

CURRAMBINE STRUCTURE PLAN

Structure Plan No. 14

**This Structure Plan is prepared under the provisions of
Part 9 of the City of Joondalup District Planning Scheme No. 2**

CERTIFICATION OF AGREED STRUCTURE PLAN
(SCHEDULE 8)

CERTIFIED THAT MODIFIED AGREED CURRAMBINE STRUCTURE PLAN
No 14, WAS ADOPTED BY RESOLUTION OF THE WESTERN AUSTRALIAN
PLANNING COMMISSION ON

.....
being an officer of the Commission duly authorised by the
Commission pursuant to section 57 of the *Western Australian*
Planning Commission Act 1985

AND BY RESOLUTION OF THE COUNCIL OF THE CITY OF
JOONDALUP ON AND THE SEAL OF THE CITY OF
JOONDALUP WAS PURSUANT TO THE COUNCIL'S RESOLUTION
HERETO AFFIXED IN THE PRESENCE OF

.....
Chairman of Commissioners

.....
Chief Executive Officer

**Record of Amendments made to the Agreed Currambine
Structure Plan**

| Amendment No. | Description of Amendment | Endorsed by Council | Endorsed by WAPC |
|--------------------------|---|------------------------------------|-----------------------------|
| 1 | Addition of Small Lot Precinct | 28/9/1999 | 19/11/1999 |
| 2 | <ul style="list-style-type: none"> • Significant reduction of the area designated Commercial Centre Precinct; • Introduction of Community Precinct; • Reduction of the community purpose site from 5000m² to 4500m²; • Relocation of community purpose site; • Elimination of the Small Lot Residential Precinct as a separate precinct; • Increase of Parks and Recreation area from 4000m² to 5791m²; • Reduction and shift of the main retail street from Continental Boulevard to Ascot Way; • Introduction of the R20 code for the Residential Precinct; | 19/12/2000 21/5/2002 | 25/6/2002 |

| Amendment No. | Description of Amendment | Endorsed by Council | Endorsed by WAPC |
|----------------------|---|----------------------------|-------------------------|
| 3. | <ul style="list-style-type: none"> • Relocation of the Residential/Mixed Use precinct away from the main retail street. <p>(a) delete clause 5.3 Residential Mixed Use Precinct and replace with the Small Lot Residential Precinct and the development provisions as detailed in Attachment 2 to Report CJ088-04/04;</p> <p>(b) delete reference to the Residential Mixed Use Precinct from clause 1.0 and replace with Small Lot Residential Precinct;</p> <p>(c) amend the Part 1 Structure Plan Map by deleting the Residential Mixed Use Precinct and replacing with the Small Lot Residential Precinct in accordance with Attachment 3 to Report CJ088-04/04;</p> <p>(d) delete clause 5.4.3 (f) relating to garage setbacks;</p> <p>(e) add a new clause 5.4.3 (f) to read: <i>Element 9 (Design for Climate) of the Residential Design Codes shall not apply;</i></p> <p>(f) delete clause 5.4.3 (e) relating to plot ratio;</p> <p>(g) delete all references to the Residential Planning Codes within the Structure Plan and replace with the words 'Residential Design Codes.'</p> | | |

OVERVIEW

1 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 (hereinafter called “the Scheme”) 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 was 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 this 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, in the event of there being 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 provision, requirement or standard of the Scheme shall prevail.

2 Summary

This Structure Plan refers to Currambine Estate, which is a portion of Lot 998, Connolly Drive and Moore Drive, Currambine. It includes the Currambine Local Centre.

This Structure Plan shall determine the overall detailed land use and form for urban development within the four precincts which are described herein.

PART 1

STATUTORY PLANNING SECTION

As provided for the provisions of clause 3.11 and 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.

Subject Area

The Structure Plan area comprises approximately 12 hectares of Lot 998 and is located north and east of the corner of Connolly Drive and Palace Way, Currambine.

