



**Lot 124 - 92 Cook Avenue, Hillarys**

Prepared by City of Joondalup : Urban Design & Policy, Cartographic Section. 24/11/2003 - djt

## CERTIFICATION OF AGREED STRUCTURE PLAN

(SCHEDULE 8)

CERTIFIED THAT ~~MODIFIED~~ AGREED STRUCTURE PLAN No. 5, COOK AVENUE  
(C-AIR HOUSING DEVELOPMENT) STRUCTURE PLAN WAS ADOPTED BY  
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

\_\_\_\_\_.

.....  
being an officer of the Commission duly authorised by the  
Commission pursuant to section 57 of the *Western Australian  
Planning Commission Act 1985*

AND BY RESOLUTION OF THE COUNCIL OF THE CITY OF JOONDALUP ON  
\_\_\_\_\_ AND THE SEAL OF THE CITY OF JOONDALUP WAS PURSUANT TO  
THE COUNCIL'S RESOLUTION HERETO AFFIXED IN THE PRESENCE OF

.....

Mayor Chairman of Commissioners

.....

Chief Executive Officer

Record of Amendments made to the Agreed  
Cook Avenue (C-Air Housing Development) Structure Plan

Amendment No.	Description of Amendment	Endorsed by Council	Endorsed by WAPC

Investa Developments Proprietary Ltd

*C-Air Housing  
Development: Achieving  
Sustainability in Housing  
~~Proposed~~ Cook Ave Structure  
Plan*

~~March~~ May 2004

Reference: 0010255

For and on behalf of  
Environmental Resources Management  
Australia

Approved by: Ian Brashaw

Signed: 

Position: Project Director

Date: 10 May 2004

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## 1 OVERVIEW

### 1.1 STATUTORY BASIS

Clause 9.8 of the City of Joondalup District Planning Scheme No. 2 (hereinafter called "the Scheme") provides, amongst other things that a provision, standard or requirement of a Structure Plan approved under Part 9 of the Scheme shall be given the same force and effect as if it was a provision, standard or requirement of the Scheme. Furthermore, Clause 9.8.3(g) of the Scheme states that an agreed structure plan may distinguish between provisions, requirements or standards which are intended to have effect as included in the Scheme, and those that are not. It is hereby provided that such force and effect shall only be given to Part 1 of this Structure Plan. Part 2 of this Structure Plan is for explanatory purposes only, providing a descriptive analysis of the structure plan.

Subclause 9.8.3 (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.

### 1.2 SUMMARY

The Cook Avenue (C-Air Housing Development) Structure Plan refers to Lot 124, Cook Avenue in the suburb of Hillarys, Swan location 16388 (Vol. 1902, folio 554). This lot has an area of 3.99964 hectares.

The site is reserved as Local Reserve: Public Use - Primary School under the Scheme for primary school purposes. A scheme amendment is proposed that would see this land zoned to Urban Development Zone, with a low to medium density residential coding.

This Structure Plan provides the framework for the progressive development of the subject land. The area is divided into three residential precincts, each of which has different design elements to ensure a variety of residential dwellings are developed.

**COOK AVE (*C-AIR*  
HOUSING DEVELOPMENT)  
STRUCTURE PLAN**

**PART 1**



## 2 COOK AVE STRUCTURE PLAN - PART 1

### 2.1 STATUTORY WEIGHT

As provided for under the provisions of Clause 9.8.3, and Part 9 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 (WAPC) as a general guide to future subdivision, zoning and development of the land included in the *Cook Avenue (C-Air Housing Development) Structure Plan* area.

If a variation to the Structure Plan criteria is sought, planning approval must be sought by way of a development approval application to the Council.

#### 2.1.1 Subject Area

The Cook Ave (C-Air Housing Development) Structure Plan area comprises the sum of Lot 124, being approximately 4 hectares of Swan location 16388, Cook Avenue, Hillarys. The Certificate of Title is contained in *Annex A* for reference.

### 2.2 PRECINCTS

Plan 1 - 'Structure Plan Map' - indicates the Residential Precincts for the subject land described in the text. This map defines the following Precincts:

- Perimeter Dwelling Precinct;
- Internal Dwelling Precinct; and
- Grouped Dwelling Precinct.

### 2.3 DEFINITIONS

The terms used in this Structure Plan shall have the interpretations set out hereunder:

"BUILDING HEIGHT" means the vertical distance at any point from natural ground level to the uppermost part of the building above that point (roof ridge, parapet or wall), excluding minor projections above that point. Minor projections include finials, chimneys, vent pipes, aerials or other appurtenance of like scale.

"GROUND FLOOR LEVEL" means the floor level of a grouped dwelling at or nearest to the finished ground level of the lot immediately adjacent to the grouped dwellings.

"GROUND LEVEL" means the finished level of the lot relative to the finished Australian Height Datum (AHD) level of the road that it fronts (existing or as established at subdivision stage) and immediately adjacent to the lot. The finished level of the lot shall be +/- 0.5 metres from the AHD level of the midpoint of the road and measured from the midpoint of the frontage of each lot frontage.  
~~"GROUND LEVEL" means the finished level of lots recontoured as part of subdivisional works by the developer, and as shown on a survey of the lot, which is to be submitted together with a building application.~~

"STOREY" shall mean the vertical space extending from one habitable floor of a building to the floor above and for residential properties shall be deemed to be no more than 3.5 metres. The term shall not include any space within a roof, whether used for habitation or not.

"THE SCHEME" shall mean the City of Joondalup District Planning Scheme No 2 (as amended) gazetted 28 November 2000 or such amendments or modifications thereto that may be current.

#### 2.4 THE SCHEME

Unless provided for by specific requirements in this Structure Plan, all requirements shall be in accordance with the City of Joondalup District Planning Scheme No 2 (as amended) gazetted 28 November 2000 or such amendments or modifications thereto that may be current.

#### 2.5 RESIDENTIAL DESIGN CODES

All dwellings are required to comply with the Acceptable Development Provisions (ADP's) of the Residential Design Codes of Western Australia (the Codes), unless otherwise provided for by the specific requirements of this Structure Plan. Any proposed development that deviates from the ADP's will be required to address the Performance Criteria of the Codes by way of an application for development approval to the City of Joondalup.

Pursuant to Clause 4.2.5 of the Scheme, Plan 1 - 'Structure Plan Map' - identifies the location of the R25 and R40 residential densities that apply to the site.

## 2.6

*TOWER ELEMENTS*

Tower elements are encouraged on corner lots of the Perimeter and Internal Dwelling Precincts, and at the entrances to the Cook Ave (C-Air Housing Development). Tower elements must be consistent with the design provisions described for each Precinct, with a variation from the specified design provisions requiring the tower element to be approved as the subject of a development application.

