

JOONDALUP: 2020





Welcome to Joondalup: 2020

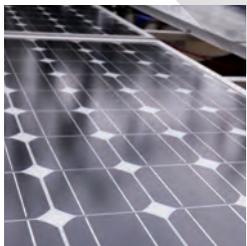
It is common for people to focus on the present.

This is because issues can generally be seen clearly and the challenges faced are immediate.

The future, on the other hand, is uncertain and the pressure to address challenges is usually not as great.

This visionary document moves the City of Joondalup from the present to the future.

It explains how Joondalup will look and feel in 2020 and guides strategic decision making to this date.



Welcome to Joondalup in 2020.

It's a City with everything you need.

It's a place where you can live your dream.

The City Centre itself exudes vibrancy and vitality.

Enjoy the multitude of shopping experiences.

Enjoy the diversity of restaurants, cafes, and al fresco dining areas.

Enjoy the high quality civic artwork.

Enjoy meeting friends in the welcoming and safe town square.

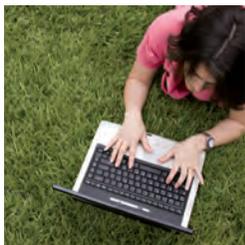


The large numbers of people working in the City's high rise office buildings create a bustling atmosphere in the City Centre during the day.

At night, the City Centre comes alive with the sounds of people enjoying the warm and friendly atmosphere of the City's streets and open spaces and the diverse retail outlets available.

This atmosphere is enhanced by a modern and highly popular cultural facility which operates in the Joondalup City Centre; attracting large crowds to regular performances.

The City Centre is a major contributor to the sustainability of the North West Corridor of Perth.



Joondalup: Perth's second CBD

Acknowledged as Perth's second CBD, the City Centre provides a large number of jobs which reduces the need for local residents to travel to Perth for employment.

These jobs significantly reduce the journey to work for many local residents, with associated social and environmental benefits.

Multi-storey car parking enables those who want to drive to park close to their places of work or their destination. These parking facilities make ample provision for motorcycles and scooters.

The City Centre itself is pedestrian friendly, supported by a comprehensive CAT bus service which runs regularly and has high patronage.



A world leader in preserving biodiversity

Joondalup as a whole is extremely well serviced by public transport.

An efficient public transport system links the City's suburbs to the Joondalup City Centre and the Perth CBD.

The City contains a comprehensive and well connected network of cycle paths with high quality end of trip facilities available for cyclists at key destinations.

From an environmental perspective, the City is recognised as a world leader in preserving biodiversity with a broad network of bushland and open space which is interconnected to support the movement of fauna.



A sustainable City

The City's parks and open spaces are waterwise; minimising water consumption wherever possible and contain a large number of native trees.

The Yellagonga Regional Park is viewed as an environmental icon for the City and the north west corridor. Its ecology is preserved and protected and the public are offered a range of different opportunities to experience this beautiful place.

The City's coastal environment is maintained in a pristine condition, with appropriate facilities to enable the public to enjoy this wonderful asset. Such facilities include developments at the boat harbour in Ocean Reef which make it an attractive, vibrant and memorable place to visit.

Residents of Joondalup have the opportunity to live in a diverse range of housing types and many houses have access to underground power.

These residents have easy access to a wide variety of recreational and leisure opportunities, from beautiful parklands to active play areas, and community facilities of the highest quality.

The City's government is widely recognised and awarded for its service delivery excellence and good governance practices.

It actively engages with the community to harness 'bright' ideas to inform decisions and activities

That's Joondalup, the place to be.



