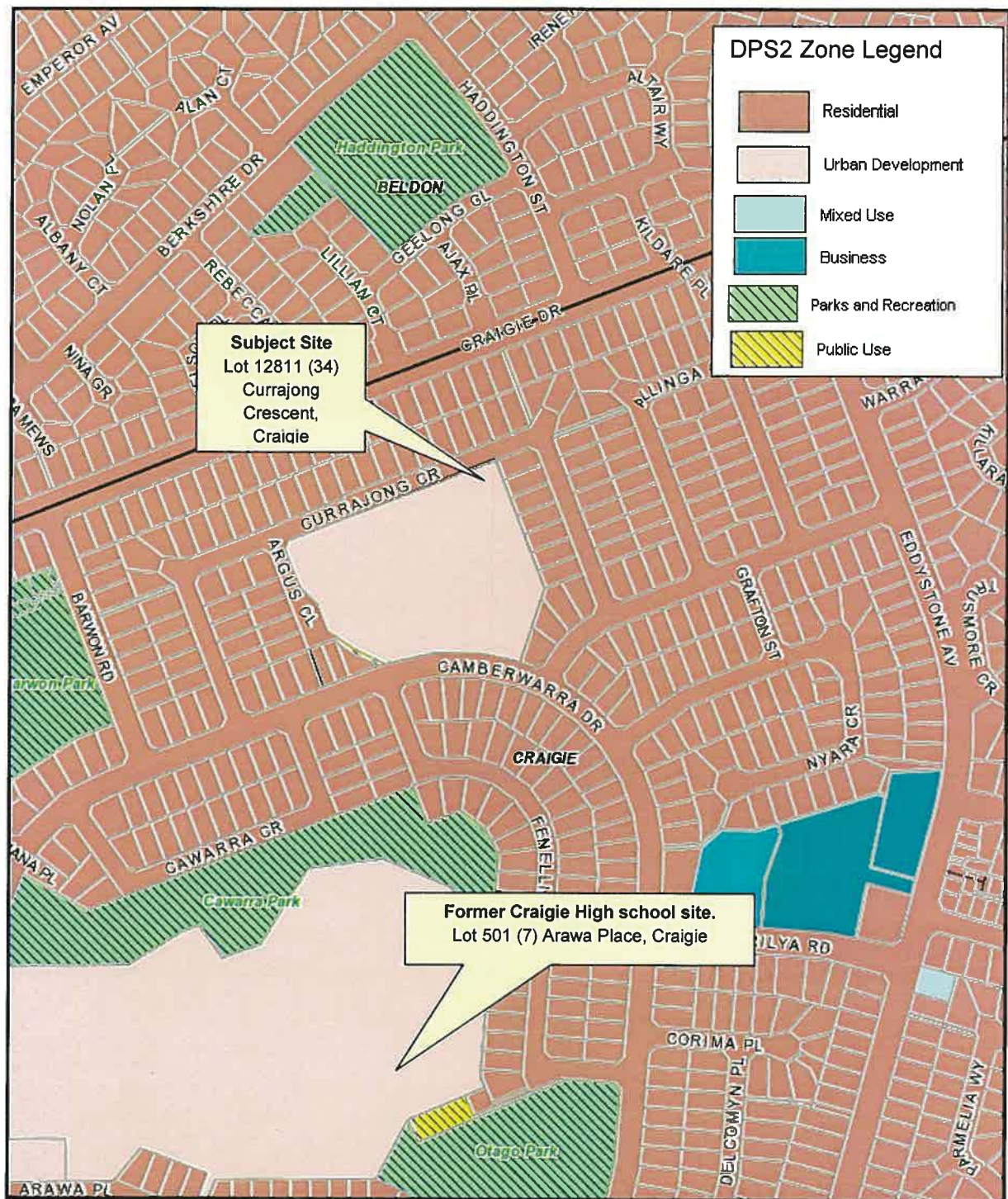






5 LAND USE AND SUBDIVISION

The Structure Plan Map (**Plan 1**) outlines land use zones, reserves and the Residential Design Code densities applicable within the Structure Plan area. The zones, reserves and Residential Design Code densities designated under this Structure Plan apply to the land within it as if the zones, reserves and Residential Design Code densities were incorporated into the Scheme.

