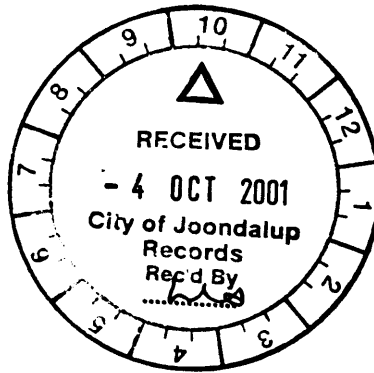


4 October 2001

Manager Approval Services
City of Joondalup
Administration Centre
Boas Avenue
Joondalup
PERTH WA 6027



**EDITH COWAN
UNIVERSITY**

PERTH WESTERN AUSTRALIA
CHURCHLANDS CAMPUS

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ABN 54 361 485 361

Attention: Chris Terelinck

P	1	DOCUMENT REGISTRATION
A	NOTE	
A3	A77	

Ref. 05802
No. 129690
Action Officer APP01
cc: DPD

ORIGS ON FILE TO APP01

Dear Chris

JOONDALUP CAMPUS WEST ACADEMIC, ADMINISTRATION & SERVICES BUILDING

I refer to Council's letter of 6 July 2001 where approval was given, subject to certain conditions, to the University's application regarding the Approval to Commence Development for the above project.

Discussions have subsequently been held with the City through Mr. C Terelinck where Conditions 2 and 3 of Council's letter were further discussed and it was felt that the University should write to Council outlining responses to both these conditions.

Condition of Approval Item 2

Council's letter required that "suitable active land uses incorporated into the lower level of the building abutting the street frontages to the satisfaction of the City".

The University has reviewed the original proposal submitted to Council and I advise that although the proposal has been modified to provide interactive external spaces between the building and the street frontage we are unable to provide community based links with the internal spaces of the building at street frontage because of the following reasons:

- The shape of the building foot print at the end of the building is triangular in shape and not easily developed as economically viable spaces for commercial development.
- The building is basically an office building required to accommodate staff of the University Central Administration where business is not conducted with the general community. The building accommodation requirements are currently underprovided and any further loss to non university usage can not be accommodated.
- The community interactive building spaces being provided in the development (art gallery / display area, conference areas, bookshop and coffee shop) are seen best related to the Graduation Quadrangle where the facilities are appropriately located to serve a large University population base but at the same time can be enjoyed and patronised by the local community. The University considers the primary pedestrian spine, which links the Graduation Quadrangle with the corner of Kendrew Crescent and Grand Boulevard, will draw the local community into the University where they will be able to utilise the commercial spaces provided.
- The fall in the land along Kendrew Crescent does not afford easy and frequent access points into the building for the public. There are however steps to a doorway leading from the building along the Kendrew Crescent frontage.

- The active functions of the University within the building have been located where they can best be enjoyed and patronised. The proposed coffee shop, bookshop, gallery and conference centre are appropriately located around the Graduation Quadrangle representing a significant addition to the public space on Campus.
- The Grand Boulevard / Kendrew Crescent area of the City is seen to be lacking in the ability to attract non University pedestrian public and as such would not present a viable location for a commercial venture. This was taken into account when locating such spaces in what is seen to be the most suitable location where advantage can be taken of the concentration of trade and maximum usage.

Condition of Approval Item 3

With respect to the condition to provide external spaces that interact with streets frontages the attached drawings indicate changes to the original submission and reflect the following:

- A pedestrian entry plaza is proposed at the intersection of Kendrew Crescent and Grand Boulevard. By its nature this entry plaza will be developed as an active pedestrian space linking the City with the Campus via a major north / south pedestrian spine. The confluence of vehicular, pedestrian and proposed bus transport routes at this plaza will promote a gathering, waiting and meeting place.
- It is not considered necessary to provide commercial or front of house activities at the entry plaza to ensure its vibrancy.
- The entry plaza is announced and scaled by the dramatic cantilevered masts of the Administration Building Colonnade. The Colonnade to the south, trees to the east and west and the road intersection to the north define the edge of the plaza.
- Landscape elements provide direction as indicated on the drawings by the numerous pedestrian paths which lead to the Campus primary pedestrian spine. The landscape of the plaza is strongly related to the plan form of the Administration Building and the proposed landscape of Kendrew Crescent.
- Places to sit and walls against which to lean are integrated into the landscape of the entry plaza with blade wall elements incorporated to highlight the fall of land and at the same time relate to similar elements used in the Kendrew Crescent frontage near the entry roundabout.
- The proposal also allows the University to locate future artwork in the entry plaza that will reinforce the public interactive nature of the place. The form of the Administration Building and its Colonnade will leave no doubt that this is the primary pedestrian entry into the University and the place where it interfaces with the City.
- The landscape proposal shown on the drawings for the Kendrew Crescent frontage forms a linear garden between the entry plaza at Grand Boulevard and the Campus vehicular entry at the roundabout. The soft landscaping elements proposed will respond to the form of the building and the scale of pedestrians walking past.
- The masonry base of the building is proposed to be taken advantage of to form a surface for University signage particularly in the area near the roundabout where the fall in the land is the greatest. Here blade walls form a back drop to planting beds where suitable plants will provide a "splash of colour".

