

PROPOSED STANDARD AMENDMENTS TO STRUCTURE PLANS

Permissible Land Uses

Cook Avenue Structure Plan

Inserting an additional sentence in Clause 1.4 The Scheme to include the following:

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

Currambine Structure Plan

- Amending Clause 5.1.1 Land Use under 5.1 Commercial Precinct to include the following:

Land use permissibility and general provisions shall be the same as those within the Commercial zone under the Scheme unless otherwise specified in this Structure Plan.

- Amending Clause 5.2.1 Land Use under 5.2 Community Precinct to include the following:

Land use permissibility and general provisions shall be the same as those within the Civic and Cultural zone under the Scheme unless otherwise specified in this Structure Plan.

- Amending Clause 5.3.1 Land Use under 5.3 Small Lot Residential Precinct to include the following:

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

- Amending Clause 5.4.1 Land Use under 5.4 Residential Precinct to include the following:

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

Heathridge Structure Plan

Inserting an additional sentence in Clause 2 The Scheme the following:

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

Hillarys Structure Plan

- Amending Clause 6.1.1 Land Use under 6.1 General Residential Precinct to include the following:

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

- Amending Clause 6.2.1 Land Use under 6.2 Small Lot Residential Precinct to include the following:

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

- Amending Clause 6.3.1 Land Use under 6.3 Waterford Residential Precinct to include the following:

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

- Amending Clause 6.4.1 Land Use under 6.4 Sorrento Small Lot Residential Precinct to include the following:

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

- Amending Clause 6.6.1 Land Use under 6.6 475 Residential Precinct to include the following:

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

Iluka Structure Plan

- Inserting an additional provisions in Clause 5.2 Provisions, R20 Lots under 5.0 Residential Zone to include the following:

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

- Inserting an additional provisions in Clause 5.2 Provisions, R25 Lots under 5.0 Residential Zone to include the following:

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

- Inserting an additional sentence in Clause 5.2 (4) Provisions, R30 Lots under 5.0 Residential Zone to include the following:

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

Kinross Neighbourhood Centre Structure Plan

- Amending Clause 6.1.2 (i) Criteria under 6.1 Commercial Land Use Area to include the following:

Land use permissibility and general provisions shall be the same as those within the Commercial zone under the Scheme unless otherwise specified in this Structure Plan.

- Amending Clause 6.2.2 (i) Criteria under 6.2 Civic and Cultural Land Use Area to include the following:

Land use permissibility and general provisions shall be the same as those within the Civic and Cultural zone under the Scheme unless otherwise specified in this Structure Plan.

- Including the following sentence in Clause 6.3.3 (i) Criteria under 6.3 Residential Land Use Area to include the following:

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

Currambine Village Structure Plan

- Amending Clause 6.1 Residential Land Use under 6.0 Provisions to include the following:

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

Burns Beach Structure Plan

- Amending Clause 5.2 Provisions under 5.0 Residential R20 Precinct to include the following:

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

- Amending Clause 6.2 Provisions under 6.0 Residential R40 and R60 Precinct to include the following:

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

- Amending Clause 9.2 Provisions under 9.0 Special Design Precinct to include the following:

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

Cook Avenue Structure Plan (extract)

“GROUND FLOOR LEVEL” means the floor level of a grouped dwelling at or nearest to the finished ground level of the lot immediately adjacent to the grouped dwellings.

“GROUND LEVEL” means the finished level of the lot relative to the finished Australian Height Datum (AHD) level of the road that it fronts (existing or as established at subdivision stage) and immediately adjacent to the lot. The finished level of the lot shall be +/- 0.5 metres from the AHD level of the midpoint of the road and measured from the midpoint of the frontage of each lot frontage.

“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.

“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.

4.41.1 THE SCHEME

Unless provided for by specific requirements in this Structure Plan, all requirements shall be in accordance with 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.

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

4.51.2 RESIDENTIAL DESIGN CODES

All dwellings are required to comply with ~~the Acceptable Development Provisions (ADP's)~~ of the Residential Design Codes of Western Australia (the Codes), unless otherwise provided for by the specific requirements of this Structure Plan. ~~Any proposed development that deviates from the ADP's will be required to address the Performance Criteria of the Codes by way of an application for development approval to the City of Joondalup.~~

Pursuant to Clause 4.2.5 of the Scheme, Plan 1 - 'Structure Plan Map' - identifies the location of the R25 and R40 residential densities that apply to the site.

Currumbine Structure Plan (extract)

5.0 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.~~ Land use permissibility and general provisions shall be as those within the Commercial zone under the Scheme unless otherwise specified in this Structure Plan.

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 free of cost to the Crown for vesting as a reserve for Community Purposes 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.~~

Land use permissibility and general provisions shall be as those within the Civic and Cultural zone under the Scheme unless otherwise specified in this Structure Plan.

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.~~ Land use permissibility and general provisions shall be as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

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 to 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.~~ Land use permissibility and general provisions shall be as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

Heathridge Structure Plan (extract)

OVERVIEW

1 Statutory Basis

Clause 10.8 of the City of Joondalup Town Planning Scheme No. 1 (hereinafter called “the Scheme”) provides, amongst other things that a provision, standard or requirement of a Structure Plan approved under Part 10 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 be given to this Structure Plan.

Subclause 10.8.3 (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; lots 525 and 1001 Poseidon Road, cnr Marmion Avenue and Ocean Reef Road, Heathridge. The subject area is zoned Residential Development and is included in the R20 density code area.

This Structure Plan shall determine the detailed residential building form within the Precinct.

