

WILLAGEE STRUCTURE PLAN

PART 1-IMPLEMENTATION SECTION

NOVEMBER 2013 (UPDATED MAY 2016)



RECORD OF ENDORSEMENT

It is hereby certified that the Willagee Structure Plan was adopted by resolution of the Council of the City of Melville on

.....

Date And

Pursuant to the Council’s resolution herunto affixed in the presence of:

.....

Mayor, City of Melville

.....

Chief Executive Officer, City of Melville

.....

Witness

This structure plan is prepared under the provisions of the City of Melville Community Planning Scheme No.5

TABLE OF MODIFICATIONS

Modification No.	Description	Date of Council Endorsement	Date of WAPC Endorsement (if applicable)
1	Addition of Clause 3.2 - <i>Building Heights</i> Addition of Clause 6.2 - <i>Special Residential Sites</i>	22 September 2014	Not applicable
2	Addition of Clause 6.1.1 – <i>Design Requirements</i> Modification of Clause 7.2.2 - <i>Carawatha Local Centre Sector</i> Modification of Clauses 7.4.3 (a-c) <i>Leach Highway Policy Area Split Coding</i>	21 July 2015	Pending
3	Various Minor Modifications as per Request from Western Planning Commission	Not required due to minor nature of modifications	Pending

EXECUTIVE SUMMARY

This Structure Plan shall apply to the area of land within the suburb of Willagee, bounded by North Lake Road, Stock Road, Leach Highway and Garling Street being the land contained within the inner edge of the line denoting the structure plan boundary on the structure plan map.

Currently the suburb of Willagee is fully developed to a density of R20/25 with four areas of Centre zoning. The plan is intended to rejuvenate the area.

This Structure Plan has the status of a Local Structure Plan and will supercede the Willagee Redevelopment Plan from the 1990s.

TABLE OF CONTENTS

PART 1 - IMPLEMENTATION SECTION

1	Structure plan area.....	6
2	Structure plan content.....	6
3	Interpretation and relationship with the Scheme.....	6
	3.1 General.....	6
	3.2 Building Heights.....	6
4	Operation.....	7
5	Land Use and Subdivision.....	7
	5.1 Land Use Permissibility.....	7
6	General Objectives.....	7
	6.1 General Willagee Objectives.....	7
	6.2 Special Residential Sites.....	7
7	Policy Area Design Principles.....	9
	7.1 Archibald Hub Policy Area.....	9
	7.1.1 Objectives.....	9
	7.1.2 Archibald Hub Commercial Sector.....	9
	7.1.3 Archibald Hub Residential Sector.....	9
	7.2 Carawatha Policy Area.....	10
	7.2.1 Objectives.....	10
	7.2.2 Carawatha Local Centre Sector.....	10
	7.2.3 Carawatha Residential Sector.....	10
	7.3 Webber Policy Area.....	11
	7.3.1 Objectives.....	11
	7.3.2 Webber Local Centre Sector.....	11
	7.3.3 Webber Residential Sector.....	11
	7.4 Leach Highway Policy Area.....	12
	7.4.1 Objectives.....	12
	7.4.2 Leach Highway Restricted Local Centre Sector.....	12
	7.4.3 Leach Highway Residential Sector.....	12
	7.4.3 (a) Split Coding.....	12
	7.4.3 (b) Development at R20 density.....	13
	7.4.3 (c) Development at R60 density.....	13
8	Structure Plan Map.....	14

PART 2 – EXPLANATORY SECTION

1. Willagee in 2013
2. Willagee Structure Plan
3. Willagee's Public Spaces
4. Willagee's Centres
5. Housing in Willagee
6. Moving Around Willagee
7. Water Management in Willagee
8. Carawatha: How it could develop
9. Archibald Hub: How it could develop
10. Archibald Hub Revitalisation
11. Willagee Crime Prevention Through Environmental Design Short Term Strategy
12. Willagee Policy Area Spatial Guidelines

PART ONE: IMPLEMENTATION SECTION

WILLAGEE STRUCTURE PLAN PART 1 – IMPLEMENTATION SECTION

1 Structure plan area

This structure plan shall apply to the area of land within the suburb of Willagee, bounded by North Lake Road, Stock Road, Leach Highway and Garling Street being the land contained within the inner edge of the line denoting the structure plan boundary on the structure plan map (Plan 2).

