

CLARKSON DISTRICT CENTRE
AGREED STRUCTURE PLAN
(AS AMENDED)

Structure Plan No. 2
Adopted: 26 October 1998

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

RECORD OF AMENDMENTS MADE TO AGREED STRUCTURE PLAN NO. 2

CLARKSON DISTRICT CENTRE

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
1	Minor modifications to the text of the Structure Plan as requested by WAPC & Landcorp	13.7.99	26.7.99
2	Minor modification to the text confirming no direct access to Marmion Ave/Neerabup Rd will be permitted	28.3.00	28.04.05
3	Various modification to Structure Plan Map and text aligning with DPS No. 2	15.10.02	24.03.05
4	Text variations to the Mixed Use Zone provisions and minor modifications to other sections of the document	24.5.06	21.7.06
5	Modifies Clause 6.4.1 to expand the range of “D” uses in the Business Precinct	5.6.07	26.9.07

PART 1

STATUTORY PLANNING SECTION

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

Subject Area

The Structure Plan area comprises approximately 41 hectares of Lot No 15 (1930) Marmion Avenue, Clarkson.

1.0 ZONES AND PRECINCTS

Plan 1: 'The Structure Plan Map' indicates the Zones and Precincts together with the main road structure, reserves, landmark sites and the extent of 'Main Street'. This Structure Plan Map defines the following Zones and Precincts within the main Centre Zone:

- 1 Commercial Zone
- 2 Mixed Use Zone
- 3 Residential Zone
- 4 Business Precinct

2.0 DEFINITIONS

The term 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

“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 metres. The term shall not include any space within a roof, whether used for habitation or not.

“MAIN STREET” shall mean the road or roads or parts thereof designated on the Structure Plan Map, together with the building facades fronting onto it.

“URBAN WALL” shall mean the facades of a building and/or additional structures that define the principal edge of the lot fronting onto the main public street that adjoins the lot.

3.0 THE SCHEME

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

4.0 RETAIL FLOORSPACE (GLA)

Major retailers such as supermarkets and department stores will not be permitted outside the Commercial Zone.

The retail floorspace limit of Schedule III of the Scheme (28,800 sq m gla used for retail purposes) applies to the land zoned Centre Zone.

5.0 RESIDENTIAL DENSITY CODING

Residential land within the subject area shall be developed in conformity with the provisions of the Residential Planning Codes of Western Australia. The enclosed Plan 2: 'Residential Code Map' indicates the Residential Density Codes that apply to the subject land.

6.0 PROVISIONS

This document applies three zones which correlate to zones under DPS No.2 and a Business Precinct which complements the provisions of the Business Zone. . It is intended that the District Centre can develop the richness and vitality of an 'urban village'.

Landmark buildings, reserves and Main Street are also identified, for which special provisions apply. This document is accompanied by a Residential Density Code Map (Plan 2) and a Dual Use Path and On-Street Cycle Lane Network Map (Plan 3), which form part of this Structure Plan and shall guide subdivision and development.

The provisions are divided into *objectives*, which describe in general terms the intentions to be addressed in each zone or precinct; and *criteria*, which set out built form requirements ("shall...") and preferred treatments ("should..."). These may be augmented by the preparation of Guidelines which may detail specific planning, design and constructional requirements.

6.1 Main Street

Buildings fronting any section of Main Street as indicated on the Structure Plan Map shall be oriented towards Main Street and shall have active frontages with no blank facades to the street and with continuous awnings and/or colonnades to give pedestrian protection from the weather.

6.2 Landmark Sites

Any building developed on a Landmark site shall have special building elevation and window treatments that draw attention to the location, including such means as distinctive roof forms, balconies, articulation of corner wall elements, entry forecourts, materials and colour. Landmarks need not necessarily conform strictly with Urban Wall requirements.

6.3 Commercial Zone

6.3.1 Land Use

This zone should comprise predominantly retail uses.