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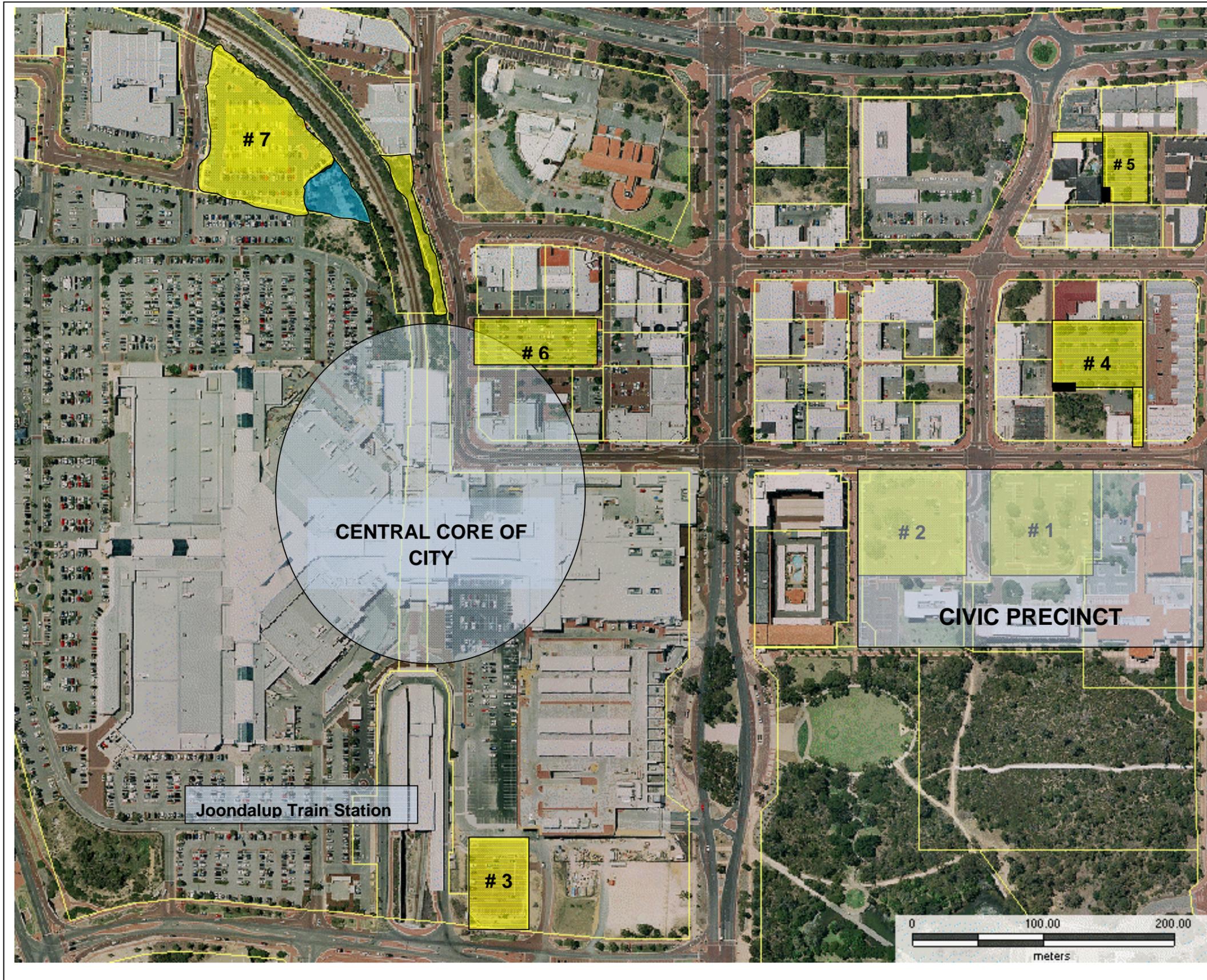
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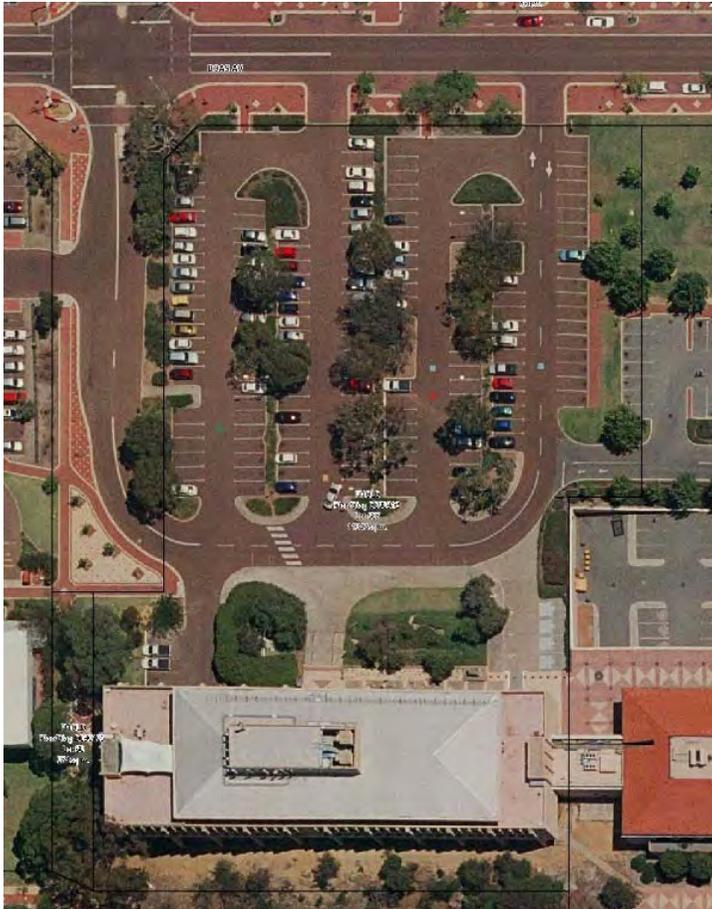
This document is available in alternate formats upon request.