~~The specific Residential Design Code densities applicable to the subject land are to be determined at subdivision stage via the submission and approval of a Residential Design Code Density Plan by the Western Australian Planning Commission. The specific coding applied to individual lots is to be within the range allocated to the particular area, as outlined within Plan 1.~~

5.1 OBJECTIVES

The objectives for the Structure Plan Area are:

- To provide for housing diversity through a variety of single and grouped housing lot sizes at densities indicated on the Structure Plan;
- To provide residential lots with a high quality of built form design, including correct solar orientation to facilitate passive solar access, construction of energy efficient dwellings, activation and presentation toward streetscape and public open space areas and the creation of usable private open space areas;
- To provide a high quality public realm which maintains a high level of pedestrian connectivity, amenity and safety and encourages the retention of native vegetation where feasible.

5.2 LAND USE PERMISSIBILITY

Land use permissibility within the Structure Plan areas shall be in accordance with the corresponding zone or reserve under the Scheme.

5.3 RESIDENTIAL DESIGN CODE DENSITY ALLOCATION

The Residential Design Code density range for the Structure Plan area zoned 'Residential' are outlined in Plan 1.

5.3.1 DWELLING TARGETS

Residential development within the subject area is to provide for a minimum of 60 dwellings via subdivision and/or development.

Subdivision and/or development is to achieve a minimum site density of 19.5 dwellings per gross hectare, which equates to a minimum net density of 28 dwellings per site hectare.

5.3.2 RESIDENTIAL DENSITY

Residential Design Code density ranges have been applied based on an assessment of the surrounding density patterns and an understanding of the Department of Planning and City of Joondalup expectations with respect to density targets in infill developments. In order to facilitate the optimal use of space, whilst providing flexibility to meet the market demand, a density code range of between R25 and R40 has been applied across the majority of the site, with a higher density coding of R30 to R60 being allocated to rear-loaded lots adjacent to the public open space.

- a) Plan 1 defines the broad Residential Design Code density ranges that apply to specific areas within the Structure Plan. Lot specific Residential Design Code densities, within the defined Residential Design Code density ranges, are to be subsequently assigned in accordance with a Residential Design Code Density Plan approved by the WAPC.
- b) A Residential Design Code Density Plan is to be submitted at the time of subdivision to the WAPC and shall indicate the R Code applicable to each lot within the subdivision and shall be consistent with the Structure Plan, and the Residential Design Code density ranges identified on Plan 1.
- c) The Residential Design Code Density Plan is to include a summary of the proposed dwelling yield of the subdivision.
- d) Approval of the Residential Design Code Density Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. Once approved by the WAPC, the Residential Design Code Plan shall form part of Part 1 of the Structure Plan and shall be used for the determination of future development applications.
- e) Variations to the Residential Design Code Density Plan will require further approval of the WAPC, with a revised Residential Design Code Density Plan submitted generally consistent with the approved plan of subdivision issued by the WAPC. The revised Residential Design Code Density Plan shall be consistent with Residential Design Code density ranges identified on Plan 1.
- f) A revised Residential Design Code Density plan, consistent with Clause 5.3.2 (e) will replace, wholly or partially, the previously approved Residential Design Code Density Plan and shall form part of Part 1 of the Structure Plan.
- g) Residential Design Code Density Plans are not required if the WAPC considers that the subdivision is for one or more of the following:
 - i) the amalgamation of lots;
 - ii) consolidation of land for “superlot” purposes to facilitate land assembly for future development;
 - iii) the purposes of facilitating the provision of access, services or infrastructure; or
 - iv) land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential purposes.

5.4 PUBLIC OPEN SPACE

The provision of a minimum of 10% public open space being provided in accordance with the WAPC’s *Liveable Neighbourhoods*. Public open space is to be provided generally in accordance with **Plan 1**.

