

BRIGHTON WEST VILLAGE CENTRE
AGREED STRUCTURE PLAN

Structure Plan No.52
Adopted

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

CERTIFIED THAT BRIGHTON WEST VILLAGE CENTRE AGREED STRUCTURE PLAN
WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION

ON

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to Section 57
of the Western Australian Planning Commission Act 1985 for that purpose,
in the presence of:

..... Witness

..... Date

AND BY

RESOLUTION OF THE COUNCIL OF

THE CITY OF WANNEROO

ON 21 SEPTEMBER 2004

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

PRESENCE OF:

.....
Mayor, City of Wanneroo

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

..... Date

Record of Amendments made to the Agreed Structure Plan

Amendment No.	Description of Amendment	WAPC Adopted	Council Adopted

PART 1 – STATUTORY PLANNING SECTION

1.0 STRUCTURE PLAN AREA

This Structure Plan shall apply to part of Lot 9016, Marmion Avenue, Jindalee, being the land contained within the inner edge of the broken black line shown on the Zoning Map (Plan No. 1).

2.0 STRUCTURE PLAN CONTENT

This Structure Plan comprises the:

- a) Statutory section (Part 1);
- b) Explanatory section (Part 2).

3.0 INTERPRETATION

The words and expressions used in this Structure Plan shall have the respective meanings given to them in the District Planning Scheme No.2 (the Scheme).

4.0 OPERATION DATE

In accordance with sub-clause 9.8.1 of the Scheme, this Structure Plan shall come into operation on the later date when it is either certified by the Commission pursuant to subclause 9.6.3 or adopted, signed and sealed by Council under subclause 9.6.5.

5.0 RELATIONSHIP WITH THE SCHEME

In accordance with clause 9.8 of the Scheme:

- a) The provisions, standards and requirements specified under Part 1 of this Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. Part 2 of this Structure Plan is for explanatory purposes only in order to provide a descriptive analysis of the Structure Plan.
- b) In the event of there being any inconsistencies or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Structure Plan, then the provisions, standards or requirements of the Scheme shall prevail.

6.0 ZONES AND RESIDENTIAL DENSITY CODES

The Zoning Map (Plan 1) delineates and depicts the zones applicable to the structure plan area according to the legend thereon.

The Residential Density Code Map (Plan 2) delineates and depicts the residential density codes applicable to the structure plan area according to the legend thereon.

The zones and residential density codes designated under this structure plan apply to the land within it as if the zones and residential density codes were incorporated in the Scheme.

All provisions, standards and requirements applicable to the zones and residential density codes in the Scheme shall apply, unless specific provision is made to the contrary in this structure plan.

7.0 STRUCTURE PLAN MAP

The Structure Plan Map (Plan 3) outlines the planned pattern of development for the Structure Plan area. All development should be carried out in accordance with the principles outlined on the Structure Plan Map.

8.0 GENERAL PROVISIONS

8.1 Business Zone

Objectives

The general objectives of this zone shall be in accordance with those contained in the Scheme for the "Business Zone".

Use Permissibility

Land Use permissibility within this zone shall be in accordance with the corresponding zone under the Scheme.

Provisions

- i. Landmark buildings shall be constructed at the corner of Jindalee Boulevard and Marmion Avenue, as depicted on "Plan 3". The "landmark" buildings shall have special building elevations and window treatments that draw attention to the location, including such means as distinctive roof form, articulation of corner wall elements, entry forecourts, materials and colour;
- ii. All buildings shall be designed to address the adjacent street frontages.
- iii. A continuous advice building façade with no blank walls shall be provided along the main street precinct. This façade may broken on the western end of the lot on the southern side of Jindalee Boulevard to accommodate a car parking area.
- iv. All buildings fronting the main street precinct shall incorporate the main building entries and continuous awnings and/or colonnades with a

minimum width of 2 metres and a minimum ground clearance of 2.75 metres.

- v. Building setbacks adjacent to the main street precinct shall be nil. Buildings fronting the main street precinct may also be built up to the Marmion Avenue street boundary.
- vi. The ground floor of any buildings fronting the main street precinct shall not be more than 0.5 metres above the street level or not more than an average of 0.5 metres from a sloping site.
- vii. Entry doors from the main street precinct shall be at grade with the adjoining paving.
- viii. The buildings on both sides of the main street precinct shall be similar or complementary in design.
- ix. The full width of the main street road verges shall be paved and incorporate street trees, car parking bays and street furniture.
- x. Service areas, bin storage areas and services such as air conditioners, compressors and other machinery shall be located away from the public areas and screened from view from the streets and public areas by an enclosure in the style, materials and colours of the adjacent development.
- xi. Any residential development shall be designed and located to have regard to the interface to non residential areas in terms of noise, traffic, light and other amenity impacts. Appropriate interface treatments by way of buffers, walls, dense landscaping and other means shall be provided to maintain the amenity of the residential developments.

8.2 Residential Zone

Objectives

The general objectives of this zone shall be in accordance with those contained in the Scheme for the "Residential Zone".

Use Permissibility

Land Use permissibility within this zone shall be in accordance with the corresponding zone under the Scheme.