STATUTORY PLANNING SECTION

As provided for the provisions of part 10 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 Lot, 525 and 1001 Poseidon Road, cnr Marmion Avenue and Ocean Reef Road, Heathridge.

1.0 PLAN MAP

Plan 1: ‘The Structure Plan Map’ indicates the precincts described in the text.

Precinct 1 shall comprise all the lots fronting onto Poseidon Road, Voyage Road and Mermaid Way.

Precinct 2 shall comprise all the remaining lots on the estate, fronting onto the internal estate roads.

2.0 THE SCHEME

Unless provided for by specific requirements in this Structure Plan, all requirements shall be in accordance with the City of Joondalup Town Planning Scheme No 1 (as amended) gazetted 13 September 1972 or such amendments or modifications thereto that may be current.

Land use permissibility and general provisions shall be as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

Hillarys Structure Plan (extract)

6.0 PROVISIONS

This document identifies five precincts, distinguished by their land use intent and built form character. Together they will provide a diversity of housing choice and lifestyle options supported by a viable amount of compatible commercial uses.

The provisions are divided into **objectives**, which describe in general terms the intentions to be addresses in each precinct; and **criteria**, which set out built form requirements (“shall..”) and preferred treatments (“should..”). These may be augmented by the preparation of Design 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 these criteria.

6.1 General Residential Precinct

6.1.1 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.~~ Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

6.1.2 Objectives

Objectives intended for the General Residential Precinct:

- a) *Encourage a variety of single residential housing types, with the addition of duplex dwellings where lot size permits;*
- b) *Promote layouts that provide for pedestrian-friendly streetscapes with passive surveillance of the public streets and open spaces such as parks;*
- c) *Encourage the creation of a maritime form and character for Harbour Rise buildings through the consistent use and combination of appropriate colours and material;*
- d) *Ensure that development has regard for the amenity of adjacent lots and surrounding areas.*

6.1.3 Criteria

Criteria to be satisfied in this precinct are:

- a) Notwithstanding the provisions of the Residential Design Codes, the main facades of buildings shall be set back a minimum of 3m from the primary street, allowing views out from main living spaces. Garages shall be set back a minimum of 4.5 m, allowing onsite parking in front except that a single storey side loading garage may be set back a minimum of 1.5m from the front boundary.
- b) Each house must provide at least two covered carbays on site.
- c) Notwithstanding the provisions of the Residential Design Codes, buildings constructed to the boundary (Zero lot line development) will not be permitted, with the exception of the lots identified on Plan 5, for which a nil setback will be permitted on one side only subject to the following conditions:
 1. No development shall cause more than 50% of an adjoining lot to be in shadow at noon 21 June: and
 2. That a zero lot setback is not permitted on a boundary that abuts an adjoining property where a zero lot setback to a side boundary is not permitted.

- d) Buildings on corners shall address each street frontage and the corner with equal importance.
- e) Buildings shall be designed to have active frontages with no blank facades fronting the street or public open space.
- f) 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.
- g) 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.
- h) Utility areas such as bin and service areas shall be screened from view from streets and public open spaces.
- i) New retaining walls are to be constructed in the same materials as existing estate retaining walls.
- j) The provisions of City of Joondalup Policy 3.1.9, "Height and Scale of Buildings within a Residential Area" shall not apply.
- k) 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
- l) Notwithstanding the provisions of the Residential Design Codes, the minimum open space shall not be less than 35% of each individual lot.
- m) Tower elements with plan dimensions no greater than 6 metres by 6 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.
- n) Dual frontage lots shall be accessed from the higher level road as follows:
 - Lots 57-65m from Midi Terrace
 - Lots 156-161 from Var Terrace; and
 - Lots 152-155 from The Corniche

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. Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

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 Design 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 no development shall cause more than 50% of an adjoining lot to be in shadow at noon 21 June.
- 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 Design 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 Design 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 3.1.9 "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 Design 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.

6.3 Waterford Residential Precinct

6.3.1 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. Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

6.3.2 Objectives

Objectives intended for Waterford Residential Precinct shall be the same as for the General Residential Precinct

- a) As 6.1.2

6.3.3 Criteria

Criteria to be satisfied in this precinct are:

- a) As 6.1.3 (a) to (i) and (l)
 b) The building envelope provisions of City of Joondalup Policy 3.1.9, “Height and Scale of Buildings within a Residential Area” shall apply.

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. Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

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 3.1.9, “Height and Scale of Buildings within a Residential Area” shall apply.

6.5 Mixed Use Precinct

6.5.1 Land Use

The Mixed Use precinct allows for residential, home occupation and limited retail and commercial uses. The uses permitted within this precinct are the same as those which apply to the relevant Zone (i.e. Mixed Use) in the Scheme unless otherwise specified below.

For the purposes of this Structure Plan, a Convenience Store shall not include the sale of petrol.

The following land uses are not permitted within the precinct:

- Car Park
- Civic Building

Communication Antenna
 Education Establishment
 Hall
 Kindergarten
 Lunch Bar
 Nursing Home
 Place of Assembly
 Place of Worship
 Private Recreation
 Reception Centre
 Recreation Centre
 Retirement Village

In addition to the land uses which are, or may be, permitted in the Mixed Use zone, the following land uses may be approved by Council after following the procedures laid down by subclause 6.6.2 of the City's District Planning Scheme No. 2:

Shop

The floor area of the following land uses shall be included as part of the retail floor area for the site:

Art Gallery
 Bakery
 Convenience Store
 Corner Store
 Shop

The floor area of the following land uses shall be included as part of the office floor area for the site:

Bank
 Consulting Rooms
 Office

The retail net lettable area shall be limited to that shown in Schedule 1 below:

Schedule 1 – Retail

Location	Maximum Net Lettable Area
Cnr Whitfords Ave/Angove Drive	200m ²
Cnr Hepburn Ave/Whitfords Avenue	350m ²

The office net lettable area shall be limited to that shown in Schedule 2 below.

