

**ANNEXURE G**

**LOT 12 JINDALEE AGREED**

**LOCAL STRUCTURE PLAN**

**(AS AMENDED)**

**Structure Plan No. 36  
Adopted: 18 November 2003**

**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 the**

**Lot 12 Jindalee Structure Plan**

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
1.	Design modification in south east corner of Lot 12 including public open space changes.	24.11.04	23.2.04
2.	R-Code Variations	4.11.04	22.2.05
3.	Modifications to the Centre Zone area and coding changes	14.4.05	15.3.05
4.	Inclusion of the Foreshore Reserve into the Structure Plan area, modifications to the coding and zonings of the Seaside node with minor modifications to development central provisions	13.12.05	30.5.06
5.	Recodes the Beach Node Centre Zone for R60 to R80 and recodes some pockets from R20 to R40	29.7.08	11.2.09
6.	Relocates the provisions of Clause 4.1.2 to Table A to clarify its application, and to remove the Brighton West Village Centre area (subject to separate ASP No. 52) from the Plan area.	7.10.10	24.2.11

PART 1

STATUTORY PLANNING SECTION  
LOT 12 JINDALEE STRUCTURE PLAN

As provided for under the provisions of the Scheme, this part of the Lot 12 Jindalee Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme.

**SUBJECT AREA**

LOT 12 MARMION AVENUE JINDALEE

**1.0 LOCAL STRUCTURE PLAN**

Refer Plan No.1: The Local Structure Plan.

**2.0 ZONES**

Refer Plan No.2: The Zoning Plan.

**3.0 RESIDENTIAL DENSITY CODING**

Plan No.3: Residential Code Plan applies residential codings within the Structure Plan area.

Within that area designated R20/30 the R20 code generally applies except for those lots serviced by a public laneway along the rear boundary where the R30 code applies unless otherwise nominated. This does not include lots which have a side boundary only to a public laneway, except where that laneway terminates at that side boundary to provide vehicle access to the rear of the lot.

## **4.0 PROVISIONS**

The provisions, standards and requirements of the Structure Plan Zones are in accordance with those applicable to the same Zone as are included in the City's District Planning Scheme No. 2 (the Scheme) and the R-Codes including those Acceptable Development standards included in Table A.

### **4.1 Residential Zone**

A key objective for this zone is the promotion of the siting and design of dwellings to maximise solar access and energy efficiency and to encourage the location of living areas and major activity areas such as courtyards on the solar boundary.

#### *4.1.1 Vehicle Access*

All rear laneway lots shall gain vehicle access from the laneway only.

#### *4.1.2 Table A*

Table A includes those variations to the R-Codes which are deemed to constitute Acceptable Development within the Structure Plan Area and where neighbour consultation and Planning Approval is not required.

### **4.2 Centre Zone**

In accordance with the provisions of the Centre Zone under the Scheme, no subdivision should be or other development shall be commenced in these zones until Agreed Structure Plans have been prepared and adopted this zone under the provisions of the Scheme. The permissibility of uses in this zone shall be determined in accordance with the provisions of these Agreed Structure Plans.

#### **4.2.1 Coastal Node**

The following matters shall be included in the matters to be considered when preparing a structure plan for the Coastal Node:

- i. Land use and zonings;
- ii. Control and management of streetscapes and active frontages;
- iii. Building setbacks to the streets;
- iv. Pedestrian movement system;
- v. Vehicle access points and servicing;
- vi. Security and surveillance of public spaces;
- vii. Integration with foreshore;
- viii. Building appearance;
- ix. Building height and scale;
- x. Site works and levels;
- xi. Landscaping of public spaces;
- xii. Car park strategy;
- xiii. Provision of at least 5,468m<sup>2</sup> of public open space; and
- xiv. Interface between the PAW, the adjoining development and the foreshore reserve.

#### **4.3 Economic and Employment Initiatives Report**

The finalisation of the Economic and Employment Initiatives Report associated with the Butler-Jindalee District Structure Plan, prior to the submission of a subdivision application for the land, as well as the implementation of the strategies arising from the final report.

#### **4.4 Foreshore Management Plan**

Preparation and implementation of a Foreshore Management Plan for the foreshore area abutting the structure plan area.

#### **4.5 Drainage Management Strategy**

Preparation of a Drainage Management Strategy which recognized water sensitive design principles and topographic conditions to the satisfaction of the City prior to further subdivision within the western drainage catchment areas.

#### **4.6 Structure Plan Review**

The City requires that the Structure Plan shall be reviewed after a period of five years from the date of final adoption.

