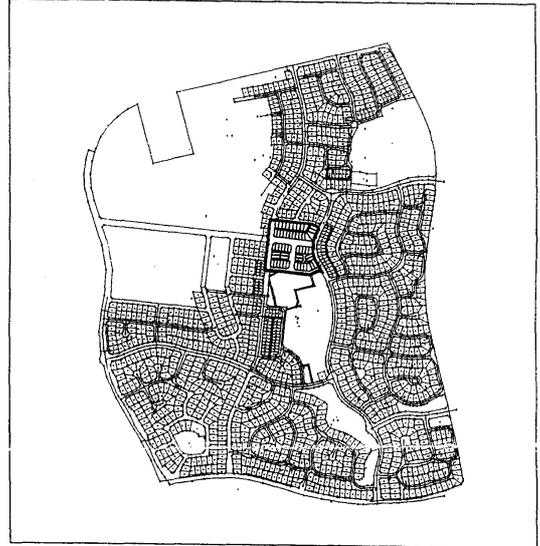
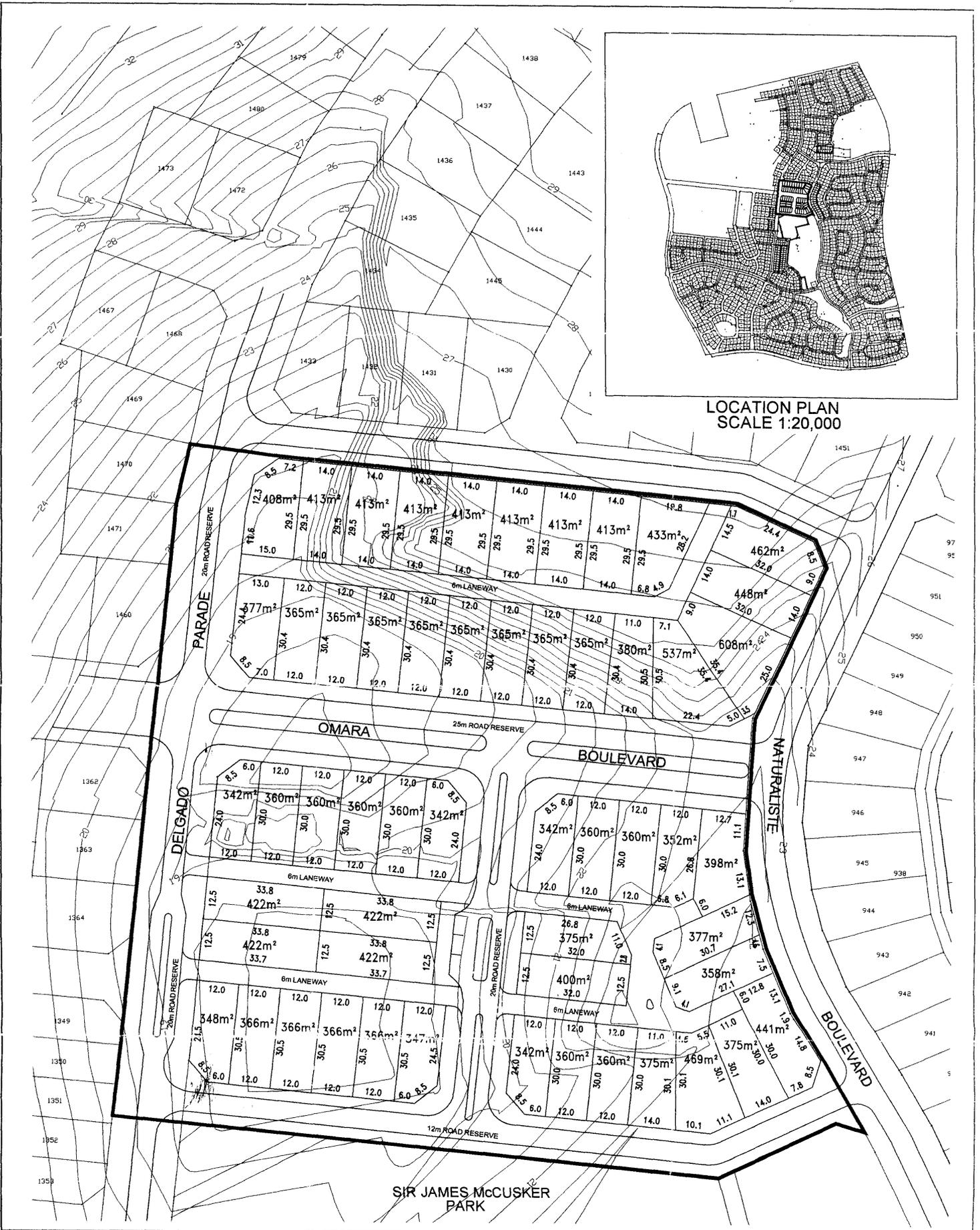