Schedule 2 – Office

Location	Maximum Net Lettable Area
Cnr Whitfords Avenue/Angove Drive	150m ²
Cnr Hepburn Avenue/Whitfords Avenue	800m ² (500m ² on ground floor & 300m ² on upper floor/s)

The restaurant net lettable area is additional to the retail floorspace and shall be limited to that shown in Schedule 3 below.

Schedule 3 – Restaurant

Location	Maximum Net Lettable Area
Cnr Whitfords Avenue/Angove Drive	150m ²
Cnr Hepburn Avenue/Whitfords Avenue	150m ²

6.5.2 Objectives

General objectives intended for the Mixed Use Precinct:

- a) Encourage a diversity of land uses and a diversity of housing types;
- b) Emphasise the landmark significance of the site on the corner of Hepburn Ave/Whitfords Ave as an active focus for the community by means of associated commercial uses;
- c) Maintain a high level of pedestrian amenity; and,
- d) To encourage development which is human in scale and which provides an interesting and pedestrian friendly streetscape.

6.5.3 Criteria

Criteria to be satisfied in this precinct are:

- a) In terms of residential development, the R50 density coding provisions of the Residential Design Codes shall apply, unless otherwise specified below.
- b) Minimum Setbacks shall be as follows:
 Front – Nil
 Side – Nil, except where 3m vehicle access is required
 Rear – 6m.
 With the respect to the site on the corner of Hepburn Avenue and Whitfords Avenue, the front boundaries shall be those abutting Hepburn Avenue and Whitfords Avenue. With respect to the site on the corner of Whitfords Avenue and Angove Drive, the front boundaries shall be those abutting Whitfords Avenue and Angove Drive.
- c) The Mixed Use site on the corner of Hepburn Ave and Whitfords Ave should be developed so as to form a landmark. On both Mixed Use sites building heights should be a minimum and maximum of 2 storeys and should develop a substantial urban façade to the street boundary. Where the City considers that a quality landmark is to be developed, it may allow building heights on the site on the corner of Hepburn Avenue and Whitfords Ave to be a maximum of 3 stories. Tower elements are not permitted.
- d) Utility areas such as bins and service area, material storage and services such as air conditioners, compressors and other machinery shall be concealed from streets and public areas by an enclosure in the style and material of the building. On sites that adjoin residential properties, such areas shall not abut the common boundary.
- e) Carparking requirements for non-residential development shall be in accordance with Table 2 of the Scheme, predominantly located at the rear of lots and accessed from laneways where provided. They shall be designed to not dominate the street and provide good pedestrian movement towards buildings. Landscaping shall be in accordance with Clause 4.12 of the Scheme.
- f) Buildings shall be designed to have active frontages with no blank facades fronting the street or public open space. Public frontages should have continuous awnings and/or colonnades to give pedestrian protection.
- g) Signage should be simple in format, integrated with buildings and appropriate to the scale and character of the street and adjacent buildings. Signage should comply with the City's Signs Local Laws and any Council policies. Free standing signage shall be limited to identifying the premises on the site and shall be constructed in materials that complement the building. No pylon signage shall be permitted.

- h) Buildings and parking areas shall be well lit to encourage safe use after hours.
- i) Commercial uses in public spaces such as alfresco dining and flower/fruits stalls may be permitted at the discretion of Council.
- j) Notwithstanding the provisions of the Residential Design Codes, the maximum plot ratio shall be 0.8.
- k) All development shall possess a residential component.
- l) Development shall consist of a number of individual facades however the resultant streetscape should be cohesive.
- m) The character of each building should be compatible with neighbouring buildings and public spaces.

6.6 475 Residential Precinct

6.6.1 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. Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

6.6.2 Objectives:

General objectives intended for the 475 Residential Precinct:

- a) *Encourage a diversity of housing styles and types.*
- b) *Maintain an attractive and pleasing facade to Flinders Avenue.*
- c) *Promote and maintain a high standard of building design and aesthetics*

6.6.3 Criteria

Criteria to be satisfied in this precinct are:

- a) **Setbacks-**
Dwellings must address the main streets; Flinders Avenue or Road 1 as appropriate. Notwithstanding the provisions of the Residential Design Codes, the following street and rear setbacks shall apply:

Flinders Avenue street setback:	Minimum 3.0m, except as otherwise indicated on the Structure Plan Map
Roads 1 & 3 Street Setback:	Lots 1-6 - Minimum 1.5m
	Lots 12-16 - Minimum 3.0 m
	Lots 17-18 - Minimum 1.5m
Rear Setback:	Minimum 3m setback on ground floor
	Average - 4.5m
Garages:	Minimum 1.5m

 Side Setbacks: Other than where a zero lot line is permitted, the minimum side setback for a habitable room shall be 1.0m at the ground floor. Other side boundary setbacks shall be in accordance with the Residential Design Codes.
 Except in the case of lots 1, 18 and 27, a zero lot line setback shall only be approved for a garage unless the adjoining owner approves the development in writing.
 A nil setback (zero lot line) may be permitted on lots 1, 18 and 27 on the southern boundary. The length (or accumulated lengths) of the wall on the identified boundary shall not exceed 2/3 of the length of that boundary.
- b) **Building Height Limits:** All buildings shall be a maximum of two storeys high and shall have pitched roofs. The building envelope provisions of Policy 3.1.9, Height and Scale of Buildings within a Residential area shall apply.