1.0 PRECINCTS

Plan 1: ‘The Structure Plan Map’ indicates the Land Use Precincts for the Centre Zone and adjoining land, together with the main road structure and the area of ‘Main Street’. The Precincts depicted on the Structure Plan Map are as follows:

- | | |
|---|--------------------------------|
| 1 | Commercial Centre Precinct |
| 2 | Community Precinct |
| 3 | Small Lot Residential Precinct |
| 4 | Residential Precinct |

2.0 DEFINITIONS

The terms used shall have the interpretations set out hereunder.

“THE SCHEME” shall mean the City of Joondalup District Planning Scheme No 2 (as amended) gazetted 28 November 2000 or such amendments or modifications thereto that may be current.

“MAIN STREET” shall mean the road or roads or parts thereof designated on the Structure Plan Map, together with the building facades fronting onto it.

“URBAN WALL” shall mean the facades of a building and/or additional structures that define the principal edge of the lot fronting onto the main public street that adjoins the lot.

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 FLOORSPACE (nla)

The maximum permitted retail floorspace for the centre is shown in Schedule 3 of the Scheme.

PART 1 STRUCTURE PLAN MAP



NOTE
SUBDIVISION DESIGN IS INDICATIVE ONLY

| LEGEND | |
|--------|--------------------------------|
| | STRUCTURE PLAN BOUNDARY |
| | COMMERCIAL CENTRE PRECINCT |
| | COMMUNITY PRECINCT |
| | SMALL LOT RESIDENTIAL PRECINCT |
| | RESIDENTIAL PRECINCT |
| | EXTENT OF MAIN STREET |

PROVISIONS

This document identifies four precincts, distinguished by their land use intent and built form character. Precincts 1-3, which form the Local Centre each have a predominant use which is intended to be treated in a flexible manner to allow other compatible uses so that the richness and vitality of an 'urban village' can develop.

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

5.1 Commercial Precinct

5.1.1 Land Use

This precinct provides for a wide range of uses. Uses permitted and general provisions are the same as those that apply to the Commercial zone in the Scheme unless otherwise specified in this section.

5.1.2 Objectives

General objectives of the Commercial Precinct are:

- a) create an active centre, for the community with a balance of viable uses and a diversity of retail and commercial uses and leisure opportunities that generate day and evening activity;
- b) focus development on a 'Main Street' frontage to the east-west road to the north;
- c) encourage high standards of built form and streetscape;
- d) provide continuity of activity along streets; and
- e) provide efficient vehicle access with pedestrian priority.

5.1.3 Criteria

Criteria to be satisfied in this precinct:

- a) the provisions of the Commercial zone in the Scheme shall apply to this precinct unless otherwise specified in this section;
- b) buildings shall be up to 2 storeys high to create a well-scaled street and shall create an 'urban wall' to the Main Street boundary;
- c) there shall be a nil front setback along the Main Street frontage except that an area for alfresco dining may be permitted at the discretion of Council.

Other setbacks within the precinct shall be as follows:

Side - minimum nil

Rear - minimum 6 metres;

- d) buildings shall be designed to have active frontages with no blank facades fronting the street and continuous awnings and/or colonnades along public frontages to give pedestrian protection from the weather;
- e) buildings fronting Main Street shall be oriented towards Main Street and shall create an 'urban wall', making entries to buildings, pedestrian walkways and carparking areas clearly defined elements;
- f) buildings on corner sites shall address the street corner;
- g) buildings and all streets, parks and parking areas shall be well lit to encourage safe use after hours;
- h) car parks shall be designed to not dominate the street and provide good pedestrian movement towards buildings. Shade trees shall be planted at the rate of one tree to every four cars and shall be protected from damage by vehicles;
- i) service areas, bin and material storage areas and services such as airconditioners, 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;
- j) roof mounted mechanical equipment, if required, shall be screened from view by the roof form or parapet walls;
- k) signage shall be integrated with buildings and shall be appropriate in character. Development approval is required for any signage not included in the original submission;
- l) drive-through food outlets shall provide a queuing space for a minimum of 8 cars separate from other access and parking provisions. They may provide in addition a limited number of indoor dining spaces that shall comply with the provisions of the Scheme for restaurant use;
- m) temporary commercial uses in public spaces such as alfresco dining and flower or fruit stalls may be permitted subject to such controls as Council may dictate; and
- n) should the Commercial Precinct be further subdivided the Structure Plan shall be amended so as to allocate the available retail space appropriately.