- LEGEND**
- PARKS AND RECREATION RESERVE
  - CENTRE ZONE
  - RESIDENTIAL ZONE
  - R30 DENSITY CODE
  - R25 DENSITY CODE
  - R20 DENSITY CODE
  - SUBJECT TO FURTHER PLANNING
  - 'SPECIAL STREETS' - SUBJECT TO DETAILED DESIGN

REVISED  
 ILUKA STRUCTURE PLAN  
 DATE : 21.01.2003



LOCATION PLAN  
SCALE 1:20,000



**PROPOSED SUBDIVISION**  
STAGE 16 ILUKA - CITY OF JOONDALUP  
BEAUMARIS LAND SALES

DEPARTMENT FOR PLANNING  
AND INFRASTRUCTURE

14 OCT 2002

FILE 170494

DPI REF:  
SINGLE : 55 LOTS

**NOTE**  
• Area Subject to Application  
• All Dimension and Areas are subject to further Survey, Engineering and Detailed Design.  
• "C" - "coveys" diagrammatic only.  
• Dimensions are 600m unless otherwise shown.

Date : 01.10.02  
Scale : 1:1000  
Dwg No : BEA SUB

9 Havelock Street  
West Perth 6005  
PO Box 1498  
West Perth 6872  
Western Australia

Tel: (616) 9321 8688  
Fax: (616) 9321 8588  
nlg@robertsday.com.au



PART 1 OF THE 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.

**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 (TO BE DELETED)**

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.

Detailed 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.

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

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.

## **5.2 Provisions (PROPOSED)**

- 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. R20 Lots**

**Development of all Residential R20 lots shown on the structure plan shall be assessed in accordance with the Residential Design Codes, District Planning Scheme, Council's Policies (except in the case of Building Height in which the Residential Design Codes applies), relevant Local Laws and Building Codes of Australia.**

### **3. R25 Lots**

**Development of all Residential R25 lots shown on the Structure Plan shall be assessed in accordance with the Residential Design Codes, District Planning Scheme, Council's Policies (except in the case of Building Height in which the Residential Design Codes applies), relevant Local Laws and Building Codes of Australia, except where they have been varied in the following instances:**

- (i) A minimum 2.5 metre front setback and an average of 4.5 metres shall be met. An average front setback of 3.0 metres shall be permitted where 50% or more of the garage/carport is recessed into the design of the dwelling, however garage/carports shall be setback a minimum of 4.0 metres regardless.**
- (ii) Rear setback shall be in accordance with the Residential Design Codes.**
- (iii) Laneway access is not permitted.**
- (iv) Development of Residential R25 lots shall have a maximum site coverage of 60% of the total lot.**
- (v) To encourage solar access and energy efficiency whilst preserving similar solar access to adjoining properties, a zero lot setback onto a side boundary other than a street boundary is encouraged (except where stated for corner lots with a secondary street frontage, refer to 3(ix)). The use of a zero setback shall be limited to the western boundary for north/south-orientated lots and the southern boundary for east/west orientated lots. A zero setback to the side boundary is required to be in accordance with acceptable development provision A2 (iii) section 3.3.2 of the Residential Design Codes.**
- (vi) Regardless of whether or not a zero setback has been sought to one of the side boundaries referred to in (v) above a minimum setback of 1.5 metres is required to the opposite side boundary for both ground and upper floors for walls without major opening. This will be to the eastern boundary for north/south, orientated lots and the northern boundary for east/west, orientated lots. Where major openings are proposed, setbacks are to be in accordance with the Residential Design Codes.**
- (vii) Those lots with the zero lot line on one side boundary shall also have a mandatory 2.0 metre second storey setback when the wall contains no major openings to habitable rooms. This setback is to apply specifically on the south for east/west lots and the west for north/south lots. Where major openings to habitable rooms are proposed setbacks are to be in accordance with the Residential Design Codes.**
- (viii) Maximum building height is to be in accordance with Table 3 'Category B' of the Residential Design Codes'. This provision supercedes any Local Planning Policy that relates to Building Height.**
- (ix) For corner lots with two frontages to a street, the secondary street setback is to be in accordance with the Residential Design Codes. To encourage active frontage and surveillance to a secondary street a zero setback may be permitted to up to 50% of the secondary street boundary subject to the following conditions:**
  - (a) The part of the building that is located at a zero setback must address the secondary street in a similar manner to that of the primary street; and**
  - (b) The remaining part of the building is to be setback in accordance with the Residential Design Codes for secondary street; and**

- (c) Any fencing proposed to the secondary street boundary is required to be a maximum height of 1.8 metres with the solid component being permitted to a maximum height of 750mm with the remainder being 'permeable fencing' (See City of Joondalup Policy 3.2.6 'Subdivision and Development Adjoining Areas of Public Space' for an example of 'permeable fencing').
- (d) The secondary street boundary does not include the corner truncation.
- (x) Elements 8 and 9 of the Residential Design Codes, do not apply.
- (xi) Each Single house is required to provide an enclosed, lockable storage area, constructed in a design and material matching the dwelling, accessible from outside the dwelling, with a minimum internal dimension of 1.5m with an internal area of at least 4m<sup>2</sup>. Storerooms are permitted in garages provided the minimum dimensions and area are achieved.
- (xii) Where no fence is proposed along the front boundary, side fencing must not exceed a height of 1 metre within the front setback area. Where front fencing is proposed the side fencing within the front setback area is required to be of the same height (not to exceed 1.0m), same style and same materials as the front boundary fence.
- (xiii) Fencing forward of the front building line is not encouraged, however where it is proposed permeable fencing or solid fencing or a combination of the two will be permitted to a maximum height of 1.0 metre.
- (xiv) Should an application not be in accordance with the development provisions provided in this section, consultation with adjoining or other landowners and the submission of a development application is required.

