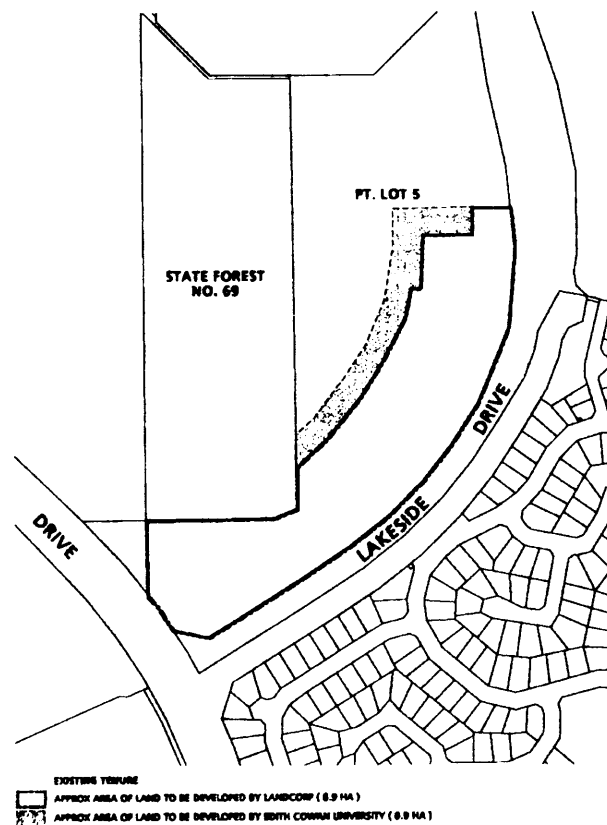


ATTACHMENT 1 : MODIFICATIONS HAVE BEEN HIGHLIGHTED.

PART 1
STATUTORY PLANNING SECTION

APPENDIX 17

0276



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.



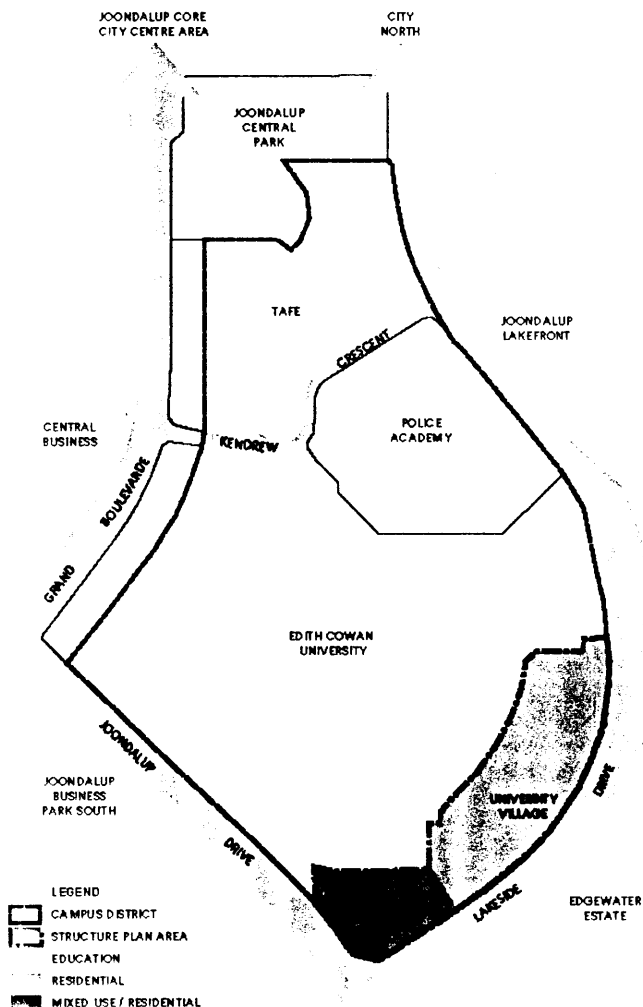
PART 1 – STATUTORY PLANNING SECTION

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.



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.

