

**JINDALEE PRIMARY SCHOOL
LOCAL STRUCTURE PLAN
CITY OF WANNEROO**

**PREPARED BY ROBERTS DAY PLANNING & DESIGN
FOR ESTATES DEVELOPMENT COMPANY
OCTOBER 2009**

This Structure Plan was prepared under the provisions of Part 9 of the City of Wanneroo
District Planning Scheme No 2

ENDORSEMENT PAGE

This structure plan is prepared under the provisions of the City of Wanneroo District
Planning Scheme No. 2

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF
THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

10 MAY 2012

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the
Planning and Development (Local Planning Schemes) Regulations 2015.

Date of Expiry:

19 OCTOBER 2035

PART 1: STATUTORY PLANNING SECTION

As provided in the provisions of Part 9 of the Scheme, this part of the Structure Plan has the same force and effect as a provision, requirement or standard of the Scheme.

1.0 STRUCTURE PLAN AREA

This Structure Plan shall apply to a portion of Lot 10 Marmion Avenue, Jindalee, being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (Plan A).

2.0 STRUCTURE PLAN CONTENT

The Structure Plan comprises the:

- (a) Statutory Planning Section (Part 1)
- (b) Explanatory Section (Part 2)

3.0 INTERPRETATION

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 City of Wanneroo District Planning Scheme No.2 (the Scheme) including any amendments gazetted thereto.

4.0 OPERATIONAL DATE

In accordance with clause 9.8.1 of the Scheme, this Structure Plan shall come into operation when it is either certified by the Western Australian Planning Commission (WAPC) pursuant clause 9.6.3 of the Scheme or adopted, signed and sealed by the Council pursuant to clause 9.6.5 of the Scheme, whichever is the latter.

5.0 RELATIONSHIP WITH THE SCHEME

Pursuant to clause 9.8 of the Scheme:

- a) The objectives and provisions specified under Part 1 of this Structure Plan shall have the same force and effect as if it were an objective or provision of the Scheme. In the event of there being any variations or conflict between the objectives and provisions of the Scheme and the objectives and provisions of this Structure Plan, then the objectives and provisions of this Structure Plan shall prevail;
- b) Any other objective and provision of Part 1 of the Structure Plan that is not otherwise contained in the Scheme, shall apply to the land as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme; and

- (c) Part 2 of this Structure Plan are to be used as a reference only to clarify and guide interpretation and implementation of Part 1.

6.0 STRUCTURE PLAN - RESERVES

Plan A outlines the reserves applicable within the Structure within the Structure Plan area. The reserves designated under the Structure Plan apply to the land within it as if the reserves were incorporated into the Scheme.

7.0 GENERAL PROVISIONS

7.1 Local Reserve (*Public Use – Primary School*)

Objectives

The objective of the “Public Use – Primary School” Local Reserve is to provide for the development of a government primary school site (3.5 ha) to service the local community.

Provisions

Development on the “Public Use – Primary School” Local Reserve is to be generally consistent with the Indicative Detailed Design Plan (Plan C). Any modifications are to be the specification of the Department of Education and Training and the City of Wanneroo.

7.2 Local Reserve (*Parks and Recreation*)

Objectives

The objective of the “Parks and Recreation” Local Reserve is to provide for the development of an area for active recreational pursuits and drainage requirements within the Structure Plan area.

An area of proposed public open space in the form of junior level playing fields abuts the proposed primary school on its northern boundary, and has been co-located to serve the needs of the primary school and the local community. A small triangular portion of land located in the south-east corner of the Structure Plan area is proposed to accommodate drainage requirements for the immediate road reserve drainage catchment.

Provisions

All development on the “Parks and Recreation” Local Reserve shall have regard to the provisions of the Scheme in relation to the use and development of Local Reserves.

The public open space that is provided within the Structure Plan area is to contribute towards the broader local structure plan for the remainder of Lot 10 Marmion Avenue, Jindalee.

7.3 *Drainage*

Objectives

The objective is for all drainage relative to the school site to be retained on-site in a form that is aesthetically pleasing given its location at the entrance to the estate.

Provisions

All drainage associated with the school site to be contained on-site and consideration given to utilising 'Water Sensitive Urban Design' principles for its disposal (i.e. no drainage sumps).

7.4 *Road Network*

Objectives

The objective for the road network is to provide for the safe and efficient movement of vehicles associated with the generation of the primary school.

Provisions

The design and location of the access road (Refer Plan C) should take into consideration safety issues and the provision of traffic calming measures.