5.2 Community Precinct

5.2.1 Land Use

This precinct consists predominantly of a community purpose site to be transferred to the Council free of cost as part of the standard 10% public open space contribution. In addition, the precinct includes a site to be used for drainage purposes. Uses permitted and general provisions are the same as those that apply to the Civic and Cultural zone in the Scheme unless otherwise specified in this section.

5.2.2 Objectives

In addition to the objectives listed for the Civic and Cultural zone under the Scheme this area should be developed so that it creates a 'Main Street' frontage to Ascot Way.

5.2.3 Criteria

Criteria to be satisfied in this precinct are:

- a) a Community Purpose site of 4500m² is to be allocated in the Precinct, ceded as part of the 10% open space contribution and vested free of cost in the Crown as a reserve for Community Purposes;
- b) there shall be a minimum nil front setback along the Main Street frontage and a 3 metre setback to other boundaries;
- c) along the Main Street, building heights shall be 2 storeys and shall develop a continuous façade to provide an urban wall to the street boundary; and
- d) service areas, material storage areas and services such as airconditioners, compressors and other machinery shall be concealed from streets and public areas by screening in the style and material of the building. On sites that adjoin residential properties, such areas shall not abut the common boundary.

5.3 Small Lot Residential Precinct

5.3.1 Land Use

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

5.3.2 Objectives

General objectives intended for the Small Lot Residential Precinct are:

- a) Promote layouts that provide passive surveillance of public streets; and
- b) Ensure that development has regard for the amenity of adjoining lots.

5.3.3 Criteria

Criteria to be satisfied in this precinct are:

- a) the provisions of the Residential zone in the Scheme and of the R40 density coding in the Residential Design Codes shall apply to this precinct unless otherwise specified in this section;
- b) notwithstanding the provisions of the Residential Design Codes, setbacks shall be as follows:
 - Front – minimum 3 metres
 - Rear – minimum 1.5 metres
 - Side – nil or minimum 1 metre
- c) windows and balconies above ground floor level, shall face the front or rear of the lot unless it can be demonstrated that overlooking of neighbouring private external and internal residential space will not occur. Where overlooking will occur, screening shall be provided.
- d) all car parking shall be located at the rear of the lots and accessed from the rear laneways;
- e) maximum permitted site coverage shall be 70%;

- f) the provisions of City of Joondalup Policy 3.1.9, 'Height and Scale of Buildings within a Residential Area' shall not apply; and
- g) Elements 8 (Privacy) and 9 (Design for Climate) of the Residential Design Codes shall not apply.

5.4 Residential Precinct

5.4.1 Land Use

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

5.4.2 Objectives

General objectives intended for the Residential Precinct are;

- a) promote layouts that provide passive surveillance of public streets and open spaces such as parks;
- b) facilitate the development of a diversity of housing types suitable for small lots; and
- c) ensure that energy efficient and solar smart designs are facilitated.

5.4.3 Criteria

Criteria to be satisfied in this precinct are:

- a) the provisions of the Residential zone in the Scheme and of the R20 density coding in the Residential Design Codes shall apply to this precinct unless otherwise specified in this section;
- b) dwellings shall address the street;
- c) notwithstanding the provisions of the Residential Design Codes, setbacks shall be as follows:
 - Front: 3 metres minimum;
 - Rear: 4 metres average.
- d) notwithstanding the provisions of the Residential Design Codes, the maximum permitted site coverage shall be 70%;
- e) Element 9 (Design for Climate) of the Residential Design Codes shall not apply;

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(SCHEDULE 8)

