

CURRAMBINE VILLAGE STRUCTURE PLAN
PLAN 3 - INDICATIVE ILLUSTRATIVE PLAN

APPLICATION AREA

Town planning and design
187 Roberts Road Subiaco
WA 6008 West Perth
Western Australia 6072
Telephone 099 382 2311
Telex 029 382 4566

CURRAMBINE STATION PRECINCT
TITLE RATIONALISATION - LOT 1

Peat & Co.

Order	Order number	Order date
October 2001	7740112	1-2005

$$\frac{1}{r_0}$$

Attachment 6
Subdivision Plan (WAPC Ref. 114880)



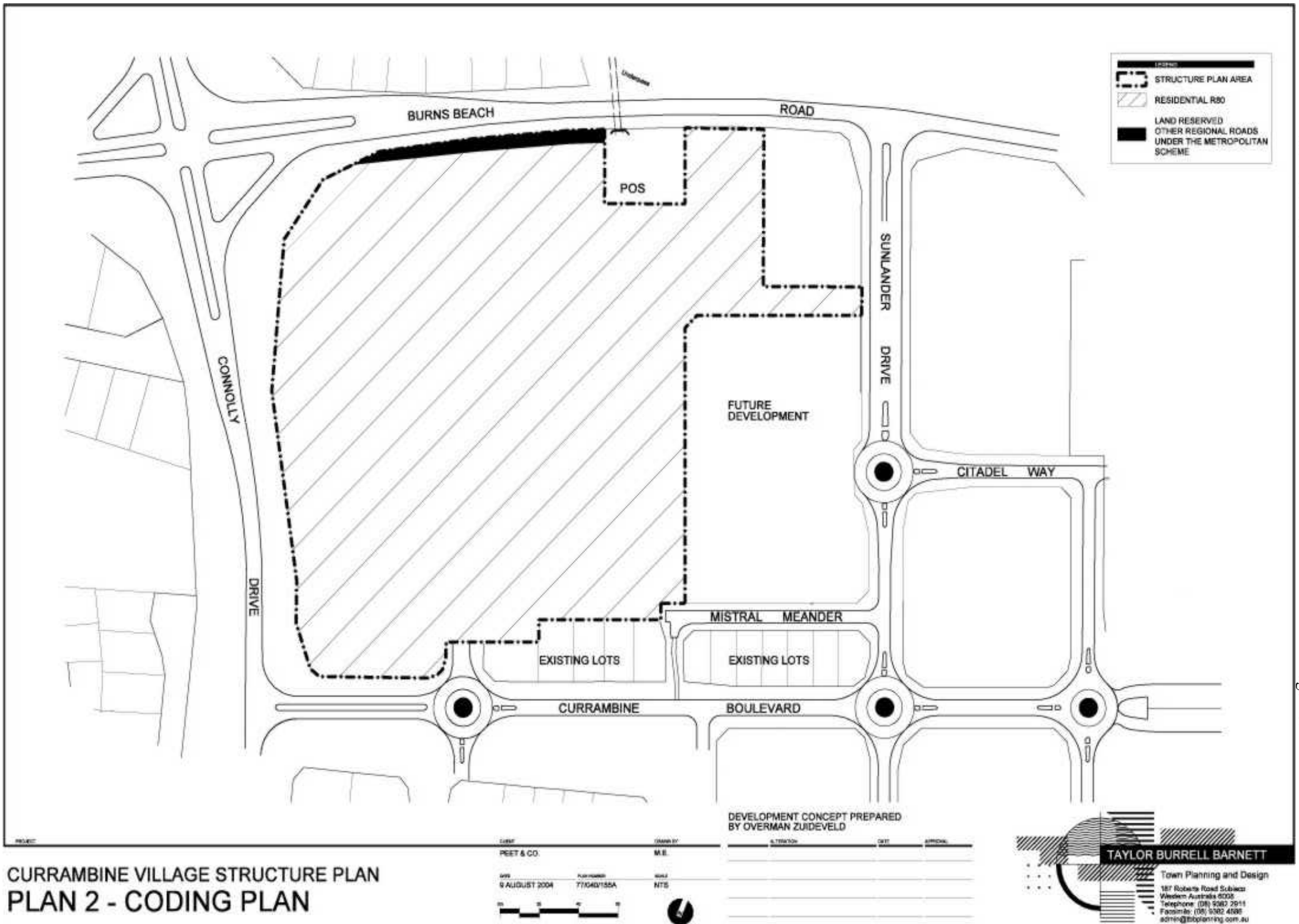


STREET ELEVATION



OPEN SPACE ELEVATION

PLAN 4
INDICATIVE ELEVATION FOR PRECINCT A HOUSING
CURRAMBINE VILLAGE STRUCTURE PLAN



CURRAMBINE VILLAGE STRUCTURE PLAN

AUGUST 2004

Prepared for: **Peet & Company**

Prepared by: **Taylor Burrell Barnett**
187 Roberts Road
SUBIACO WA 6008

Phone: 9382 2911 Fax: 9382 4586

admin@tbbplanning.com.au

In association with: **Maunsell**
Overman & Zuideveld

DOCUMENT HISTORY AND STATUS

Printed	30/09/2004 2:21 PM
Last Saved	0/00/0000 0:00 AM
Author	Tom Barry
Document Version	Rev 1