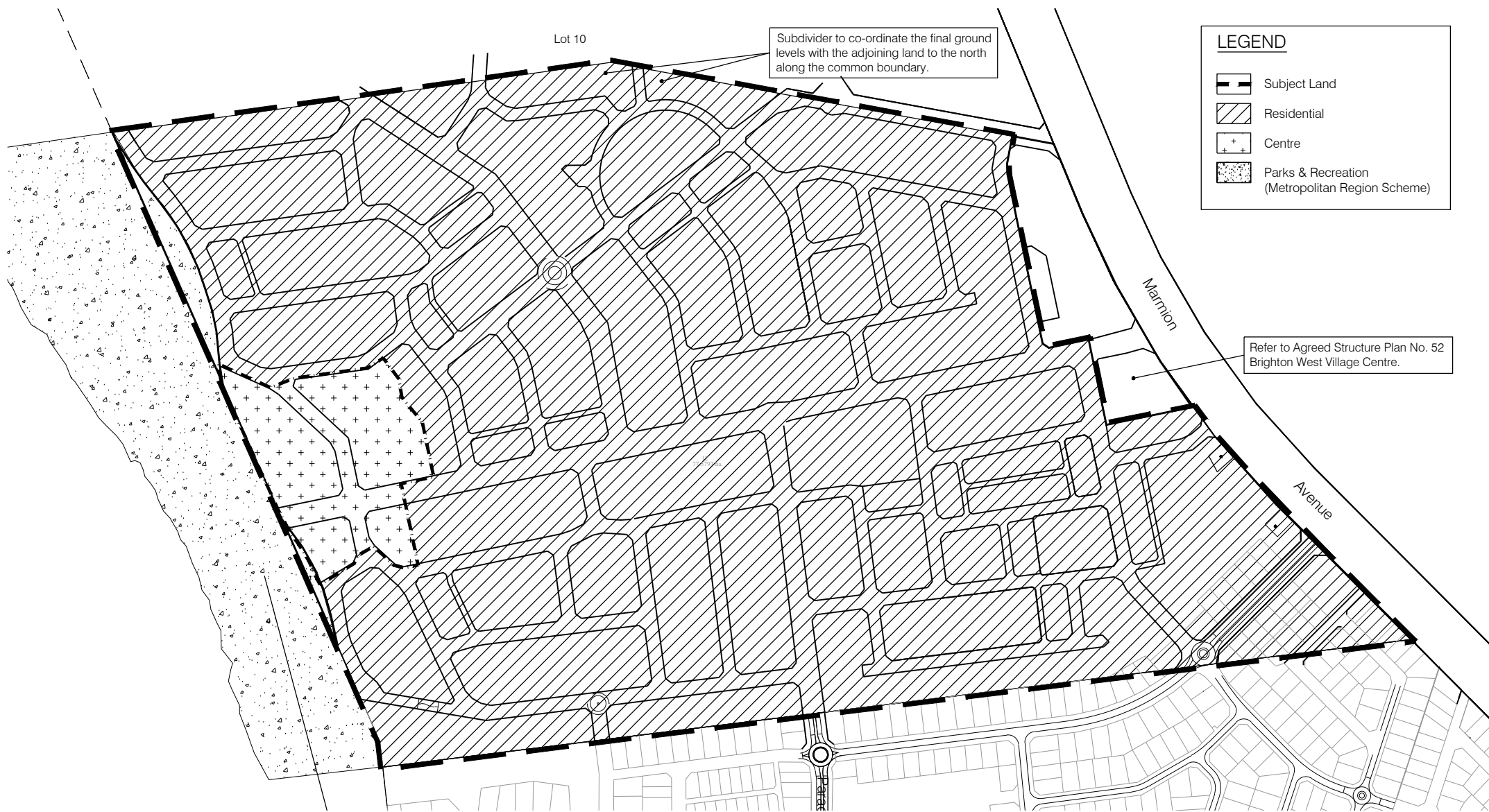
#### **4.7 Public Open Space**

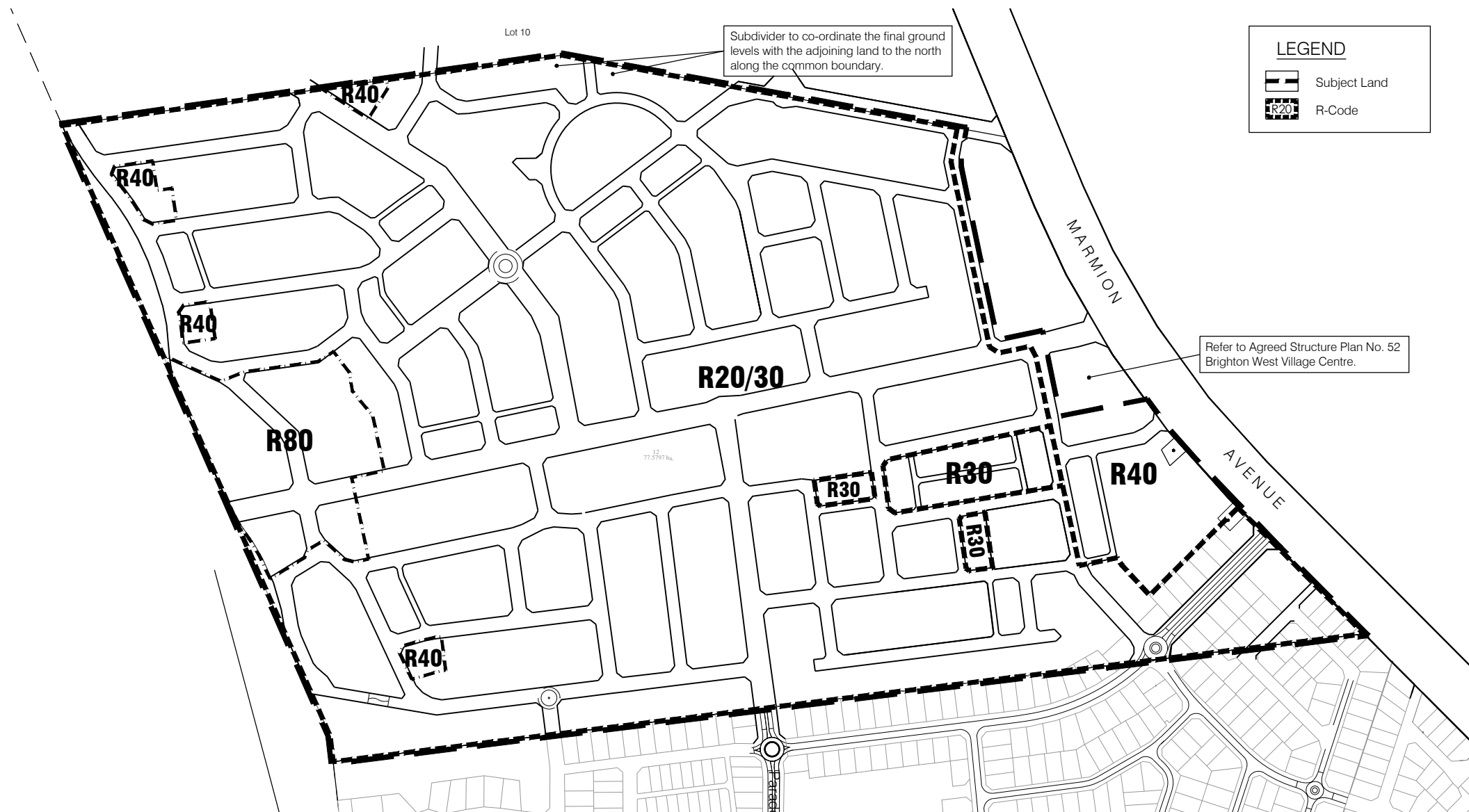
The provision of at least 3,702m<sup>2</sup> of public open space in addition to the 8% required under the Western Australian Planning Commission's Liveable Neighbourhoods Policy.

TABLE A – R-CODE VARIATION TABLE			
<p>The following variations to the R-Codes constitute Acceptable Development. Any development which complies with the R-Codes, the requirements of this Table and/or any adopted Detailed Area Plan, does not require a separate Planning Approval or consultation with neighbours or other landowners. Except as provided for in this table all other R-Code requirements apply.</p>			
1. Front Setbacks			
Lot Type	Minimum	Average	Garage/Carport
Traditional Lots (R20) (>550m <sup>2</sup> )	As per R-Codes		Where applicable <ul style="list-style-type: none"> <li>4.5m minimum front setback (to the primary street) applies to any garage/carport built up to a side boundary,</li> <li>0.5 metre minimum setback to a rear laneway</li> </ul>
Garden Lots (R20) (425m <sup>2</sup> - 550m <sup>2</sup> )	3.0m	4.5m	
Cottage Lots (R30/40)	1.5m	3.0m	
<p>The “front setback” standard to be applied when calculating the acceptable length of any boundary wall (pursuant to Clause 3.3.2 A2 (iii) of the R-Codes) is the front of the building itself on that boundary.</p>			
2. Private Open Space Reduction			
