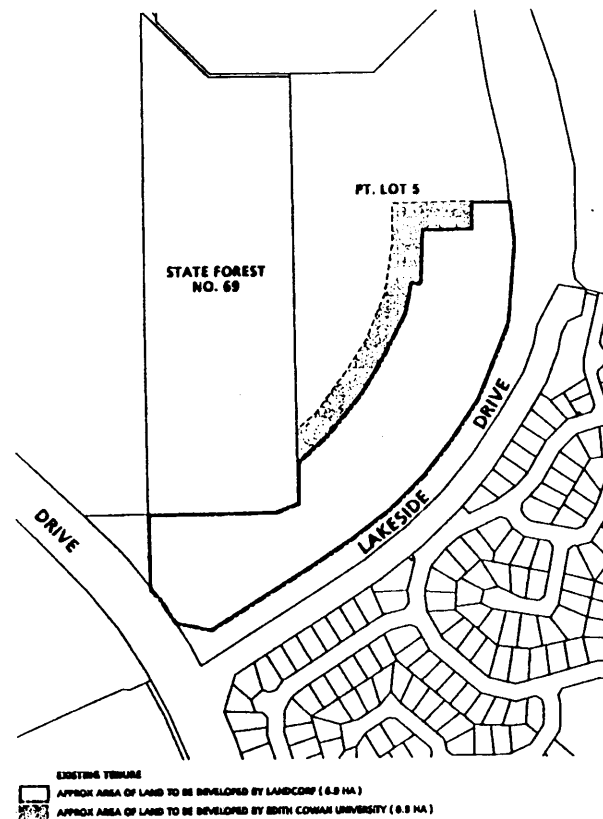


**ATTACHMENT 1 : MODIFICATIONS HAVE BEEN HIGHLIGHTED.**

**PART 1**  
**STATUTORY PLANNING SECTION**



**CAMPUS DISTRICT SUBJECT LAND**

## OVERVIEW

### 1. Parts of the Structure Plan

This Structure Plan comprises two parts:

- Part 1: Statutory Planning Section
- Part 2: Explanatory Report

### 2. Statutory Basis

Clause 10.8 of the City of Joondalup Town Planning Scheme No. 1 (hereinafter called 'The Scheme') provides, amongst other things, that a provision, standard or requirement of a Structure Plan approved under Part 10- of the Clause 10.8 of the Scheme shall be given the same force and effect as if it was a provision, standard or requirement of the Scheme.

Subclause 10.8(f) of the Scheme states that where, in the event of there being any inconsistency or conflict between any provision, requirement or standard of the Scheme and any provision, requirement or standard of an Agreed Structure Plan, the provision, requirement or standard of the Scheme shall prevail.

### 3. Summary

This Structure Plan includes the area of the Campus District defined within the Development Plan and Manual and refers more specifically to the University Village which is Part Lot 5, and has an area of approximately 6.9 ha to be developed by LandCorp and approximately 0.8 ha to be developed by Edith Cowan University some time in the future. The majority of the Structure Plan area is bounded by Lakeside Drive, Joondalup Drive and the Edith Cowan University Campus.

The subject land is predominantly zoned City Centre and the Joondalup Development Plan and Manual has been adopted as the Structure Plan for this area. This Structure Plan provides the framework for the progressive development of the subject land.

The Explanatory Report provides further explanation about the site and the intended design.