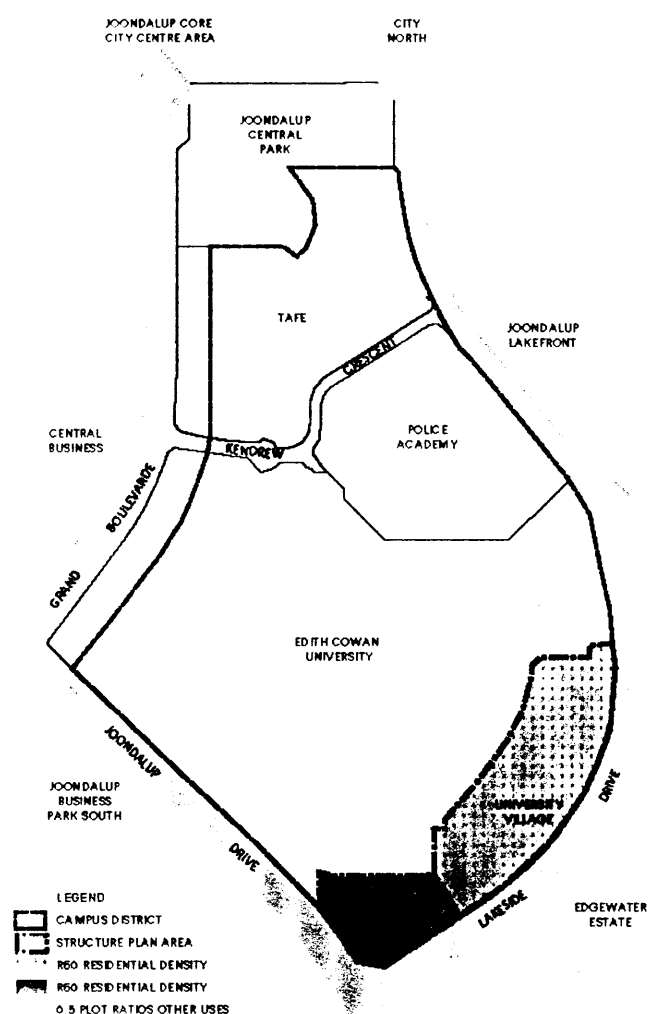
1.1 Residential Uses

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

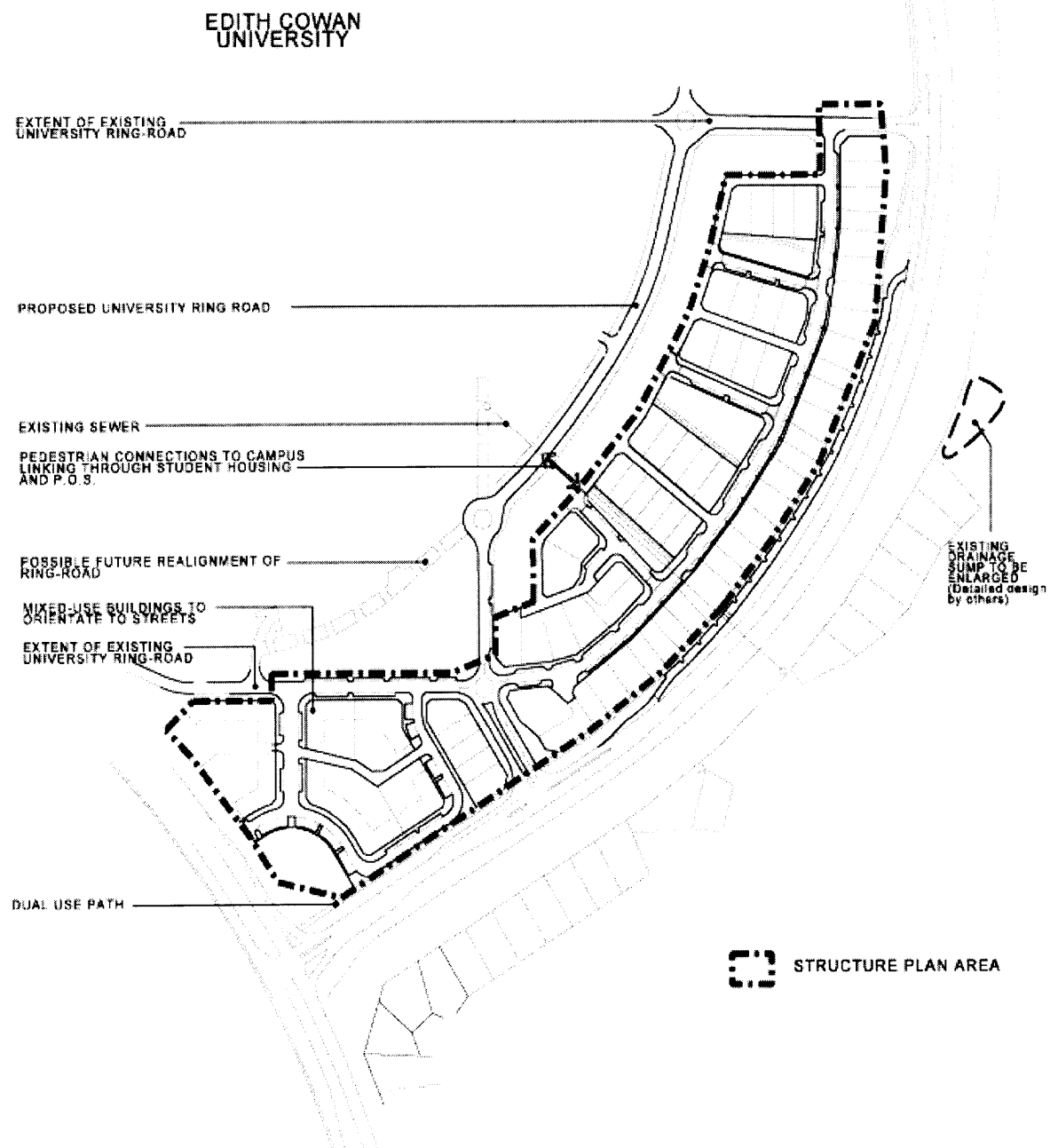
Residential precinct max two storeys. For residential lots fronting Lakeside Drive a portion of the dwelling is required to be two storeys.