2 Structure plan content

This structure plan comprises:

- a) Part 1 - Implementation section
This section contains the structure plan map and planning provisions and requirements.
- b) Part 2 – Non-statutory (explanatory) section.
This section to be used as a reference guide to interpret and justify the implementation of Part One, which shall be read in conjunction with Part Two
- c) Appendices – Technical reports and supporting plans and maps.

3 Interpretation and relationship with the Scheme

3.1 General

Unless otherwise specified in this part, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the Local Planning Scheme including any amendments gazetted thereto.

Pursuant to the Scheme, Part Two of this Structure Plan and all appendices are to be used as a reference only to clarify and guide interpretation and implementation of Part One. The Scheme should not be read into the Scheme and in the event of conflict, the Scheme shall prevail over the Structure Plan

3.2 Building heights

Unless specified otherwise, building heights are measured in storeys in this structure plan. A storey is defined as follows:

The space between the floor and ceiling of a building which constitutes a floor or level for habitable uses, but does not include:

- a) Any floor of a building having 50% or more of its volume located below natural ground level; and
- b) Roof structures of a high quality design that reduce the visual impact of lift plant and other similar utility or services, not exceeding 3.0 metres in height; and
- c) Unenclosed roof structures of a high quality design that provide weather protection to areas used for private or communal open space, not exceeding 3.0 metres in height.

Note: for the purposes of this definition, a mezzanine is considered to constitute a storey

4 Operation

This structure plan shall come into operation when it is approved by the WAPC.

5 Land Use and Subdivision

5.1 Land Use Permissibility

Land use permissibility within the structure plan area shall be in accordance with the corresponding zone or reserve under the Scheme. Except for the following:

- Pursuant to Table 5 in Part 3 of the Scheme, land uses are restricted in the Centre Zone on the corner of Leach Highway and Stock Road, Willagee. Existing instances of non-conforming uses may continue to operate in accordance with Part 3 of the Scheme.

6 General Objectives

6.1 General Willagee Objectives

- (a) To provide for a mix of housing and mixed-use development options that integrate with their suburban context, with more intensive development strategically located in defined policy areas
- (b) To ensure the nature, form and scale of development outside the defined policy areas is consistent with a suburban streetscape and character
- (c) To manage building height, bulk, and setbacks to maintain private open space and landscape features as the prevailing visual element of residential lots

6.1.1 Design Requirements

Development outside the defined policy areas shall be consistent with the following design requirements:

- a) Development is to be of high quality and all facades and frontages shall be designed and finished with high quality materials;
- b) Building facades shall be articulated, coloured and detailed to contribute positively to the appearance of local streetscapes and adjoining properties;
- c) Building facades and frontages should highlight a vertical emphasis wherever possible to help break up the appearance of buildings. This can be achieved through the shape and placement of windows and openings and the innovative use of building materials, colours and textures;
- d) Feature elements are strongly encouraged on building facades, including (but not limited to) variations to colours and building materials, coloured or textured banding, recesses, ornamental details, gables, verandas, balconies, pillars, awnings, canopies and bay windows;
- e) Extensive blank walls, facades and featureless glazing facing streets or public spaces are not permitted; and
- f) Service areas and car parking (except on-street) are to be predominantly screened from public view.