- c) In order that crossovers and walls are consistent with adjoining buildings the levels of the ground floor of the main dwelling and the garage shall be maintained within 200 mm of the level at the centre point of the appropriate lot boundary.
- d) The provision of a cellar or habitable room below the ground floor level is permissible.
- e) Site Coverage: The maximum site cover shall be 65%.
- f) Courtyards: A courtyard should be located generally in accordance with the Structure Plan Map (Plan 4) and where appropriate to provide ventilation and natural light to habitable rooms.
At least one such courtyard shall have a minimum area of 24m² with a minimum dimension of 4m and be accessible from a living room.
- g) Garages: Where a lot is serviced by a rear road or laneway, vehicle access to that lot shall only be permitted from the rear road or laneway. Except for lot 27, no direct vehicular access will be permitted to a lot from Flinders Avenue.
All garages shall be located in accordance with the Structure Plan Map.
Notwithstanding the provisions of the Residential Design Codes, the minimum setback of a garage to the rear laneway shall be 1.5m, unless otherwise indicated on the Structure Plan Map.
- h) Fencing: Front: shall not be built forward of the building unless constructed substantially of the same materials and finishes as the dwelling and in any case the maximum height of any fence forward of the building line shall not exceed 1.0m.
Internal Side: shall be built substantially of the same materials as the adjoining fences on the same lot and shall be a maximum of 1.8m high.
External Rear and Side: fences facing an internal road or laneway shall be built substantially of the same materials and finishes as the dwelling and shall be a maximum of 1.8m high.
Rear fences shall be set back 1.2m to provide for bin pads and shall allow for a 1.5m visibility splay at 45 degrees to garage entrances.
- i) Garbage Bins: Where there is a rear laneway, Council rubbish collection will not be undertaken from the road.
One bin pad measuring 1.2 x 2.4m for rubbish and recycling collection shall be provided for each dwelling on the rear lane within the lot and in other locations as indicated by Council. A rubbish bin storage area shall be provided within the lot in a position convenient to the dwelling and screened from view from the street or laneway.
- j) Storage Area: Each dwelling is to be provided with a secure covered storage area of at least 4 m² in area which is substantially constructed of the same materials as the dwelling and is accessible from outside the dwelling.

Iluka Structure Plan (extract)

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. 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.

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

3. R25 Lots

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

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:

- a. 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.
- b. Rear setback shall be in accordance with the Residential Design Codes.
- c. Laneway access is not permitted.
- d. Development of Residential R25 lots shall have a maximum site coverage of 60% of the total lot.
- e. 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(i)). 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.

- f. Regardless of whether or not a zero setback has been sought to one of the side boundaries referred to in (e) above a minimum setback of 1.5 metres is required to the opposite side boundary for both ground and upper floors for walls without a 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.
- g. 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.
- h. Maximum building height is to be in accordance with Table 3 'Category B' of the 'Residential Design Codes'. This provision supersedes any Local Planning Policy that relates to Building Height.
- i. 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;
 - (b) The remaining part of the building is to be setback in accordance with the Residential Design Codes for secondary street;
 - (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') and

- (d) The secondary street boundary does not include the corner truncation.

 - j. Elements 8 and 9 of the Residential Design Codes, do not apply.

 - k. 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 4m². Storerooms are permitted in garages provided the minimum dimensions and area are achieved.

 - l. 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.

 - m. 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.

 - n. 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

Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

Development of all Residential R30 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:

- a. 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.
- b. 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.
- c. Rear setback (excluding garages/carports for lots with rear laneways) shall be in accordance with the Residential Design Codes.
- d. 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.
- e. 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(k)). 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.

- f. 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.
- g. Regardless of whether or not a zero setback has been sought to one of the side boundaries referred to in (e) 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.
- h. Development of Residential R30 lots shall have maximum site coverage of 60% of the total lot.
- i. Rear garages/carports are mandatory for all laneway allotments.
- j. 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.
- k. 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;

- (b) The remaining part of the building is to be setback in accordance with the Residential Design Codes for secondary street;
 - (c) Any fencing proposed to the secondary street boundary is required to be a maximum height of 1.8 meters 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') and
 - (d) The secondary street boundary does not include the corner truncation.

- l. Elements 8 and 9 of the Residential Design Codes, do not apply.

- m. 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 4m² per dwelling. Storerooms are permitted in garages provided the minimum dimensions and area are achieved.

- n. 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.

- o. 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.

- p. 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.

Kinross Neighbourhood Structure Plan (extract)

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.~~ Land use permissibility and general provisions shall be the same as those within the Commercial zone under the Scheme unless otherwise specified in this Structure Plan;

- 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 to the satisfaction of the City and may be credited to the Commercial Centre's parking requirement;
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- xx. Bus bays shall be provided on Selkirk Drive in the vicinity of the Centre and existing bus stops on Selkirk Drive shall be relocated where necessary in accordance with the Department of Transport's requirements and to the City's satisfaction-\

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;
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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.

ix. Land use permissibility and general provisions shall be the same as those within the Civic and Cultural zone under the Scheme unless otherwise specified in this Structure Plan.

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.