Residential/Mixed Use and Institutional Uses – maximum twothree 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.

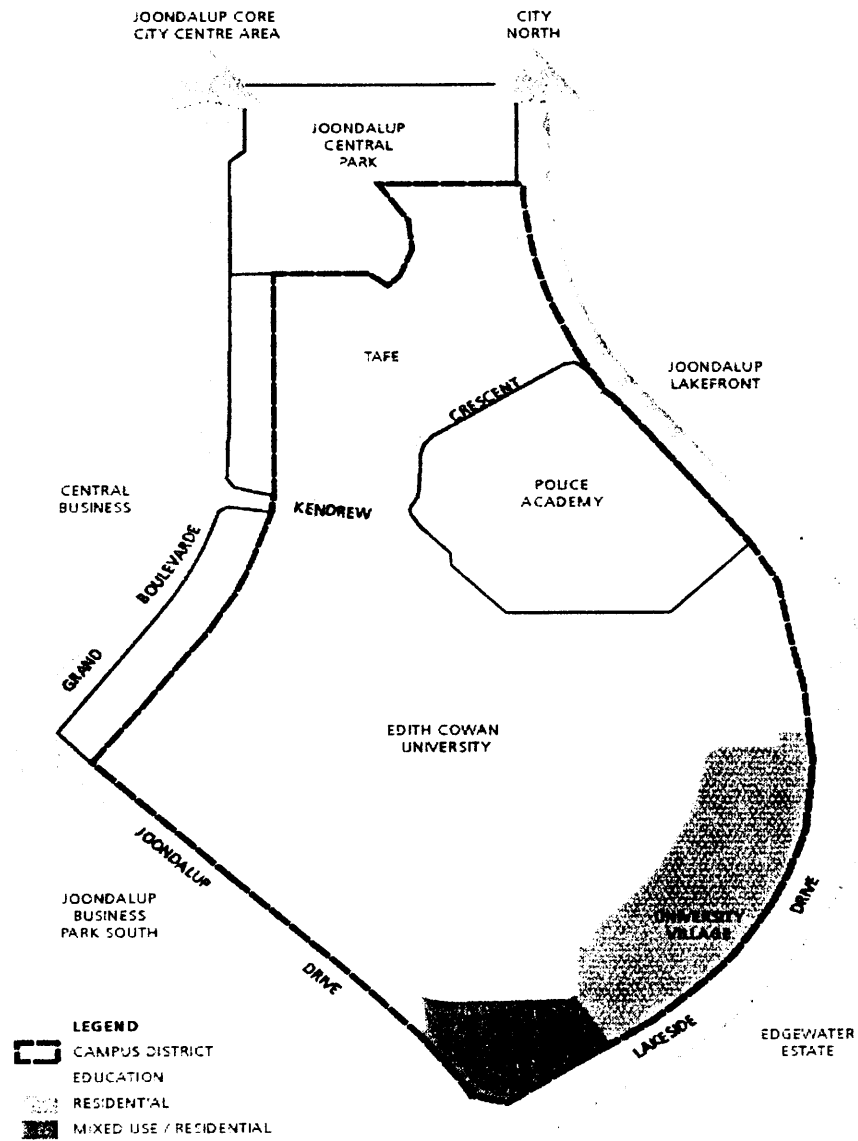
ATTACHMENT 3

University Village Indicative Subdivision Guide Plan – Amended



ATTACHMENT 4

Campus District Land Use Plan – Existing



ATTACHMENT 5

Campus District Land Use Plan – Amended