APPENDIX 2 – CITY OWNED LAND WITHIN THE JOONDALUP CITY CENTRE



LEGEND:	
Crown Land – CoJ Management	
Identified City properties:	
Property # 1:	
90 Boas Avenue	
City Admin Car Park	
Property # 2:	
70 Davidson Terrace	
Lotteries House Car Park	
Property # 3:	
33 Collier Pass	
Train Station Car Park	
Property # 4:	
93 Boas Avenue	
Reid/Boas Car Park	
Property # 5:	
9 Davidson Terrace	
Davidson Tce Car Park	
Property # 6	
104 McLarty Avenue	
McLarty Ave Car Park	
Property # 7:	
Lawley Court	
Lawley Court Car Park	

PROPERTY 1: 90 BOAS AVENUE CoJ Administration Building Car Park



PROPERTY INFORMATION:

AREA	Total: 11,347m ²	Currently available for development: 6,500m ²
OWNER:	City of Joondalup	COW Lease 36 COW Lease 55 Telstra Corp Lease Community Vision Lease
ZONE	Central Core Zone	
MAX HEIGHT	N/A	
MIN HEIGHT	Category A	5 storeys
SET BACKS	Required to build up to street boundary. The first 3 storeys must have side setback. No minimum rear setback	
R CODES APPLY	No (no maximum density)	
CAR PARKING	Multiple dwellings and short stay accommodation:	1 bay per dwelling
	Hotels:	1 bay per 3 bedrooms plus one bay per 30m ² of net lettable area accessible to public.
	All other development:	1 bay per 30m ² of net lettable area
OTHER PROVISIONS	No residential or short stay accommodation permitted on ground floor	
	Not more than 50% of the floor area of a building can be used for residential or short stay accommodation:	
	No plot ratio	

PROPERTY 2: 70 DAVIDSON TERRACE

Lotteries House Car Park



PROPERTY INFORMATION:

AREA	Total: 10,087m ²	Currently available for development: 6,250m ²
OWNER:	City of Joondalup	COW Lease 44 Joondalup Lotteries House Lease
ZONE	Central Core Zone	
MAX HEIGHT	N/A	
MIN HEIGHT	Category A	5 Storeys
SET BACKS	Required to build up to street boundary. The first 3 storeys must have a nil side setback. No minimum rear setback	
R CODES APPLY	No (no maximum density)	
CAR PARKING	Multiple dwellings and short stay accommodation:	1 bay per dwelling
	Hotels:	1 bay per 3 bedrooms plus one bay per 30m ² of net lettable area accessible to public.
	All other development:	1 bay per 30m ² of net lettable area.
OTHER PROVISIONS	No residential or short stay accommodation permitted on ground floor.	
	Not more than 50% of the floor area of a building can be used for residential or short stay accommodation:	
	No plot ratio	
	Legal agreement to maintain vehicular access for Lotteries House car parking.	