CERTIFIED THAT MODIFIED AGREED CURRAMBINE STRUCTURE PLAN No 14,
WAS ADOPTED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING
COMMISSION ON 25 JUNE 2002

.....
being an officer of the Commission duly authorised by the
Commission pursuant to section 57 of the *Western Australian
Planning Commission Act 1985*

AND BY RESOLUTION OF THE COUNCIL OF THE CITY OF
JOONDALUP ON 21 MAY 2002 AND THE SEAL OF THE CITY OF
JOONDALUP WAS PURSUANT TO THE COUNCIL'S RESOLUTION
HERETO AFFIXED IN THE PRESENCE OF

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Chairman of Commissioners

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Chief Executive Officer

**Record of Amendments made to the Agreed Currambine
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| Amendment No. | Description of Amendment | Endorsed by Council | Endorsed by WAPC |
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| | <p>Precinct;</p> <ul style="list-style-type: none"> Relocation of the Residential/Mixed Use precinct away from the main retail street. | | |
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| <u>3.</u> | <p>(a) <u>delete clause 5.3 Residential Mixed Use Precinct and replace with the Small Lot Residential Precinct and the development provisions as detailed in Attachment 2 to Report CJ088-04/04;</u></p> <p>(b) <u>delete reference to the Residential Mixed Use Precinct from clause 1.0 and replace with Small Lot Residential Precinct;</u></p> <p>(c) <u>amend the Part 1 Structure Plan Map by deleting the Residential Mixed Use Precinct and replacing with the Small Lot Residential Precinct in accordance with Attachment 3 to Report CJ088-04/04;</u></p> <p>(d) <u>delete clause 5.4.3 (f) relating to garage setbacks;</u></p> <p>(e) <u>add a new clause 5.4.3 (f) to read:</u> <i>Element 9 (Design for Climate) of the Residential Design Codes shall not apply;</i></p> <p>(f) <u>delete clause 5.4.3 (e) relating to plot ratio;</u></p> <p>(g) <u>delete all references to the Residential Planning Codes within the Structure Plan and replace with the words ‘Residential Design Codes.’</u></p> | | |

OVERVIEW

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Part 2: Explanatory Report

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| 1 | Commercial Centre Precinct |
| 2 | Community Precinct |
| 3 | Residential Mixed Use Precinct Small Lot Residential Precinct |
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2.0 DEFINITIONS

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"URBAN WALL" shall mean the facades of a building and/or additional structures that define the principal edge of the lot fronting onto the main public street that adjoins the lot.

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 FLOORSPACE (nla)

The maximum permitted retail floorspace for the centre is shown in Schedule 3 of the Scheme.

PART 1 STRUCTURE PLAN MAP



NOTE
SUBDIVISION DESIGN IS INDICATIVE ONLY

| LEGEND | |
|--------|--------------------------------|
| | STRUCTURE PLAN BOUNDARY |
| | COMMERCIAL CENTRE PRECINCT |
| | COMMUNITY PRECINCT |
| | SMALL LOT RESIDENTIAL PRECINCT |
| | RESIDENTIAL PRECINCT |
| | EXTENT OF MAIN STREET |

PART 1 STRUCTURE PLAN MAP

ATTACHMENT 2

DRAFT MODIFIED CURRAMBINE
STRUCTURE PLAN

PROVISIONS

This document identifies four precincts, distinguished by their land use intent and built form character. Precincts 1-3, which form the Local Centre each have a predominant use which is intended to be treated in a flexible manner to allow other compatible uses so that the richness and vitality of an 'urban village' can develop.

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

5.1 Commercial Precinct

5.1.1 Land Use

This precinct provides for a wide range of uses. Uses permitted and general provisions are the same as those that apply to the Commercial zone in the Scheme unless otherwise specified in this section.

5.1.2 Objectives

General objectives of the Commercial Precinct are:

- a) create an active centre, for the community with a balance of viable uses and a diversity of retail and commercial uses and leisure opportunities that generate day and evening activity;
- b) focus development on a 'Main Street' frontage to the east-west road to the north;
- c) encourage high standards of built form and streetscape;
- d) provide continuity of activity along streets; and
- e) provide efficient vehicle access with pedestrian priority.