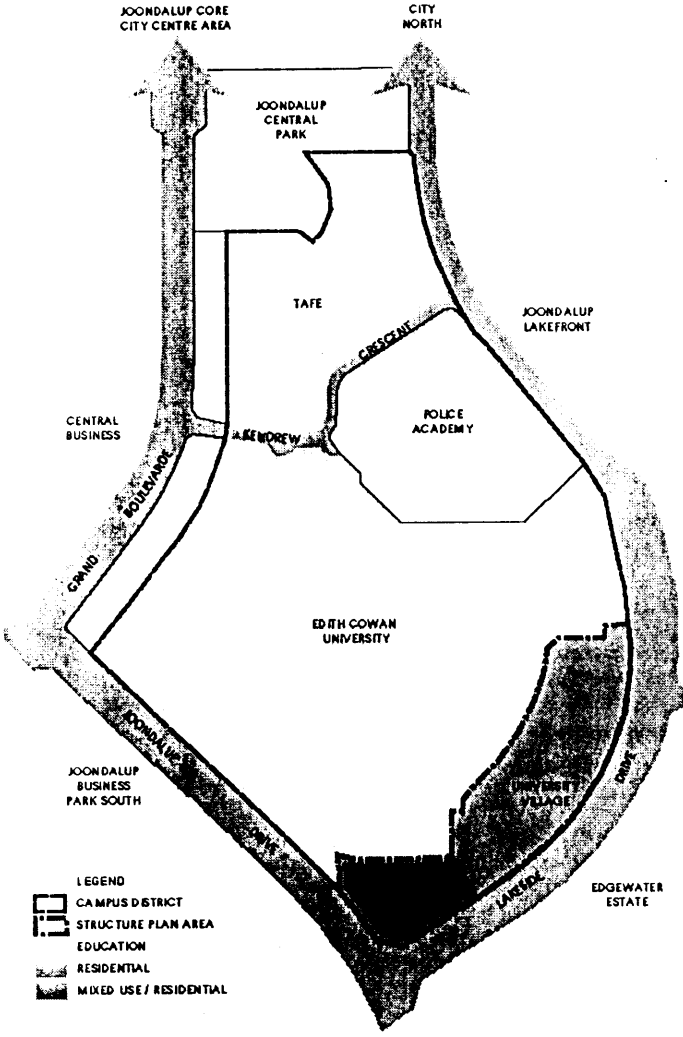
PART 1 – STATUTORY PLANNING SECTION

As provided for the provisions of Clause 5.45, 5.46 and Part 10 of the Scheme, this part of the Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme.

Part 1 of this Structure Plan has been endorsed by the Western Australian Planning Commission as a general guide to future subdivision, zoning and development of the land included in the University Village.

Subject Area

The Structure Plan area comprises approximately 6.9 ha or Part Lot 5 Lakeside Drive, Joondalup, to be developed by Edith Cowan University LandCorp.



CAMPUS DISTRICT LAND USE PLAN

1.0 DETAILS

The following land uses are examples of the categories of development envisaged for the different areas shown on the plan opposite.

All users should reflect the scale and amenity of the Campus District.

The University Village Subdivision guide Plan illustrates the potential development of student housing and POS as the interface with the Campus along the north-western boundary. The student housing would be orientated to the Campus buildings, landscaped areas and car parks. The Subdivision Guide Plan is for illustrative purposes only.