6 DEVELOPMENT REQUIREMENTS

The following structure plan provisions are required in addition to the 'design principles' and 'deemed to comply' requirements of the R-Codes, unless it is specifically stated that the provision replaces or modifies a specific 'design principle' or 'deemed to comply' standard. All provisions of the R-Codes not mentioned below are deemed to apply. The City's Height and Scale of Buildings within a Residential Area Policy shall not apply to development within the structure plan area.

6.1 GENERAL DEVELOPMENT REQUIREMENTS

6.1.1 ORIENTATION

- a) The following replaces the 'design principles' and the 'deemed-to-comply' requirements of clause 5.2.3 (Street Surveillance) and 6.2.1 (Street Surveillance) of the R-Codes:

The primary facade of dwellings shall orientate as follows:

- Where a lot directly abuts a public open space and the vehicle access is via a laneway - the public reserve is considered as the primary façade.
- If vehicle access is via a street, this shall be considered the primary façade, however the secondary façade overlooking the public open space must be articulated and include at least one major opening.
- Dwellings must address nominated street/s and/or public open space in terms of major openings, articulation, materials and detailing. Definable entry points visible and accessed from the street and/or public open space shall be provided.

- b) The following replaces 'Deemed to Comply' requirement C1.1, dot point 2, of clause 5.3.1 (Outdoor Living Areas) for Area A on the Structure Plan Map (Plan 1) in the case of North facing lots:

- Outdoor living areas are permitted to be located within the front setback area and shall be constructed to maintain surveillance and activation of the adjoining streetscape and public open space.
- ~~North facing lots are permitted to locate outdoor living areas within the front setback area to take advantage of the northern aspect of the site and shall be constructed to maintain surveillance and activation of the adjoining streetscape.~~

6.1.2 CORNER LOTS

Dwellings located on corner lots shall address both streets through their design by extending the primary elevation features onto the secondary street elevation where forward of a return fence. Exposed secondary street façades must incorporate at least one major openings.

6.1.3 LOTS ABUTTING PUBLIC OPEN SPACE

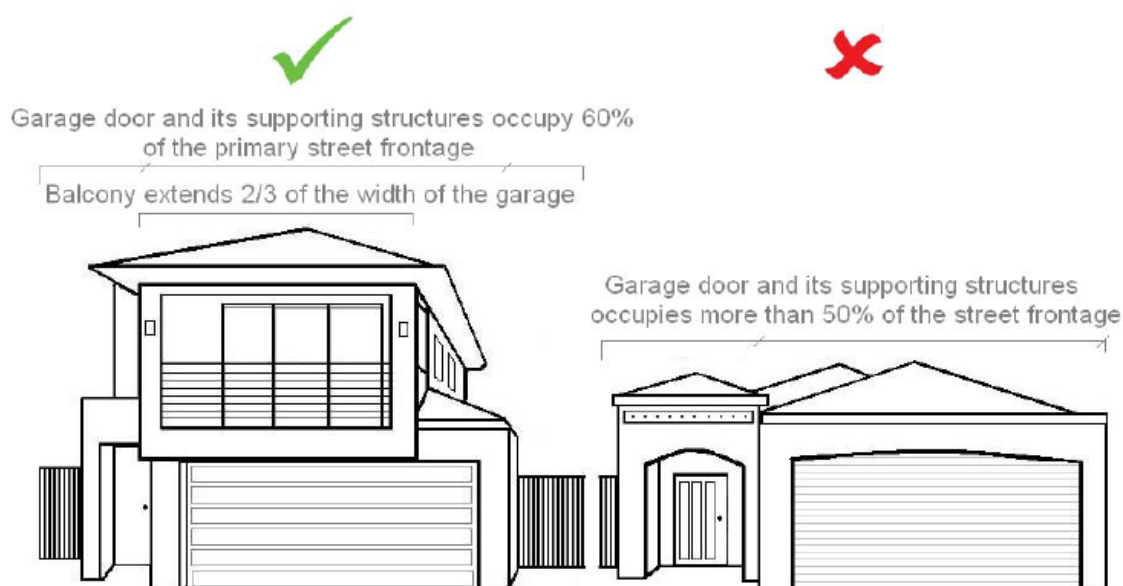
Dwellings on lots abutting public open space shall be orientated such that they offer passive surveillance over the open space by way of major opening(s) and/or outdoor living area(s).