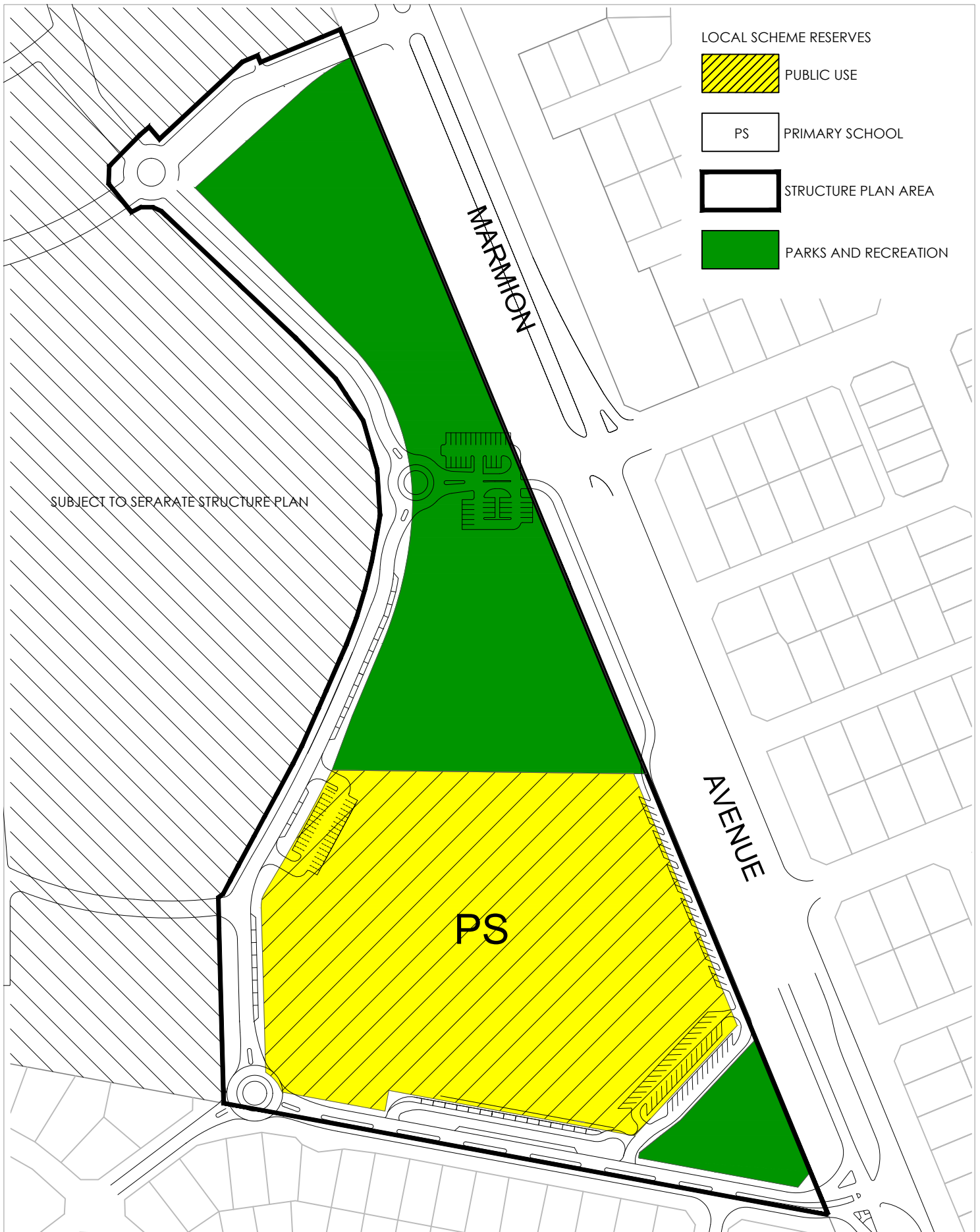
7.5 *Passive Surveillance*

Objectives

The objective is for the school to be sited in a location that is subject to passive surveillance from adjacent residences and roads.

Provisions

Development of the school and associated levels to ensure the buildings are visible from adjacent roads and residences.



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perth | sydney | melbourne

Level 1 | 130 Royal Street East Perth
Western Australia 6004 AUSTRALIA
T: 08 9218 8700 | F: 08 9218 8701
www.robertsday.com.au

PLAN A - Jindalee Primary School Structure Plan - Zoning Plan Lot 10 Marmion Avenue, Jindalee City of Wanneroo



PRELIMINARY

NOTE: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.

