



# Draft Joondalup City Centre Structure Plan – Summary of Zones

## Central Core Zone

The Central Core Zone is intended to embody the heart and soul of a vibrant City Centre and is anticipated to have the highest intensity of development within the Structure Plan Area. There will be an intensely developed mix of City Centre activities within a pedestrian friendly environment, where street level retail and entertainment facilities predominate. There will be an emphasis on specialty shops, cinemas, personal service establishments, restaurants, alfresco dining and offices with limited amounts of residential and tourist accommodation located above the ground floor. The intensity and combination of these uses will contribute to the 24-hour character of the district, with nightlife focused upon entertainment, leisure, arts and cultural activities. Some of the key features of the draft Structure Plan that apply to the Central Core Zone include:

- There are two building height categories, one with a minimum building height of 5 storeys, the other with minimum height of 3 storeys.
- Any part of a building above 5 storeys must be setback a minimum of 6 metres from the street to prevent wind tunnelling.
- There is no maximum building height and no maximum residential density, however capacity to accommodate parking onsite or pay cash in lieu of parking may provide some limitation.
- Buildings will continue to be built up to the front and side boundaries at the ground level.
- A range of flexible and diverse land uses are permitted.
- New residential development will not be permitted at the ground floor; instead the ground floor should accommodate uses such as cafes and shops which lend themselves to pedestrian exposure.
- No more than 50% of a building's floor space can be used for residential purposes in order to retain a balance of commercial and residential development.
- Minimum glazing/window area requirements for ground floor facades to ensure ground floor activities relate to the street.
- Requirement for buildings to have painted and detailed finishes to contribute to attractive streetscapes.
- The Residential Design Codes do not apply to the Central Core Zone; rather provisions for residential development are contained within the Draft Structure Plan that are better suited to an city centre setting.

## City Fringe Zone

The City Fringe Zone is intended to accommodate a mix of land uses which support and reinforce the existing educational and medical facilities within this Zone. These uses contribute to a rich and diverse City Centre and provide for the needs of the wider community. It is anticipated that this Zone will evolve into a high quality, pedestrian orientated, urban environment by ensuring large campus developments retain connectivity with the street. Some of the key features of the draft Structure Plan that apply to the City Fringe Zone include:

- Minimum building height of 2 storeys.
- Maximum building height of 16 storeys.
- Any part of a building above 3 storeys must be setback a minimum of 6 metres from the street to prevent wind tunneling.
- Maximum setback of 3 metres from the street to ensure future development relates to the street.
- Requirement for buildings to have painted and detailed finishes that contribute to attractive streetscapes.
- The Residential Design Codes do not apply to the City Fringe Zone; rather provisions for residential development are contained within the Draft Structure Plan.

## **Business Boulevard Zone**

The Business Boulevard Zone is intended to accommodate a range of retail and commercial uses that may have a lesser need for pedestrian exposure and attracts people for specific consumer needs such as banks, professional services and specialty bulky goods stores. Development will generally be of a detached nature accommodating large building footprints. The Business Boulevard Zone will be a secondary commercial and employment focus to the adjoining Central Core Zone. Some of the key features of the draft Structure Plan that apply to the Business Boulevard Zone include:

- Minimum building height of 2 storeys.
- Maximum building height of 8 storeys.
- Any part of a building above 5 storeys must be setback a minimum of 6 metres from the street to prevent wind tunnelling.
- Buildings to be setback from the street through the provision of minimum and maximum setbacks which are dependant on the location within the Zone.
- Residential development is permitted, however not at the ground floor; instead the ground floor should accommodate uses such as cafes and shops which lend themselves to pedestrian exposure.
- No more than 50% of a buildings floor space can be used for residential purposes in order to retain a balance of commercial and residential development.
- The Residential Design Codes do not apply to the Business Boulevard Zone; rather provisions for residential development are contained within the Draft Structure Plan.

## **Business Support Zone**

The Business Support Zone is intended to accommodate a wide range of business, warehouse, showroom, light and service industrial uses in a business park style setting with attractive buildings and well maintained landscaping. It will accommodate a mix of land uses that do not rely heavily on pedestrian traffic and would otherwise be undesirable in the Central Core or City Fringe Zone. Some of the key features of the draft Structure Plan that apply to the Business Support Zone include:

- Maximum building height of 3 storeys.
- Buildings to be setback a minimum of 3 metres from the street.
- Office is a permitted land use, as opposed to the current zoning that does not permit independent office development.
- Minimum glazing/window area requirements for buildings facades facing the Freeway to provide an attractive outlook to passing traffic.
- Minimum glazing/window area requirements for the front ground floor façade.
- Provisions for visually open fencing between a building and the street.
- Requirement for buildings to have painted and detailed finishes that contribute to attractive streetscapes.

