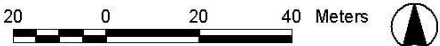
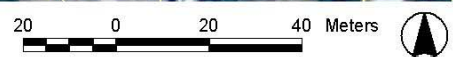


**SUBJECT AREA**





**SUBJECT AREA**



## **SORRENTO VILLAGE STRUCTURE PLAN**

Lots 145, 146, 147, 148, 149, 2, 153 and 154

bound by West Coast Drive, The Plaza, Drakes Walk and Raleigh  
Road

**SORRENTO**

**STATUTORY**

**PART 1**

## **1    SORRENTO VILLAGE STRUCTURE PLAN - PART 1**

### **1.1   APPLICATION OF SCHEME**

As provided for under the provisions of Clause 9.8.3, and Part 9 of the Scheme, this part of the Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme.

Part 1 of this Structure Plan has been endorsed by the Western Australian Planning Commission (WAPC) as a general guide to future subdivision, zoning and development of the land included in the Sorrento Village Structure Plan.

If a variation to the Structure Plan criteria is sought, planning approval must be sought by way of a development application to the City of Joondalup.

### **1.2   SUBJECT AREA**

The Sorrento Village Structure Plan area comprises the sum of Lots 145, 146, 147, 148, 149, 2, 153 and 154 bound by West Coast Drive, Raleigh Street, Drakes Walk and The Plaza, Sorrento. The Certificates of Title are contained in Annex E.

### **1.3   DEFINITIONS**

The terms used in this Structure Plan shall have the interpretations set out hereunder:

"BUILDING HEIGHT" means the vertical distance as measured from the highest natural ground level on which each individual building sits to the uppermost part of the building above that 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 FLOOR LEVEL" means the floor level of a building at or nearest to the highest natural ground level at the kerb.

"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.

"SITE LEVEL" is the level measured from the highest natural ground level on which each individual building sits.

"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.

#### **1.4 RESIDENTIAL DESIGN CODES**

Unless otherwise provided for by the specific requirements of this Structure Plan, all dwellings are required to comply with the Acceptable Development Provisions (ADP's) of the Residential Design Codes of Western Australia (R-Codes). 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, Figure 1 - identifies the location of the Residential Coding that applies to the site.

## **1.5 SORRENTO VILLAGE STRUCTURE PLAN – PART 1**

### **1.5.1 Objectives**

Objectives intended for the Structure Plan include:

- a. provide for the redevelopment of mixed use commercial and residential uses within the Structure Plan area;
- b. provide a diversity of dwellings that offer greater variety and choice in housing for that locality;
- c. encourage a high standard of building design and landscape;
- d. provide for efficient vehicular and pedestrian access into and out of the site;
- e. encourage a strong sense of architectural identity at an entrance to the City of Joondalup;
- f. ensure that development responds to site topography;
- g. has regard for the amenity of adjacent lots and surrounding areas; and,
- h. ensure proposed mixed use development integrates with and addresses the street block.

### **1.5.2 Criteria**

Criteria to be satisfied at Sorrento Village are:

#### *Commercial Zone*

- i. The built form constitutes three modules totalling five storeys, comprising commercial tenancies at ground level and four levels of residential multiple dwellings to West Coast Drive - a set of two storey, grouped or multiple dwellings to Drakes Walk falls within the Residential Zone;
- ii. Buildings can achieve a minimum setback from boundaries as follows:  
*Front:* zero to four metres setbacks;  
*Side:* nil setbacks to both boundaries are permitted;  
*Rear:* nil setback is permitted;
- iii. The total commercial floorspace shall comply with the City of Joondalup DPS No.2 and the Commercial Strategy;
- iv. Commercial sites fronting Raleigh Street, West Coast Drive and The Plaza may have a slope gradient of greater than 1 in 10;

- v. Buildings shall be designed to have active frontages with minimal blank facades fronting the street;
- vi. Advertising, signage or hoardings are permissible in the Commercial Zone with the required development approval in conformity with the provisions of the City of Joondalup Signs Local Law;
- vii. The maximum Building Height, as measured from the highest natural ground level on which each individual building sits, shall be: *Wall height and roof height*– 17.5 metres;
- viii. Electronically lit basement structures are permitted on the site;
- ix. The provisions of the Council Policy 3-2 "Height and Scale of Buildings within a Residential Area", or any other Council or City height policy shall not apply;
- x. Utility areas such as bin and service areas and any air conditioning units shall be screened from view from streets;
- xi. Land uses permitted in the Commercial Zone are as those P and D uses stated in the Scheme provided that:  
  
Service Station shall be prohibited.  
  