<p>The minimum open space requirement for Cottage and Garden lots may be reduced from those specified in the R-Codes to a minimum of 30% and 40% respectively subject to compliance with the following criteria;</p> <p>(a) Minimum 2.0 metre side boundary setback to habitable rooms with major openings on the northernmost or easternmost boundary.</p> <p>(b) Any boundary wall (if proposed) to be built on the nominated Zero Lot Line boundary and in accordance with the standards of the R-Codes and this Table. The nominated Zero Lot Line boundary under this clause to the southernmost or western most boundary (except where this boundary is to a secondary street) unless otherwise depicted on an adopted Detailed Area Plan.</p> <p>(c) Provision of an Outdoor Living Area designed in accordance with the R-Codes and directly accessible from an internal living area on the northernmost or easternmost boundary.</p> <p>Where the outdoor living area is not directly accessible from an internal living area, provision of an additional outdoor living area which complies with the following criteria:</p>			
Lot Type	Min.Area	Min. Dimension	Other
Cottage	20m <sup>2</sup>	4	1. May be included under the roof of the main dwelling  2. Must be located on the northernmost or easternmost side boundary of the dwelling
Garden	25m <sup>2</sup>	4	









Includes Amendments 1-6

254-240-01 (30.03.2011), nts



R-CODE PLAN (CONSOLIDATED)

Agreed Local Structure Plan 36 : Plan 3