

McLarty Avenue Local Planning Policy

Responsible directorate: Planning and Community Development

Objective: To establish a framework for the assessment of applications for development within the policy area.

1. Authority:

This Policy has been prepared in accordance with Schedule 2, Part 2 of the deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) which allows the local government to prepare local planning policies relating to planning and development within the Scheme area.

2. Application:

This policy applies to all development within Lot 9000 Joondalup Drive and Lot 999 Piccadilly Circle, Joondalup (policy area) and establishes standards for the assessment of applications for Development Approval and applications requiring the exercise of discretion under the City of Joondalup Local Planning Scheme No. 3 (LPS3) and/or State Planning Policy 7.3: Residential Design Codes (R-Codes).

3. Definitions:

All terms shall have the same meaning as given to them within the Joondalup Activity Centre Plan (JACP) or where otherwise covered under the R-Codes and LPS3.

4. Statement:

This policy is to guide the development of Lot 9000 Joondalup Drive and Lot 999 Piccadilly Circle, Joondalup (policy area), in a way that achieves a high-density mixed use environment that provides:

- A highly urban built environment that transitions to a higher scale from the established built form to the east.
- A range of housing types suitable for a diversity of households.

- A highly walkable, cyclist friendly environment with good access to public transport and local employment opportunities.
- A landscaped and activated public realm with access to breezes and natural light to promote liveability.

The vision for the policy area is represented in the Indicative Development Plan (Figure 2).