6.3.3 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 Design Codes 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 shall be permitted to a minimum of 3 metres from the front property boundary.
 - V. Carports or garages shall be permitted to a minimum setback of 3.5 metres provided that the carport or garage is at least 0.5 metres behind the front wall of the main dwelling.
 - VI. Building height shall be permitted to a maximum height of 6 metres to the eaves line measured from the highest ground level on the lot.
 - VII. Pitched roofs greater than 25 degrees shall be provided. Minor projections such as verandahs and canopies may have shallower pitches. Curved roofs and flat roofs concealed from the street by parapets shall also be permitted.
 - VIII. Nil setbacks to side boundaries shall be permitted to a maximum wall height of 6.0 metres, setback 3 metres from the front and 6 metres from the rear.
 - IX. Exposed areas of parapet wall shall be appropriately finished to match the existing dwelling unless it can be demonstrated that the adjoining landowner will construct a parapet wall back to back with the parapet wall under consideration, to the same height and scale, so that no part of the parapet wall will be visible.
 - X. Windows and balconies shall face the front or rear of the lot unless it can be demonstrated that overlooking of neighbouring private external and internal
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residential space will not occur. Where overlooking will occur, screening shall be provided.

- XI. The provisions of the City of Joondalup policy 3.1.9 “Height and Scale of Buildings within a Residential Area” shall not apply.
 - XII. Site cover shall be permitted to a maximum of 60% of the site area.
 - XIII. Elements 8 (Privacy) and 9 (Design for Climate) of the Residential Design Codes shall not apply.
 - XIV. Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.
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Currambine Village Structure Plan (extract)

4.0 THE SCHEME

Unless provided for by specific requirements in this Structure Plan, all requirements shall be in accordance with the Scheme.

5.0 RESIDENTIAL DESIGN CODES

All dwellings are required to comply with the Acceptable Development Provisions (ADP's) of the Residential Design Codes of Western Australia (RD Codes), unless otherwise provided for by the specific requirements of this Structure Plan. Any proposed development that deviates from the ADP's will be required to address the Performance Criteria of the Codes by way of an application for development approval to the City of Joondalup.

6.0 PROVISIONS

This document identifies a single Residential Land Use Area, comprising two precincts, that are distinguished by their built form character. Precinct A will comprise of survey strata development and Precinct B will comprise of green title development. Refer to Plan 3 – Indicative Illustrative Plan. The Residential Land Use Area is intended to be treated in a flexible manner to allow a diversity of built form that will enable robust residential development.

The provisions for the residential development are divided into objectives, which describe general intentions to be addressed 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 which are proposed to accommodate the desired uses and meet the criteria.

6.1 Residential Land Use

The use of the land 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.~~ Land use permissibility and general provisions shall be the same as those within the Residential zone under the Scheme unless otherwise specified in this Structure Plan.

6.1.1 Objectives

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

- Encourage two storey residential urban housing types;
- Encourage high quality residential development with a strong streetscape;
- Residential development to provide passive surveillance onto open space;
- Develop a road configuration that provides for connectivity within the site and the adjoining residential development; and
- Promote a subdivision and dwelling configuration, which provides for a pedestrian friendly environment with passive surveillance onto the surrounding streetscape.

6.2 Precinct A

6.2.1 Criteria

Criteria to be satisfied in Precinct A are:

Burns Beach Structure Plan (extract)

“LOCAL SHOP” shall mean land and buildings used for the retail sale of convenience goods being those goods commonly sold in supermarkets, delicatessens and newsagents and operated during hours which may include or may extend beyond normal trading hours.

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 District Planning Scheme No.2 or such amendments or modifications thereto that may be current.

5.0 RESIDENTIAL R20 PRECINCT

5.1 Objectives

The objectives for the Residential R20 Precinct are:

- To provide for a variety of lot sizes and single residential dwelling types at a maximum density of R20.
- To provide residential homesites which have the correct solar orientation to facilitate the construction of energy efficient dwellings;
- To provide homesites with coastal proximity that derive benefit from ocean views and access to cooling sea breezes;
- To provide homesites which overlook parkland areas and streets to maximise passive surveillance opportunities and promote attractive streetscapes.
- To maintain a high level of pedestrian connectivity, amenity and safety.
- To ensure that the impact on the visual quality and aesthetics of the area are minimised, air conditioning or cooling units, hot water systems, solar panels, bin storage areas, TV antennae, satellite dishes and radio masts should be located such that they are screened from public view and they are located in a position to minimise noise impacts on neighbouring residences.

5.2 Provisions

The R20 residential density codes shall apply to future development within the Residential R20 Precinct. All dwellings are required to comply with the Residential Design Codes 2002 unless otherwise provided for in this Structure Plan.

- I. Dwellings constructed on corner lots must be designed to address both the primary and secondary street. Dwellings should face both the primary and secondary street at the corner and should be design to ‘turn the corner’ rather than focus visually interesting elevations only on the primary street. This can be achieved by the following:
- having habitable rooms and major openings facing both the primary and secondary street;
 - by reducing the fencing along the secondary street boundary so that it is located at least 4 metres behind the front building line;
 - having open style fencing along the front portion of the secondary street boundary rather than solid fencing.

Dwellings which address both the primary and secondary street are a superior urban design and streetscape solution and also increase the opportunity for casual surveillance of the street and the security of the area.

- II. The provisions of the City of Joondalup Policy 3.1.9 “Height and Scale of Buildings within a Residential Area” shall not apply.
- III. Dwellings shall be constructed to a maximum height of 2 storeys with loft areas within the roof space permitted.
- IV. The maximum building height measured from natural ground level shall be:

Maximum wall height (with pitched roof) – 6.5 metres

Maximum total height to roof ridge – 9.5 metres

Maximum wall and total height (parapet wall with concealed roof) – 7.5 metres

- v Land use permissibility and general provisions shall be the same as those within the residential zone under the scheme unless otherwise specified in this structure plan.