PROPERTY 3: 33 COLLIER PASS

Train/Bus Station Car Park



PROPERTY INFORMATION:

AREA	3001m ²
OWNER:	City of Joondalup Agreement relates to Public Transport Authority of WA contributing towards construction of parking bays in the City and conditions of use, fees and time restrictions with regard to the bays. 211 Parking Bays - 21 bays in Barron Parade; 88 bays in Collier Pass; 9 bays in Clarke Crescent; 93 bays on Lot 505 (33) Collier Pass, Joondalup. Lot 505 (33) Collier Pass is the only off road parking as part of the agreement the other bays on road. The term of the Agreement is 10 years commencing 6/12/2002 and expiring on 5/12/2012.
ZONE	Central Core Zone
MAX HEIGHT	N/A
MIN HEIGHT	Category A 5 Storeys
SET BACKS	Required to build up to street boundary. The first 3 storeys must have a nil side setback. No minimum rear setback
R CODES APPLY	No (no maximum density)
CAR PARKING	Multiple dwellings and short stay accommodation: 1 bay per dwelling Hotels: 1 bay per 3 bedrooms plus one bay per 30m ² of net lettable area accessible to public. All other development: 1 bay per 30m ² of net lettable area.
OTHER PROVISIONS	No residential or short stay accommodation permitted on ground floor. Not more than 50% of the floor area of a building can be used for residential or short stay accommodation: No plot ratio

PROPERTY 4: 93 BOAS AVENUE

Boas Avenue Car Park



PROPERTY INFORMATION:

AREA	3,700m ²	
OWNER:	City of Joondalup	COW Agreement A531: Truncation easement for sightlines to exiting vehicles. COW Easement E415.2: Drainage and access easement between Boas & Reid CoJ Agreement A613: Restriction for the purpose of car parking
ZONE	Central Core Zone	
MAX HEIGHT	N/A	
MIN HEIGHT	Category A	5 Storeys
SET BACKS	Required to build up to street boundary. The first 3 storeys must have a nil side setback. No minimum rear setback	
R CODES APPLY	No (no maximum density)	
CAR PARKING	Multiple dwellings and short stay accommodation:	1 bay per dwelling
	Hotels:	1 bay per 3 bedrooms plus one bay per 30m ² of net lettable area accessible to public.
	All other development:	1 bay per 30m ² of net lettable area.
OTHER PROVISIONS	No residential or short stay accommodation permitted on ground floor. Not more than 50% of the floor area of a building can be used for residential or short stay accommodation: No plot ratio	

PROPERTY 5: 9 DAVIDSON TERRACE

Davidson Terrace Car Park



PROPERTY INFORMATION:

AREA	1,960m ³	
OWNER:	City of Joondalup	COW Easement E513: Access and drainage easement encumber all properties in street block. COW Easement e415.22: Drainage and access easement.
ZONE	Central Core Zone	
MAX HEIGHT	N/A	
MIN HEIGHT	Category A	5 Storeys
SET BACKS	Required to build up to street boundary. The first 3 storeys must have a nil side setback. No minimum rear setback	
R CODES APPLY	No (no maximum density)	
CAR PARKING	Multiple dwellings and short stay accommodation:	1 bay per dwelling
	Hotels:	1 bay per 3 bedrooms plus one bay per 30m ² of net lettable area accessible to public.
	All other development:	1 bay per 30m ² of net lettable area.
OTHER PROVISIONS	No residential or short stay accommodation permitted on ground floor. Not more than 50% of the floor area of a building can be used for residential or short stay accommodation: No plot ratio	