Supporting uses should be office, civic, cultural and community, medical suites, restaurant/cafe/fast food and residential.

6.3.2 Objectives

General objectives of the Commercial Zone are:

- a) create Main Street as an active focus for the community with a balance of viable uses and a diversity of retail and commercial uses and leisure opportunities that generate day and evening activity;*
- b) encourage high standards of built form and streetscape;*
- c) provide continuity of activity along streets; and*
- d) provide efficient vehicle access with pedestrian priority.*

6.3.3 Criteria

Criteria to be satisfied in this precinct:

- a) the provisions of the 'Commercial' zone in the Scheme shall apply to this precinct unless otherwise specified in this section;
- b) buildings are encouraged to be a minimum of 2 storeys in height to create a well-scaled street and shall create an urban wall to the street boundary;
- c) any commercial building shall have a front facade no less than 4.5 metres in height in order to provide the appropriate scale;
- d) setbacks along the Main Street frontage shall be as follows:

Front:	- Nil
Side	- Nil, except for a 3m wide vehicle access
Rear	- 6 metres

Setbacks in other locations in the Precinct shall be in accordance with the Scheme;

- e) buildings shall be designed to have active frontages that include door and window openings with no blank facades fronting the street and continuous awnings and/or colonnades along public frontages to give pedestrian protection from the weather;
- f) where development on any lot with frontage to Main Street is staged, the initial development phase shall comprise a minimum of 45% of the Main Street frontage, except for the major shopping centre site, for which the initial development phase shall comprise a minimum of 45% of the Main Street frontage along the northern boundary only;
- g) buildings fronting Main Street shall comply with clause 6.1 and shall create an urban wall, making entries to buildings, pedestrian walkways, and carparking areas clearly defined elements;

- h) buildings on corner sites shall address the street corner, front and the secondary street and buildings on strategic sites identified on the Structure Plan Map shall be developed as landmarks within the overall urban fabric in compliance with clause 6.2;
- i) buildings, public spaces and parking areas shall be well lit to encourage safe use after hours;
- j) car parks shall be designed to not dominate the street and provide direct pedestrian movement towards buildings. Shade trees shall be planted at the rate of one tree to every four cars and shall be protected from damage by vehicles;
- k) service areas, bin and material storage areas and services such as air conditioners, compressors and other machinery shall be located away from public areas and screened from view from streets and public areas by an enclosure in the style and material of the building. On sites that adjoin residential properties, such areas shall not abut the common boundary. No fencing shall be permitted elsewhere in the precinct for any other purpose;
- l) roof mounted mechanical equipment, if required, shall be screened from view by the roof form or parapet walls;
- m) signage shall be integrated with buildings and shall be appropriate in character. Development approval is required for any signage not included in the original submission;
- n) temporary commercial uses in public spaces such as alfresco dining and flower or fruit stalls may be permitted subject to such controls as Council may dictate;
- o) convenient, safe and direct pedestrian access shall be provided throughout the Precinct as indicated in the Explanatory Report accompanying the Structure Plan;
- p) the 10 metre wide public access easement around the southern boundary of the main commercial site is to be constructed to local road standard to include a 6 metre carriageway with dual use path provision as shown in Plan 3;
- q) any developments abutting public access easements are to be appropriately set back, truncated at corners to provide adequate sightlines and sited and designed to ensure that the easements provide a pleasant streetscape and provide for safe vehicular and pedestrian use at all hours; and
- r) direct vehicular access onto Marmion Avenue or Neerabup Road from lots abutting these roads shall not be permitted. Access to these lots shall only be obtained from either secondary street frontages or from the public access easements (where available), to the satisfaction of the City of Wanneroo.

6.4 Business Precinct

6.4.1 Land Use

This precinct should comprise predominantly mixed business/showroom uses, with supporting bulky goods retail office and service commercial uses. Residential uses are generally not encouraged.