6.0 RESIDENTIAL R40 AND R60 PRECINCT

6.1 Objectives

- To provide for diversity in lot sizes and single dwelling types at a maximum density of R40 and R60 as indicated on the Structure Plan;
- To provide lots that maximise the benefits of good solar orientation and facilitate the construction of energy efficient dwellings;

- To provide for smaller homesites around the parklands areas, adjacent to the coast and the local shop site.
- To provide homesites which overlook parkland areas and streets to maximise passive surveillance opportunities and promote attractive streetscapes.
- To maintain a high level of pedestrian connectivity, amenity and safety.
- To ensure that the impact on the visual quality and aesthetics of the area are minimised, air conditioning or cooling units, hot water systems, solar panels, bin storage areas, TV antennae, satellite dishes and radio masts should be located such that they are screened from public view and they are located in a position to minimise noise impacts on neighbouring residences.
- To promote subdivision and housing development which provides for housing at higher densities as the neighbourhood matures.



Indicative photos of R40 residential development

6.2 Provisions

All dwellings are required to comply with the Residential Design Codes 2002 unless otherwise provided for in this Structure Plan.

- I. Front setbacks shall be a minimum of 3 metres with an average of 4 metres.
- II. To maximise winter solar penetrations, solar accessible courtyards are required. A nil setback onto a nominated side boundary is permitted to facilitate this. For north-south orientated lots the nil setback shall be on the western boundary (Refer Figure 2). For east-west orientated lots the nil setback shall be on the southern boundary (Refer Figure 2).

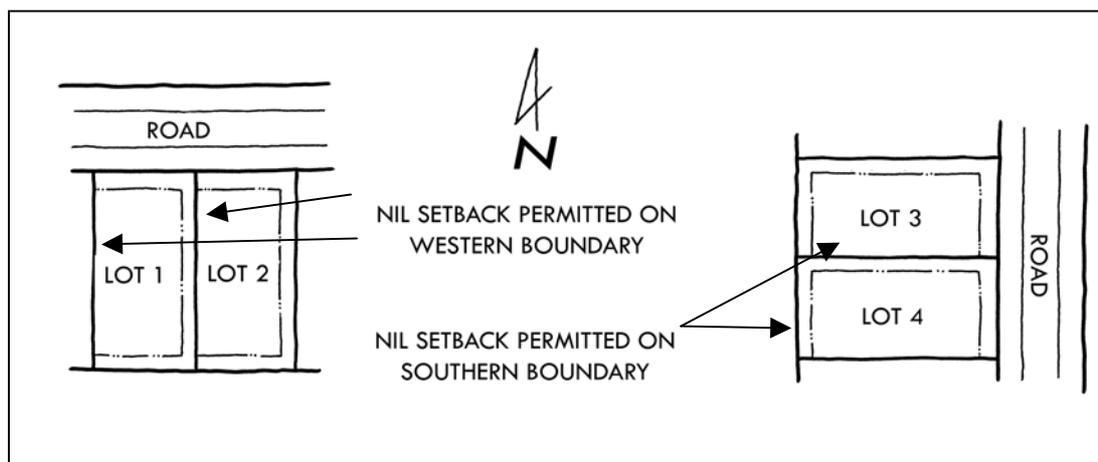


Figure 2: Nil Setback Provision (not to scale)

- III. Walls which have a nil setback shall not be higher than 3.5m for 2/3 of the length of the balance of the boundary behind the front setback permitted.
- IV. For side boundaries not subject to a nil setback, and where a side wall contains a major opening to a habitable room (as defined in the R-Codes), the minimum side setback shall be 2 metres in order to maximise solar access.
- V. Setback to a secondary street shall be a minimum of 1.5 metres.
- VI. The ground floor of a dwelling, including the garage, must be setback a minimum of 1.5 metres from the rear boundary. A 1.5m visual truncation to the garage opening must be provided. The first floor is permitted to have a nil setback to the rear boundary.
- VII. Each dwelling must provide a minimum of 2 on site covered car bays.
- VIII. Vehicular access and garage location is required to be from the rear laneway .
- IX. With the exception of corner lots, the dwelling is to be designed to address and face the primary street, with clearly defined pedestrian path to the front of the residence.
- X. An outdoor living area with a minimum area of 20 sqm for R40 and 16 sqm for R60, and a minimum dimension of 4m which is directly accessed from a living area is to be provided in a location to best facilitate winter solar penetration. This may include space located in front of the street setback.

- XI. A minimum of 35% of the lot area is required to be provided as open space.
- XII. The provisions of the City of Joondalup Policy 3.1.9 “Height and Scale of Buildings within a Residential Area” shall not apply.
- XIII. Dwellings shall be constructed to a maximum height of 2 storeys with loft areas within the roof space permitted.
- XIV. The maximum building height measured from natural ground level shall be:

Maximum wall height (with pitched roof) – 6.5 metres

Maximum total height to roof ridge – 9.5 metres

Maximum wall and total height (parapet wall with concealed roof) – 7.5 metres

- XV. Dwellings constructed on corner lots must be designed to address both the primary and secondary street. Dwellings should face both the primary and secondary street at the corner and should be design to ‘turn the corner’ rather than focus visually interesting elevations only on the primary street. This can be achieved by the following:

- having habitable rooms and major openings facing both the primary and secondary street;
- by reducing the fencing along the secondary street boundary so that it is located at least 4 metres behind the front building line;

having open style fencing along the front portion of the secondary street boundary rather than solid fencing.