In support of this letter and the attached drawings I also refer you to the information contained in the projects Ministerial Submission forwarded under cover of letter dated 21 August 2001. This information provided information relevant to a number of building elements that extended beyond the property line. Further to this submission I confirm the positive outcome of discussions with Council staff where ground level elements that encroached beyond the property line have now been repositioned within the University's site.

The University seeks the Councils favourable consideration of the response to Conditions 2 and 3 as outlined in this letter and as shown on the attached drawings.

Please contact myself should further clarification of any items or additional information be required.

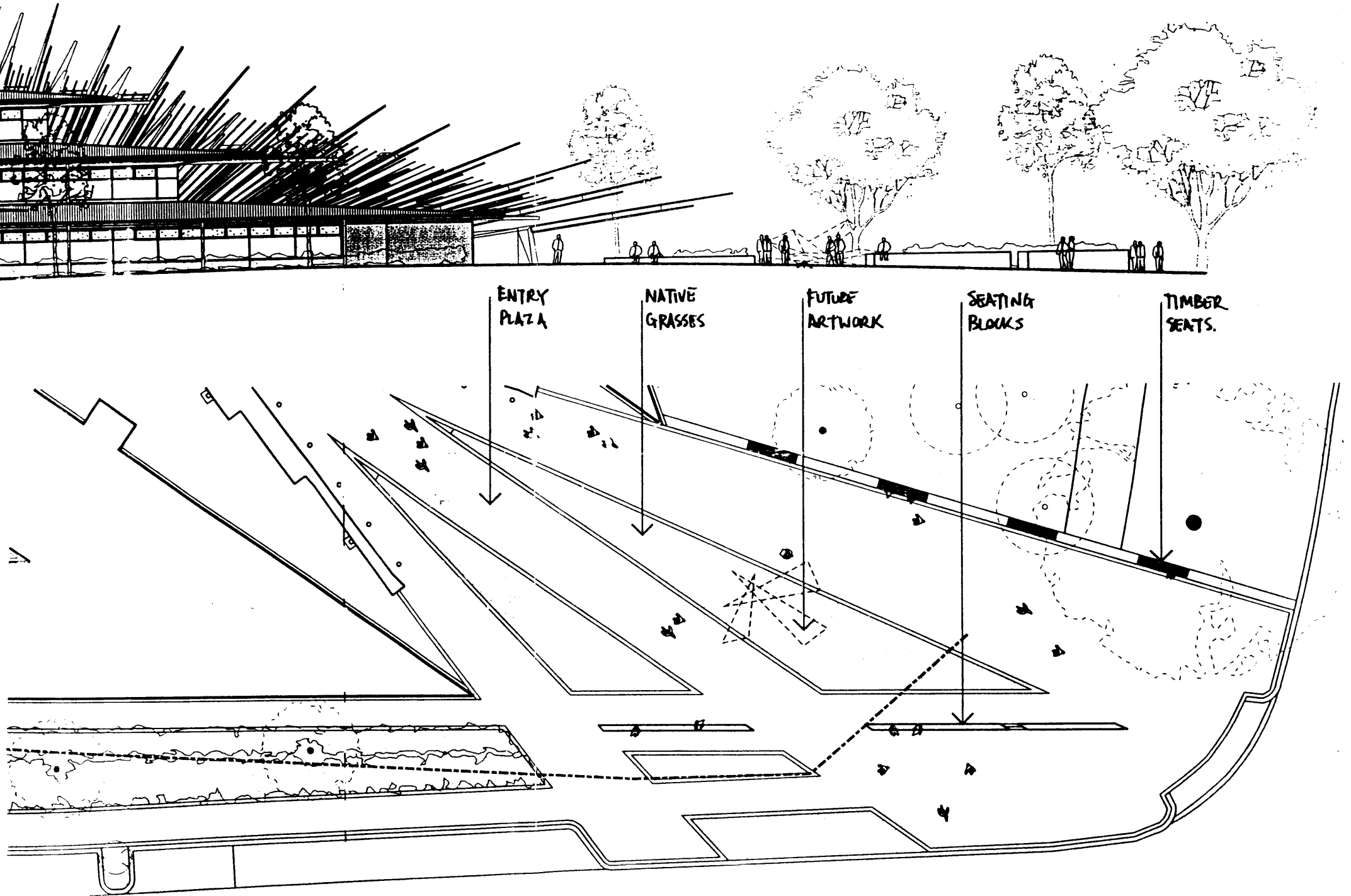
Regards



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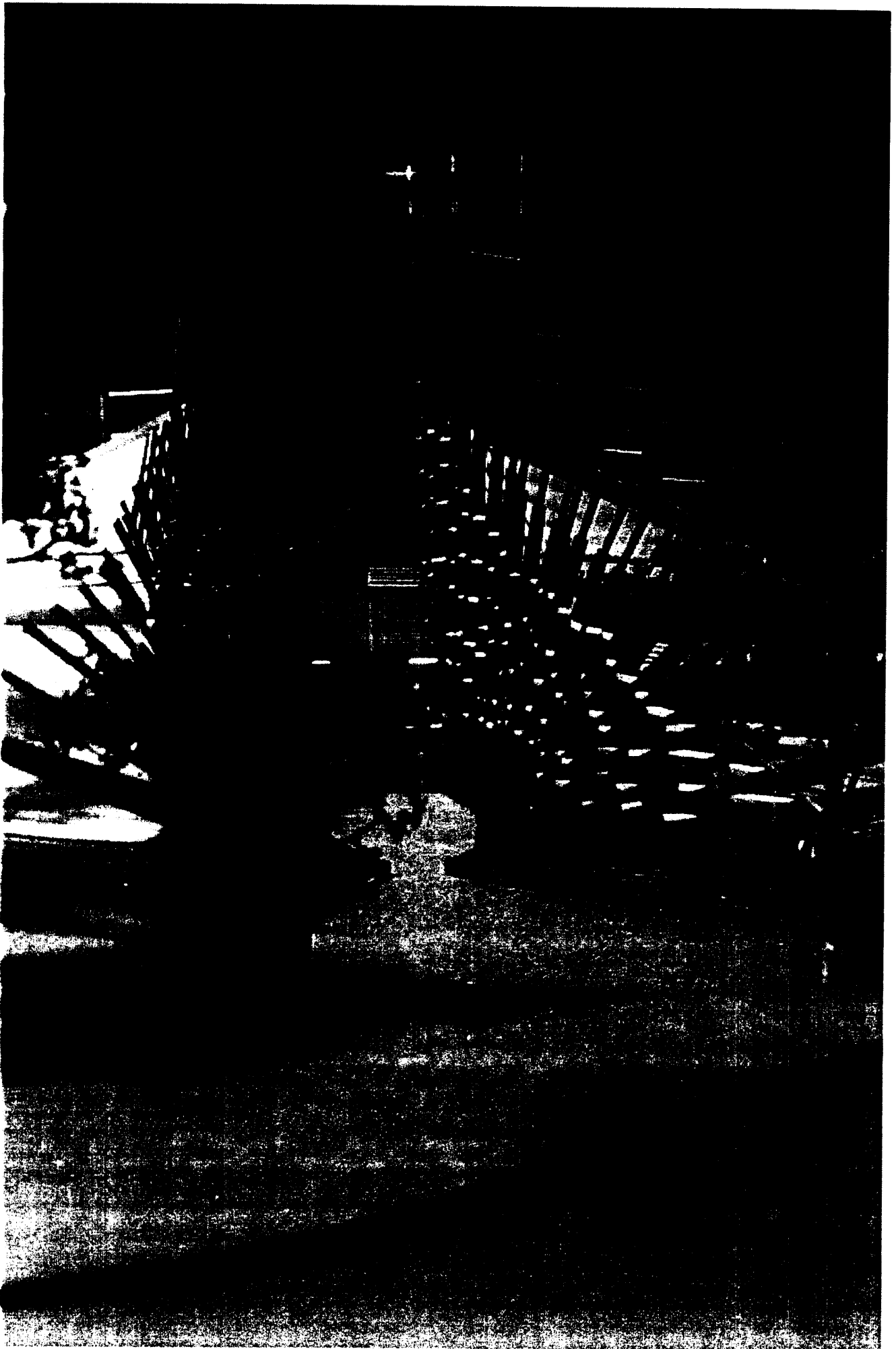
cc: W. Snell
A. Branston
J Hunziker