6.2 Special Residential Sites

The following sites may be developed to a maximum height of three storeys:

Special Residential Site No.	Description	Date of Council Endorsement
1	Lots 1531 and 1532 (Nos 77-79) Archibald Street, Willagee	22 September 2014

7 Policy Area Design Principles

7.1 Archibald Hub Policy Area

7.1.1 Objectives

- i. To provide for a compatible mix of commercial and residential uses which service the local community
- ii. To ensure the nature, form and scale of development is appropriate for the suburb's primary activity centre
- iii. To encourage development in accordance with Crime Prevention through Environmental Design principles, the intentions of the Archibald Hub concept plan and principles of the Archibald Hub Policy Area Spatial Guidelines

7.1.2 Archibald Hub Commercial Sector

- Achieve a mix of land uses within the hub, with active uses located on ground floors
- Present activated frontages to public streets, public spaces and visual/access links
- Buildings of a scale and design appropriate for a Neighbourhood Centre, with awnings along frontages and, where possible, servicing areas screened from the street.
- Buildings of up to four storeys (16m) in height, plot ratio of 2
- Locate commercial buildings appropriately, with nil setbacks to frontages except in cases of entrances and alfresco service areas
- Provide landscaping to enhance streetscapes, pedestrian environment and generally improve the visual amenities of the area
- Provide vehicle parking bays in accordance with Council policy
- Provide opportunity and safe environments for pedestrian and cycle access

7.1.3 Archibald Hub Residential Sector

- Provide residential development that integrates with the adjacent centre in accordance with the Archibald Hub Policy Area Spatial Guidelines
- Provide residential development that interfaces appropriately with Winnacott Reserve
- Develop residential housing of scale and design that compliments the adjacent Neighbourhood Centre, in accordance with a masterplan if appropriate
- Protect mature vegetation where possible
- Buildings of up to four storeys (16m) in height, plot ratio of 2

7.2 Carawatha Policy Area

7.2.1 Objectives

- i. To provide for a mix of uses which primarily deliver diverse and affordable housing options
- ii. To ensure the nature, form and scale of development is appropriate for each of the policy area sectors
- iii. To ensure development is consistent with the intentions of the Carawatha concept plan
- iv. To develop in accordance with Crime Prevention through Environmental Design principles and the principles of the Carawatha Policy Area Spatial Guidelines

7.2.2 Carawatha Local Centre Sector

- Achieve a mix of land uses within the hub, with active uses located on ground floors
- Present activated frontages to public streets, public spaces and visual/access links
- Buildings of a scale and design appropriate for a Local Centre, with awnings along frontages and, where possible, servicing areas screened from the street
- Locate buildings appropriately, with nil setbacks to frontages except in cases of entrances and alfresco service areas
- Provide landscaping to enhance streetscapes, pedestrian environment and generally improve the visual amenities of the area
- Provide sufficient vehicle parking bays in accordance with Council policy
- Provide opportunity and safe environments for pedestrian and cycle access
- Buildings of up to three storeys (12m) in height, plot ratio of 1.5

7.2.3 Carawatha Residential Sector

- Achieve visual surveillance and access through the development area
- Present activated frontages to public spaces and visual/access links
- Preserve the residential character of the sector by limiting commercial activity to small scale uses such as home businesses, home offices and home occupations only
- Develop residential housing of scale and design that integrates with surrounding public open space and residential areas as per the intentions of the Carawatha concept plan and Carawatha Policy Area Spatial Guidelines
- Provide landmark residential buildings to define the entrance to Willagee
- Protection of mature vegetation highly desirable

- Buildings of up to four storeys (16m) in height in accordance with the Carawatha Policy Area Spatial Guidelines, plot ratio of 2

7.3 Webber Policy Area

7.3.1 Objectives

- To provide for a compatible mix of commercial and residential uses which service the local community
- To ensure the nature, form and scale of development is appropriate for its location adjacent to public open space
- To ensure the design and landscaping of development is conducive to safe and efficient vehicular access, safe and convenient pedestrian movement and a high standard of visual amenity, as per the principles of the Webber Policy Area Spatial Guidelines Part A and Part B

