

**LOT 12 JINDALEE
(JINDALEE BEACHSIDE ESTATE)
COASTAL VILLAGE**

AGREED LOCAL STRUCTURE PLAN



**JINDALEE BEACHSIDE ESTATE (LOT 12) COASTAL VILLAGE
LOCAL STRUCTURE PLAN**

**PART ONE
STATUTORY PLANNING SECTION**

This document was adopted under Plan Part 9 of the City of Wanneroo District Planning Scheme No.2.

CERTIFICATION OF AGREED STRUCTURE PLAN

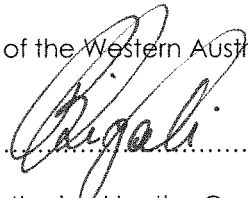
CERTIFIED THAT LOT 12 JINDALEE (JINDALEE BEACHSIDE ESTATE) COASTAL VILLAGE AGREED
LOCAL STRUCTURE PLAN No. 88 7 8

WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING

COMMISSION ON 10 June 2013

Signed for and on behalf of the Western Australian Planning Commission


.....

an officer of the Commission duly authorized by the Commission pursuant to section 24 of the
Planning and Development Act 2005 for that purpose, in the presence of:

PSchwartz Witness

13-6-2013 Date

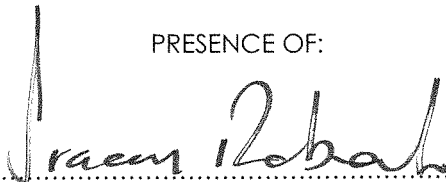
AND BY


RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO
(or as otherwise delegated under section 9.1 of its Delegated Authority Register)

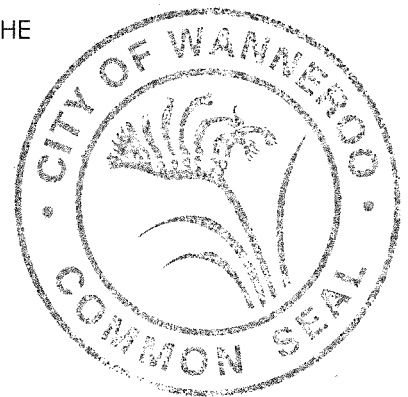
ON 11 DECEMBER 2012

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

PRESENCE OF:


.....
Mayor, City of Wanneroo


.....
A/ Chief Executive Officer, City of Wanneroo
15.1.2013 Date



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
JINDALEE BEACHSIDE ESTATE COASTAL VILLAGE
LOCAL STRUCTURE PLAN

Amendment No.	Description of Amendment	Final Endorsed Council

1.0 LOCAL STRUCTURE PLAN AREA

The Local Structure Plan Area is the land contained within the inner edge of the thick grey line shown on the Structure Plan Map (Plan No. 1) being a portion of what was Superlot 12, Jindalee).

2.0 STRUCTURE PLAN CONTENT

This Structure Plan comprises:

- a) Statutory section (Part 1);
- b) Explanatory section (Part 2); and
- c) Technical and Supporting Documentation.

3.0 INTERPRETATION

The words and expressions used in this Structure Plan shall have the respective meanings given to them in the City of Wanneroo District Planning Scheme No. 2 (the Scheme) including any amendments gazetted thereto or, where not defined in the Scheme, as set out hereunder.

'The Village' or 'Precinct' shall mean the Jindalee Beachside Estate (Lot 12 Jindalee) Coastal Village, the subject of this Structure Plan.

'The City' shall mean the City of Wanneroo.

'Active edge' refers to development along a street frontage which provides for direct, usually commercial interaction between pedestrians and the building façade through the placement of doors, windows, window displays and al fresco areas.

'NLA' refers to Net Lettable Area as defined by 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 sub-clause 9.6.3 of the Scheme or adopted, signed and sealed by the Council under sub-clause 9.6.5 of the Scheme.

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 they were provisions, standards or requirements of the Scheme.
- 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 applicable to Zones and Residential Design Codes, then the provisions, standards or requirements of this Structure Plan shall prevail.
- c) Part 2 Explanatory Section and Part 3 Technical and Supporting Documentation of this structure plan are to be used as a reference only to clarify and guide interpretation and implementation of Part 1.

6.0 LAND USE AND SUBDIVISION

The Zoning and Residential Design Code Map (Plan No. 2) delineate and depict the zones, reserves and residential design codes applicable to the structure plan area according to the legend thereon.

The zones, reserves and residential design codes designated apply to the land as if they were incorporated in the Scheme.

All provisions, standards and requirements applicable to the zones, reserves and residential design codes in the Scheme shall apply unless specific provision is made to the contrary in this Structure Plan.