5.1.3 Criteria

Criteria to be satisfied in this precinct:

- a) the provisions of the Commercial zone in the Scheme shall apply to this precinct unless otherwise specified in this section;
- b) buildings shall be up to 2 storeys high to create a well-scaled street and shall create an 'urban wall' to the Main Street boundary;
- c) there shall be a nil front setback along the Main Street frontage except that an area for alfresco dining may be permitted at the discretion of Council.
Other setbacks within the precinct shall be as follows:
Side - minimum nil
Rear - minimum 6 metres;
- d) buildings shall be designed to have active frontages with no blank facades fronting the street and continuous awnings and/or colonnades along public frontages to give pedestrian protection from the weather;

- e) buildings fronting Main Street shall be oriented towards Main Street and shall create an 'urban wall', making entries to buildings, pedestrian walkways and carparking areas clearly defined elements;
- f) buildings on corner sites shall address the street corner;
- g) buildings and all streets, parks and parking areas shall be well lit to encourage safe use after hours;
- h) car parks shall be designed to not dominate the street and provide good pedestrian movement towards buildings. Shade trees shall be planted at the rate of one tree to every four cars and shall be protected from damage by vehicles;
- i) service areas, bin and material storage areas and services such as airconditioners, 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;
- j) roof mounted mechanical equipment, if required, shall be screened from view by the roof form or parapet walls;
- k) signage shall be integrated with buildings and shall be appropriate in character. Development approval is required for any signage not included in the original submission;
- l) drive-through food outlets shall provide a queuing space for a minimum of 8 cars separate from other access and parking provisions. They may provide in addition a limited number of indoor dining spaces that shall comply with the provisions of the Scheme for restaurant use;
- m) temporary commercial uses in public spaces such as alfresco dining and flower or fruit stalls may be permitted subject to such controls as Council may dictate; and
- n) should the Commercial Precinct be further subdivided the Structure Plan shall be amended so as to allocate the available retail space appropriately.

5.2 Community Precinct

5.2.1 Land Use

This precinct consists predominantly of a community purpose site to be transferred to the Council free of cost as part of the standard 10% public open space contribution. In addition, the precinct includes a site to be used for drainage purposes. Uses permitted and general provisions are the same as those that apply to the Civic and Cultural zone in the Scheme unless otherwise specified in this section.

5.2.2 Objectives

In addition to the objectives listed for the Civic and Cultural zone under the Scheme this area should be developed so that it creates a 'Main Street' frontage to Ascot Way.

5.2.3 Criteria

Criteria to be satisfied in this precinct are:

- a) a Community Purpose site of 4500m² is to be allocated in the Precinct, ceded as part of the 10% open space contribution and vested free of cost in the Crown as a reserve for Community Purposes;

- b) there shall be a minimum nil front setback along the Main Street frontage and a 3 metre setback to other boundaries;
- c) along the Main Street, building heights shall be 2 storeys and shall develop a continuous façade to provide an urban wall to the street boundary; and

- d) service areas, material storage areas and services such as airconditioners, compressors and other machinery shall be concealed from streets and public areas by screening in the style and material of the building. On sites that adjoin residential properties, such areas shall not abut the common boundary.

5.3 Residential Mixed Use Precinct

5.3.1 Land Use

~~Uses permitted and general provisions are the same as those that apply to the Mixed Use zone under the Scheme unless otherwise specified in this section.~~

5.3.2 Objectives

~~The objectives for this precinct shall be as for the Mixed Use zone under the Scheme.~~