XVI LAND USE PERMISSIBILITY AND GENERAL PROVISIONS SHALL BE THE SAME AS THOSE WITHIN THE RESIDENTIAL ZONE UNDER THE SCHEME UNLESS OTHERWISE SPECIFIED IN THIS STRUCTURE PLAN.

9.0 SPECIAL DESIGN PRECINCT

The land in this precinct is naturally very steep. Accordingly, special consideration must be given to the urban design and built form outcomes in the precinct.

9.1 Objectives

- To provide a Special Design Precinct within which endeavours will be made to maintain the general landform;
- To provide a Special Design Precinct within which endeavours will be made to accommodate level differences within individual dwelling design;
- To provide homesites which have the correct solar orientation and facilitate the construction of energy efficient dwellings;
- To provide homesites with ocean proximity that derive benefit from the cooling sea breezes;
- To maintain a high level of pedestrian connectivity, amenity and safety.

9.2 Provisions

Development of all lots within the Special Design Precinct shall be in accordance with the R20 residential density code, except where defined on the approved Structure Plan at a higher density, and development shall be assessed in accordance with the Residential Design Codes, District Planning Scheme, Council's policies, relevant Local Laws and the Building Codes of Australia, except where they have been varied in the following instances:

- I. Dwellings constructed on corner lots must be designed to address both the primary and secondary street. Dwellings should face both the primary and secondary street at the corner and should be design to 'turn the corner' rather than focus visually interesting elevations only on the primary street. This can be achieved by the following:
 - having habitable rooms and major openings facing both the primary and secondary street;
 - by reducing the fencing along the secondary street boundary so that it is located at least 4 metres behind the front building line;
 - having open style fencing along the front portion of the secondary street boundary rather than solid fencing.

Dwellings which address both the primary and secondary street are a superior urban design and streetscape solution and also increase the opportunity for casual surveillance of the street and the security of the area.

- II. Dwellings shall be constructed to a maximum height of 2 storeys with loft areas within the roof space permitted.

III LAND USE PERMISSIBILITY AND GENERAL PROVISIONS SHALL BE THE SAME AS THOSE WITHIN THE RESIDENTIAL ZONE UNDER THE SCHEME UNLESS OTHERWISE SPECIFIED IN THIS STRUCTURE PLAN.

This precinct will be the subject of further detailed engineering design given the steep nature of the topography in the area. At the completion of this design process, additional provisions will be added to this Structure Plan, if necessary, through a modification to the Structure Plan.

Access to the swimming beach located to the north of the Special Design Precinct will be accommodated from the perimeter road at some stage in the future. A Management Plan will need to be prepared by the relevant State and Local Government authorities in conjunction with the developer of the Burns Beach Structure Plan area for this area of Park and Recreation reserve. The future formal access road to the swimming beach would need to connect at some point to the perimeter road separating the Parks and Recreation reserve and foreshore reserve from the developable area within the “Urban Development” zone proposed as part of this Structure Plan. It has therefore been indicated on Plan 1 of the Structure Plan that a future road providing formal vehicular access to the future northern swimming beach will be constructed in the future. However, the final alignment and form of this road and the facilities to be provided at the beach is subject to the Management Plan prepared by relevant State and Local Government authorities, in conjunction with the developer of the Burns Beach Structure Plan area.

TABLE 1 (CLAUSE 3.2) – THE ZONING TABLE

ZONES USE CLASSES	RESIDENTIAL	MIXED USE	BUSINESS	COMMERCIAL	CIVIC & CULTURAL	PRIVATE CLUBS/RECREATIO N	SERVICE INDUSTRIAL	SPECIAL RESIDENTIAL	RURAL
Abattoir	X	X	X	X	X	X	X	X	X
Aged or Dependent Persons' Dwelling	D	D	D	D	X	X	X	X	X
Amusement Facility/Parlour	X	X	D	D	D	D	D	X	X
Ancillary Accommodation	D	X	X	X	X	X	X	X	X
Aquaculture	X	X	X	X	X	X	X	X	D
Art Gallery	X	D	P	P	P	P	X	X	A
Auction Room	X	D	D	D	X	X	P	X	X
Bakery	X	D	D	D	X	X	D	X	X
Bank	X	P	P	P	X	X	X	X	X
Beauty Parlour	X	P	P	P	X	D	X	X	X
Bed & Breakfast	D	P	D	P	X	D	X	D	D
Car Park	X	D	P	P	P	P	P	X	X
Car Wash	X	X	D	D	X	X	P	X	X
Caravan Park	A	X	X	X	X	P	X	X	X
Caretaker's Flat/House	D	D	D	D	D	D	D	X	X
Cattery	X	X	X	X	X	X	X	D	D
Child Care Centre	D	D	D	D	D	D	X	D	X
Cinema	X	X	D	D	D	D	X	X	X
Cinema Complex	X	X	X	X	X	X	X	X	X
Civic Building	D	D	D	D	P	D	X	X	X
Club (Non-Residential)	X	X	D	P	D	D	D	X	X
Communication Antenna - Domestic	P	P	D	D	X	X	X	P	D
Communication Antenna	D	D	D	D	X	X	D	X	D
Concrete Batching Plant	X	X	X	X	X	X	X	X	X
Consulting Rooms	D	P	P	P	D	X	X	D	X
Convenience Store	X	D	P	P	X	D	D	X	X
Corner Store	X	P	P	P	X	X	X	X	X
Costume Hire	X	D	P	P	X	X	D	X	X
Department Store	X	X	X	D	X	X	X	X	X
Drive In Theatre	X	X	X	X	D	D	X	X	X
Drive Through Food Outlet	X	X	D	D	X	X	X	X	X
Dry Cleaning Premises	X	X	D	P	X	X	P	X	X
Education Establishment	X	D	D	D	D	D	D	X	X
Equestrian Activity	X	X	X	X	X	D	X	X	X
Equipment Hire	X	X	D	D	X	X	D	X	X
Fuel Depot	X	X	X	X	X	X	D	X	X
Funeral Parlour	X	X	D	D	X	X	D	X	X
Garden Centre	X	X	P	P	X	X	P	X	X
Golf Course	X	X	X	X	X	D	X	X	X
Grouped Dwelling	D	D	D	D	X	X	X	X	X
Hairdresser	X	P	P	P	X	D	X	X	X
Hall	X	D	D	D	P	D	X	X	X