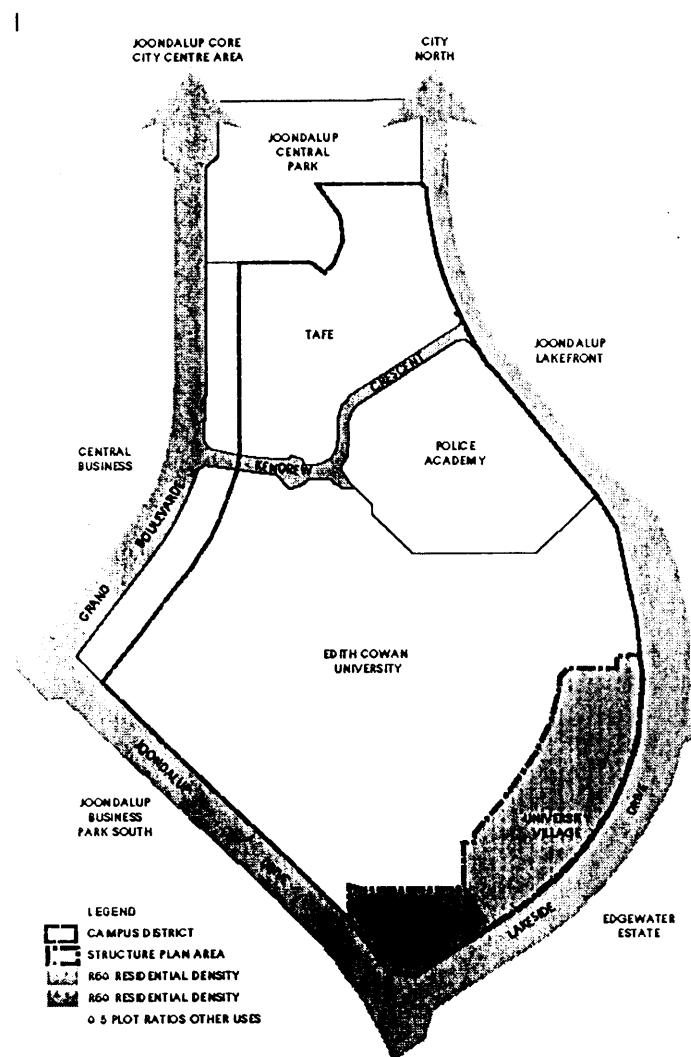
1.1 Residential Uses

Preferred uses:

- Residential

1.2 Mixed Use/Residential

The scale and operation of the commercial uses should respect the predominantly residential nature of the area, however recognising the strategic location of the site as a landmark building at the entrance to the City Centre.



CAMPUS DISTRICT PLOT RATIO

#### Preferred uses:

- Residential (Mandatory)
- Retail
- Office
- Entertainment
- Restaurant/Café
- Medical Suites
- Accommodation
- Community Facilities
- Recreation

#### Uses not permitted:

- Service Station
- Fast Food

## 2.0 PLOT RATIO

Plot ratios are to be in accordance with the plan opposite.

### 2.1 Residential Uses

Residential R60. The minimum amount of open space (as defined under the Residential Planning Codes) is 30% subject to the provision of a courtyard with a minimum dimension of 4 metres.

### 2.2 Mixed Use/Residential

For residential purposes buildings should, as far as practical, comply with the R60 provision for Multiple dwellings under the Residential Planning Codes. For other preferred uses, generally a plot ratio of 0.5 will apply. Council may approve of higher plot ratio and density for buildings of landmark qualities.

### 2.3 Institutional Uses

The scale and density of institutional development should as far as practical be compatible with surrounding urban fabric.



### 3.0 CARPARKING

It is intended that where lane ways are provided all access will be from the rear and all garaging will be at the rear.

Visitor parking is provided in the form of embayed parking within the road reserves

Car parking for residential development to be provided in accordance with the Residential Planning Codes.

### 4.0 SETBACKS AND HEIGHTS

#### 4.1 Residential Setbacks

The following special setback conditions apply to the University Village (in addition to the requirements of the Residential Planning Codes).

##### Front

- 1.0m minimum and 3m maximum. For lots abutting Lakeside Drive the Lakeside Drive elevation will be treated as the primary street frontage for these lots. 2.0m minimum average, with 1.0m minimum and 4.5m maximum.
- Where front boundaries occur on the south side of the street up to 50% of the building frontage may be setback beyond the setback zone to allow for north-facing private spaces.

##### Rear

- For Laneways – Minimum 1.5m for carports and garages.
- For Streets – Minimum 2.0m for carports and garages (does not include entry structure) with a 1.5x1.5 metre visual truncation to apply to both sides of the garage where it meets the street.



- For lots abutting Lakeside Drive the secondary frontage will be treated as the rear for the purpose of these setback requirements. Buildings other than carports and garages will have a minimum setback of 1.5 metres (excludes entry structures). For lots not abutting Lakeside Drive the rear setback (other than stipulated for carports and garages) will be in accordance with the Residential Planning Codes.

#### Side

- In accordance with the Residential Planning Codes.
- All dwelling units may be constructed with one or more walls built up to one or more side or rear boundaries provided every dwelling unit shall have a courtyard with a minimum dimension of 4 metres.

#### Entrances

- Dwellings shall have clearly identifiable entries to primary frontages. For lots abutting Lakeside Drive both primary and secondary frontages shall have clearly identifiable entries with Lakeside Drive being treated as the primary frontage.
- The entry points shall be well defined with an articulated vertical structure no greater than 3.5 metres high and 2.5 metres wide. The structure may be located with a zero setback to the primary street frontage. For lots abutting Lakeside Drive a zero setback may also apply to the entry point from the secondary street frontage, with a maximum setback of 1.5 metres.