6.1 Land Use Permissibility

Land use permissibility shall be in accordance with the requirements of the Scheme with the following variations applicable within both the Commercial and Mixed Use zones:

6.1.1 Not Permitted Land Uses

The following uses are considered incompatible with the local function of the centre and the 'seaside village' character sought, and are therefore not permitted:

Auction Room, Cinema Complex, Department Store, Drive Through Food Outlet, Hardware Store, Hospital, Motel, Nightclub, Nursing Home, Restricted Premises, Road house, Service Station, Showroom, Supermarket, vehicle Sales and Veterinary Hospital.

6.1.2 Land Uses Only Permitted At A Smaller Scale

The following land uses will only be considered if they are of a small scale (up to 200m²NLA), compatible with the local function and seaside village character of the precinct:

Child Care Centre, Education Establishment, Medical Centre, Private Recreation, and Veterinary Consulting Rooms

6.1.3 Additional Permissible Land Uses

'Hotel' use shall be discretionary (A) within the village.

6.2 Retail Floorspace

The total retail floorspace within the village shall not exceed 500m² NLA.

No individual tenancy shall exceed 200m² NLA shop floorspace with the exception of restaurants, cafes and takeaway fast food tenancies which may be permitted up to 300m² NLA at the discretion of Council.

7.0 VISION, PRINCIPLES & OBJECTIVES

The vision for the precinct is for a pedestrian-friendly seaside village providing a small yet diverse range of land uses within an attractive setting, serving as a focus for the Jindalee Beachside estate, and a meeting place and point of identity for the community.

The plan is based on the following principles:

- Place-making through good urban design and high quality finishes;
- Good access to the beach through pedestrian links, car parking, open space and view corridors;
- Concentration of beach usage at restricted points of accessibility;
- Provision of a range of spaces on the beach front to cater for different user groups;
- Remediation of undeveloped natural areas;
- Varied land use with a concentration of (local) retail, recreational, tourism and commercial uses around a key intersection;
- Concentration of higher density residential development within a mixed use precinct with good access to services and the beach;
- Substantial but attractive buildings to create a sense of place and 'arrival', and a gateway to the beach;
- Active or potentially active ground floor areas along key routes to provide for interaction between pedestrians and buildings;
- Landmark building elements at key entry points to assist in legibility and creating a memorable place; and
- Prioritization of pedestrian amenity through the management of vehicles, the provision and design of footpaths and crossing points, streetscape treatments, public open space, and treatment of buildings and their interface with pedestrian spaces.

The objective of this document is to facilitate the development of the village in accordance with the vision and principles.

8.0 ACCESS & PARKING

8.1 Vehicle Access

On-street parking shall be generally provided in the locations nominated on Plan 1 (unless otherwise required for site access or street amenity), as a condition of development of adjoining sites.

Vehicle access points into sites from the road network shall generally be restricted to those points nominated on Plan No. 1 unless otherwise agreed by Council.

Street design shall accord with the Western Australian Planning Commission's Livable Neighbourhoods Policy and any relevant engineering standards.

8.2 Pedestrian & Cyclist Access

Pedestrian and cyclist access through the village shall be provided in accordance with Plan No. 1.

8.3 Parking

Parking provision shall be in accordance with the Scheme, with the exception of the following uses which shall provide a minimum of 1 bay per 30m² NLA:

Bakery, Beauty Parlour, Hairdresser, Lunch Bar, Office, Restaurant, Shop, Takeaway Fast Food.

Parking shall be located behind the building line or undercroft.

9.0 PARKS AND PUBLIC SPACES

Public open space being provided in accordance with Plan 1.

9.1 Village Green

The village green (Public Open Space) shall be a minimum of 5,468m².

9.2 Drainage Swales

Public area drainage (nominated on Plan 1) shall be developed in the form of landscaped swales, providing visual amenity in addition to their drainage function.

9.3 Integration with Foreshore

Developments abutting the foreshore shall:

- Provide surveillance of the foreshore from major openings to habitable rooms, balconies and living areas;
- Provide direct pedestrian access to the footpath / dual use path along the foreshore wherever feasible;
- Have a habitable ground floor level not more than 1.5m above the finished level of the footpath / dual use path along the foreshore, wherever feasible; and
- Provide and retain uniform, visually permeable fencing above any retaining wall along the foreshore or above 1m from the finished level of the footpath / dual use path, whichever is greater.

10.0 BUILDING DESIGN

No buildings are to be constructed within the area identified on Plan 1 as “View Corridor – No Build Zone”.

10.1 Active Edge & Potential Active Edge

Buildings located along an Active Edge or Potential Active Edge designated on Plan 1 shall:

- Address and provide direct pedestrian access to the street;
- Provide a high level of pedestrian amenity and interest through the use of glazed shop fronts or windows and articulation;
- Provide a high level of passive surveillance of the street and / or public open space from major openings to habitable rooms, living areas and work spaces; and
- Avoid a monolithic appearance.