ZONES	RESIDENTIAL	MIXED USE	BUSINESS	COMMERCIAL	CIVIC & CULTURAL	PRIVATE CLUBS/RECREATION	SERVICE INDUSTRIAL	SPECIAL RESIDENTIAL	RURAL
USE CLASSES									
Hardware Store	X	X	D	P	X	X	D	X	X
Holiday Village/Resort	X	X	X	X	X	D	X	X	X
Home Business – Category 1	P	P	P	P	X	X	X	P	X
Home Business – Category 2	D	P	P	P	X	X	X	P	X
Home Business – Category 3	A	P	P	P	X	X	X	D	X
Hospital	X	X	D	D	D	X	X	X	X
Hotel	X	X	D	D	X	D	X	X	X
Industry – Extractive	X	X	X	X	X	X	X	X	X
Industry – General	X	X	X	X	X	X	X	X	X
Industry – Hazardous	X	X	X	X	X	X	X	X	X
Industry – Light	X	X	X	X	X	X	P	X	X
Industry – Rural	X	X	X	X	X	X	D	X	X
Kindergarten	D	D	D	D	D	D	X	X	X
Landscape Supplies	X	X	X	X	X	X	D	X	X
Laundrette	X	X	P	P	X	X	P	X	X
Laundry	X	X	D	D	X	X	P	X	X
Liquor Store	X	X	D	P	X	X	X	X	X
Lunch Bar	X	P	P	P	X	X	D	X	X
Market (Retail)	X	X	D	D	X	X	X	X	X
Market Garden	X	X	X	X	X	X	X	X	X
Medical Centre	X	P	P	P	D	X	X	X	X
Milk Depot	X	X	X	X	X	X	D	X	X
Motel	X	X	D	D	X	D	X	X	X
Multiple Dwelling	D	D	D	D	X	D	X	X	X
Night Club	X	X	D	D	X	D	D	X	X
Nursing Home	D	D	D	D	D	X	X	X	X
Office	X	P	P	P	X	X	X	X	X
Open Air Display	X	X	X	X	X	X	D	X	X
Park	D	D	D	D	D	D	D	D	D
Park Home Park	D	X	X	X	X	D	X	X	X
Place of Assembly	X	D	D	D	P	D	D	X	X
Place of Worship	X	D	D	D	P	D	D	X	X
Private Recreation	X	D	D	D	D	P	X	X	X
Public Exhibition Facility	X	D	D	D	P	P	X	X	X
Reception Centre	X	D	D	P	D	D	X	X	X
Recreation Centre	X	D	D	D	D	D	D	X	X
Residential Building	D	D	D	D	X	D	X	X	X
Restaurant	X	D	P	P	D	D	X	X	A
Restricted Premises	X	X	X	D	X	X	X	X	X
Retirement Village	D	D	D	D	X	D	X	X	X
Rural Use	X	X	X	X	X	X	X	X	P
Salvage Yard	X	X	X	X	X	X	D	X	X
Service Station	X	X	D	D	X	X	D	X	X
Shop	X	X*	X*	P	X	X	X	X	X

ZONES USE CLASSES	RESIDENTIAL	MIXED USE	BUSINESS	COMMERCIAL	CIVIC & CULTURAL	PRIVATE CLUBS/RECREATIO N	SERVICE INDUSTRIAL	SPECIAL RESIDENTIAL	RURAL
Showroom	X	X	P	P	X	X	P	X	X
Single House	P	P	D	D	X	X	X	P	P
Special Place of Assembly	X	X	X	X	D	D	X	X	X
Sports Ground	X	X	X	X	D	D	X	X	X
Stables	X	X	X	X	X	D	X	X	P
Storage Yard	X	X	X	X	X	X	D	X	X
Supermarket	X	X	X	P	X	X	X	X	X
Take Away Food Outlet	X	X	P	P	D	D	X	X	X
Tavern	X	X	D	D	X	D	X	X	X
Theatre	X	X	P	P	D	D	X	X	X
Trade Display	X	X	X	X	X	X	D	X	X
Transport Depot	X	X	X	X	X	X	P	X	X
Vehicle Repairs	X	X	X	X	X	X	D	X	X
Vehicle Sales/Hire Premises	X	X	D	D	X	X	P	X	X
Vehicle Wrecking	X	X	X	X	X	X	X	X	X
Veterinary Consulting Rooms	X	X	P	P	X	X	P	X	A
Veterinary Hospital	X	X	D	D	X	X	P	X	A
Warehouse	X	X	D	X	X	X	P	X	X

* - refer to Clause 3.5.2 and/or Clause 3.6.3 for further information

For Zones which have not been listed in this table refer to :

- 3.11 The Centre Zone
- 3.12 The Urban Development Zone
- 3.17 The Special Use Zone