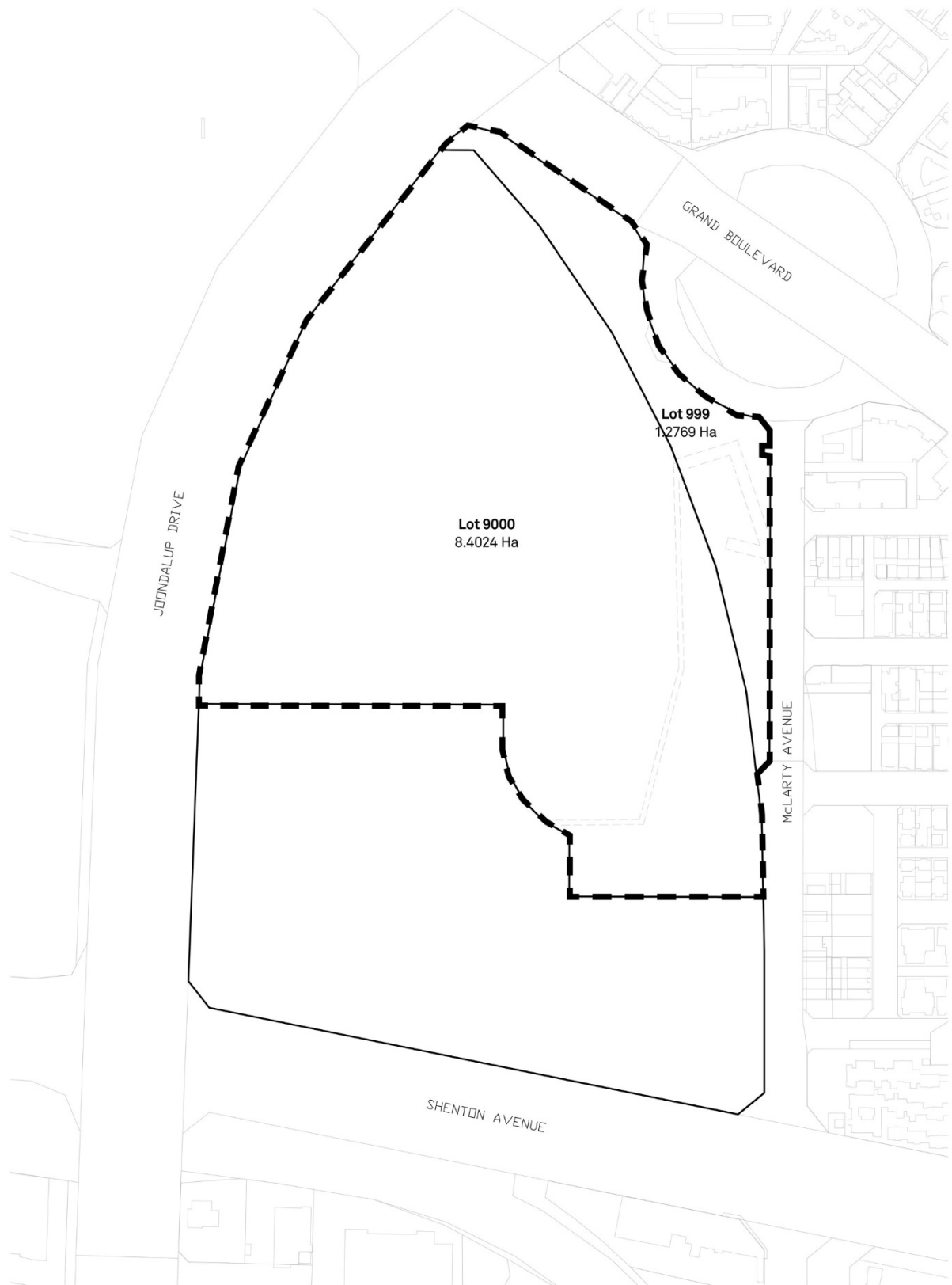


Figure 1 Policy Area



Figure 2 Indicative Development Plan

5. Details:

5.1. Land use:

The policy area will be predominately residential and will contain supplementary uses that provide for the day to day needs of the local community. It is envisaged that commercial, retail, civic and other non-residential uses will be concentrated in the central mixed hub (Precinct 3) and within development fronting the southern portion of McLarty Avenue. This will enable the establishment of clearly defined local commercial and retail services within an otherwise predominantly residential community and a transition to the more commercially oriented mixed-use environment to the east and south of the policy area.

The following 'preferred uses' are provided as a guide only for each Precinct. The policy area should encompass uses at ground level, fronting the public realm, which provide for active and semi-active frontages as required under the JACP. Further permissible land uses are detailed in *Local Planning Scheme No. 3*.

Precinct 1

Statement of intent

The northern precinct will accommodate medium scale residential buildings fronting a north south connector street to the east, with taller apartment buildings set to take advantage of a landscaped environment and views over the public open space to the south.

Preferred uses include residential and aged care accommodation.

Precinct 2

Statement of intent

The north-western precinct will primarily be a residential environment fronting a new pedestrian space at Piccadilly Circle, addressing the north-south connector street to the west and McLarty Avenue to the east. Development fronting the intersection of McLarty Avenue and Piccadilly Circle may include a small cafe or retail premises on the ground level.

Preferred uses include residential and short-stay accommodation.

Precinct 3

Statement of intent

The central mixed-use hub will contain a mix of uses that provide for the day to day needs of the local community and an active frontage to the central pedestrian plaza and adjacent public open space. Development located within the central mixed-use hub will incorporate commercial/ non-residential land uses located at ground level with residential on the upper levels.

Preferred uses include Commercial uses including retail, restaurant, civic, community purpose and office at ground floor with residential above.

Precinct 4

Statement of intent

The McLarty Avenue precinct will primarily offer urban residential choices with opportunity for ancillary uses including cafe and office at ground level.

Preferred uses include residential.

Precinct 5

Statement of intent

Development will provide a strong residential frontage to the new entry road from Joondalup Drive. Residential development will look out over the street and the adjacent public open space to the north. The precinct may contain a mix of uses that enable transition to any future redevelopment of land to the south of the policy area.

Preferred uses include residential, short-stay accommodation, educational establishment.