0 metres 25 50 75 100 125
SCALE 1:2500 SHEET A4

REFERENCE NUMBER

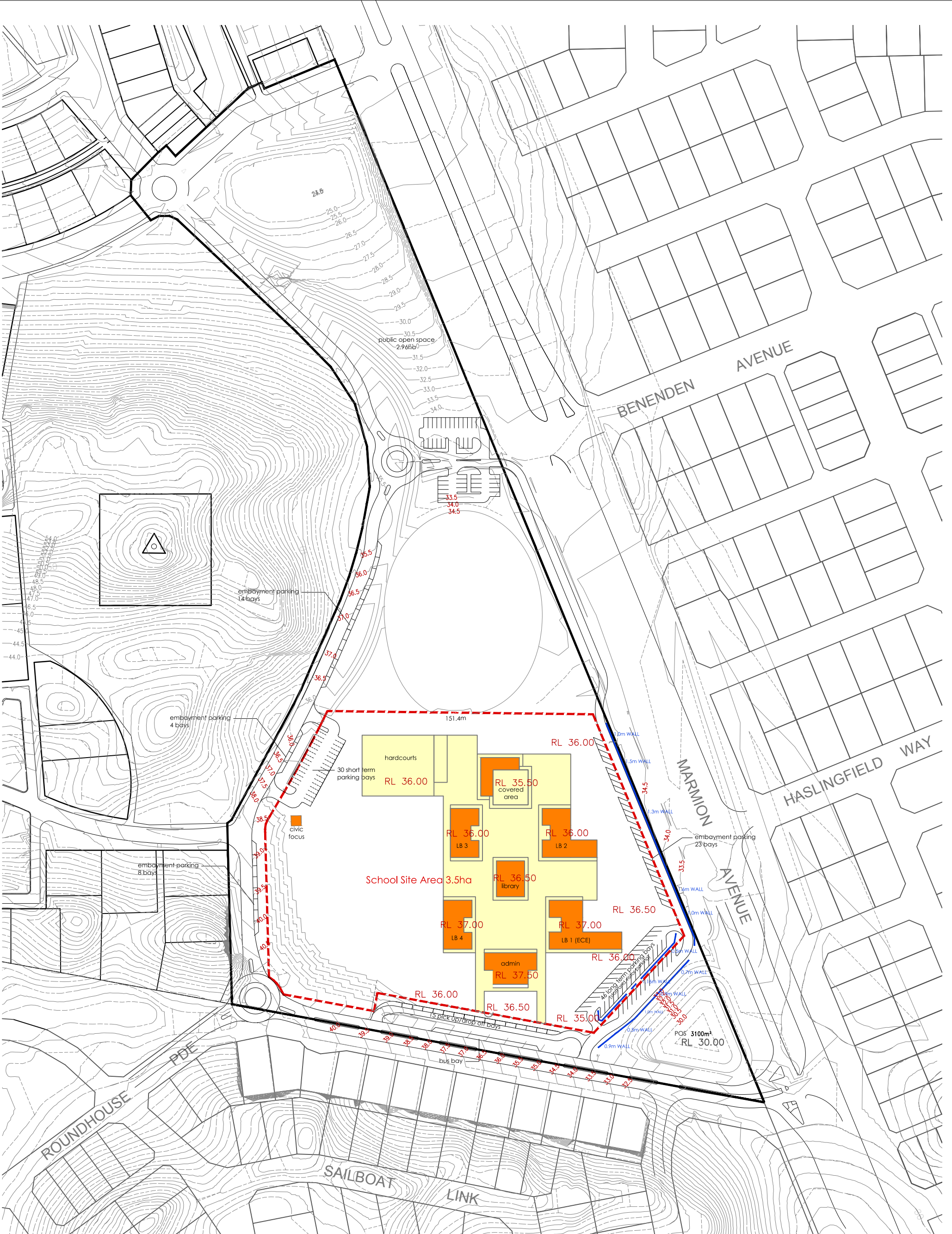
EDC JIN

DRAWING NUMBER

STR 02

ISSUE

E



Plan C - Jindalee Primary School Structure Plan - Indicative Layout

EDC JIN PLA 55H 10.08.11
scale 1:1000@ A1

46 long term parking bays (staff + visitors)
94 short term parking bays (79 embayment/ short term + 15 pick-up/ drop-off pre-primary)
140 total parking bays

STRUCTURE PLAN BOUNDARY
RETAINING WALLS

*(Location of school buildings are diagramatic only
and subject to development approval)