Any application for development approval shall be accompanied by an explanation of the likely impact of the height and location of the tower element on the amenity of surrounding areas and adjacent residential lots, having particular regard to:

- (i) overshadowing and sun-shading; and
- (ii) the protection of privacy for private outdoor areas and internal spaces.

The locations of potential tower elements are demonstrated on Plan 3 - 'Indicative Building Footprint Plan'.

## 2.7

*RESIDENTIAL DESIGN*

The aim of each Precinct is to create a distinguishable built form character through design and materials. It is also the intention to create a sustainable housing development that makes the most of aspects such as solar access, pedestrian accessibility, and neighbourhood amenity. Plan 2 - 'Development Layout Plan' illustrates the layout of the overall subdivision.

Plan 4 - 'Indicative Streetscape and Section Plan' indicates the street elevation from the Public Open Space looking west and the cross section from Willandra Drive to the north. It indicates the finished floor levels of the indicative dwellings.

*Solar Access*

Where subdivisional design constraints allow, passive solar access can be achieved through the northerly orientation of daytime living areas and windows. It is the intention at the Cook Ave (C-Air Housing development) to achieve passive solar access as part of the design, in order to fulfil acceptable development criteria.

*Building Bulk*

With zero lot line development permitted, it is important to ensure that dwellings are not designed with large expanses of blank wall. It is Investa's

intention that dwellings be designed with windows overlooking public spaces and roads.

#### *Willandra and New England Street Frontages*

Proposed dwellings fronting Willandra and New England Drives are to be of single storey height to acknowledge the existing views of residents in these streets.<sup>1</sup> Furthermore, only one boundary to each property can be of zero lot line to create breaks in the development and built form.

#### Grouped Dwellings

Because of the steep ground contours in the Grouped Dwelling Precinct, it is proposed to contour the precinct with the use of retaining walls. The natural ground slope will be terraced to create three level building platforms, on which the three grouped dwellings will be constructed. The maximum building height in this precinct has therefore been defined from ground floor level rather than ground level, in order to accommodate the steep ground contours.

#### *Roof Pitch*

Roof pitches will be no less than 26 degrees and no greater than 35 degrees across all precincts.

#### *Materials*

All dwellings will be constructed with non-reflective materials such as masonry (rendered or brick finish), roof tiles and / or Colorbond roofing. Colours will vary across the precincts.

## 2.8 TRAFFIC MANAGEMENT

### 2.8.1 *Parking*

Investa has provided on-street parking for visitors in various locations around the site. There are 53 on-street visitor car parks provided internally to the site (note, parking is possible on both sides of the main east-west internal access). In addition, on-street parking is available in Willandra Drive, New England

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<sup>1</sup> With the exception of the single lot on the corner of Willandra and New England Drives which shall be two storey.

and Ferndene Mews (it is estimated there are at least 48 car parks available along New England and Willandra Drives alone). In addition, each lot has 2 car parks provided on-site.

## 2.8.2 *Traffic Measures*

The local residents have concerns about the existing traffic speeds along Cook Avenue. In order to address this existing issue and to accommodate proposed vehicle access to the site appropriate road widths to Cook Avenue, inclusive of a bike lane and dual use path, Investa have undertaken to make alterations to that Avenue. Accordingly, the proposed alterations to Cook Avenue are to be detailed in a management report as part of the subdivision application process. The measures will include:

- creation of a pavement suitable to accommodate a single carriageway on both sides of the road inclusive of a bike lane;
- inclusion of a dual use path in the road reserve;
- provision of a centralised median to tighten the pavement and reduce speeds along Cook Avenue;
- inclusion of trees in the medians to add a vertical element to assist in speed reduction; and
- location of proposed crossovers to acknowledge the location of existing driveways to the existing residential properties to the north.

## 2.9 *PROVISIONS*

This document identifies three precincts, distinguished by built form character. Together these precincts will provide a diversity of housing choice and lifestyle options for residents choosing to locate there. For each precinct, provisions include *objectives* (which describe in general terms the intentions to be addresses in each precinct); and *criteria* (which set out built form requirements ("shall..") and preferred treatments ("should...")).

## 2.10 *PERIMETER DWELLING PRECINCT*

### 2.10.1 *Objectives*

Objectives intended for the Perimeter Dwelling Precinct include:

- (i) Encourage a variety of single residential dwelling types at a maximum density of R25;

- (ii) Promote layouts that provide for pedestrian-friendly streetscapes with passive surveillance of the public spaces;
- (iii) Encourage the creation of a consistent form and character through the consistent use and combination of appropriate dwelling design, colours and material; and
- (iv) Ensure that development has regard for the amenity of adjacent lots and surrounding areas.

#### 2.10.2

##### Criteria

Criteria to be satisfied in this precinct are:

- (i) Notwithstanding the provisions of the Residential Design Codes, buildings should achieve a setback from the front boundary as follows: *Dwellings* - 3m; and *Rear* - nil;
- (ii) Notwithstanding the provisions of the Residential Design Codes, garages to the laneway rear boundary shall achieve a nil setback, and garages to the front boundary shall achieve a setback of 4.5m;
- (iii) Each dwelling must provide at least 2 covered car-bays on site. Car parks shall be accessed from rear lanes where they are provided;
- (iv) In order to maximise site usage, zero lot line development is permitted to one site boundary, provided that any overshadowing of adjoining lots does not exceed 50% of the private outdoor living area. The setback on the remaining side boundary should comply with the provisions of the Residential Design Codes;
- (v) Notwithstanding the provisions of the Residential Design Codes and the Building Codes and Regulations, retaining walls of up to 2m in height are permitted;
- (vi) Notwithstanding any existing or proposed City of Joondalup policy, dwelling sites in this precinct may have a slope gradient of greater than 1 in 10;
- (vii) Buildings on corners shall address each street frontage and the corner with equal importance;
- (viii) Buildings shall be designed to have active frontages with no blank facades fronting the street or public open space;
- (ix) Advertising, signage or hoardings will not be permitted except in conformity with the provisions of the City of Joondalup Signs Local Law for a residential area;

- (x) Roofs: Where pitched, roofs shall be no less than 26 degrees and no greater than 35 degrees. Minor projections such as verandahs and canopies may have shallower pitches. Curved roofs and flat roofs concealed by parapets shall also be permitted;
- (xi) Utility areas such as bin and service areas shall be screened from view from streets and public open spaces;
- (xii) The provisions of City of Joondalup Policy 3.1.9, "Height and Scale of Buildings within a Residential Area" shall not apply;
- (xiii) The maximum Building Height ~~measured from Ground Level~~ shall be as follows: *Wall height - 7m; Roof ridge - 11m*9.5m;
- (xiv) Notwithstanding clause xiii above, Dwellings ~~dwellings~~ fronting Willandra and New England Drives shall be single storey at these street level frontages, with a maximum building height as follows: Wall height - 4m; Roof ridge - 6.5m. The exception ~~of~~ shall be the single lot on the corner of Willandra and New England Drives which shall be two storey;
- (xv) Tower elements must contribute to the landmark quality of the building, and can take the form of towers, lookouts, and lofts. Tower elements can only be located on corner lots and at the entrance to the Cook Ave (C-Air Housing Development), and shall have a maximum building height as follows: Roof ridge - 11m, and plan dimensions no greater than 4m by 4m; and
- ~~(xv)~~(xvi) Notwithstanding the provisions of the Residential Design Codes, open space shall not be less than 40% of each individual lot; and,
- ~~(xvi)~~ Tower elements must contribute to the landmark quality of the building, and can take the form of towers, lookouts, and lofts. Tower elements can only be located on corner lots and at the entrance to the Cook Ave (C-Air Housing Development), and shall have a maximum building height as follows: Roof ridge - 11m, and plan dimensions no greater than 4m by 4m; and