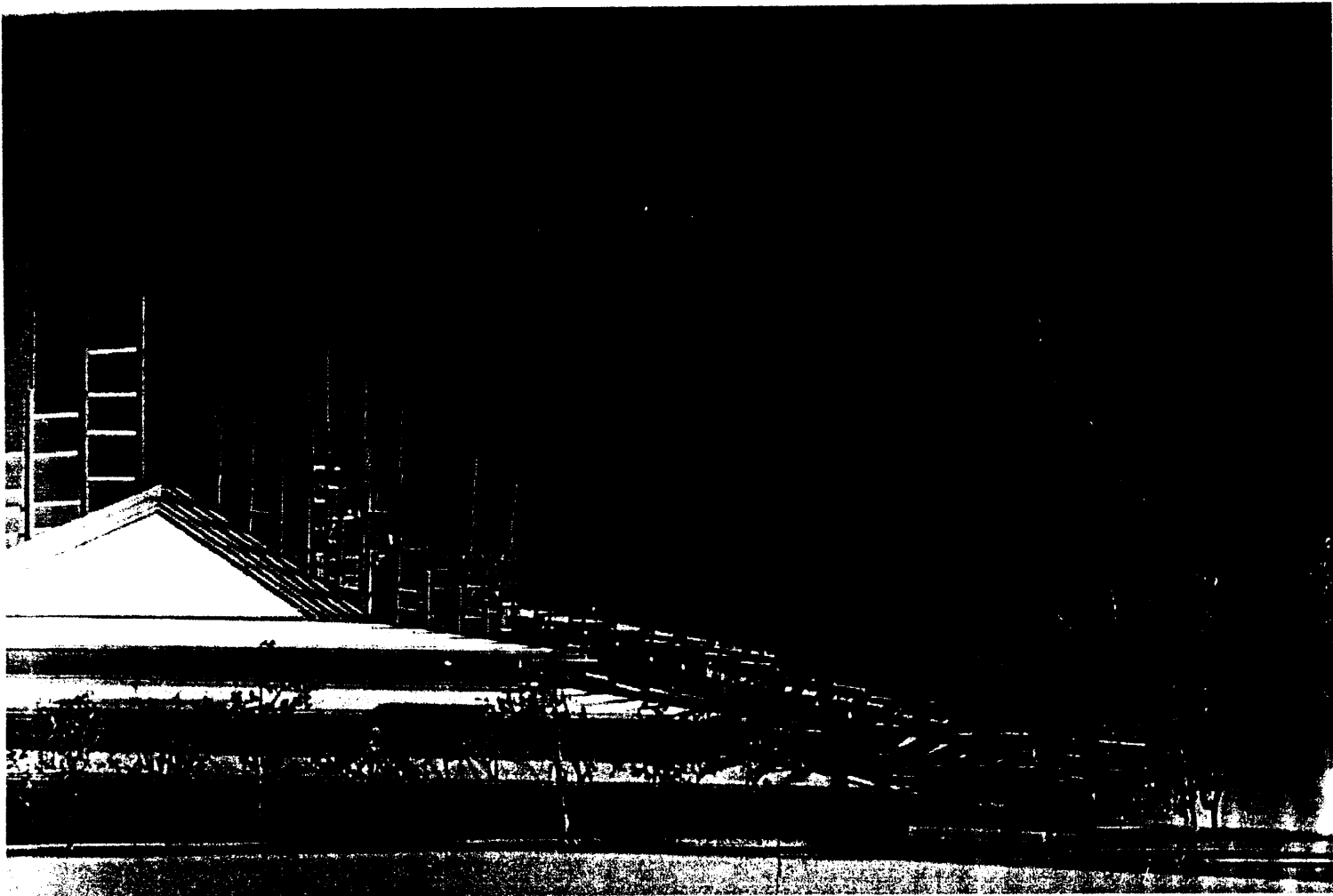


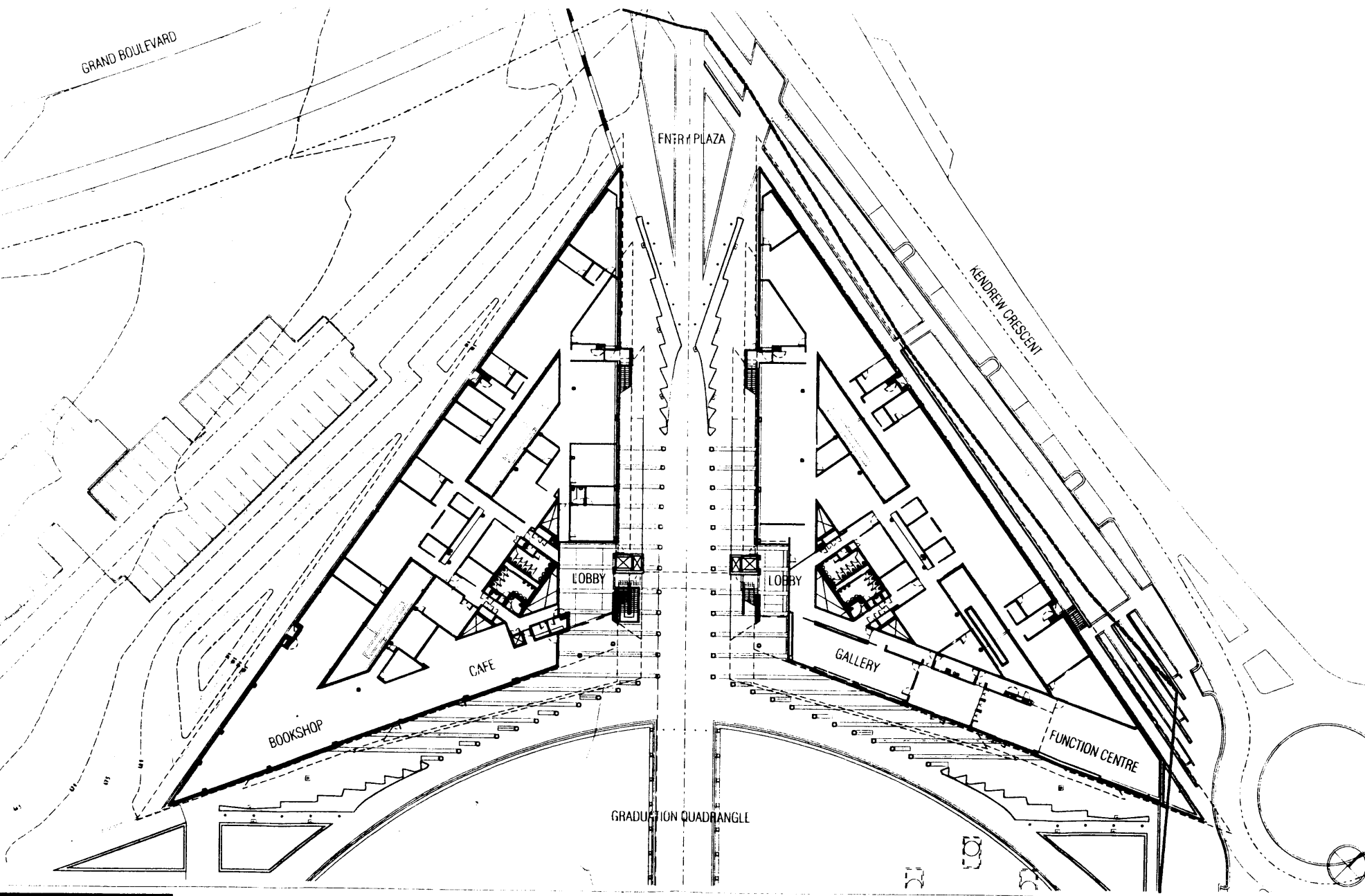


Future Artwork

Seating Blocks







MGT/SPOWERS

EDITH COWAN UNIVERSITY
ADMINISTRATION BUILDING
LEVEL 1

SCALE: 1:500

DATE: OCTOBER 2001