10.2 Awnings

Awnings extending over footpaths shall be provided along all Active Edge designated on Plan 1. These shall have a minimum depth of 2.5m (except where encroaching within 0.5m of the street kerb) and a nominal vertical clearance of 3.5m.

Where commercial uses are located along ‘Potential Active Edge’, provision of awnings is encouraged and shall be required for development on a nil street setback where it can extend directly on from an existing canopy to an abutting building / section of building.

10.3 Building Setbacks

Buildings shall be located within the setbacks specified on Plan 1.

Buildings shall generally provide a continuous edge along public streets.

10.3.1 Street Setbacks

For ground and first storeys:

- Setbacks to Active Edge areas designated on Plan 1 shall be nil;
- Setbacks to Potential Active Edge areas designated on Plan 1 shall be a minimum of nil or 3m (whichever is shown on Plan 1) and a maximum of 6m;

- Setbacks to all other building facades shall be a minimum of 3m and, where specified on Plan 1, a maximum of 6m.

Variations to the minimum setback shall be considered for minor intrusions such as porticos where these are deemed to add to the aesthetic appeal of the building. For all storeys above the first but excluding the top floor (if above the first) street setbacks shall be a minimum of that of the storey below, except for balconies which may intrude.

The top storey of any building above first floor must be set back a minimum of 3m further than the storey below.

10.3.2 Setbacks Abutting Lots Outside The Village Structure Plan Boundaries

Development abutting a residential site outside the Village Structure Plan boundaries shall provide setbacks to that boundary in accordance with the Residential Design Codes for all walls or portions of wall above the level of the abutting lot at the shared boundary. In determining the setback, the height of the wall shall be measured from the level of the adjoining lot at the boundary.

10.4 Plot Ratio

Commercial: Maximum 0.5 : 1

Residential: Maximum 2.0 : 1

10.5 Building Height

Buildings shall not exceed 5 storeys (or 18.5m wall height, 23.5m to the top of the roof) above the approved level of the abutting street and / or POS. This height limit shall not include any undercroft storey where this is more than 50% beneath the level of the adjoining street or lot boundary and consisting of non-habitable floorspace.

Notwithstanding the above, any portion of a building within 5m of a residential lot outside the Structure Plan area shall not be more than 3 storey or 15m wall height, 19.5m to top of the roof above natural ground level.

Buildings on frontage designated as 'active edge' or 'potential active edge' shall be a minimum of 2 storeys above street level on that boundary.

10.6 Landmark Elements

Landmark elements shall be provided in the locations designated on Plan 1. These shall generally be created through the use of massing, height and/or a pronounced architectural feature to establish a clear and attractive point of focus.

10.7 Landscaping

The Scheme's minimum 8% of site area landscape requirement shall not apply within the Centre.

10.8 Fencing

All fencing within the primary street setback area above retaining of 1m from the street level shall be visually permeable. Where retaining walls exceed 1m in height (such as along the foreshore), fencing shall be visually permeable for its full height above the retaining wall.

Any uniform fencing installed by the developer shall not be altered without the City's approval.

11.0 SITE WORKS & LEVELS

Site levels may not be increased through the importation of additional fill onto the site: modification of site levels through internal movement of cut and fill is permitted.

Development along an Active Edge or Potential Active Edge shall provide a ground floor at the same level (or as close as is feasible) to the abutting footpath, though this requirement shall not apply to lots along the Pedestrian Access Way on the western edge where retaining requirements are likely to preclude it.

12.0 SECURITY & SURVEILLANCE

Buildings adjoining public spaces and paths shall provide good passive surveillance through the location of significant doorways and windows (major openings) to adjoining uses. In the case of residential development, surveillance shall be provided from habitable rooms.

Private parking areas, forecourts, entrance points, common property areas and the underside of awnings shall be lit.

13.0 SIGNAGE

All developments incorporating a non-residential component shall provide a signage strategy for the whole site to the satisfaction of the City, with which all signage must accord.