5.3.3 Criteria

~~Criteria to be satisfied in this precinct are:~~

- ~~a) the provisions of the Residential zone in the Scheme and of the R40 density coding in the Residential Planning Codes shall apply to this precinct unless otherwise specified in this section;~~
- ~~b) notwithstanding the provisions of the Residential Planning Codes, setbacks shall be as follows:~~
- ~~Front — minimum 3 metres~~
 - ~~Side — minimum nil~~
 - ~~Rear — minimum 1.5 metres;~~
- ~~c) service areas, material storage areas and services such as airconditioners, compressors and other machinery shall be concealed from streets and public areas by screening in the style and material of the building. On sites that adjoin residential properties, such areas shall not abut the common boundary.~~
- ~~d) it is recommended that fencing forward of the building line be open picket, wrought iron or masonry fencing types to a maximum height of 1.2 metres and fibrous cement fencing is not permitted. Elsewhere, fences shall be a maximum of 1.8 metres high;~~
- ~~e) carparking requirements for non-residential development shall be in accordance with Table 6 of the Scheme.~~
- ~~f) All car parking shall be located at the rear of lots and accessed from the rear laneways; and~~
- ~~g) zero lot line development will be permitted in order to improve solar benefit and increase efficiency of energy use and the application demonstrates that the new development does not place any more than 50% of an adjacent lot in shadow at noon on June 21.~~

5.3 Small Lot Residential Precinct

5.3.1 Land Use

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

5.3.2 Objectives

General objectives intended for the Small Lot Residential Precinct are:

- a) Promote layouts that provide passive surveillance of public streets; and
- b) Ensure that development has regard for the amenity of adjoining lots.

5.3.3 Criteria

Criteria to be satisfied in this precinct are:

- a) the provisions of the Residential zone in the Scheme and of the R40 density coding in the Residential Design Codes shall apply to this precinct unless otherwise specified in this section;
- b) notwithstanding the provisions of the Residential Design Codes, setbacks shall be as follows:
 - Front – minimum 3 metres
 - Rear – minimum 1.5 metres
 - Side – nil or minimum 1 metre
- c) windows and balconies above ground floor level, shall face the front or rear of the lot unless it can be demonstrated that overlooking of neighbouring private external and internal residential space will not occur. Where overlooking will occur, screening shall be provided.
- d) all car parking shall be located at the rear of the lots and accessed from the rear laneways;
- e) maximum permitted site coverage shall be 70%;
- f) the provisions of City of Joondalup Policy 3.1.9, 'Height and Scale of Buildings within a Residential Area' shall not apply; and
- g) Elements 8 (Privacy) and 9 (Design for Climate) of the Residential Design Codes shall not apply.

5.4 Residential Precinct

5.4.1 Land Use

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

5.4.2 Objectives

General objectives intended for the Residential Precinct are;

- a) promote layouts that provide passive surveillance of public streets and open spaces such as parks;
- b) facilitate the development of a diversity of housing types suitable for small lots; and
- c) ensure that energy efficient and solar smart designs are facilitated.

5.4.3 Criteria

Criteria to be satisfied in this precinct are:

- a) the provisions of the Residential zone in the Scheme and of the R20 density coding in the ~~Residential Planning Codes~~Residential Design Codes shall apply to this precinct unless otherwise specified in this section;
- b) dwellings shall address the street;
- c) notwithstanding the provisions of the ~~Residential Planning Codes~~Residential Design Codes, setbacks shall be as follows:
 - Front: 3 metres minimum;
 - Rear: 4 metres average.
- d) notwithstanding the provisions of the ~~Residential Planning Codes~~Residential Design Codes, the maximum permitted site coverage shall be 70%;
- ~~e) notwithstanding the provisions of the Residential Planning Codes and Council Policy 3.1.9, the maximum permitted plot ratio shall be 0.7:1 (as defined in the R Codes, with the exception that habitable floorspace within the roof profile shall be excluded from the calculation); and~~
- ~~f) No garages are permitted forward of the building line. Element 9 (Design for Climate) of the Residential Design Codes shall not apply.~~