## 2.11 INTERNAL DWELLING PRECINCT

### 2.11.1 Objectives

Objectives intended for the Internal Dwelling Precinct include:

- (i) Encourage a diversity of dwelling types at a maximum density of R40;
- (ii) Encourage a strong sense of architectural identity at special locations, such as opposite public open space and corner sites; and

- (iii) Ensure that development has regard for the amenity of adjacent lots and surrounding areas.

## 2.11.2

*Criteria*

Criteria to be satisfied in this precinct are:

- (i) Notwithstanding the provisions of the Residential Design Codes, buildings should achieve a setback from boundaries as follows; *Front*: dwelling - 3m; *Side*: nil setbacks to both boundaries is permitted (provided Clause (iv) below is satisfied); *Rear*: nil setback is permitted;
- (ii) Notwithstanding the provisions of the Residential Design Codes, garages to the laneway rear boundary shall achieve a nil setback, and garages to the front boundary shall achieve a setback of 4.5m;
- (iii) Where lots front onto public open space and notwithstanding the provisions of the Residential Design Codes, the dwelling shall be set back 2m to the open space boundary;
- (iv) Zero lot line development will be permitted as set out in Clause (i) above, provided that any overshadowing of adjoining lots does not exceed 50% of the private outdoor living area;
- (v) Carparking shall be accessed from rear lanes where they are provided. Each dwelling must provide 2 on site car parking bays of which at least 1 must be covered;
- (vi) Notwithstanding the provisions of the Residential Design Codes and the Building Codes and Regulations, retaining walls of up to 2m in height are permitted;
- (vii) Notwithstanding any existing or proposed City of Joondalup policy, dwelling sites in this precinct may have a slope gradient of greater than 1 in 10;
- (viii) Buildings on corners shall address each street frontage and the corner with equal importance;
- (ix) Buildings shall be designed to have active frontages with minimal blank facades fronting the street or public open space;
- (x) Advertising, signage or hoardings will not be permitted except in conformity with the provisions of the City of Joondalup Signs Local Law for a residential area;
- (xi) Roofs: Where pitched roofs shall be no less than 26 degrees and no greater than 35 degrees. Minor projections such as verandahs and

canopies may have shallower pitches. Curved roofs and flat roofs concealed by parapets shall also be permitted;

- (xii) Utility areas such as bin and service areas shall be screened from view from streets and public open spaces;
- (xiii) The provisions of City of Joondalup Policy 3.1.9 "Height and Scale of Buildings within a Residential Area" shall not apply;
- (xiv) The maximum Building Height ~~measured from Ground Level~~ shall be as follows: *Wall height - 7m; Roof ridge - 11m*~~9.5m~~;
- (xv) Tower elements must contribute to the landmark quality of the building, and can take the form of towers, lookouts, and lofts. Tower elements can only be located on corner lots and at the entrance to the Cook Ave (C-Air Housing Development), and shall have a maximum building height as follows: Roof ridge - 11m, and plan dimensions no greater than 4m by 4m; and
- ~~(xvi)~~ (xvi) Notwithstanding the provisions of the Residential Design Codes, open space shall not be less than 40% of each individual lot; and,

~~(xvi) Tower elements must contribute to the landmark quality of the building, and can take the form of towers, lookouts, and lofts. Tower elements can only be located on corner lots and at the entrance to the Cook Ave (C-Air Housing Development), and shall have a maximum building height as follows: Roof ridge - 11m, and plan dimensions no greater than 4m by 4m; and~~

## 2.12 GROUPED DWELLING PRECINCT

### 2.12.1 *Objectives*

Objectives intended for the Grouped Dwelling Precinct include:

- (i) Encourage a diversity of grouped dwelling types at a maximum density of R40;
- (ii) Encourage a strong sense of architectural identity at special locations, such as opposite public open space; and
- (iii) Ensure that development has regard for the amenity of adjacent lots and surrounding areas.

### 2.12.2 *Criteria*

Criteria to be satisfied in this precinct are:

- (i) Notwithstanding the provisions of the Residential Design Codes, buildings should achieve a setback from boundaries as follows: *Front* - 6m; *Public Open Space* - 3m; *Public Access Way* - 1.5m;
- (ii) Each residential dwelling must provide 2 on site car parking bays, of which at least 1 must be covered;
- (iii) Buildings shall be designed to have active frontages with minimal blank facades fronting the street or public open space;
- (iv) Notwithstanding the provisions of the Residential Design Codes and the Building Codes and Regulations, retaining walls of up to 2m in height are permitted;
- (v) Notwithstanding any existing or proposed City of Joondalup policy, dwelling sites in this precinct may have a slope gradient of greater than 1 in 10.
- (vi) Advertising, signage or hoardings will not be permitted except in conformity with the provisions of the City of Joondalup Signs Local Law for a residential area;
- (vii) Roofs: Where pitched roofs shall be no less than 26 degrees and no greater than 35 degrees. Minor projections such as verandahs and canopies may have shallower pitches. Curved roofs and flat roofs concealed by parapets shall also be permitted;
- (viii) Utility areas such as bin and service areas shall be screened from view from streets and public open spaces;
- (ix) The provisions of City of Joondalup Policy 3.1.9 "Height and Scale of Buildings within a Residential Area" shall not apply;
- (x) The maximum Building Height measured from Ground Floor Level shall be as follows: *Wall height* - 9m; *Roof ridge* - ~~13m~~11m;
- (xi) No tower elements are permitted in this precinct; and
- ~~(xi)~~(xii) Notwithstanding the provisions of the Residential Design Codes, a minimum of 16m<sup>2</sup> of balcony space for each residential dwelling shall be provided in lieu of communal open space; and,
- ~~(xii)~~No tower elements are permitted in this precinct.