#### Fencing

- For all lots that do not abut lakeside drive, fencing shall be in accordance with clause C9.1 of the City North Guidelines.
- Fencing along the primary Lakeside Drive Frontage and for lots abutting public open space shall be constructed by the Developer in accordance with Council's requirements.
- Fencing along the secondary frontage for lots abutting Lakeside Drive may be solid to a maximum height of 1800mm above ground level or the front retaining wall (where applicable) up to a maximum of 50% of the fence length. The balance of the fence length may be solid to a height of 750mm and above this the fence shall be at least 50% visually permeable up to a maximum height of 1800mm.



**Grouped Housing**

- The layout of group housing developments should reflect the residential setbacks and gridded character of the street.
- The units should as far as possible, address the street.

**4.2 Mixed Use Setback/Residential**

**Front**

- 0m setback preferred.

**Side and Rear**

- 0m setback preferred or in accordance with the Residential Planning Codes.

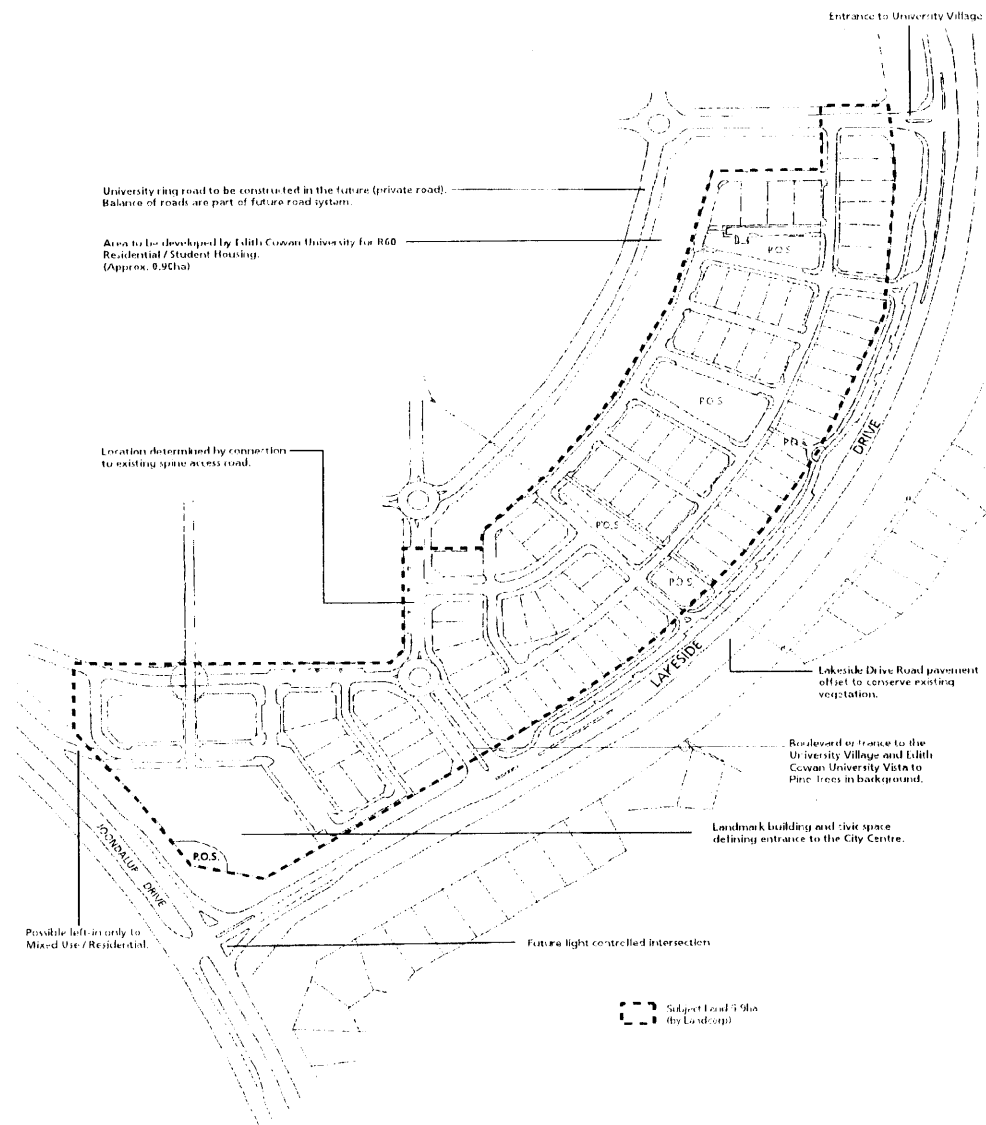
**4.3 Building Height**

Residential precinct max two storeys. For residential lots fronting Lakeside Drive a portion of the dwelling is required to be two storeys.