7.3.2 Webber Local Centre Sector

- Achieve a mix of land uses within the hub, with active uses located on ground floors
- Present activated frontages to public streets, public spaces and visual/access links
- Buildings of up to four storeys (16m) in height, plot ratio of 2
- Buildings of a design appropriate for the policy area, with awnings along frontages and, where possible, servicing areas screened from the street
- Locate commercial buildings appropriately, with nil setbacks to frontages except in cases of entrances and alfresco service areas
- Provide landscaping to enhance streetscapes, pedestrian environment and generally improve the visual amenities of the area
- Provide sufficient vehicle parking bays in general accordance with Webber Policy Area Spatial Guidelines Parts A and B
- Provide opportunity and safe environments for pedestrian and cycle access

7.3.3 Webber Residential Sector

- Present activated frontages to public spaces and visual/access links
- Buildings of up to four storeys (16m) in height, plot ratio of 2
- Develop residential housing of scale and design that integrates with surrounding public open space and residential areas
- Protection of mature vegetation highly desirable

7.4 Leach Highway Policy Area

7.4.1 Objectives

- i. To provide for residential uses which deliver diverse and affordable housing options
- ii. To manage noise and access impacts from Leach Highway through innovative design responses
- iii. To ensure the nature, form and scale of development respects and integrates with the surrounding suburban streetscape
- iv. To reduce direct vehicular access from private property onto Leach Highway and encourage direct vehicular access onto alternative streets in recognition of increasing freight traffic use of Leach Highway
- v. To encourage non-retail development in the Leach Highway Restricted Local Centre Sector in anticipation of the major changes scheduled for Stock Road and the Leach Highway/Stock Road intersection

7.4.2 Leach Highway Restricted Local Centre Sector

- Restrict commercial land uses, with new instances of Convenience Store, Corner Store, Garden Centre, Lunch Bar, Restaurant, Service Station and Shop land uses not permitted
- Encourage offices on ground floors
- Present an activated frontage to public streets and visual/access links
- Develop buildings of an appropriate scale (up to four storeys and 16m in height, plot ratio of 2) and design to contribute to the built form of the Local Centre
- Locate buildings appropriately, with nil setbacks to frontages
- Provide landscaping to improve the visual amenities of the area
- Provide sufficient vehicle parking bays in accordance with Council policy
- Provide opportunity and safe environments for pedestrian and cycle access

7.4.3 Leach Highway Residential Sector

7.4.3 (a) Split Coding

When considering an application for approval of development or when making a recommendation to the Commission in respect of a subdivision within the Leach Highway Policy Area, which is identified as having two density codes in the form of a split or multiple R-Code, Council is to apply the lower of the two Codes unless —

- i. In the case of sites with frontage to Leach Highway, all vehicular access (including vehicular access in respect of existing development) is provided to a road or carriageway other than Leach Highway; and
- ii. In the case of sites which adjoin a site with frontage to Leach Highway, but which itself does not have such frontage, provision is made to the satisfaction of the Council for vehicular access to the adjoining site so as to obviate the need for direct access to Leach Highway from that adjoining site