## CERTIFICATION OF AGREED STRUCTURE PLAN

(SCHEDULE 8)

CERTIFIED THAT AGREED STRUCTURE PLAN No. 5, COOK AVENUE (C-AIR HOUSING DEVELOPMENT) STRUCTURE PLAN WAS ADOPTED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON \_\_\_\_\_

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AND BY RESOLUTION OF THE COUNCIL OF THE CITY OF JOONDALUP ON \_\_\_\_\_ AND THE SEAL OF THE CITY OF JOONDALUP WAS PURSUANT TO THE COUNCIL'S RESOLUTION HERETO AFFIXED IN THE PRESENCE OF

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Investa Developments Proprietary Ltd

*C-Air Housing  
Development: Achieving  
Sustainability in Housing  
Cook Ave Structure Plan*

May 2004

Reference: 0010255

For and on behalf of  
Environmental Resources Management  
Australia

Approved by: Ian Brashaw

Signed: 

Position: Project Director

Date: 10 May 2004

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The site is reserved as Local Reserve: Public Use - Primary School under the Scheme for primary school purposes. A scheme amendment is proposed that would see this land zoned to Urban Development Zone, with a low to medium density residential coding.

This Structure Plan provides the framework for the progressive development of the subject land. The area is divided into three residential precincts, each of which has different design elements to ensure a variety of residential dwellings are developed.

**COOK AVE (C-AIR  
HOUSING DEVELOPMENT)  
STRUCTURE PLAN**

**PART 1**

## 2 COOK AVE STRUCTURE PLAN - PART 1

### 2.1 STATUTORY WEIGHT

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The Cook Ave (C-Air Housing Development) Structure Plan area comprises the sum of Lot 124, being approximately 4 hectares of Swan location 16388, Cook Avenue, Hillarys. The Certificate of Title is contained in *Annex A* for reference.

### 2.2 PRECINCTS

Plan 1 - 'Structure Plan Map' - indicates the Residential Precincts for the subject land described in the text. This map defines the following Precincts:

- Perimeter Dwelling Precinct;
- Internal Dwelling Precinct; and
- Grouped Dwelling Precinct.

### 2.3 DEFINITIONS

The terms used in this Structure Plan shall have the interpretations set out hereunder:

"BUILDING HEIGHT" means the vertical distance at any point from natural ground level to the uppermost part of the building above that point (roof ridge, parapet or wall), excluding minor projections above that point. Minor projections include finials, chimneys, vent pipes, aerials or other appurtenance of like scale.

"GROUND FLOOR LEVEL" means the floor level of a grouped dwelling at or nearest to the finished ground level of the lot immediately adjacent to the grouped dwellings.

"GROUND LEVEL" means the finished level of the lot relative to the finished Australian Height Datum (AHD) level of the road that it fronts (existing or as established at subdivision stage) and immediately adjacent to the lot. The finished level of the lot shall be +/- 0.5 metres from the AHD level of the midpoint of the road and measured from the midpoint of the frontage of each lot frontage.

"STOREY" shall mean the vertical space extending from one habitable floor of a building to the floor above and for residential properties shall be deemed to be no more than 3.5 metres. The term shall not include any space within a roof, whether used for habitation or not.

"THE SCHEME" shall mean the City of Joondalup District Planning Scheme No 2 (as amended) gazetted 28 November 2000 or such amendments or modifications thereto that may be current.

#### 2.4

##### *THE SCHEME*

Unless provided for by specific requirements in this Structure Plan, all requirements shall be in accordance with the City of Joondalup District Planning Scheme No 2 (as amended) gazetted 28 November 2000 or such amendments or modifications thereto that may be current.

#### 2.5

##### *RESIDENTIAL DESIGN CODES*

All dwellings are required to comply with the Acceptable Development Provisions (ADP's) of the Residential Design Codes of Western Australia (the Codes), unless otherwise provided for by the specific requirements of this Structure Plan. Any proposed development that deviates from the ADP's will be required to address the Performance Criteria of the Codes by way of an application for development approval to the City of Joondalup.

Pursuant to Clause 4.2.5 of the Scheme, Plan 1 - 'Structure Plan Map' - identifies the location of the R25 and R40 residential densities that apply to the site.

#### 2.6

##### *TOWER ELEMENTS*

Tower elements are encouraged on corner lots of the Perimeter and Internal Dwelling Precincts, and at the entrances to the Cook Ave (C-Air Housing

Development). Tower elements must be consistent with the design provisions described for each Precinct, with a variation from the specified design provisions requiring the tower element to be approved as the subject of a development application.

Any application for development approval shall be accompanied by an explanation of the likely impact of the height and location of the tower element on the amenity of surrounding areas and adjacent residential lots, having particular regard to:

- (i) overshadowing and sun-shading; and
- (ii) the protection of privacy for private outdoor areas and internal spaces.

The locations of potential tower elements are demonstrated on Plan 3 - 'Indicative Building Footprint Plan'.

## 2.7

### RESIDENTIAL DESIGN

The aim of each Precinct is to create a distinguishable built form character through design and materials. It is also the intention to create a sustainable housing development that makes the most of aspects such as solar access, pedestrian accessibility, and neighbourhood amenity. Plan 2 - 'Development Layout Plan' illustrates the layout of the overall subdivision.

Plan 4 - 'Indicative Streetscape and Section Plan' indicates the street elevation from the Public Open Space looking west and the cross section from Willandra Drive to the north. It indicates the finished floor levels of the indicative dwellings.

#### *Solar Access*

Where subdivisional design constraints allow, passive solar access can be achieved through the northerly orientation of daytime living areas and windows. It is the intention at the Cook Ave (C-Air Housing development) to achieve passive solar access as part of the design, in order to fulfil acceptable development criteria.

#### *Building Bulk*

With zero lot line development permitted, it is important to ensure that dwellings are not designed with large expanses of blank wall. It is Investa's intention that dwellings be designed with windows overlooking public spaces and roads.

### *Willandra and New England Street Frontages*

Proposed dwellings fronting Willandra and New England Drives are to be of single storey height to acknowledge the existing views of residents in these streets.<sup>1</sup> Furthermore, only one boundary to each property can be of zero lot line to create breaks in the development and built form.

### *Grouped Dwellings*

Because of the steep ground contours in the Grouped Dwelling Precinct, it is proposed to contour the precinct with the use of retaining walls. The natural ground slope will be terraced to create three level building platforms, on which the three grouped dwellings will be constructed. The maximum building height in this precinct has therefore been defined from ground floor level rather than ground level, in order to accommodate the steep ground contours.

### *Roof Pitch*

Roof pitches will be no less than 26 degrees and no greater than 35 degrees across all precincts.

### *Materials*

All dwellings will be constructed with non-reflective materials such as masonry (rendered or brick finish), roof tiles and / or Colorbond roofing. Colours will vary across the precincts.

## 2.8 TRAFFIC MANAGEMENT

### 2.8.1 *Parking*

Investa has provided on-street parking for visitors in various locations around the site. There are 53 on-street visitor car parks provided internally to the site (note, parking is possible on both sides of the main east-west internal access). In addition, on-street parking is available in Willandra Drive, New England and Ferndene Mews (it is estimated there are at least 48 car parks available along New England and Willandra Drives alone). In addition, each lot has 2 car parks provided on-site.