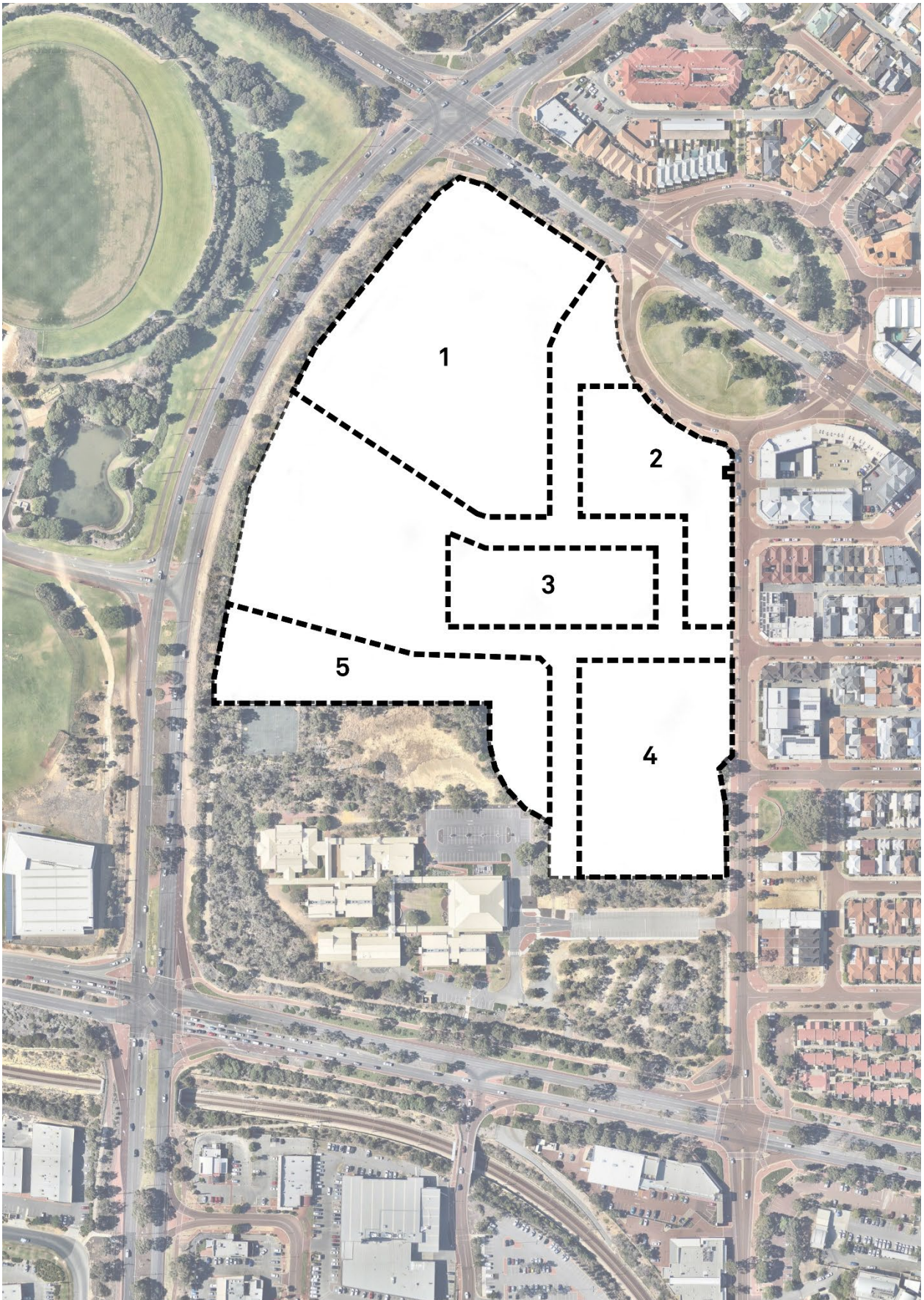


Figure 3. Precinct Areas

5.2. Building heights:

Development height, scale and intensity will vary across the precinct. Indicative storey heights are reflected in Figure 4 Indicative Building Heights.

Key consideration will also be given to:

- the creation of active, well designed streetscapes;
- building orientation for solar access and addressing the street;
- space between taller buildings on the same site to ensure privacy between habitable rooms and access to cooling summer breezes; and
- the provision of shade, shelter and amenity to active pedestrian frontages.

Roof structures and screening associated with utilities/services infrastructure may extend up to 1.0m above the maximum building height specified under the JACP.