In addition to the uses permitted under the Scheme in the Business zone, the following shall be ‘D’ uses in this precinct:

Motor Vehicle Repairs
Hire Service

and for the purposes of this structure plan uses involving the installation, application or fitting of automotive accessories to motor vehicles shall also be considered as “D” uses.

6.4.2 Objectives

General development objectives for the Business Precinct are:

- a) *to provide for a range of retail and wholesale outlets dealing predominantly in bulky goods;*
- b) *to create a retail environment that complements the District Centre and the residential/mixed use areas;*
- c) *to provide a compatible land use buffer between the major traffic thoroughfares and the residential areas; and*
- d) *to provide an interesting and attractive main road frontage.*

6.4.3 Criteria

Criteria to be satisfied in this precinct are:

- a) the provisions of the Business zone in the Scheme shall apply unless otherwise specified in this section;
- b) buildings shall address the street, have entries highlighted by architectural or landscaping features and are encouraged to be a minimum of 2 storeys in height. Though likely to be simple in form, buildings should be articulated and broken down integrally by panel size, banding or string courses, rather than by added-on decorative elements;
- c) roof mounted mechanical equipment, if required, shall be screened from view by the roof form, parapet walls or other measures that are compatible with the design;
- d) buildings may provide no more than two rows of perpendicular parking and an access aisle along the road frontage, which shall be the frontage to Marmion Avenue or Neerabup Road for lots with a boundary to these roads. The bulk of the parking shall be located at the rear of the lot behind the building;
- e) carparking and access shall be integrated between sites by means of easements in gross;
- f) car parks shall be designed to not dominate the street and provide direct pedestrian movement towards buildings. Shade trees shall be planted at the rate of one tree to every four cars and shall be protected from damage by vehicles;
- g) bin and material storage and service areas shall be located away from public areas and screened from view by an enclosure in the style and material of the building;
- h) signage should be simple in format and appropriate to the scale of the street and adjacent buildings and shall comply with the Council's signage policy. Free-standing signage shall be limited to identifying the premises on the site and should be constructed in materials that complement the building;
- i) direct vehicular access onto Marmion Avenue or Neerabup Road from lots abutting these roads shall not be permitted. Access to these lots shall only be obtained from secondary street frontages or from the public access easements (where available), to the satisfaction of the City of Wanneroo.

6.5 Mixed Use Zone

6.5.1 Land Use

In addition to the uses permitted under the Scheme in the Mixed Use zone, the following shall be 'D' uses in this Zone:

Shop with a nett lettable area of up to 100 sq m.

6.5.2 Objectives

General objectives for the Mixed Use Zone are:

- a) encourage a diversity of land uses and a diversity of housing types;*
- b) continue Main Street as an active focus for the community by means of associated commercial uses;*
- c) act as a transition between the Residential and Commercial zones and provide flexibility in design of developments to encourage a variety of mixed use, residential and non-residential uses; and*
- d) promote developments that provide for pedestrian friendly streetscapes with passive surveillance of the public reserves and open spaces accessible by the public.*

6.5.3 Criteria

Criteria to be satisfied in this precinct are:

- a) the provisions of the Mixed Use zone in the Scheme and of the relevant Residential Planning Code provisions as indicated on the Residential Density Code Map, Plan 2 shall apply to this zone unless otherwise specified in this section;
- b) the maximum front setback for buildings facing the Main Street and the northern side of the Sarasota Pass frontage shall be nil and for side boundaries to a secondary street/laneway a nil setback is permitted;
- c) lots on the corner of Sarasota Pass and Tahiti Way shall have a setback of 1.5 metres and are permitted to have a nil side setback to Sarasota Pass (subject to engineering certification where there is retaining walls). In addition, the corner lots are encouraged to identify the corner through the use of a distinct roof form, articulation of corner wall elements, special balcony treatments and distinctive window design. The side boundary of these buildings is also encouraged to comply with the principles of Clause 6.1 as if they were Main Street;
- d) other setbacks within the Mixed Use zone shall be a maximum of 3 metres for the front setback and for side boundaries a nil setback is permitted where it is adjacent another lot;
- e) along Main Street building heights shall comply with clause 6.1 and shall be 2 storeys minimum in height. They shall develop a continuous facade with nil front setbacks to provide an urban wall to the street boundary;