6.1.4 ROOFS

With the exception south facing walls, eaves or window overhangs to a minimum dimension of 400mm are required to all major openings.

6.1.5 GARAGES/CARPORTS

- a) The roof and design features of garages and carports shall be consistent with the form and materials of the remainder of the dwelling.
- ~~b) Garages shall be positioned to the boundary nominated for the location of the boundary wall, as specified under clause 6.2.1.2 (for R25 to R40 lots), or clause 6.3.1.2 (for R30 to R60 lots). A nil side setback to the garage is not mandatory.~~
- ~~c) For garages on corner lots, 'deemed to comply' requirement C3.2 of clause 5.1.3 (Lot Boundary Setback) of the R-Codes is replaced with the following: Garages on the northern or eastern side boundaries (excluding street boundaries) of corner lots for a maximum depth of 9 metres, and to a maximum height of 3.2 metres from natural ground level.~~
- bd) The 'deemed-to comply' requirement C2 of Clause 5.2.2 (Garage Width) of the Residential Design Codes is replaced with the following; A garage door and its supporting structures shall not occupy more than 50% of the primary street frontage at the setback line as viewed from the street. This may be varied to 60% where a balcony or upper floor with major openings extends 2/3 of the width of the garage (refer below figure).



Source: City of Joondalup's Draft Dual Density Code Policy (2010)

6.1.6 BOUNDARY FENCING

The 'Deemed to Comply' requirements of clauses 5.2.4 (Street walls and fences), 5.2.5 (Sight Lines), 6.2.2 (Street walls and fences) and 6.2.3 (Sight Lines) of the R-Codes are replaced with the following:

- a) Fencing to a secondary street must be set back at least 4 metres from the corner truncation.

- b) Any fencing forward of the maximum front setback as specified under clause 6.2.1.1 (for R25 – R40 lots), or clause 6.3.1.1 (for R30 – R60 lots) shall be visually permeable 1.2 metres above natural ground level.
- c) Walls and fences shall be truncated or reduced to no higher than 0.75 metres within 1.5 metres of where vehicle access points meet a street.
- d) For lots abutting Public Open Space, where the developer has constructed fencing, the fencing shall be maintained.

6.1.7 OUTBUILDINGS

- a) Outbuildings that are visible from the public domain (such as from public open space) shall complement the design and materials of the dwelling or be suitably screened from view, to the satisfaction of the City of Joondalup.
- b) Outbuildings shall not be positioned such that they obscure surveillance of public open space from a dwelling.

6.2 ~~R25-R-30 AND~~ R40 PROVISIONS

The following provisions apply to the areas coded Residential ~~R3025~~ R-40 on Plan 1.