Precinct 1

The northern precinct is envisaged to accommodate buildings of at least eight storeys in height in a landscape setting, with lower scale three to four storeys providing connection between the towers and continuous presentation to surrounding streets.

Precinct 2

Precinct 2 is envisaged to accommodate buildings of at least four storeys in height with buildings of eight storeys or more on the northern frontage to Grand Boulevard and Piccadilly Circle. Any building with street frontage should be a minimum of two storeys in height.

Precinct 3

The central mixed-use hub is envisaged to accommodate buildings of four to six storeys with the potential for podium base of three to four storeys. Buildings west of a central pedestrian plaza are envisaged to be four to six storeys.

Precinct 4

The McLarty Avenue precinct is envisaged to accommodate buildings of four to six storeys in height. Non-residential buildings should be developed to a nil-setback and provide continuous pedestrian cover to McLarty Avenue over the adjacent footpath.

Precinct 5

Development is envisaged to accommodate buildings of six to eight storeys in height.



Figure 4. Indicative Building Heights

5.3. Movement network:

A comprehensive movement network is required to provide connections for all modes of transport within and through the policy area.

Key connections to the established road hierarchy include:

- a. Intersection access to Joondalup Drive (modification of the existing intersection). This principle access road shall provide direct or indirect access through the precinct to McLarty Avenue. This route will accommodate an east-west bus route that provides service to Joondalup Hospital east of the policy area.
- b. Intersection access to the south of the Policy Area to connect with Shenton Avenue (modification of the existing intersection). This road shall provide access into the centre of the policy area and can provide indirect access through the precinct to Grand Boulevard. The design of the road should avoid use of the road as a 'rat-run' or short-cutting the surrounding distributor network.

A finer grain of local streets, pedestrian and cycle networks that integrate the policy area with surrounding streets is envisaged in accordance with the indicative development plan. The policy area shall be designed and managed as a low-speed, pedestrian-oriented environment.