Residential/Mixed Use and Institutional Uses – maximum ~~two~~three storeys. Council may approve a building in excess of two storeys for buildings of considerable landmark quality.

Roof spaces can be utilised to provide additional accommodation.

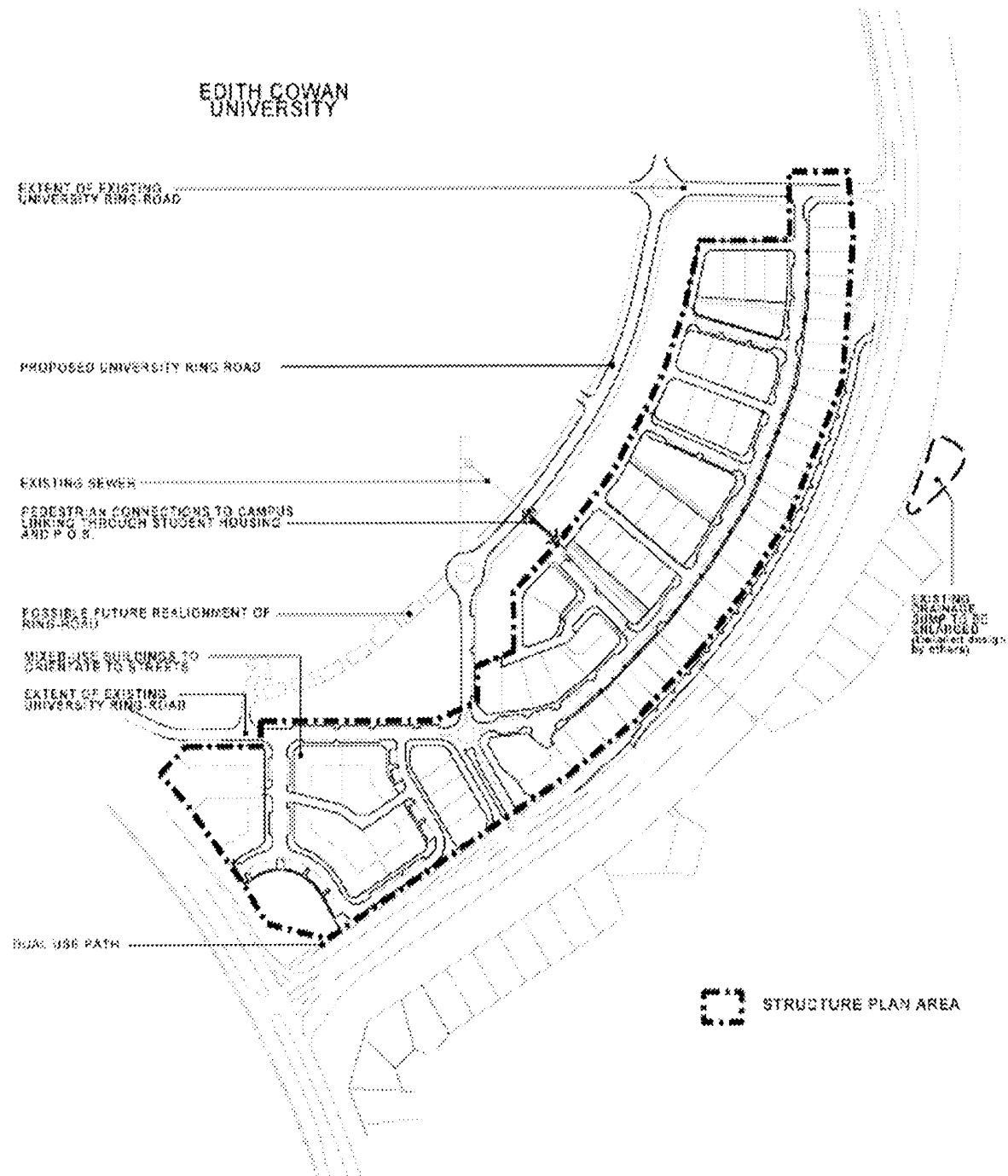
# **ATTACHMENT 2** **Page : 1** **University Village Indicative Subdivision Guide Plan – Existing**