6.2.1 BOUNDARY SETBACK REQUIREMENTS

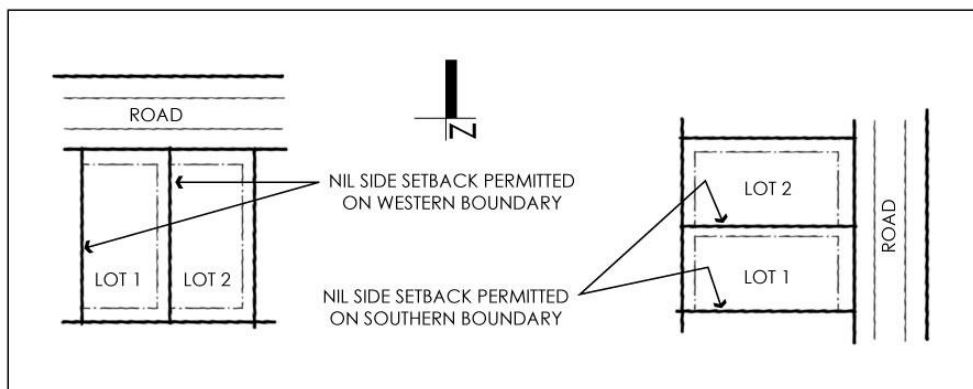
6.2.1.1 FRONT SETBACKS

- a) The following replaces 'deemed-to-comply' requirements C2.1 and C2.4 of clause 5.1.2 (Street setback) of the R-Codes:
 - ~~A 3.0 metre minimum to a 5.0 metre maximum dwelling front setback is required to the primary street, exclusive of carports and garages (no average applies)~~ with the exception of lots located in Area B on the Structure Plan Map (Plan 1).
 - For lots located in Area B on the Structure Plan Map (Plan 1) a 2.0 metre minimum to a 4.0 metre maximum dwelling front setback is required to the primary street (no average applies).
 -
- b) The following replaces 'deemed-to-comply' requirement C3.1 of clause 5.1.3 (Lot Boundary Setback) of the R-Codes where the primary facade of lots is to public open space:
 - Where the primary facade is to the public open space in accordance with clause 6.1.1, the minimum setback to the public open space shall be 3.0 metres.
- c) The following replaces the 'deemed-to-comply' requirements C1.1, C1.2 and C1.5 of clause 5.2.1 (Setbacks of Garages and Carports) of the R-Codes:
 - ~~Garages and carports shall be setback a minimum of 4.5 metres from the Primary Street or 0.5 metres behind the dwelling frontage (face of building)~~ with the exception of lots located in Area B on the Structure Plan Map (Plan 1).

- For lots located in Area B on the Structure Plan Map (Plan 1) garages and carports shall be setback a minimum of 3.5 metres from the Primary Street.-

6.2.1.2 SIDE SETBACKS

- a) The 'deemed-to-comply' requirement C3.2 of clauses 5.1.3 (Lot Boundary Setback), and C4.2 clause 6.1.4 (Lot Boundary Setback), for the purposes of boundary walls, of the R-Codes is replaced with the following:
- Boundary walls to nominated side boundaries are permitted. For north/south oriented lots the nominated side boundary shall be the western boundary and for east/west oriented lots the nominated side boundary shall be the southern boundary (excluding to street and public open space boundaries). For corner lots, where the nominated boundary is a street boundary, the opposite side boundary shall be nominated.
 - Boundary walls shall not be higher than 3.5m with an average of 3m for two-thirds the length of the balance of the lot boundary behind the front setback.
 - ~~Boundary walls shall be to a maximum height of 3.2 metres from natural ground level, for a total length of 9 metres, and be setback a minimum of 1.5 metres behind the dwelling frontage (face of the building).~~



- b) The following replaces the 'deemed-to-comply' requirement C3.1 of clauses 5.1.3 (Lot Boundary Setback), and C4.1 clause 6.1.4 (Lot Boundary Setback), where a side boundary abuts public open space:

A 2.0 metre minimum dwelling side setback is required to a side boundary abutting public open space.

6.2.2 BUILDING HEIGHT REQUIREMENTS

The 'Deemed to Comply' requirement C6 of clause 5.1.6 (Building Height) and C2 of clause 6.1.2 (Building Height) of the R-Codes are replaced with the following:

- Dwellings shall be constructed to a maximum height of two storeys, with loft areas wholly contained within the roof space permitted.
- The maximum building height measured from natural ground level shall be:
 - Maximum wall height (with pitched roof) - 7 metres
 - Maximum total height to roof ridge – 10 metres

- Maximum wall and total height (parapet wall with concealed roof) - 8 metres

6.3 ~~R30-R50 AND TO~~ R60 PROVISIONS

The following provisions apply to the areas coded Residential ~~R30R50~~ and R-60 on Plan 1.