## **Inner City Residential Zone**

The Inner City Residential Zone is intended to provide dwelling types ranging from lower density detached houses to multi-storey apartment buildings and terrace housing. The provisions of this Zone are largely unchanged in an effort to preserve the nature of development that has already occurred there. Development within the Inner City Residential Zone is more intensive than typical suburban locations and reflects a relatively intimate inner city character within close proximity to the Central Core Zone. Some of the key features of the draft Structure Plan that apply to the Inner City Residential Zone include:

- Clarification that certain clauses of the Residential Design Codes (considered to be onerous in an urban setting such as the Joondalup City Centre), do not apply.
- Provisions to limit the shadow a development can cast over a neighbours outdoor living area.
- The outdoor living area to a dwelling may have roof cover to two thirds of the required area to provide shade and greater use in inclement weather. Previous requirements limited roof cover to one third of the area.

## **Mixed Use Corridor Zone**

The Mixed Use Corridor Zone is intended to accommodate a mix of residential and commercial land uses in a built form that provides an appropriate entry statement to the City Centre. Development in this zone will form a transition to the Central Core Zone. The Zone may attract smaller commercial footprints which are compatible with residential developments. Some of the key features of the draft Structure Plan that apply to the Mixed Use Corridor Zone include:

- Minimum building height of 3 storeys.
- Maximum building height of 5 storeys.
- Any part of a building above 5 storeys must be setback a minimum of 6 metres from the street to prevent wind tunnelling.
- Buildings are to generally be built up to the street and side boundaries.
- New residential development will not be permitted at the ground floor; instead the ground floor should accommodate uses such as cafes and shops which lend themselves to pedestrian exposure.
- No more than 50% of a buildings floor space can be used for residential purposes to retain a balance of commercial and residential development.
- Minimum glazing/window area requirements for ground floor facades to ensure ground floor activities relate to the street.
- Requirement for buildings to have painted and detailed finishes that contribute to attractive streetscapes.
- The Residential Design Codes do not apply to the Mixed Use Corridor Zone; rather provisions for residential development are contained within the Draft Structure Plan.

## **Central Park Zone**

The Central Park Zone is intended to provide an area of open space that facilitates recreation and social activity, as well as providing a green link through the heart of the City Centre. The east-west green corridor extends from the parkland network within the Business Support Zone to the Yellagonga Regional Park. Future development adjoining the Central Park Zone will reflect the theme of the Zone through quality landscaping. Some small scale buildings, such as restaurants/cafes will be encouraged in appropriate locations.

## **Arena**

The Arena Zone is intended to accommodate a wide range of recreational and educational pursuits with supporting uses such as cafes, sports medicine and child care uses. It is envisaged that development within the Arena Zone will be situated in a high quality landscape setting. Dominant buildings will consist of clubrooms, grandstands, changing rooms, toilets, shelters, storage facilities and buildings associated with recreational use. Some of the key features of the draft Structure Plan that apply to the Arena Zone include:

- Requirement for buildings to have painted and detailed finishes that contribute to attractive streetscapes.
- North, east and west facing windows must be shaded from direct summer sun.
- Building setback and height provisions remain principally the same as the current provisions.

## **Transit Development Zone**

In the long term, it is intended that the Transit Development Zone will form a compact village containing a mix of uses such as office, residential and retail which capitalise on foot traffic feeding from transit facilities and services. The Edgewater Train Station will form a prominent feature of this Zone with future access ways and road networks leading to the station. The development of this Zone will require an overall master plan to ensure this vision is achieved given the large land holding. Some of the key features of the draft Structure Plan that apply to the Transit Development Zone include:

- Minimum building height of 3 storeys.
- Maximum building height of 8 storeys.
- Any part of a building above 5 storeys must be setback a minimum of 6 metres from the street to prevent wind tunnelling.
- The Residential Design Codes do not apply to the Transit Development Zone; rather provisions for residential development are contained within the Draft Structure Plan.

- Residential development will not be permitted at the ground floor; instead the ground floor should accommodate uses such as cafes and shops which lend themselves to pedestrian exposure.
- No more than 50% of a buildings floor space can be used for residential purposes to retain a balance of commercial and residential development.
- Minimum glazing/window area requirements for ground floor facades to ensure ground floor activities relate to the street.
- Shops are permitted subject to ground floor location and floor space limitations.
- Requirement for buildings to have painted and detailed finishes that contribute to attractive streetscapes.

### **Explanatory Terms**

The **Residential Design Codes** is a planning policy that regulates residential development throughout Western Australia. It covers matters such as the location of a building on a lot, the design of buildings, how much parking is required, how much of a lot can be built on and how many houses can be located on a block.

A **Zone** is a portion of land within the Scheme or Structure Plan area. The Scheme or Structure Plan contains provisions that guide development within the Zone; therefore zones will usually contain similar types of land use and development, and will have a cohesive look and feel.

A **Structure Plan** is a document comprised of maps and text that guides the future growth and development of an area, and describes how the area will look and feel.

The **District Planning Scheme No.2** (Scheme or DPS2) is the principle planning document for the City of Joondalup. Basically, it governs how the City can be developed and outlines what and where development can occur and how it will look.