

HOCKING NEIGHBOURHOOD CENTRE

AGREED STRUCTURE PLAN

**Structure Plan No. 42
Agreed: 20 May 2004**

**This Structure Plan was prepared under the provisions of Part 9 of City of Wanneroo
District Planning Scheme No. 2**

CERTIFICATION OF AGREED STRUCTURE PLAN

HOCKING NEIGHBOURHOOD CENTRE

CERTIFIED THAT AGREED STRUCTURE PLAN No.42
HOCKING NEIGHBOURHOOD CENTRE WAS ADOPTED BY RESOLUTION OF
THE WESTERN AUSTRALIAN PLANNING COMMISSION ON
20 MAY 2004

.....

.....
Chairperson, Western Australian
Planning Commission

AND
BY RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO ON
3 FEBRUARY 2004

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT TO THE
COUNCIL'S RESOLUTION HERETO AFFIXED IN THE PRESENCE OF

.....
Mayor, City of Wanneroo

.....
Chief Executive Officer, City of Wanneroo

This Structure Plan is prepared under the provisions of Part 9 of the
City of Wanneroo District Planning Scheme No. 2

Record of Amendments made to the Agreed Structure Plan

Hocking Neighbourhood Centre

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
1	Deletes the requirement for Main Street frontages and makes consequential changes to the Structure Plan text to accommodate a redesign of the Hocking Neighbourhood Centre.	23.9.08 & 18.11.08	3.3.09

OVERVIEW

Parts of the Structure Plan

This Structure Plan comprises two parts:

Part 1: **Statutory Planning Report**

Part 2: **Explanatory Report**

Subclause 9.8.3 (f) of the City of Wanneroo District Planning Scheme No.2 (herein called “the Scheme”) 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 it is was 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 this 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 also states that, 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, requirements or standard of the Scheme shall prevail.

Summary

This Structure Plan refers to Lot 20 Wyatt Road, Hocking and is bounded by Nicholas Road to the south, Wyatt Road to the east and Gungurru road to the north.

The Structure Plan shall determine the overall detailed use and form of development for the Neighbourhood Centre on Lot 20 Wyatt Road, Hocking. The explanatory report provides detail about the site and the intended design.

HOCKING NEIGHBOURHOOD CENTRE STRUCTURE PLAN NO. 42

PART 1 – STATUTORY PLANNING SECTION

Under the provisions of Clause 9.8 of the Scheme, this part of the Structure Plan has the same force and effect as a provision, requirement or standard of the Scheme.

1.0 STRUCTURE PLAN AREA

The Structure Plan area comprises approximately 1.9882 ha and is described as Lot 20 Wyatt Road, Hocking.

2.0 AGREED STRUCTURE PLAN

The Structure Plan Map illustrates the Structure Plan area and R Coding.

The Structure Plan area is zoned Commercial and has a residential component which shall comply with the R40 Residential Density Code.

3.0 DEFINITIONS

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

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

‘Urban Edge’ shall mean the facades of a building and/or additional structures that define the 'principle edge of a building or space. An urban edge shall also be an ‘active’ edge, meaning that it should be fine grained, sheltered, and be characterised by the dominance of windows and doors.

4.0 THE SCHEME

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

5.0 RETAIL FLOORSPACE

The retail floorspace is limited to 4250m² by the East Wanneroo Cell 4 Local Structure Plan No. 6.

6.0 PROVISIONS

The Structure Plan Area is intended to accommodate a wide mix of uses including retail, professional offices, business services, dwellings and home businesses. The permissibility of land uses shall be as set out for the Commercial zone, in Table 1 of the Scheme.

6.1 Objectives

The general objectives of the Commercial Land Use Area are:

- To create Gungurru Avenue and Wyatt Road as an active focus for the community with a diversity of retail and commercial uses that generate day and evening activity;
- To allow appropriate business to locate and develop in close proximity to residential areas for the convenience of the community;
- Encourage high standards of built form and an active urban edge to Gungurru Avenue and Wyatt Road to create an attractive façade to the street for visual amenity and interaction;
- Provide efficient vehicle access and circulation with pedestrian priority;
- Encourage a high level of passive surveillance onto the surrounding areas; and
- Provide mixed-use development that allows surveillance onto the Commercial Development.

6.2 Criteria

Criteria to be satisfied in this Land Use Area are as follows:

- The provisions of the 'Commercial' zone in the Scheme shall apply to this Land Use Area unless otherwise specified in this section;
- The Commercial building shall be designed to have an active urban edge towards Gungurru Avenue and Wyatt Road, with no blank facades fronting the street and awnings and/or colonnades along these frontages, sufficient to give pedestrians protection from the weather;
- The land use fronting Gungurru Avenue and Wyatt Road including the active urban edge, making entries to buildings, pedestrian walkways and car parking areas clearly defined elements;
- The Commercial building facade should be a maximum of two storeys high (8 metres) to create a well scaled streetscape;
- Street facing commercial retail buildings are to comprise a minimum 70% of windows.
- A continuous 3m (minimum) pedestrian link along the northern and eastern edge of the buildings is to be provided;

- Car Parking areas shall be designed to provide pedestrian paths separate from vehicle flow;
- 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;
- Car Parks should be designed not to dominate the street and provide good pedestrian movement towards buildings. Landscaping requirements shall be in accordance with clause 4.17 of District Planing 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 and a large canopy to achieve adequate shading of car parking areas.
- Roof Mounted mechanical equipment, if required, shall be screened from view by the roof form or parapet walls;
- 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;
- Convenient, safe and direct pedestrian access shall be provided throughout the Land Use Area and provide connections to the street path system;
- Mixed-use development must comply with Clause 4.2 of the Residential Design Codes of Western Australia and conform with the Residential Density Code of R40
- Residential development shall be limited to 33% of the total site area of the Structure Plan, provided that the design of the residential development is well integrated with the centre design and it occurs either in conjunction with or after the centre development.
- A suitable landmark building shall be designed and located on the corner of the site at the intersection of Wyatt Road and Gungurra Avenue.