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<sup>1</sup> With the exception of the single lot on the corner of Willandra and New England Drives which shall be two storey.

## 2.8.2 *Traffic Measures*

The local residents have concerns about the existing traffic speeds along Cook Avenue. In order to address this existing issue and to accommodate proposed vehicle access to the site appropriate road widths to Cook Avenue, inclusive of a bike lane and dual use path, Investa have undertaken to make alterations to that Avenue. Accordingly, the proposed alterations to Cook Avenue are to be detailed in a management report as part of the subdivision application process. The measures will include:

- creation of a pavement suitable to accommodate a single carriageway on both sides of the road inclusive of a bike lane;
- inclusion of a dual use path in the road reserve;
- provision of a centralised median to tighten the pavement and reduce speeds along Cook Avenue;
- inclusion of trees in the medians to add a vertical element to assist in speed reduction; and
- location of proposed crossovers to acknowledge the location of existing driveways to the existing residential properties to the north.

## 2.9 *PROVISIONS*

This document identifies three precincts, distinguished by built form character. Together these precincts will provide a diversity of housing choice and lifestyle options for residents choosing to locate there. For each precinct, provisions include *objectives* (which describe in general terms the intentions to be addresses in each precinct); and *criteria* (which set out built form requirements ("shall..") and preferred treatments ("should...")).

## 2.10 *PERIMETER DWELLING PRECINCT*

### 2.10.1 *Objectives*

Objectives intended for the Perimeter Dwelling Precinct include:

- (i) Encourage a variety of single residential dwelling types at a maximum density of R25;
- (ii) Promote layouts that provide for pedestrian-friendly streetscapes with passive surveillance of the public spaces;

- (iii) Encourage the creation of a consistent form and character through the consistent use and combination of appropriate dwelling design, colours and material; and
- (iv) Ensure that development has regard for the amenity of adjacent lots and surrounding areas.

## 2.10.2

*Criteria*

Criteria to be satisfied in this precinct are:

- (i) Notwithstanding the provisions of the Residential Design Codes, buildings should achieve a setback from the front boundary as follows: *Dwellings* - 3m; and *Rear* - nil;
- (ii) Notwithstanding the provisions of the Residential Design Codes, garages to the laneway rear boundary shall achieve a nil setback, and garages to the front boundary shall achieve a setback of 4.5m;
- (iii) Each dwelling must provide at least 2 covered car-bays on site. Car parks shall be accessed from rear lanes where they are provided;
- (iv) In order to maximise site usage, zero lot line development is permitted to one site boundary, provided that any overshadowing of adjoining lots does not exceed 50% of the private outdoor living area. The setback on the remaining side boundary should comply with the provisions of the Residential Design Codes;
- (v) Notwithstanding the provisions of the Residential Design Codes and the Building Codes and Regulations, retaining walls of up to 2m in height are permitted;
- (vi) Notwithstanding any existing or proposed City of Joondalup policy, dwelling sites in this precinct may have a slope gradient of greater than 1 in 10;
- (vii) Buildings on corners shall address each street frontage and the corner with equal importance;
- (viii) Buildings shall be designed to have active frontages with no blank facades fronting the street or public open space;
- (ix) Advertising, signage or hoardings will not be permitted except in conformity with the provisions of the City of Joondalup Signs Local Law for a residential area;
- (x) Roofs: Where pitched, roofs shall be no less than 26 degrees and no greater than 35 degrees. Minor projections such as verandahs and

canopies may have shallower pitches. Curved roofs and flat roofs concealed by parapets shall also be permitted;

- (xi) Utility areas such as bin and service areas shall be screened from view from streets and public open spaces;
- (xii) The provisions of City of Joondalup Policy 3.1.9, "Height and Scale of Buildings within a Residential Area" shall not apply;
- (xiii) The maximum Building Height shall be as follows: *Wall height - 7m; Roof ridge - 9.5m;*
- (xiv) Notwithstanding clause xiii above, dwellings fronting Willandra and New England Drives shall be single storey at these street frontages, with a maximum building height as follows: *Wall height - 4m; Roof ridge - 6.5m.* The exception shall be the single lot on the corner of Willandra and New England Drives which shall be two storey;
- (xv) Tower elements must contribute to the landmark quality of the building, and can take the form of towers, lookouts, and lofts. Tower elements can only be located on corner lots and at the entrance to the Cook Ave (C-Air Housing Development), and shall have a maximum building height as follows: *Roof ridge - 11m, and plan dimensions no greater than 4m by 4m; and*
- (xvi) Notwithstanding the provisions of the Residential Design Codes, open space shall not be less than 40% of each individual lot.

## 2.11 INTERNAL DWELLING PRECINCT

### 2.11.1 Objectives

Objectives intended for the Internal Dwelling Precinct include:

- (i) Encourage a diversity of dwelling types at a maximum density of R40;
- (ii) Encourage a strong sense of architectural identity at special locations, such as opposite public open space and corner sites; and
- (iii) Ensure that development has regard for the amenity of adjacent lots and surrounding areas.

### 2.11.2 Criteria

Criteria to be satisfied in this precinct are:

- (i) Notwithstanding the provisions of the Residential Design Codes, buildings should achieve a setback from boundaries as follows: *Front*: dwelling - 3m; *Side*: nil setbacks to both boundaries is permitted (provided Clause (iv) below is satisfied); *Rear*: nil setback is permitted;
- (ii) Notwithstanding the provisions of the Residential Design Codes, garages to the laneway rear boundary shall achieve a nil setback, and garages to the front boundary shall achieve a setback of 4.5m;
- (iii) Where lots front onto public open space and notwithstanding the provisions of the Residential Design Codes, the dwelling shall be set back 2m to the open space boundary;
- (iv) Zero lot line development will be permitted as set out in Clause (i) above, provided that any overshadowing of adjoining lots does not exceed 50% of the private outdoor living area;
- (v) Carparking shall be accessed from rear lanes where they are provided. Each dwelling must provide 2 on site car parking bays of which at least 1 must be covered;
- (vi) Notwithstanding the provisions of the Residential Design Codes and the Building Codes and Regulations, retaining walls of up to 2m in height are permitted;
- (vii) Notwithstanding any existing or proposed City of Joondalup policy, dwelling sites in this precinct may have a slope gradient of greater than 1 in 10;
- (viii) Buildings on corners shall address each street frontage and the corner with equal importance;
- (ix) Buildings shall be designed to have active frontages with minimal blank facades fronting the street or public open space;
- (x) Advertising, signage or hoardings will not be permitted except in conformity with the provisions of the City of Joondalup Signs Local Law for a residential area;
- (xi) Roofs: Where pitched roofs shall be no less than 26 degrees and no greater than 35 degrees. Minor projections such as verandahs and canopies may have shallower pitches. Curved roofs and flat roofs concealed by parapets shall also be permitted;
- (xii) Utility areas such as bin and service areas shall be screened from view from streets and public open spaces;
- (xiii) The provisions of City of Joondalup Policy 3.1.9 "Height and Scale of Buildings within a Residential Area" shall not apply;

- (xiv) The maximum Building Height shall be as follows: *Wall height* - 7m; *Roof ridge* - 9.5m;
- (xv) Tower elements must contribute to the landmark quality of the building, and can take the form of towers, lookouts, and lofts. Tower elements can only be located on corner lots and at the entrance to the Cook Ave (C-Air Housing Development), and shall have a maximum building height as follows: *Roof ridge* - 11m, and plan dimensions no greater than 4m by 4m; and
- (xvi) Notwithstanding the provisions of the Residential Design Codes, open space shall not be less than 40% of each individual lot.