Taverns shall be prohibited.

#### *Residential Zone*

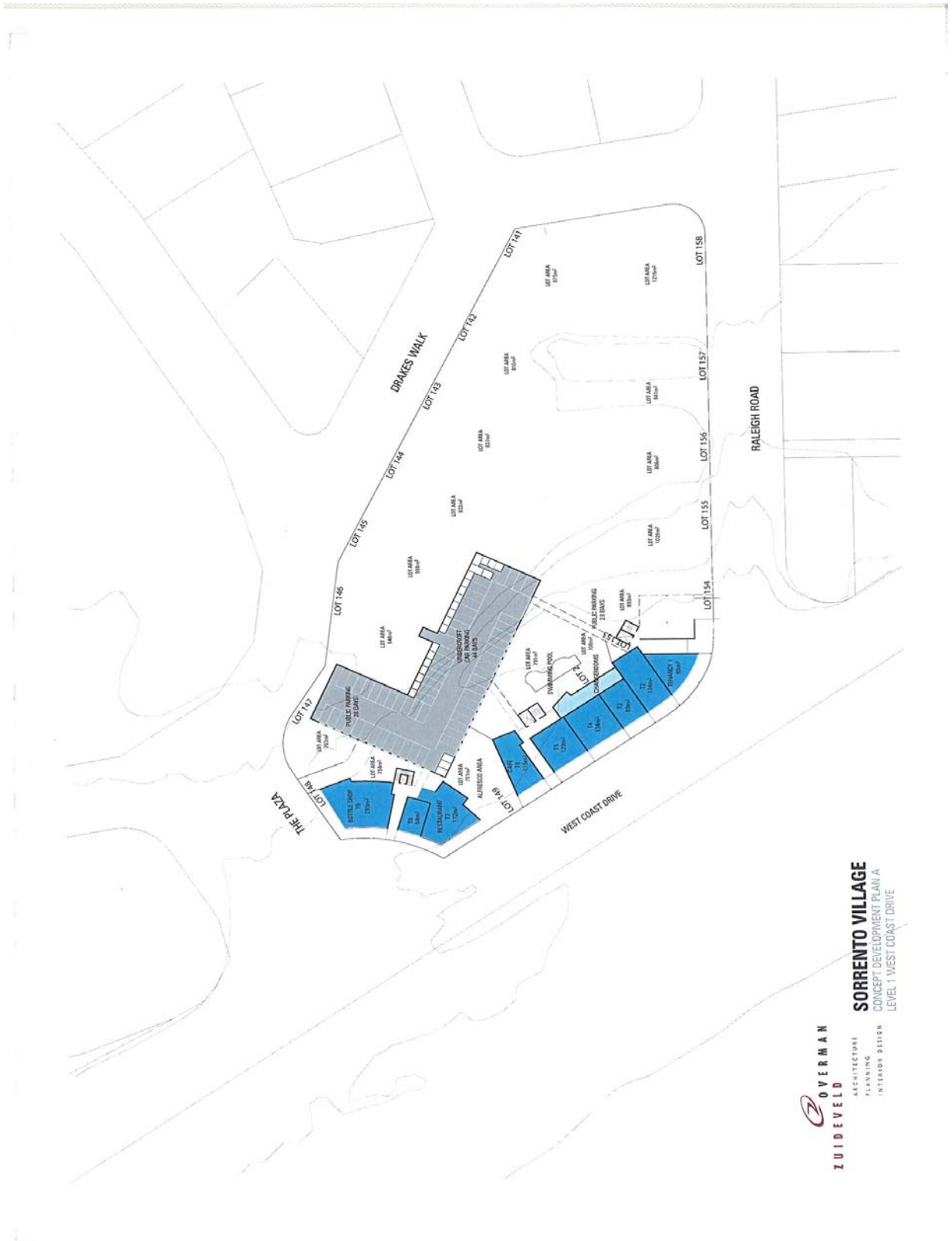
- xii. The built form constitutes a set of two storey, grouped or multiple dwellings to Drakes Walk applies to the residential criteria;
- xiii. Notwithstanding the provisions of the Residential Design Codes, buildings should achieve a minimum setback from boundaries as follows:  
  