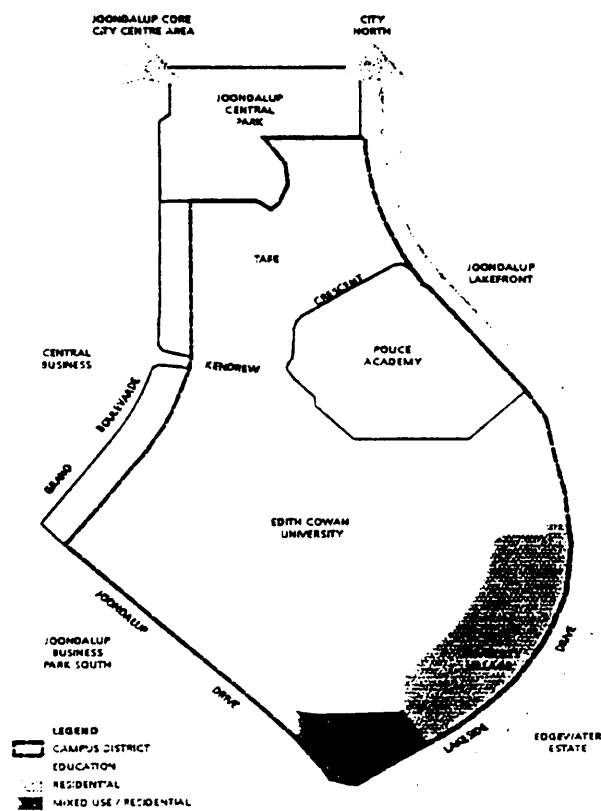
## ATTACHMENT 3

Page : 1

*University Village Indicative Subdivision Guide Plan – Amended*

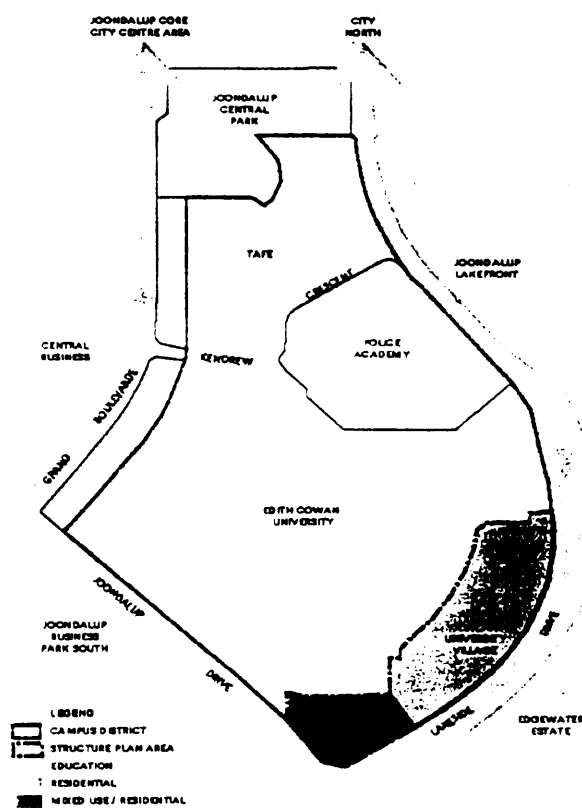
0205

**ATTACHMENT 4**  
*Campus District Land Use Plan – Existing*



0206

**ATTACHMENT 5**  
***Campus District Land Use Plan – Amended***



**ATTACHMENT 6****MODIFICATION OF JOONDALUP CITY CENTRE STRUCTURE PLAN (CAMPUS DISTRICT)  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 21 MARCH 2002)**

