

Craigie High School Site Local Structure Plan

STRUCTURE PLAN NO. 13

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



4.1 RESIDENTIAL DESIGN CODE VARIATIONS

The following sets out variations to the Residential Design Codes that are deemed to constitute Acceptable Development within the Structure Plan area and which do not therefore require neighbour consultation and planning approval.

4.2 GENERAL PROVISIONS

4.2.1 STREETScape AND ORIENTATION REQUIREMENTS

4.2.1.1 ORIENTATION

- a) Dwellings must address nominated street/s and/or public reserve in terms of main entry, major openings, articulation, materials and detailing. Dwellings directly abutting public reserve shall orientate as follows:
 -  If vehicle access is via a laneway - the public reserve is considered as the primary façade.
 -  If vehicle access is via a street, this shall be considered the primary façade, however the secondary façade overlooking the public reserve must be articulated and include at least one major opening.
- b) North-facing lots are permitted to locate outdoor living areas within the front setback area to take advantage of the northern aspect of the site and shall be constructed to maintain surveillance and activation of the adjoining streetscape.

4.2.1.2 CORNER LOTS

- a) Dwellings located on corner lots shall address both streets through their design by extending the primary elevation features onto the secondary street elevation where forward of a return fence. Exposed secondary street façade must incorporate major openings.

4.2.1.3 LOTS ABUTTING PUBLIC OPEN SPACE

- a) Dwellings on lots abutting public open space should be orientated such that they offer passive surveillance over the open space. Major openings and habitable rooms should, where possible, be directed to look onto the open space.

4.2.1.4 ROOFS

- a) Eaves or window overhangs to a minimum dimension of 400mm are required to all habitable rooms. South facing walls, garages and walls with no major openings are excluded.

4.2.1.5 GARAGES/CARPORTS

- a) The roof and design features must be consistent with the form and materials of the home.
- b) Garages shall be located on the nominated nil side setback boundary.

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- c) Garages on corner lots, however, may be permitted on northern or eastern side boundaries for a maximum depth of 9m.
- d) A garage door and its supporting structures must not occupy more than 50% of the primary street frontage at the setback line. This may be varied to 60% where a balcony or upper floor with major openings extends 2/3 of the width of the garage (refer below figure). Note: For the purpose of Residential Design Codes Clause 6.2.8 'Garage doors', the performance criterion does not apply.



Source: City of Joondalup's Draft Dual Density Code Policy (2010)

4.2.1.6 BOUNDARY FENCING

- a) Fencing to a secondary street must be set back at least 4m from the corner truncation.
- b) Side and rear fencing is to be a maximum of 1.8m high and must return to the house a minimum of 1m behind the front façade of the dwelling closest to the street.
- c) For lots abutting Public Open Space, the developer will construct fencing in accordance with the requirements of the City of Joondalup. The fencing shall be designed such that it offers surveillance of the neighbouring Public Open Space.

4.2.2 OTHER REQUIREMENTS

4.2.2.1 RETAINED TREES

- a) Trees within lots at time of purchase shall be retained, unless deemed to be a safety hazard by an approved arborcultural expert to the satisfaction of the City of Joondalup.
- b) Location of crossovers shall avoid impact on existing verge trees.

4.2.2.2 OUTBUILDINGS

Outbuildings that are visible from the public domain (such as from a POS reserve) shall compliment the design and materials of the dwelling or be suitably screened from view, to the satisfaction of the City of Joondalup. Outbuildings shall not be positioned such that they obscure surveillance of public open space from a dwelling.

4.2.2.3 DEVELOPER WORKS

The developer will be responsible for the construction of a footpath along the boundary of properties abutting Public Open Space. The footpath will be located within the open space, off-set from the property boundary. The distance of this off-set, and the specification of the footpath shall be determined by the City of Joondalup.

Where the developer has constructed a fence, entry statement or retaining wall, it must be maintained by the owner to the standard to which it was constructed.

4.2.2.4 RETAINING WALLS

Retaining walls visible from the street or a public space must be constructed of materials matching those provided by the developer. Pre-cast concrete "panel and post" retaining walls are not permitted.

4.3 R20 AND R25 PROVISIONS

4.3.1 BOUNDARY SETBACK REQUIREMENTS

The variations to ~~R~~Code s setbacks are determined by elements including solar penetration, addressing the street/Public Open Space, tree retention, accessibility, surveillance and land efficiency.

Setbacks for the development shall be in accordance with the following. Except where identified below, all boundary setbacks shall be in accordance with the R-Codes.