## 2.12 GROUPED DWELLING PRECINCT

### 2.12.1 Objectives

Objectives intended for the Grouped Dwelling Precinct include:

- (i) Encourage a diversity of grouped dwelling types at a maximum density of R40;
- (ii) Encourage a strong sense of architectural identity at special locations, such as opposite public open space; and
- (iii) Ensure that development has regard for the amenity of adjacent lots and surrounding areas.

### 2.12.2 Criteria

Criteria to be satisfied in this precinct are:

- (i) Notwithstanding the provisions of the Residential Design Codes, buildings should achieve a setback from boundaries as follows: *Front* - 6m; *Public Open Space* - 3m; *Public Access Way* - 1.5m;
- (ii) Each residential dwelling must provide 2 on site car parking bays, of which at least 1 must be covered;
- (iii) Buildings shall be designed to have active frontages with minimal blank facades fronting the street or public open space;
- (iv) Notwithstanding the provisions of the Residential Design Codes and the Building Codes and Regulations, retaining walls of up to 2m in height are permitted;

- (v) Notwithstanding any existing or proposed City of Joondalup policy, dwelling sites in this precinct may have a slope gradient of greater than 1 in 10.
- (vi) Advertising, signage or hoardings will not be permitted except in conformity with the provisions of the City of Joondalup Signs Local Law for a residential area;
- (vii) Roofs: Where pitched roofs shall be no less than 26 degrees and no greater than 35 degrees. Minor projections such as verandahs and canopies may have shallower pitches. Curved roofs and flat roofs concealed by parapets shall also be permitted;
- (viii) Utility areas such as bin and service areas shall be screened from view from streets and public open spaces;
- (ix) The provisions of City of Joondalup Policy 3.1.9 "Height and Scale of Buildings within a Residential Area" shall not apply;
- (x) The maximum Building Height measured from Ground Floor Level shall be as follows: *Wall height* - 9m; *Roof ridge* - 11m;
- (xi) No tower elements are permitted in this precinct; and
- (xii) Notwithstanding the provisions of the Residential Design Codes, a minimum of 16m<sup>2</sup> of balcony space for each residential dwelling shall be provided in lieu of communal open space.

**COOK AVENUE STRUCTURE PLAN – NO 5**  
**SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING (CLOSED 3 MARCH 2004)**

Attachment 4

NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
1	H Ross-Jones	7/3 Endeavour Road HILLARYS WA 6025	Concerned about additional traffic on Marmion Avenue and Cook Avenue	Submission noted. Adopt as Agreed Structure Plan
2	Alinta Network Services Pty Ltd	N/A	No objection	Adopt as Agreed Structure Plan
3	Western Power Network Services	N/A	No objection	Adopt as Agreed Structure Plan
4	Ms D Spada	103 Cook Avenue HILLARYS WA 6025	<ul style="list-style-type: none"> <li>Concerned that Plan 1 showing proposed density does not form part of the Structure Plan and therefore a default density of R60 would apply.</li> <li>No definition of "housing" to provide certainty that short or medium stay accommodation could not be developed and, therefore, that these would not have to comply with the density code.</li> <li>No contours for finished ground levels are provided which could result in significant filling of some properties and a detrimental impact on the surrounding residential area.</li> </ul>	<ul style="list-style-type: none"> <li>Plan 1 – Structure Plan Map that denotes the density of the Precincts is located within Part 1 of the Structure Plan document, the statutory part of the document, and is clearly separated from Part 2. For clarity, the Contents page of the Structure Plan has been modified to include reference to Plans 1-3 in Part 1, the densities of each Precinct are now noted in the objectives of these Precincts.</li> <li>The term "housing" is commonly understood to refer to residences used for permanent habitation. The word "housing" has been removed in the modified Structure Plan and replaced with the word "dwelling" which is clearly defined in the Codes as "a building...to be used for the purpose of human habitation on a permanent basis.....".</li> <li>It is noted that a contoured subdivision plan was provided in Part 2 which provides an understanding of the way that the dwellings could be developed by observing the natural ground levels. To allay any concerns about extensive filling and retaining, an additional provision has been included in the Structure</li> </ul>

**COOK AVENUE STRUCTURE PLAN – NO 5**  
**SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING (CLOSED 3 MARCH 2004)**

Attachment 4

			<ul style="list-style-type: none"> <li>• Visual bulk and scale will be out of character with the area.</li> <li>• The City's Height and Scale Policy should apply so that ground levels are not raised and building heights are limited to 8.5m to protect views and amenity.</li> <li>• Questions whether the on-street car parking bays along New England Drive and Willandra Drive are making up for a deficiency in on-site parking.</li> <li>• Need for definition of "Single Residential Housing Types" and "diversity of housing types".</li> <li>• Residential development should not need signage, except for home businesses.</li> <li>• Uncertainty whether medium and low density development (R25/40) is proposed or just medium density</li> </ul>	<p>Plan in the Perimeter Dwelling Precinct (item (v)) limiting the height of retaining walls to 2m.</p> <ul style="list-style-type: none"> <li>• Two storey single dwellings will be the norm, with the exception of dwellings fronting Willandra Drive that would be split level developments with single storey frontages to Willandra Drive and New England Drive single storey. The surrounding area, including the opposite side of Cook Avenue, is characterised by a mix of single and two storey single and grouped dwellings.</li> <li>• The City's Height and Scale of Buildings Within a Residential Area Policy 3.1.9 sets out the maximum permissible heights and scale of buildings in residential areas. However, the primary intent of formulating a Structure Plan is for any proposed residential development of additional height to be able to be approved with certainty, something that a policy provision does not ensure.</li> <li>• The on-street car parking bays for visitors have been provided on the proposed internal streets and are additional to the required 2 car parking bays for each dwelling, as required in the Structure Plan.</li> <li>• The term "a variety of residential housing" refers to the style of housing that will be developed and does not refer to different forms.</li> <li>• The only signage that could be permitted in a residential area under the City's Signs Local Law would be in relation to home businesses.</li> <li>• The proposed densities are R25 (low density) for the Perimeter Dwelling Precinct and R40 (medium density) for the Internal and Grouped Dwelling Precincts.</li> </ul>
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# COOK AVENUE STRUCTURE PLAN – NO 5

## SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING (CLOSED 3 MARCH 2004)

Attachment 4

			<p>(R30-R60).</p> <ul style="list-style-type: none"> <li>No communal space provided for Multiple Housing Precinct.</li> <li>10% public open space or cash in lieu should be provided.</li> <li>Long term maintenance of the public open space has not been addressed and these costs should not fall on the City.</li> <li>All costs for alterations to Cook Avenue need to be borne by the developer.</li> <li>The proposed development is not an infill redevelopment and no discussions have taken place with the community about any use other than dwellings.</li> </ul>	<ul style="list-style-type: none"> <li>Communal open space is not required for grouped dwellings. (The original Structure Plan referred to a Multiple Housing Precinct which was confusing terminology).</li> <li>The shortfall of public open space of approximately 350m<sup>2</sup> (0.125% of the site area) with the proposed arrangement of lots. As little as 8% POS can, however, be accepted subject to a cash-in-lieu payment to the local authority for the required balance.</li> <li>Public open space is normally vested in the local authority for its care and management and, therefore, the costs associated with maintaining this space would be borne by the City. This matter will be considered further at the subdivision stage when an agreement may be made with the developer to maintain this area.</li> <li>Proposed traffic management devices, including traffic islands and the subsequent narrowing of Cook Avenue, and the proposed location of crossovers in relation to existing crossovers on the north side of Cook Avenue will be required to be installed at the developer's cost.</li> <li>The site is under private ownership. The landowner is not required to consult the community about intended uses, nevertheless they have conducted public meetings previous to the submission of the Structure Plan to gauge acceptance of their proposal.</li> </ul>
5	J Jarvis	101 Cook Avenue HILLARYS WA 6025	As above (identical submission)	As above
6	C Jarvis	101 Cook Avenue HILLARYS WA 6025	As above (identical submission)	As above

# COOK AVENUE STRUCTURE PLAN – NO 5

## SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING (CLOSED 3 MARCH 2004)

Attachment 4

7	L A Woodland & MJ Stewart	15/93 Cook Avenue HILLARYS WA 6025	Strong approval for the proposal	Adopt as Agreed Structure Plan
8	T & M V Standing	6/97 Cook Avenue HILLARYS WA 6025	<ul style="list-style-type: none"> <li>Concerned about additional traffic to short and medium stay buildings, any signage, advertising or hoardings.</li> <li>Zoning should be “residential” with only single dwellings allowed within R25/R40.</li> <li>Any alterations to Cook Avenue and the site should be paid for by the developer.</li> </ul>	<ul style="list-style-type: none"> <li>A traffic management report has been submitted and includes measures to be taken to alleviate the pressure of additional traffic along Cook Avenue where the entry is to the site. These measures will be implemented and paid for by the developer.</li> <li>An “Urban Development” zoning enables a more holistic approach than a “Residential” zoning as the former requires the provision of a Structure Plan that sets out all particular development requirements for the subject lots.</li> <li>The density coding of land within an “Urban Development” zone is considered within the context of a Structure Plan and not as part of the amendment process.</li> </ul>
9	K & L Lamb	4/85 Cook Avenue HILLARYS WA 6025	<ul style="list-style-type: none"> <li>Unhappy that the site will no longer be used for a school, the basis of purchasing their property.</li> <li>Considers the extent of development “too ambitious”.</li> <li>Loss of birdlife with the clearing of the site.</li> <li>Wants the site to comprise more open space.</li> </ul>	<ul style="list-style-type: none"> <li>Lot 124 is private property that inevitably would be developed in time. The most appropriate use for the land is residential which would require the land to be cleared in the most part. The City does not have any controls to limit the amount of clearing on private land. The loss of associated flora and fauna habitat is regrettable yet inevitable.</li> <li>Low and medium density dwellings (R25 and R40) are consistent with the density of surrounding properties.</li> <li>This issue has been addressed in the above submissions.</li> </ul>
10*	M Caiacob	7 Rowan Place	<ul style="list-style-type: none"> <li>Unclear if Plan 1 – Structure Plan</li> </ul>	These issues have been comprehensively addressed in

**COOK AVENUE STRUCTURE PLAN – NO 5**

Attachment 4

**SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING (CLOSED 3 MARCH 2004)**

		MULLALOO WA 6027	<p>Map is in Part 1 of the Structure Plan and therefore the density shown on this map is binding.</p> <ul style="list-style-type: none"><li>• Criteria and objectives does not indicate a density coding.</li><li>• No definition of “a variety of residential housing” and therefore certainty that short, medium and long term residential buildings will not be a part of the development.</li><li>• All car parking should be contained on the site as street parking will alter the streetscape.</li><li>• Should on-street parking be approved, the applicant should pay all costs, including any cash -in-lieu.</li></ul>	the above response to D Spada.
11*	Department of Environment	N/A	No objection	Adopt as Agreed Structure Plan
12*	Department of Health Wastewater Management	N/A	No objection	Adopt as Agreed Structure Plan

\*late submissions

FROM : JUDI HURST  
**URGENT!**FAX NO. : 94012792  
Mar. 02 2004 10:19PM FZ  
**THIS MAY AFFECT YOUR LIFESTYLE**AMENDMENT 20 TO THE DISTRICT PLANNING SCHEME No2.  
LOT 124 COOK AVENUE , HILLARYS.

273

Currently the City of Joondalup is advertising an amendment to the Town Planning Scheme. This may have a major effect on your property and the surrounding areas

The area in question is not being REZONED to residential as the immediate area currently is. It is being zoned to URBAN DEVELOPMENT which may contain LAND USES that are not found in a RESIDENTIAL ZONE in which you currently live. These uses are to be listed in the STRUCTURE PLAN that is also being advertised and indicate that RESIDENTIAL HOUSING is to be on the site. This may take the form of shortstay apartments , residential buildings for temporary or permanent habitation , grouped dwellings and units etc not just single housing.

The site is currently coded R-20 but is to be left without a code under this amendment or structure plan.