Revision	Date Issued	Reviewed by	Approved by	Date Approved

Distribution of Copies

Revision	Quantity	Date Sent	Issued To
Rev 1	4	09.08.04	City of Joondalup

TABLE OF CONTENTS

OVERVIEW	8
PARTS OF THE STRUCTURE PLAN	8
SUMMARY	8
1.0 SUBJECT AREA	9
2.0 AGREED STRUCTURE PLAN	9
3.0 DEFINITIONS	9
4.0 THE SCHEME	9
5.0 RESIDENTIAL DESIGN CODES	10
6.0 PROVISIONS	10
6.1 Residential Land Use	10
6.1.1 Objectives	10
6.2 Precinct A	10
6.2.1 Criteria	10
6.3 Precinct B	11
6.3.1 Criteria	11

OVERVIEW

PARTS OF THE STRUCTURE PLAN

This Structure Plan comprises two parts:

Part 1: Statutory Planning Section

Part 2: Explanatory Report

Clause 9.8 of the City of Joondalup District Planning Scheme No. 2 provides, amongst other things, that a provision, standard or requirement of a Structure Plan approved under Part 9 of the Scheme shall be given the same force and effect as if it were a provision, standard or requirement of the Scheme. It is hereby provided that such force and effect shall only be given to Part 1 of the Structure Plan. Part 2 of this Structure Plan is for explanatory purposes only, providing a descriptive analysis of the Structure Plan.

Subclause 9.8.3(f) of the Scheme states that where there is any inconsistency or conflict between any provision, requirement or standard of the Scheme and any provision, requirement or standard of an Agreed Structure Plan, the Scheme shall prevail.

SUMMARY

This Structure Plan refers to the land as Currambine Village, being proposed Lots 9018 and 9019 Burns Beach Road, Currambine. The subject land is zoned Residential with an R80 coding under the City of Joondalup's District Planning Scheme No. 2

This Structure Plan shall determine the overall detailed land use and form of development for the subject area. The area is divided into two residential precincts. The Explanatory Report provides further detail about the site and the intended design.

PART 1 – STATUTORY PLANNING SECTION

As provided by the provisions of clause 9.8 of the Scheme, this part of the Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme.

1.0 SUBJECT AREA

The Structure Plan area comprises approximately 5.2 ha and is described as being the 'Currambine Village Structure Plan.'

2.0 AGREED STRUCTURE PLAN

Plan 1: 'Land Use Classification' indicates the Land Use Area for the site. The majority of the site is identified as Residential with the opportunity for child care in a specified location, with the balance of the area being Open Space and roads. A portion of the site is classified Other Regional Roads (ORR) under the Metropolitan Region Scheme

Plan 2: 'Coding Map' indicates the Residential Density Coding for the site being R80.

Plan 3: 'Indicative Illustrative Plan' details the development of the site with more clarity and provides potential developers with the general requirements for subdivision and/or development on the subject sites.

Plan 4: 'Indicative Elevation for Precinct A Housing' illustrates the proposed style of built form for the Precinct A Housing.

3.0 DEFINITIONS

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

'Building Height': shall mean the vertical distance at any point from natural ground level to the uppermost part of the building above the point (roof ridge, parapet or wall), excluding minor projections above that point. Minor projections include finials, chimneys, vent pipes, aerials or other appurtenance of like scale.

'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.

'Loft': means a floor consisting of an unpartitioned space that is situated above the second storey of a dwelling within the roof space (separate from a third storey).

'Overshadowing': means the shadow cast by a building at midday on the 21st June.

'Street Frontage': means the street that provides the main frontage to the dwelling.

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

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. 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.

6.1.1 Objectives

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

- Encourage two storey single 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:

- i) Notwithstanding the provisions of the RD Codes, buildings should achieve a setback from boundaries as follows. Front setbacks to be 4m average to a minimum of 3m. Balconies may project up to 1.5 metres into the Front setback. The location of the front of all lots is illustrated on Plan 3.
- ii) In order to maximise site usage, zero lot line development is permitted to side boundaries, provided that any overshadowing of adjoining lots does not exceed 50% of the private outdoor living area, with the exception that the secondary street setback for corner lots shall be a minimum of 1m.

- iii) Buildings on street corners shall address each street frontage, and the corner, with equal importance. Buildings shall be designed to have active frontages with no blank facades fronting the street or public open space. Visually permeable fencing shall be provided to a minimum of 50% of the secondary street.
- iv) The provisions of City of Joondalup Policy 3.1.9 "Height and Scale of Buildings within a Residential Area" shall not apply.
- v) The maximum building height shall be as follows: Wall Height – 7m; Roof Ridge – 9.5m.
- vi) Roofs: Where pitched, roofs shall be no less than 26 degrees and no greater than 35 degrees. Minor projections such as verandahs and canopies may have shallower pitches. Curved roofs and minor portions of flat roofs concealed by parapets shall also be permitted.
- vii) Where provided, all access shall be via common property access ways and corner lots are to be accessed from the secondary street frontage. Refer to Plan 3 – Indicative Illustrative Plan.
- viii) Where lots front public open space, visually permeable fencing shall be provided to a minimum of 75% of the frontage. All other front fencing is to be a maximum of 1.2m.
- ix) Notwithstanding the provisions of the RD Codes, open space shall not be less than 40% for the green titled lots. The open space provision includes common property access.
- x) A child care centre shall be considered an acceptable use in the general location identified on Plan 1 – Landuse Classification.

6.3 Precinct B

6.3.1 Criteria

In addition to those provisions identified above (excluding provision i), the following criteria is to be satisfied within Precinct B:

- i) Front and rear setbacks are to be in accordance with the provisions of the RD Codes.