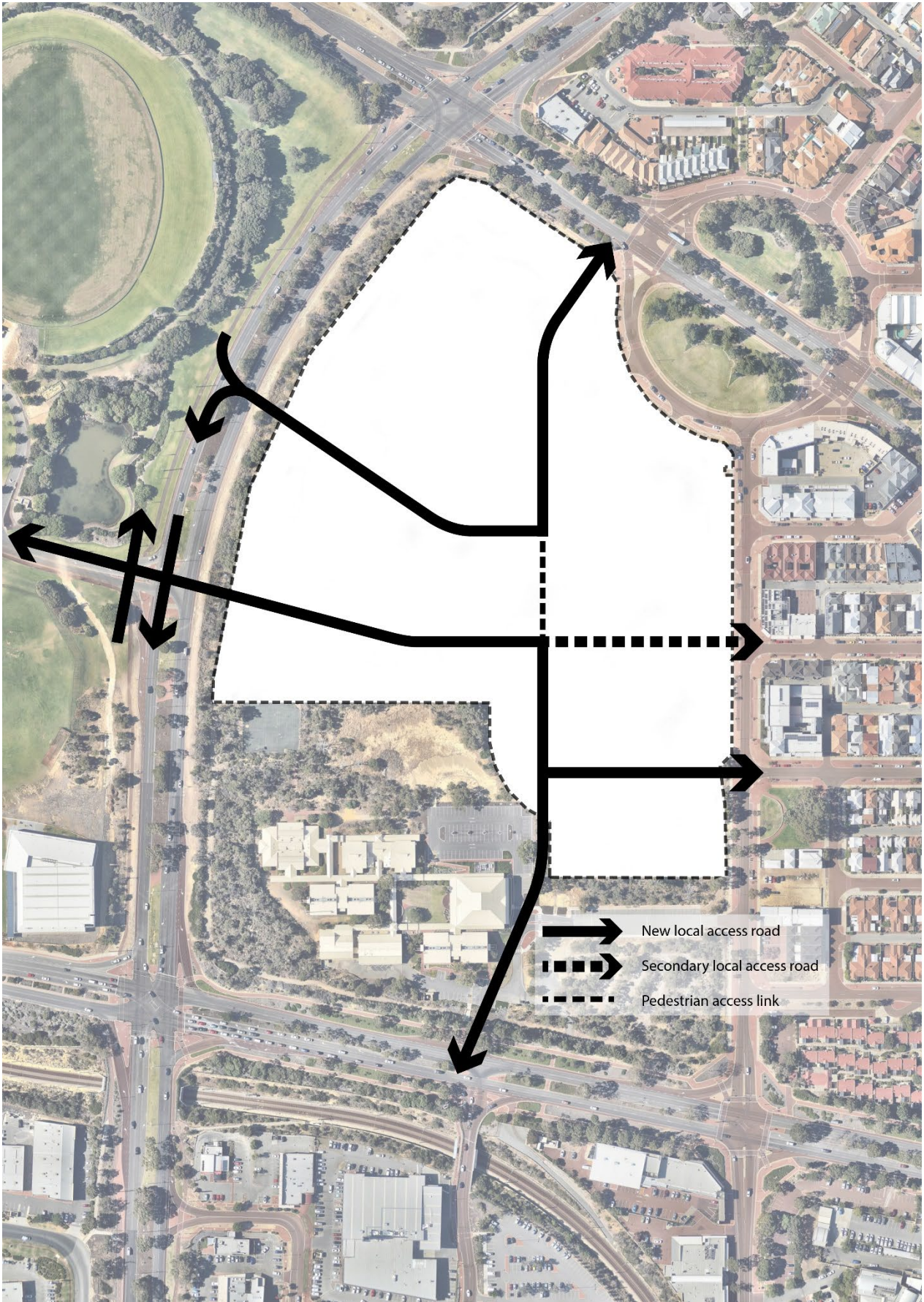


Figure 5. Key access links

5.4. Public realm precincts:

There are four public realm precincts identified within the policy area. More detailed guidance is to be provided in relation to the character of these precincts through a Landscape Master Plan.

In general, all areas of the public realm should be designed to provide safe, convenient and comfortable walking environments which are accessible to all users; with shade, lighting and paved walkways (footpaths) on each street. This objective shall also be applied to private streets that may be created within the policy area.

5.4.1 Precinct A Secret Garden – Precinct objectives:

- a. To provide passive recreation and community purpose functions.
- b. Create a welcoming natural place for contemplation by the residential community and visitors to the area.
- c. For the open space to be increasingly structured towards the more urban eastern edge.
- d. Provide a place for the community to enjoy unstructured play.
- e. Deliver a place that has a well-designed and integrated drainage function.
- f. Use high quality, robust fixtures and furnishings that support the long-term enjoyment of the place and that function in combination with the drainage role of the site.

5.4.2 Precinct B Green Boulevard - Precinct objectives:

- a. Ensure this movement corridor is the most prominent pedestrian corridor and north-south axis through the policy area.
- b. Create a leafy, well-treed streetscape design that is filled with year-round shade.
- c. Provide on-street car parking.
- d. Provide wide pedestrian paths.
- e. Provide for safe cyclist movement.

5.4.3 Precinct C East-West Link - Precinct objectives:

- a. Ensure a high quality urbanised street space.
- b. Provide an environment for alfresco activities associated with the neighbourhood centre.
- c. Provide on-street car parking.
- d. Provide wide pedestrian paths.
- e. Provide for safe cyclist movement.

5.4.4 Precinct D West Link – Precinct objectives:

- a. Provide a high quality, landscaped entrance to the local planning policy area from the intersection with Joondalup Drive.
- b. Landscape treatments are to reflect the intent of local/indigenous planting character to west and southern areas of POS, allowing thematic transition to built up edges.
- c. Provide on-street car parking where possible adjacent the public open space.
- d. Provide wide pedestrian paths.
- e. Provide for safe cyclist movement.