*Front:* dwelling – 1.5 metres;  
  
*Side:* nil setbacks to both boundaries are permitted provided Clause (xv) below is satisfied;  
  
*Rear:* nil setback is permitted subject to fulfilling Residential Design Codes open space requirements;
- xiv. Zero lot line development to a maximum height of five storeys will be permitted as set out in Clause (xiv) above, provided that any overshadowing of adjoining lots does not exceed 60% of any adjoining lot.
- xv. Dwellings to be located above or adjacent the Commercial Zone shall have a minimum setback for the second storey of 1.5 metres and shall contain major openings (and preferably balconies) to ensure passive surveillance of that precinct;

- xvi. Each dwelling shall provide two car parking bays of which at least one must be covered;
- xvii. Car parking is permitted in the Residential Zone component of the development expressly for the use commercial and residential units;
- xviii. Shared parking for commercial and residential uses is permitted in the Residential Zone;
- xix. Notwithstanding the provisions of the Residential Design Codes and the Building Codes of Australia, retaining walls of greater than 2 metres in height are permitted and are not required to be setback from any proposed lot boundaries as required under the R-Codes;
- xx. Dwelling sites fronting Raleigh Street, West Coast Drive and The Plaza may have a slope gradient of greater than 1 in 10;
- xxi. Buildings shall be designed to have active frontages with minimal blank facades fronting the streets, particularly at the upper storey level;
- xxii. Canopies or awnings to the exterior ground floor level of buildings shall be permitted to within one metre of the boundary;
- xxiii. Pitched roofs shall be no less than 22 degrees and no greater than 35 degrees in gradient. Minor projections such as verandahs and canopies may have shallower pitches. Curved roofs and flat roofs concealed by parapets shall also be permitted;
- xxiv. The maximum Building Height, as measured from the highest natural ground level on which each individual building sits, shall be: *Wall height* - six metres; *Roof ridge* - nine metres;
- xxv. The provisions of the Council Policy 3-2 "Height and Scale of Buildings within a Residential Area", or any other Council or City height policy shall not apply;
- xxvi. Notwithstanding the provisions of the Residential Design Codes, private open space shall not be less than 40% of each individual freehold residential lot;
- xxvii. Utility areas such as bin and service areas and any air conditioning units shall be screened from view from streets and the adjoining commercial properties; and
- xxviii. Front fencing shall be no more than one metre in height and compatible with the same materials as the dwelling and be visually permeable.



**1.6**                    **CONCEPT DEVELOPMENT PLAN**

An indicative concept development plan at Figure1 demonstrates the area subject to this Structure Plan and the indicative footprint of buildings that may be constructed, in accordance with the design criteria in this Structure Plan.





**OVERMAN**  
**ZUIDEVELD**  
ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

**SORRENTO VILLAGE**  
CONCEPT DEVELOPMENT PLAN B  
LEVEL 2 WEST COAST DRIVE - SEMI BASEMENT LEVEL DRAKES WALK



**ZUIDEVELD**  
OVERMAN  
ARCHITECTURE  
PLANNING  
INTERIOR DESIGN

**SORRENTO VILLAGE**  
CONCEPT DEVELOPMENT PLAN C  
LEVEL 3 WEST COAST DRIVE- LEVEL 1 DRAKES WALK