7.4.3 (b) Development at R20 density

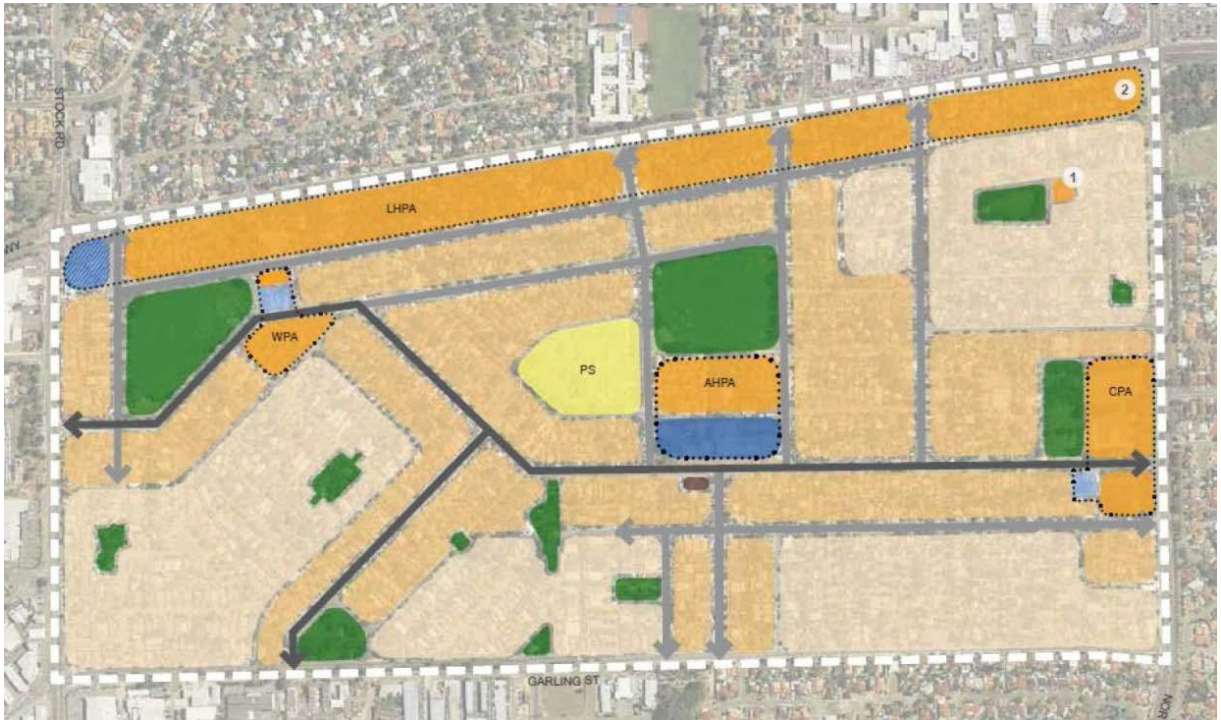
- Develop residential housing of scale and design that integrates with surrounding residential areas

- Development manages noise impacts associated with Leach Highway utilising quiet design, including but not limited to double glazing of windows and location of bedrooms away from Leach Highway in accordance with Main Roads policy
- Buildings of up to three storeys (12m) in height

7.4.3 (c) Development at R60 density

- Development removes the need for private access to Leach Highway in accordance with the principles of Leach Highway Policy Area Spatial Guidelines
- Protection of mature vegetation highly desirable
- Development activates non-Leach Highway street edges
- Development presents visual surveillance and activated frontages to secondary streets, public spaces and visual/access links
- Provide parking whilst maintaining the suburban and landscaped character of suburban Willagee
- Develop residential housing scale and design that integrates with surrounding residential areas
- Development manages noise impacts associated with Leach Highway utilising quiet design, including but not limited to double glazing of windows and location of bedrooms away from Leach Highway in accordance with Main Roads policy
- Buildings of up to three storeys (12m) in height

8 Structure Plan Map



- LEGEND**
- STRUCTURE PLAN BOUNDARY
- LAND USES:**
- PUBLIC OPEN SPACE
 - PUBLIC PURPOSES (PRIMARY SCHOOL)
 - NEIGHBOURHOOD COMMERCIAL CENTRE
 - RESTRICTED COMMERCIAL USES
 - LOCAL COMMERCIAL CENTRE
 - RESIDENTIAL (R80)
 - RESIDENTIAL (R40)
 - RESIDENTIAL (R25)
 - SPECIAL RESIDENTIAL SITE
- ROAD HIERARCHY:**
- CONNECTOR A
 - CONNECTOR B
- POLICY AREAS:**
- LHPA : LEACH HIGHWAY POLICY AREA
 - WPA : WEBBER POLICY AREA
 - AHPA : ARCHIBALD HUB POLICY AREA
 - CPA : CARAWATHA POLICY AREA
- RECOMMENDATIONS:**
- 1 MAINTAIN CURRENT ADDITIONAL USES IN SCHEME FOR OFFICE AND MEDICAL
 - 2 RETAIN CURRENT ADDITIONAL USES