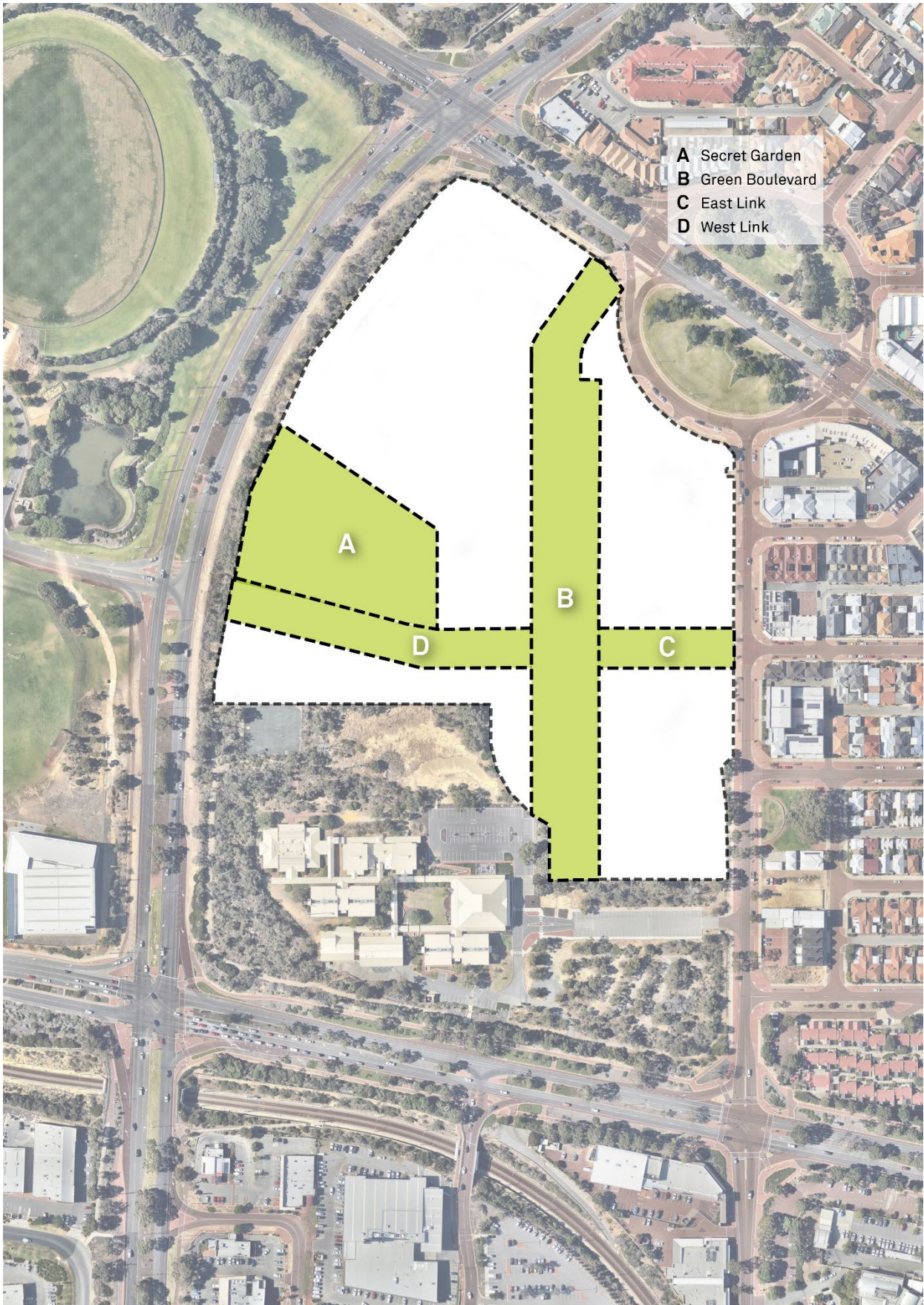


Figure 6 Public Realm Precincts

Creation date: 12 June 2017 (CJ109-06/17)

Formerly:

Amendments: CJ223-12/22

Last reviewed: December 2022 (CJ223-12/22)

Related documentation:

- Local Planning Scheme No. 3
- Joondalup Activity Centre Plan

File reference: 106461