The Submissions close soon and should you wish to comment on the amendment a form is attached and should be returned to the City of Joondalup by the 3<sup>rd</sup> March 2004 You may contact Helen Griffiths at the City of Joondalup on 94004429 should you have any queries

Some areas you may wish to comment on are:

- The structure plan does not support a zoning to URBAN DEVELOPMENT ZONE as the existing fully developed area is a residential zone.
- The structure plan does not support or designate a coding to R-25 and R-40. This proposed amendment does not need to be uncoded but recoded to R-25 and R-40 and a RESIDENTIAL ZONE adopted not a URBAN DEVELOPMENT ZONE.
- Residents should not support an UNCODING but a recoding to R-25 AND R-40. A new coding should be appropriate to the existing surrounding land uses.
- An Urban Development Zone is not complimentary to a Residential Zone.
- Contrary to the Amendment Report a structure plan could still be required by Council in a RESIDENTIAL ZONE under clause 9.1 of the District Planning Scheme No2 rather than an Urban Development Zone. Thus providing certainty in land use for the existing residents of the locality.
- The amendment report states this amendment is to required to facilitate residential development and therefore should be zoned RESIDENTIAL.
- Labelling this site Urban Development is not a transparent process as the intended land uses are not defined or explained in the structure plan.
- Lot 124 Cook Avenue is approx 4 hectares and does not support an URBAN DEVELOPMENT ZONE as this is not a large tract of land. Areas such as Hillary's and Iluka structure plans were 95ha and 47ha and supported an urban development zone.
- There is no explanation of what the associated residential land uses are with in the context of the amendment nor structure plan.
- The site, under the structure plan , may not get a recoding but be left uncoded. This is unacceptable to existing residents in the locality is not proper or orderly planning and provides no certainty to the existing residents of the immediate or broader community.

FROM : JUDI HURST

FAX NO. : 94012752

Mar. 02 2004 10:20PM P3

**URGENT;****THIS MAY AFFECT YOUR LIFESTYLE.****PROPOSED STRUCTURE PLAN.**

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**LOT 124 COOK AVENUE , HILLARYS.**

Currently the City of Joondalup is advertising a structure plan for the vacant site at lot 124 Cook Ave Hillarys. This may have a major effect on your property and the surrounding areas. A structure plan is to facilitate the sub division and development of a specific area.

The Submissions close soon and should you wish to comment on the amendment a form is attached and should be returned to the City of Joondalup by the 3<sup>rd</sup> March 2004. You may contact Helen Griffiths at the City of Joondalup on 94004429 should you have any queries. Documentation can be viewed on the City's web site or at the City's Whitfords customer desk.

**Some areas you may wish to comment on are;**

- The structure plan map (plan 1) indicating applicable R-Codes may not be part of the structure plan only the explanatory text. Meaning the site may be uncoded and this is not desirable for the existing residents and does not provide certainty under the Urban Development Zone. Residential areas are to specify the density code as part of the planning framework. Uncoded can leave a default of R60.
- The variety of residential housing land uses are not specified. There is no planning definition for "Housing" and therefore there is no certainty provided to existing residents in the locality, under this structure plan. Short stay medium stay or residential buildings can be developed and are not controlled by the relative R code.
- No contours for the finished ground levels are shown. This may be far higher than existing ground levels and lead to development being a minimum of 3.5 meter higher than could be expected. This would have a detrimental effect on the existing residential zone. Finished floor levels indicated are only indicative.
- Visual bulk and scale would then be out of character with the existing areas. This cannot be amended during the consultation stage as this STAGE has already occurred and this structure plan is to become LAW.
- The development area is within an existing residential area and the existing Height and Scale policy should apply to maintain the existing residential character and view corridors of the locality. 11 meters maximum height instead of 8.5 meters under the policy is not acceptable. This does not include the Tower Elements on corners either or raised ground levels. Community consultation identified view corridors and amenity as main issues and these issues have not been adequately addressed by the developer. The existing height and scale policy should be retained.
- If all occupiers and visitors parking is provided on site why does the structure plan indicate there are 48 car bays minimum available in Willandra, New England and Ferndene Mews. What are these car bays for? Some sought of development that draws more people into the immediate area such as mixed use development or for an under supply of internal parking requirements. All parking should be provided on site to prevent disruption to the existing areas amenity. There is no plan that indicates the number of on site bays provided.
- There is no definition of "Single Residential Housing Units" or what the

FROM : JUDI HURST

FAX NO. : 94010792

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- If this is a residential development why does the required criteria indicate that "advertising, signage and hoardings will be permitted in accordance with the city's policy. There is no signage, hoardings or advertising required in a residential area except for home businesses. What land uses (Mixed Use Development) will be needing these adverts or signage. The scope of this plan has not been advertised or clearly identified.
- There is conflict between part 1 and the explanatory text of the structure plan. The structure plan talks about medium and low density and the explanatory text and community consultation only mentions medium density. Are we getting only a medium density development (ie R-30 to R-60)? Where is it definite that it be R25/R40
- There is no communal open space for the Multiple Housing precinct only balconies yet the explanatory text shows plenty of area available around the indicative floor plans. Public open space has been combined with the drainage system giving a bonus to the developer but not inhabitants of the locality. No bonus should be given as communal open space is waived and for health and well being. Open space should not be further reduced.
- Public open space requirements of 10% should be provided or if not available cash in lieu should be mandatory for areas not provided.
- Residential subdivisions may require a structure plan as a prerequisite for development under clause 9.1 of the District Planning Scheme and an Urban Development Zone is not warranted. The acceptable development identified by the community through consultation was residential dwellings ie. For human habitation on a permanent Basis.
- This is not an infill redevelopment as indicated in the explanatory text, but a vacant land subdivision. There is no district plan that identifies this area as INFILL and there has been no discussion with the community on an infill area for any future use other than Dwellings.
- Long term maintenance of the public open space has not been addressed and future costs should not fall upon the City's ratepayers.
- It is unsure if the developer or the ratepayers will be funding the alterations to Cook Avenue as the management report is not included in the structure plan. All costs should be borne by the developer.
- At the beginning of Part One of the Structure Plan it should clearly state  
Metropolitan - zone: Urban  
Structure Plan - Zone: Residential  
Land Code: R25/40  
Use Classes: Single Dwellings  
Grouped Dwellings  
Multiple Dwellings

FROM : JUDI HURST

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FORM NO. 4

REGULATIONS 15(1) AND 15(2) TOWN PLANNING  
REGULATIONS - Town Planning and Development Act 1928To: Chief Executive Officer  
City of Joondalup, PO Box 21, Joondalup WA 6919  
File ref: 59549**SUBMISSION ON SCHEME AMENDMENT NO 20**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_**Subject of Submission**

(State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property).

Address of Property Affected by Scheme (if applicable)  
(Include lot number and nearest street intersection)Submission (Give in full your comments and any arguments supporting your comments  
- continue on additional sheets if necessary)

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Please be advised that all submissions will become public record, however the City will not publish your name and address if a written request is received.

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City of  
Joondalup

Urban Design &amp; Policy Services

File Ref: 26549

Forward to: Chief Executive Officer, City of Joondalup, PO Box 21, Joondalup WA 6919  
Email to: info@joondalup.wa.gov.au

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

Subject of Submission: DRAFT COOK AVENUE STRUCTURE PLAN

(State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property).

Address of property affected (if different from above)

Submission (give in full your comments and any arguments supporting your comments – please continue on additional sheets if necessary)

Date: \_\_\_\_\_ Signature: \_\_\_\_\_