- f) for buildings in the north west Mixed Use area (land bounded by Amazon Lane, Ningaloo Bend, Jamaica Lane, Key Largo Drive and Sarasota Pass) the building heights shall be a minimum of 2 storeys in height. For the northern side of Sarasota Pass (frontage and side boundaries), development shall comply with the principles of Clause 6.1 as if they were Main Street and shall develop a continuous facade with nil front setbacks to provide an urban wall to the street boundary;
- g) for the ground floor, the minimum floor to floor height shall be 4 m;
- h) walls behind the front setback line may be built up to a side boundary with no limit in length where the wall is not higher than 7m (ie. to the 2nd storey) and where the wall is not higher than 10.5m (ie. the 3rd storey), the wall may be 2/3 of the length of the boundary or 12m, whichever is less;
- i) for the northern side of Sarasota Pass, ground floor non-residential uses are encouraged and for these buildings the following criteria is required to be satisfied:
 - i) at least 50% of the area of the ground floor façade to Sarasota Pass shall be glazed and the vertical dimension of the glazing shall be at least 75% of the height of the ground floor façade;
 - ii) should the ground floor be utilised for residential in the first instance, the construction method and layout of the ground floor shall permit simple and non-disruptive conversion to a non-residential use at a later date, with a minimum floor area of 60m²;
- j) the minimum open space shall be 30% however in accordance with the Mixed Use Development provisions of the Residential Design Codes (Clause 4.2.1) the minimum open space may be nil;
- k) service areas, material storage areas and services such as airconditioners, compressors and other machinery shall be concealed from streets and public areas by screening in the style and material of the building. On sites that adjoin residential properties, such areas shall not abut the common boundary;
- l) forward of the building line maximum 1.6m high low open picket, wrought iron or masonry fencing types are recommended and fibrous cement fencing is not permitted;
- m) carparking is to be provided on-site at the rate of 1 bay per residential dwelling unit and 1 bay per 30m² of non-residential use. A minimum of 60m² of the ground floor building will be assessed as non-residential for the purposes of calculating parking; and
- n) signage shall be integrated with buildings and shall be appropriate in character. Development approval is required for any signage not included within the original submission.

6.6 Residential Zone

6.6.1 Land Use

The predominant land use in this zone shall be Residential. Uses permitted and general provisions for this zone are the same as those which apply to the Residential Zone in the Scheme unless otherwise specified in this section.

6.6.2 Objectives

General objectives intended for the Residential Zone:

- a) *encourage a diversity of housing types, including single residential, grouped and multiple dwellings, town and terrace houses and aged accommodation;*
- b) *promote layouts that provide passive surveillance of public reserves; and*
- c) *ensure that energy efficient and solar smart designs are facilitated.*

6.6.3 Criteria

Criteria to be satisfied in this precinct are:

- a) the provisions of the Residential zone in the Scheme and of the relevant Residential Planning Code provisions as indicated on the Residential Density Code Map, Plan 2 shall apply to this Zone unless otherwise specified in this section;
- b) the main facade of buildings may be set back a minimum of 1 metre and a maximum of 3 metres, allowing views out to the street from main living spaces;
- c) car parking shall be accessed from rear lanes wherever possible. Where there are no lanes, garages and parking spaces shall be set back at least 450mm from the frontage of the house so that they do not detract from the street or dominate the street elevation; and
- d) zero lot line development will be permitted where it is demonstrated to improve solar benefit and increase efficiency of energy use without detriment to adjoining lots.