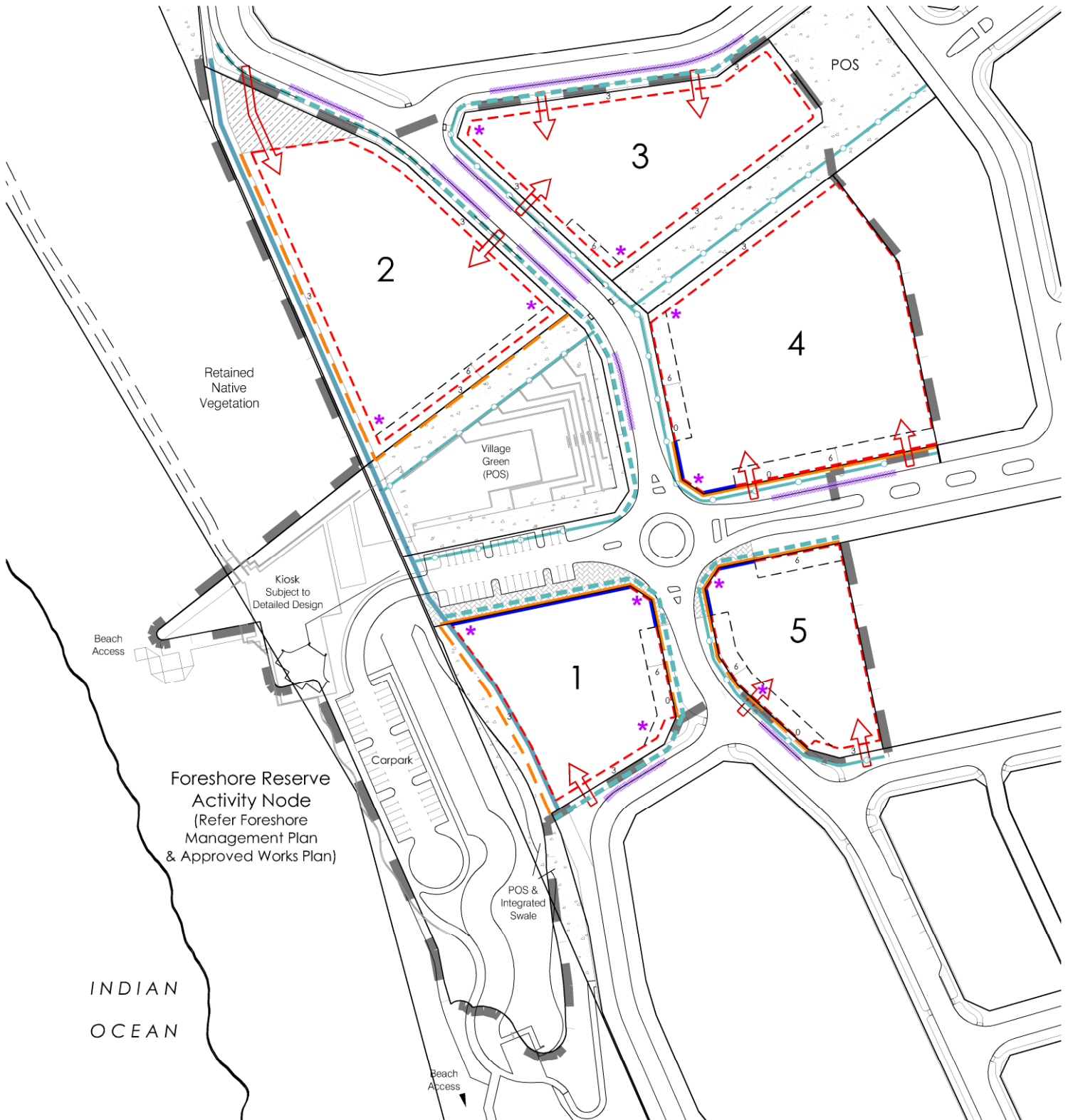
Signage shall be integrated into the architectural design of the building.

14.0 RESIDENTIAL DESIGN CODE VARIATIONS

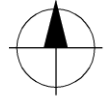
The 'Mixed Use' provisions of the Residential Design Codes shall apply to residential development in both the Commercial and Mixed Use zones, except as varied by this document, and the Privacy, Design for Solar Access and Incidental Development provisions of the Codes where those pertaining to Inner-City Housing will apply in place of those applicable to Mixed Use development.

15.0 ETHNOGRAPHIC & ARCHEOLOGICAL SURVEY

Prior to any development within the structure plan area, the developer is to conduct an Ethnographic and Archaeological survey, in accordance with the requirements of the Department of Indigenous Affairs.







LEGEND					
	LSP Area		1-5 Development Site		Mandatory Nil Setback
	5m P.A.W.		Preferred Vehicle Access Point <small>(Subject to Engineers Approval)</small>		Minimum Setback
	Dual Use Path		Architectural Feature		Maximum Setback
	Footpath		Mandatory Active Edge		View Corridor - No Build Zone
	On Street Parking Opportunity		Potential Active Edge		Full Verge Paving



JINDALEE BEACHSIDE ESTATE COASTAL VILLAGE - LOCAL STRUCTURE PLAN



LEGEND

-  Commercial
-  Mixed Use
-  Public Open Space
-  R-Code Boundary