<b>NO</b>	<b>NAME OF SUBMITTOR</b>	<b>DESCRIPTION OF AFFECTED PROPERTY</b>	<b>SUBMISSION SUMMARY</b>	<b>COUNCIL'S RECOMMENDATION</b>
1	Evelyn A Redpath	57A Lake Valley Drive, Edgewater WA 6027	1. Concern expressed over loss of bushland and its impact on native animals.	1. Noted. The removal of vegetation is not directly related to the proposed modifications, however LandCorp has indicated that some native vegetation will be retained in the proposed public space area.
2	Ken Buchan Regional Manager Metropolitan Region Land Administration Services PO Box 2222, Midland WA 6936		1. No comments, other than, should balcony encroachments over Crown Land be contemplated, contact with DOLA should be made prior to proceeding with development.	1. Acknowledged.
3	Ronnie & Ann Wilkinson	67 St Clair Circle Edgewater WA 6027	1. No comment on the proposal. Would like more information regarding a 'Bus lane' connecting Lakeside Drive to Edgewater Drive.	1. Noted. The Western Australian Planning Commission has approved a subdivision that provides an 8-metre wide road reserve for a 'bus lane' connecting Lakeside Drive and Edgewater Drive.
4	Lewis Searle AlintaGas Networks Pty Ltd. 7 Harvey Street, Victoria Park WA 6100		1. Plan provided to ensure that the proposed modifications do not adversely impact the existing Gas Network in the area.	1. Acknowledged. The matter would be considered at the subdivision stage.
5	Mr Glen Lowe Telstra Corporation Ltd.		1. Plans provided to ensure proposed modifications to the structure plan do	1. Acknowledged. The matter would be considered at the subdivision stage.

**ATTACHMENT 6****MODIFICATION OF JOONDALUP CITY CENTRE STRUCTURE PLAN (CAMPUS DISTRICT)  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 21 MARCH 2002)**

	Locked Bag 2522 PERTH WA 6001		not adversely impact existing Telstra facilities in the area.	
6	Laurie Seddon Manager, Network Asset Management Branch Western Power Corporation GPO Box L921, Perth WA 6842		1. No objection to the proposal.	1. Acknowledged.
7	Andrew Foreman Senior Service Planner (Transperth) PO BOX 7272 CLOISTERS SQUARE PERTH WA 6850		1. Supports the proposal as it may provide an opportunity for increased patronage on existing bus services.	1. Acknowledged.
8	Richard Forrest A/Manager Strategic Land Planning Land Development Branch		1. No objection to the proposed modifications to the structure plan.	1. Acknowledged.
9	Mike Allen A/Project Manager, Environmental Protection		1. Supports the proposed modifications to the structure plan. Advises that all lots should be connected to deep sewerage.	1. Acknowledged.
10	J Phelps A/Manager Wastewater Management Department of Health		1. No objection to the proposed modifications to the structure plan subject to all proposed developments being connected to reticulated sewerage.	1. Acknowledged.
11	M Donald		1. The following advice is provided:	1. Noted.

**ATTACHMENT 6**

**MODIFICATION OF JOONDALUP CITY CENTRE STRUCTURE PLAN (CAMPUS DISTRICT)  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 21 MARCH 2002)**

	University Architect Edith Cowen University		<p>(a) In the 'Overview section' it is unclear whether the 0.8ha of land to be developed by ECU some time in the future is considered to be influenced by the University Village Structure Plan. At this stage a decision has not been reached on the design of buildings proposed for the proposed student housing that will border the University Village development.</p> <p>(b) In 'Part 1 – Statutory Planning Section' reference to 6.9ha land being developed by ECU is incorrect and should refer to LandCorp.</p> <p>(c) 'Attachment 2 needs to be corrected.</p>	<p>(a) The 0.8ha does not form part of the structure plan site. It is noted in the 'Overview' as it is directly abutting the 'University Village' site. The City is aware that the site is to be developed by ECU for 'student housing' and that details concerning design have not been determined as yet.</p> <p>(b) Noted. The anomaly is to be corrected as a further modification.</p> <p>(c) Noted. Attachment 2 is the existing 'Indicative Subdivision Plan' and is to be replaced by Attachment 3, which represents the approved plan of subdivision in this round of modifications to the structure plan.</p>
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