**MODIFICATIONS TO CURRAMBINE STRUCTURE PLAN NO 14
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 17 JUNE 2004)**

| NO | NAME OF SUBMITTOR | DESCRIPTION OF AFFECTED PROPERTY | SUBMISSION SUMMARY | COUNCIL'S RECOMMENDATION |
|----|-------------------|---|---|---|
| 1 | M Wilkinson | Lot 529 Chandela Loop Currambine WA 6028 | <ol style="list-style-type: none"> 1. The change of the Precinct from Residential Mixed Use to Small Lot Residential will result in the loss of ability of running a business from home. 2. The loss of the Residential Mixed Use Precinct will affect the property value, as the Residential Mixed Use Precinct could attract a potential purchaser who was looking for a property with the ability of running a business from home. 3. The increase of the plot ratio to 70% will relax the requirements to future development applications; this seems to be unfair to those who had to build up two storeys under the previous plot ratio, which cost them more. | <ol style="list-style-type: none"> 1. The opportunity of running a business from home exists as an application can be made for a Home Business under the City's DPS2. The approval of a Home Business application is subjected to the nature of the home based business. The City's officers are unable to determine whether the change of the Precinct will disadvantage the submitter since the nature of the home based business is unknown. 2. Property values are not a relevant town planning consideration. 3. Maximum site coverage is proposed to be increased from 55% to 70% to be consistent with the Residential Precinct of the Structure Plan; however, this is a maximum site coverage requirement and it does not necessarily mean that any future development would build to the absolute maximum site coverage. |

**MODIFICATIONS TO CURRAMBINE STRUCTURE PLAN NO 14
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 17 JUNE 2004)**

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HOME BUSINESS

EXTRACT FROM DISTRICT PLANNING SCHEME NO 2 (DPS2)

What is a Home Business?

A home business can be a convenient and cost effective way of starting a new business. Trends show that the number of people working from home has increased significantly during recent years. It is expected that in the next decade, 25% of the workforce will be working from home. The increased reliance in telecommunications being one of the major contributors to this trend.

In recognition of the demand to work from home the City has introduced three different categories of Home Business: Home Business Category 1, Home Business Category 2, and Home Business Category 3.

The main difference between these categories relates to the intensity of use and the likely effect on the surrounding locality. Standards vary according to the number of non-resident employees allowed, dwelling area used, and presence of customers.

When is Planning Approval required?

Please check with us to see if planning approval is required before starting your business. Planning approval is not needed for a Home Business Category 1 within a dwelling. A development (use) approval is required for a Home Business – Category 2 and Home Business – Category 3. A letter, 2 sets of plans, and a fee of \$150 are required with

applications addressing the detailed aspects of the Home Business based on the category below.

Home Business – Category 1: means an occupation carried on within a dwelling by a resident of the dwelling which:

- (a) does not entail the retail sale, display or hire of goods of any nature;
- (b) does not cause injury to or prejudicially affect the amenity of the neighbourhood;
- (c) does not entail any substantial and/or inappropriate modification of the dwelling;
- (d) does not entail employment of any other person;
- (e) does not occupy an area greater than 20m² or where more than one resident is involved not cause the area used for home business within the dwelling to occupy an area greater than 30m²;
- (f) does not display any advertising signage;
- (g) does not attract customers or regular and frequent deliveries of goods or equipment to the site;
- (h) will not result in the requirement for a greater number of parking facilities than normally reserved for a single dwelling and will not result in any increase in the amount of vehicular traffic in the vicinity;
- (i) does not entail the presence, parking and garaging of a vehicle of more than 1.5 tonnes tare weight; and
- (j) does not involve the servicing or repair for gain of motor vehicles.

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- (k) No customers are permitted to visit the site.
- (l) notwithstanding factors (a)-(k); a Home Business Category 1 may entail the operation of a Family Day Care Centre as defined by Clause 1.9 of this Scheme.