4.3.1.1 FRONT SETBACKS

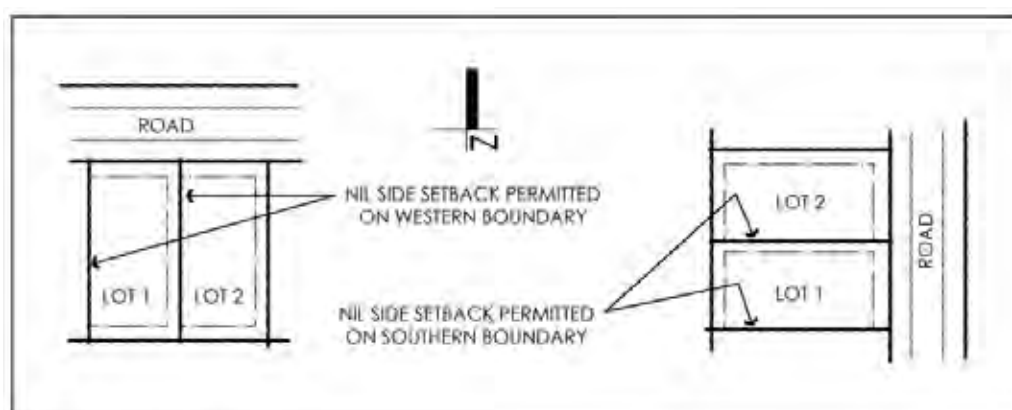
The following setback requirements shall apply to R20 and R25 front loaded lots (except where noted, all other setbacks shall be in accordance with the R-Codes):

- a) Dwellings, exclusive of carports and garages, shall be set back a minimum of 3.0 m to a maximum of 5.0 m from the primary street (no average applies).
- b) A 3.0m minimum dwelling setback is required to lots that abut public open space.
- c) Lots abutting Camberwarra Drive shall have a minimum dwelling front setback of 8m to avoid impact on existing trees.

4.3.1.2 SIDE SETBACKS

- a) A nil side setback is permitted (excluding street and public open space setbacks) to the ground floor level of a dwelling to a maximum wall height of 3.2m (no average) up to 9m in length between a minimum of 1.5m behind the dwelling frontage (face of building) and rear setback. For north south lots the nil side setback shall be on the western boundary and for east west lots the nil side setback shall be on the southern boundary (refer figure below). These nominated nil side setbacks maximise solar penetration whilst facilitating solar accessible private open space.

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- b) A 2.0m minimum dwelling side setback is required to a side boundary abutting public open space.

4.3.1.3 GARAGE/CARPORT SETBACKS

Garages and carports shall be setback a minimum of 4.5m from the primary street or 0.5m behind dwelling frontage (face of building).

4.3.2 BUILDING HEIGHT REQUIREMENTS

The provisions of the City of Joondalup Policy 3.19 *“Height and Scale of Buildings Within a Residential Area”* shall not apply.

- a) Dwellings may be constructed to a maximum height of 9.5 metres with loft areas within the roof space permitted.
- b) The maximum building height measured from natural ground level shall be:
-  Maximum wall height (with pitched roof) – 6.5 metres
 -  Maximum total height to roof ridge – 9.5 metres
 -  Maximum wall and total height (parapet wall with concealed roof) – 7.5 metres

4.4 R30 AND R40 PROVISIONS

4.4.1 BOUNDARY SETBACK REQUIREMENTS

The variations to R-Codes setbacks are determined by elements including solar penetration, addressing the street/ Public Open Space, tree retention, accessibility, surveillance and land efficiency. Setbacks for the development shall be in accordance with the following. Except where identified below, all boundary setbacks shall be in accordance with the R-Codes.

4.4.1.1 FRONT SETBACKS

- a) A 3.0m minimum to a 5.0 m maximum dwelling front setback is required to the primary street, exclusive of carports and garages (no average applies).
- b) A 3.0m minimum dwelling front setback is required to lots that abut public open space.

4.4.1.2 SIDE SETBACKS




- a) A nil side setback is permitted (excluding street and public open space setbacks) to the ground floor level of a dwelling to a maximum wall height of 3.2m (no average) for two-thirds the length determined by a minimum of 1.5m behind the dwelling frontage (face of building) and rear setback. For north south lots the nil side setback shall be on the western boundary and for east west lots the nil side setback shall be on the southern boundary (refer figure below). These nominated nil side setbacks maximise solar penetration whilst facilitating solar accessible private open space.
- b) A 2.0m minimum dwelling side setback is required to a side boundary abutting public open space.

4.4.1.3 REAR/GARAGE/STORE SETBACKS

- a) A 1.5m minimum garage setback is required to the laneway boundary.
- b) A 0.5m minimum store setback is required to the laneway boundary.
- c) A 1.5m minimum dwelling setback is required to the ground floor level from the laneway boundary.
- d) A nil dwelling setback is permitted to the dwelling upper floor balcony on a laneway boundary.
- e) Garages and carports shall be setback a minimum of 4.5m from the primary street or 0.5m behind dwelling frontage (face of building).

4.4.2 BUILDING HEIGHT REQUIREMENTS

The provisions of the City of Joondalup Policy 3.19 *"Height and Scale of Buildings Within a Residential Area"* shall not apply.

- a) Multiple dwellings may be constructed to a maximum height of 13 metres.
- b) The maximum building height measured from natural ground level shall be:
 -  Maximum wall height (with pitched roof) - 10 metres
 -  Maximum total height to roof ridge - 13 metres
 -  Maximum wall and total height (parapet wall with concealed roof) - 11 metres

5 VARIANCE FROM THE STRUCTURE PLAN

Any variance from the Structure Plan at proposed subdivision and development stage shall generally be in accordance with the Structure Plan. Council will determine whether a modification is required to be subject to a formal modification to the Structure Plan.