6.3.1 BOUNDARY SETBACK REQUIREMENTS

6.3.1.1 FRONT SETBACKS

- The following replaces 'deemed-to-comply' requirements C2.1 and C2.4 of clause 5.1.2 (Street setback) of the R-Codes:
 - A 3.0 metre minimum to a 5.0 metre maximum dwelling front setback is required to the primary street; ~~exclusive of carports and garages~~ (no average applies).
- The following replaces 'deemed-to-comply' requirement C3.1 of clause 5.1.3 (Lot Boundary Setback) of the R-Codes where the primary facade of lots is to public open space:
 - Where the primary facade is to the public open space in accordance with clause 6.1.1, the minimum setback to the public open space shall be 3.0 metres.
- The following replaces the 'deemed-to-comply' requirements C1.1, C1.2 and C1.5 of clause 5.2.1 (Setbacks of Garages and Carports) of the R-Codes:
 - Garages and carports shall be setback a minimum of 4.5 metres from the primary street or 0.5 metres behind dwelling frontage (face of building).

6.3.1.2 SIDE SETBACKS

- The 'deemed-to-comply' requirement C3.2 of clauses 5.1.3 (Lot Boundary Setback), and C4.1~~2~~ clause 6.1.4 (Lot Boundary Setback), for the purposes of boundary walls, of the R-Codes is replaced with the following:
 - Boundary walls to nominated side boundaries are permitted. For north/south oriented lots the nominated side boundary shall be the western boundary and for east/west oriented lots the nominated side boundary shall be the southern boundary (excluding to street and public open space boundaries). For corner lots, where the nominated boundary is a street boundary, the opposite side boundary shall be nominated.
 - For laneway lots abutting the public open space, boundary walls are permitted to both side boundaries (excluding street and public open space boundaries), subject to compliance with clause 5.4.2 of the R-Codes.
 - Boundary walls shall not be higher than 3.5m with an average of 3m for two-thirds the length of the balance of the lot boundary behind the front setback.
 - ~~boundary wall is to a nominated side boundary being for north/south oriented lots the western boundary and for east/west oriented lots the southern boundary (excluding to street and public open space boundaries).~~

- ~~Boundary walls shall be to a maximum height of 3.2 metres from natural ground level, for a maximum of two thirds the length of the balance of the boundary 1.5 metres behind the dwelling frontage (face of building).~~

- b) The following replaces the 'deemed-to-comply' requirement C3.1 of clauses 5.1.3 (Lot Boundary Setback), and C4.1 clause 6.1.4 (Lot Boundary Setback), where a side boundary abuts public open space:
- A 2.0m minimum dwelling side setback is required to a side boundary abutting public open space.

6.3.1.3 SETBACKS TO LANEWAYS

The following replaces the 'deemed-to-comply' requirements of C2.2 of clause 5.1.2 (Street Setback) and C3.1 of clause 6.1.3 (Street Setback) of the R-Codes as it relates to development adjoining a laneways:

- a) A 1.5 metre minimum setback shall be provided to the ground floor level of the dwelling (inclusive of garages and carports)
- b) Where a store is not located within 1.5 metres of where a vehicle access point(s) meets the laneway boundary, a minimum setback of 0.5 metres is permitted.
- c) A nil dwelling setback is permitted to the dwelling upper floor balcony on a laneway boundary.

6.3.2 BUILDING HEIGHT REQUIREMENTS

The 'Deemed to Comply' requirement C6 of clause 5.1.6 (Building Height) and C2 of clause 6.1.2 (Building Height) of the R-Codes are replaced with the following:

- a) The maximum building height for multiple dwellings within an R60 coded area shall be three storeys, and measured from natural ground level shall be:
 - Maximum wall height (with pitched roof) - 10 metres
 - Maximum total height to roof ridge - 13 metres
 - Maximum wall and total height (parapet wall with concealed roof) - 11 metres
- b) The maximum building height for single or grouped dwellings, or multiple dwellings coded less than R60, shall be two storeys, and measured from natural ground level shall be:
 - Maximum wall height (with pitched roof) - 7 metres
 - Maximum total height to roof ridge - 10 metres
 - Maximum wall and total height (parapet wall with concealed roof) - 8 metres
-

