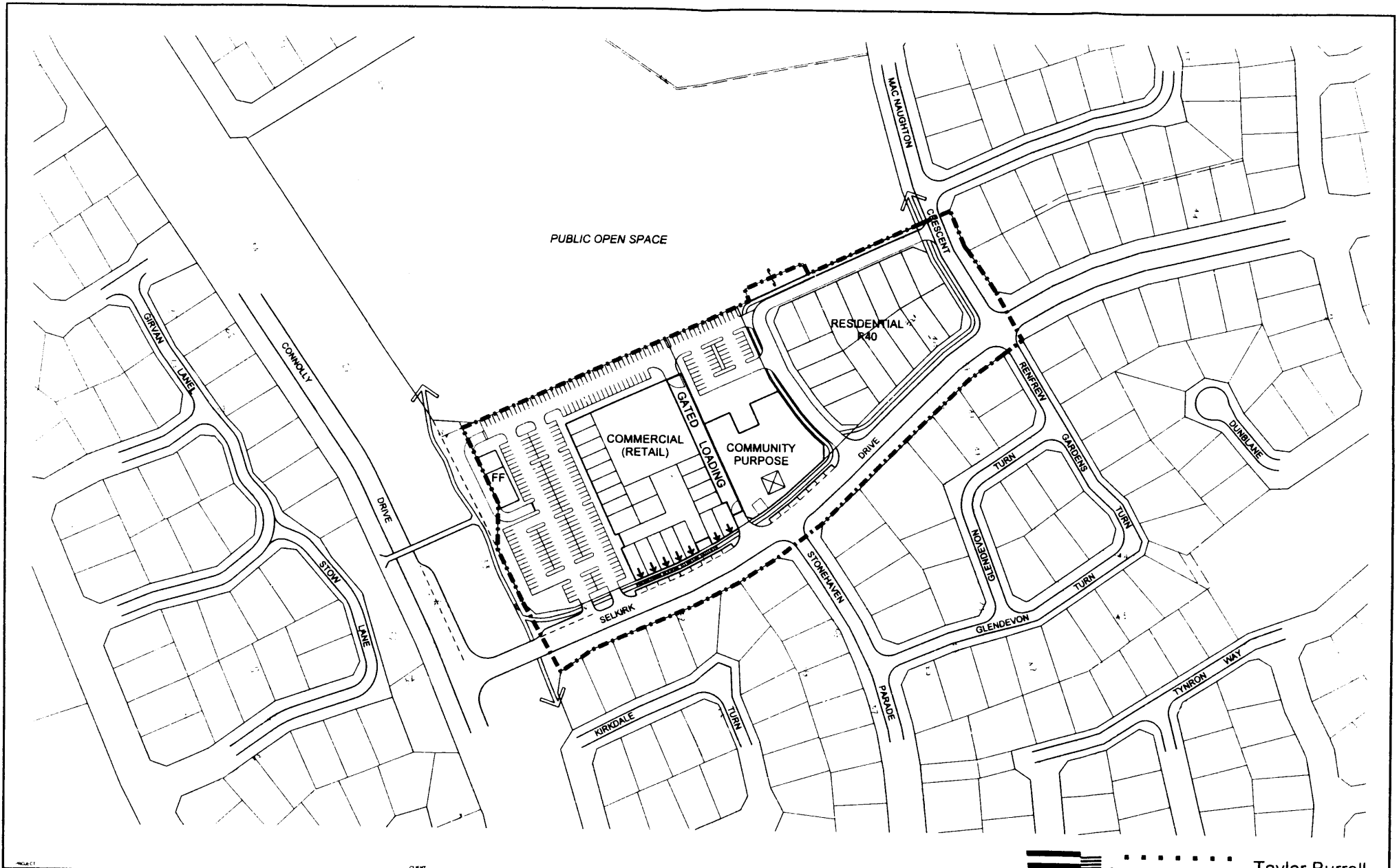


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ILLUSTRATIVE PLAN

KINROSS EAST NEIGHBOURHOOD CENTRE
(not to be regarded as the Structure Plan - for illustration only)

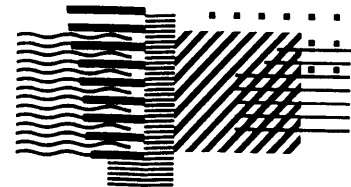
CLIENT
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DATE 18/10/2001 PLAN NUMBER 77/040/115 SCALE 1:2000

PLAN 4.



NUMBER	ALTERATION	DATE	APPROVAL



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