#### 4. R30 Lots

Development of all Residential R30 lots shown on Structure Plan shall be assessed in accordance with the Residential Design Codes, District Planning Scheme, Council's Policies (except in the case of Building Height in which the Residential Design Codes applies), relevant Local Laws and Building Codes of Australia, except where they have been varied in the following instances:

- (i) The development of all residential lots with rear laneway access shall satisfy a minimum 1.5-metre front setback and an average of 3.0 metres.
- (ii) The development of lots without laneway access shall satisfy a minimum 2.5-metre front setback and an average of 4.5 metres. An average front setback of 3m shall be permitted where 50% or more of the garage is recessed into the design of the dwelling. A minimum 4m setback shall apply to all garages/carports.
- (iii) Rear setback (excluding garages/carports for lots with rear laneways) shall be in accordance with the Residential Design Codes.
- (iv) Garages and carports on laneway lots shall provide a 1.5 metre minimum rear setback. A 1.5 metre side offset is required for garage/carport openings to the boundary for site truncation to enable improved vehicle access.
- (v) To encourage solar access and energy efficiency whilst preserving similar solar access to adjoining properties, a zero lot setback onto a side boundary other than a street boundary is encouraged (except where stated for corner lots with a secondary street frontage, refer to 4(xi)). The use of a zero setback shall be limited to the western boundary for north/south-orientated lots and the southern boundary for east/west orientated lots. A zero setback to the side boundary is required to be in accordance with acceptable development provision A2 (iii) section 3.3.2 of the Residential Design Codes.

- (vi) Those lots with the zero lot line on one side boundary shall also have a mandatory 2.0 metre second storey setback when the wall contains no major openings to habitable rooms. This setback is to apply specifically on the south for east/west lots and west for north/south lots. Where major openings to habitable rooms are proposed setbacks are to be in accordance with the Residential Design Codes.
- (vii) Regardless of whether or not a zero setback has been sought to one of the side boundaries referred to in (v) above a minimum setback of 1.5 metres is required to the opposite side boundary for both ground and upper floors for walls without major openings to habitable rooms. This will be to the eastern boundary for north/south, orientated lots and the northern boundary for east/west, orientated lots. Where major openings are proposed setbacks are to be in accordance with the Residential Design Codes.
- (viii) Development of Residential R30 lots shall have maximum site coverage of 60% of the total lot.
- (ix) Rear garages/carports are mandatory for all laneway allotments.
- (x) Maximum building height is to be in accordance with Table 3 'Category B' of the Residential Design Codes'. This provision supercedes any Local Planning Policy that relates to Building Height.
- (xi) For corner lots with two frontages to a street, the secondary street setback is to be in accordance with the Residential Design Codes. To encourage active frontage and surveillance to a secondary street a zero setback may be permitted to up to 50% of the secondary street boundary subject to the following conditions:

  - (a) The part of the building that is located at a zero setback must address the secondary street in a similar manner to that of the primary street; and
  - (b) The remaining part of the building is to be setback in accordance with the Residential Design Codes for secondary street; and
  - (c) Any fencing proposed to the secondary street boundary is required to be a maximum height of 1.8 metres with the solid component being permitted to a maximum height of 750mm with the remainder being 'permeable fencing' (see City of Joondalup Policy 3.2.6 'Subdivision and Development Adjoining Areas of Public Space' for an example of 'permeable fencing').
  - (d) The secondary street does boundary does not include the corner truncation.
- (xii) Elements 8 and 9 of the Residential Design Codes, do not apply.
- (xiii) All developments are required to provide an enclosed, lockable storage area, constructed in a design and material matching the dwelling, accessible from outside the dwelling, with a minimum internal dimension of 1.5m with an internal area of at least 4m<sup>2</sup> per dwelling. Storerooms are permitted in garages provided the minimum dimensions and area are achieved.
- (xiv) Where no fence is proposed along the front boundary, side fencing must not exceed a height of 1 metre within the front setback area. Where front fencing is proposed the side fencing within the front setback area is required to be of the same height (not to exceed 1.0m), same style and same materials as the front boundary fence.
- (xv) Fencing forward of the front building line is not encouraged, however where it is proposed permeable fencing or solid fencing or a combination of the two will be permitted to a maximum height of 1.0 metre.
- (xvi) Should an application not be in accordance with the development provisions provided in this section, consultation with adjoining or other landowners and the submission of a development application is required.

## 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.
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.