7 OTHER REQUIREMENTS

7.1.1 RETAINED TREES

- a) A plan indicating the trees to be retained shall be submitted with the plan of subdivision. Once approved, trees indicated on this plan are to be retained unless deemed to be a safety hazard by an approved arboriculture expert to the satisfaction of the City of Joondalup.
- b) Crossovers are to be located to avoid impact on existing verge trees. Approval from the City of Joondalup is required prior to the removal of a verge tree.

8 THE PLAN

8.1 DESIGN PHILOSOPHY & PRINCIPLES

The design vision of the Camberwarra development is to create a new and inspiring residential community that embraces natural landmarks, respects its urban context and uses site-specific creativity to accentuate natural landform.

Integral to the vision, is the integration of the adjacent existing residential development with the new Camberwarra Primary School development. This has been achieved through the creation of legible north south streets supporting passive solar traditional lot design, backing development onto an existing poor lot interface and the introduction of cottage product overlooking the high-amenity public open space area. The above urban structure creates communal open space areas, community focal points and promotes the site's sense of identity.

The design seeks to encourage a relaxed, healthy and social lifestyle, while complementing a new and emerging demographic through the provision of diverse housing product.

The Structure Plan embraces the following principles:

- Provide for a range of quality built form and housing product opportunities.
- Ensure a sensitive transition and integration between the existing and new development.
- Provide a legible movement network that enhances accessibility and way-finding.
- Integrate the drainage into the high-amenity public open space.
- Optimise the aesthetic appearance of the development along the exposed external edges.
- Optimise the aesthetic appearance of the lots directly fronting the high-amenity public open space.
- Laneway lot product introduced to respond to site topography, provide diversity of lot product and enable efficient use of land.
- North-south street structure supporting climate responsive and environmental design is to be incorporated into built form outcomes.
- Provide site response design that optimises climate and landform sensitive outcomes.
- Through well connected public realm and community facilities, the existing assets and sense of community are enhanced by integrating with the new development..

8.2 LAND USES

The Camberwarra Structure Plan (refer **Plan 1**) proposes the following mix of land uses over the subject land:

- Residential;
- Public Open Space; and
- Drainage.

The following sections describe the land uses proposed by the Structure Plan and provides a rationale for their location within the structure plan area.

8.2.1 RESIDENTIAL

The density within the Camberwarra Local Structure Plan has been considered within the context of the State Government's *Directions 2031* and the City's *Draft Local Housing Strategy*, which both encourage more efficient use of land.

To ensure that the subject land is developed to its optimal potential, a minimum density requirement has been imposed in Part 1 of 19.5 dwelling units per site hectare, or a total of 60 dwellings, which is to be imposed by regulatory authorities in subdivision and/or development applications.

This density target is higher than the surrounding subdivision density to reflect the strategic importance of a residential development site in an established residential area. The target is considered entirely appropriate to optimise built form outcomes, and is reflective of the recommended density targets for new urban development areas under Directions 2031, the Outer Metropolitan Perth and Peel Sub Regional Strategy and Liveable Neighbourhoods.

Areas of lower density have been provided where site-responsiveness has been a priority, particularly in relation to addressing the steep slope across the site, respecting the interface with the existing R20 residential areas and incorporating the existing grades within the lots.

Densities have generally been provided for by locating the lower densities on the periphery of the site to interface with the existing lower density residential, while the density intensifies towards the Public Open Space located in the south of the site.

Through the *Residential Design Codes*, together with the *Built Form Requirements* of this Structure Plan the site development encourages residential development to occur in a sustainable way.