Home Business – Category 2: means an occupation carried on in a dwelling or on land around a dwelling by a resident of the dwelling which:

- (a) does not entail the retail sale, outdoor display or hire of goods of any nature;
- (b) does not cause injury to or prejudicially affect the amenity of the neighbourhood;
- (c) does not detract from the residential appearance of the dwelling house or domestic outbuilding;
- (d) entails the employment of no more than 1 person not a member of the occupier's household;
- (e) does not occupy an area greater than 30m²; Council may permit an area greater than 30m² where it is considered that the scale of the business is limited by other factors and the increase in floor space will not have a detrimental effect on the amenity of the surrounding areas;
- (f) does not have more than one advertisement sign and the sign displayed does not exceed 0.2m² metres in area;
- (g) will not result in the requirement for a greater number of parking facilities than normally reserved for a single dwelling, and will not result in a substantial increase in the amount of vehicular traffic in the vicinity;
- (h) does not involve the servicing or repair for gain of motor vehicles; and

- (i) does not entail the presence, parking and garaging of a vehicle of more than 3.5 tonnes tare weight;
- (j) no more than two customers may attend the premises at any one time(Policy3.1.11);
- (k) customer visits must be during the hours of 8am to 5pm Monday to Friday and 9am to 5pm Saturday (Policy 3.1.11);
- (l) customer visits must be by appointment only;
- (m) regular deliveries of goods and equipment including deliveries carried out at intervals of less than a month are generally not considered appropriate (Policy 3.1.11).

Home Business – Category 3: means an occupation or professional practice undertaken for the purposes of commercial gain; and carried on in a dwelling or on land around a dwelling by a resident of the dwelling which:

- (a) does not entail the retail sale, outdoor display or hire of goods of any nature;
- (b) does not cause injury to or prejudicially affect the amenity of the neighbourhood;
- (c) does not detract from the residential appearance of the dwelling house or domestic outbuilding;
- (d) entails employment of a maximum of 2 persons not members of the occupier's household. Council may approve a greater number of employees, not exceeding 4 persons, subject to community consultation;

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- (e) occupies an area not exceeding 50m². Council may approve, subject to community consultation, an area of up to 100m², or one-third of the floor area of the dwelling whichever is the lesser;
- (f) displays a sign describing the nature of the approved home occupation. The sign must not exceed 0.2m², and a maximum of 2 metres high;
- (g) will not result in the requirement for a greater number of parking facilities than those provided on the site so as to cause an unacceptable inconvenience for adjoining residents and road users;
- (h) will not result in a substantial increase in the amount of vehicular traffic in the vicinity;
- (i) does not involve the servicing or repair for gain of motor vehicles;
- (j) does not entail the presence, parking and garaging of a vehicle of more than 3.5 tonnes tare weight;
- (k) no more than three customers may attend the premises at any one time (Policy 3.1.11);
- (l) customer visits must be during the hours of 8am to 5pm Monday to Friday and 9am to 5pm Saturday (Policy 3.1.11);
- (m) regular deliveries of goods and equipment including deliveries carried out at intervals of less than a month are generally not considered appropriate (Policy 3.1.11);
- (n) where a Home Business is proposed in either a Residential or Special Residential zone, the preferred location of the proposal is where it abuts or is directly opposite one of the commercial centres listed in the City of Joondalup Centres Strategy (Policy 3.1.11).

Applicants proposing to carry out a Home Business – Category 3, must submit a Management Plan as part of the application. Management plans are to include:

- measures to minimise and control noise;
- measures to minimise vehicle loading and unloading and traffic movements;
- the proposed hours of operation;
- a car parking plan;
- a landscaping plan including landscape buffers;
- details of any poisonous, flammable or harmful chemicals or other hazardous materials proposed to be stored or used and measures to ensure that no polluting or harmful substances will escape from the site;
- measures to minimise emissions of odours, dust or vapours from the site;
- ways to limit the number of people visiting the house at any one time in relation to the business;
- a diagram of proposed signage;
- a plan showing any proposed outdoor storage areas;
- measures to ensure that no detrimental impact occurs to the character of the neighbourhood;
- measures to manage the impact of the home business on any building or place listed on the Municipal Inventory of Heritage Places.
- compliance with all other relevant State and Commonwealth legislation and or Regulations.
- details of all appliances or machinery to be used in the Home Business.