The location, variety and orientation of the residential densities are in accordance with Element 3 – Liveable Neighbourhoods. The Structure Plan (refer **Plan 1** - Structure Plan) provides for the following density [iesy ranges](#):

- ~~R25 – R40~~ Residential [R30](#)
- ~~R30 – R60~~ Residential [R40](#)
- [Residential R50](#)
- [Residential R60](#)

Based on the densities proposed by the Local Structure Plan, a minimum of 60 dwellings will be achieved. It is important to recognise, however, that given the topography of the site and the nature of the future development, there will be a need to ensure that the design of single dwelling lots and grouped housing lots can be achieved in a flexible manner. This can only be undertaken at the detailed subdivision design stage.

Based on the residential area proposed by the Local Structure Plan, approximately 21,154m² of Net Developable Area (NDA) will be achieved. The table below provides an indicative R-Code Area breakdown for the Structure Plan area:

R-Code	NDA (m ²)	% of Area
R3025 & – R40	15,229m ²	72%
R5030 & – R60	5,925m ²	28%
Total	21,154m ²	100%

8.2.1.1 R30 & ~~R25~~-R40 RESIDENTIAL

The land proposed for residential development at ~~R30 and R25~~-R40 has been generally located on eastern boundary of the subject land to provide a similar built form transition from the abutting R20 development to the more compact residential housing towards the north-west of the site. The Structure Plan provides for these peripheral ~~R3025 and~~-R40 ~~codes~~ zones in response to the existing residential R20 housing adjacent to the site.

8.2.1.2 ~~R5030 &~~- R60 RESIDENTIAL

An area of ~~R530 and~~- R60 rear-loaded laneway product is strategically located along the north-western interface of the high amenity open space area. This location provides the opportunity for direct Public Open Space interface with rear laneway access. The ~~these is R30-R60~~ residential zones promotes a more equitable urban structure and offers high accessibility to open space for smaller lots. This strategic allocation of density provides for increased accessibility and promotes a lively community nucleus by allowing for the population required to support these high amenity areas. The ~~R530 and~~- R60 ~~c~~Code allows for laneway lots generally between 160-350m², with some having direct access to the central open space.

8.2.2 PUBLIC OPEN SPACE

The public open space area shown in **Figure 11** represents approximately 3,991m² in the south-west precinct of the subject area. It should be noted that this POS Area is inclusive of a 550m² drainage swale for a 1:1 year rainfall event, resulting in a creditable POS are of 3441m². The selected POS location is considered to be optimal as it:

- Provides an area of accessible POS for both the new development and the existing surrounding development;
- Forms a natural low point in the topography, allowing the collocation of drainage and POS as per Liveable Neighbourhoods standards;
- Provides an attractive outlook for new lots immediately abutting the POS, in addition to the surrounding existing development; and
- Reflects the historic use of this portion of the site, which was the school oval, as open space for the benefit of the community.

PUBLIC OPEN SPACE SCHEDULE Camberwarra Structure Plan		
Gross Site Area (ha)		3.0519
Deductions		
Restricted Open Space - Drainage Basin (1:1 yr storm event)	0.0550	
Total Deductions		0.0550
Net Subdivisible Area		2.9969
Required Public Open Space (10%)		0.2997
Public Open Space Requirements		
Unrestricted public open space - minimum 80%	0.2398	
Restricted public open space - maximum 20%	0.0599	
Total		0.2997
PUBLIC OPEN SPACE PROVISION		
Credited Unrestricted Public Open Space		
Active and Passive Recreation (exclusive of drainage function)	0.1791	
Unrestricted Open Space - Drainage Basin (1:100 yr storm event) ¹	0.1550	

MODIFIED PLAN 1

LEGEND

LOCAL STRUCTURE PLAN BOUNDARY

RESIDENTIAL R30

RESIDENTIAL R40

RESIDENTIAL R50

RESIDENTIAL R60

PUBLIC OPEN SPACE

INDICATIVE STREET/LANEWAY DESIGN

A

AREA A - refer Clause 6.1.1 b) Part One - Statutory Planning

B

AREA B - refer Clause 6.2.1.1 a) and c) Part One - Statutory Planning