PROPERTY 6: 104 MCLARTY AVENUE

McLarty Avenue Car Park

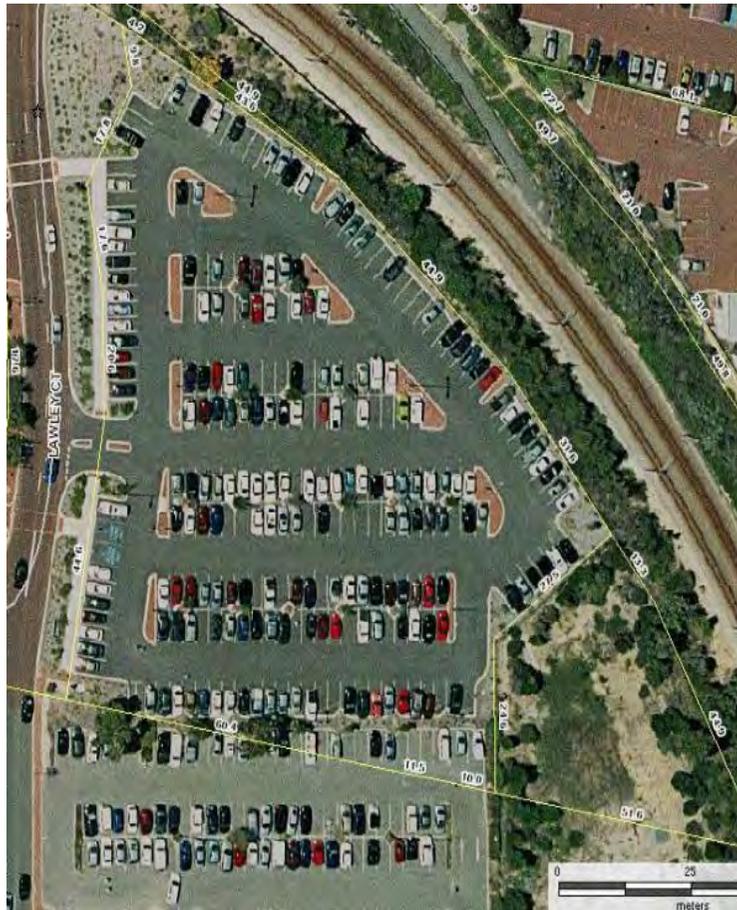


PROPERTY INFORMATION:

AREA	3,725m ²
OWNER:	City of Joondalup
	COW Agreement A487: Restriction for the purpose of car parking.
	COW Easement E676240: A right of carriageway, corner of Lot 456, adjoining Lot 457 and corner of lot 456, adjoining Lot 481.
	COW Easement E676339: A right of carriageway.
	COW Easement E428: Truncation in favour of Water Corp.
ZONE	Central Core Zone
MAX HEIGHT	N/A
MIN HEIGHT	Category A 5 Storeys
SET BACKS	Required to build up to street boundary. The first 3 storeys must have a nil side setback. No minimum rear setback
R CODES APPLY	No (no maximum density)
CAR PARKING	Multiple dwellings and short stay accommodation: 1 bay per dwelling
	Hotels: 1 bay per 3 bedrooms plus one bay per 30m ² of net lettable area accessible to public.
	All other development: 1 bay per 30m ² of net lettable area.
OTHER PROVISIONS	No residential or short stay accommodation permitted on ground floor.
	Not more than 50% of the floor area of a building can be used for residential or short stay accommodation:
	No plot ratio

PROPERTY 7: LAWLEY COURT

Lawley Court Car Park 6



PROPERTY INFORMATION:

AREA	7,510m ²	
OWNER:	City of Joondalup	COW Agreement A474: Future road widening. COW Easement E475: Drainage Easement
ZONE	Central Core Zone	
MAX HEIGHT	N/A	
MIN HEIGHT	Category A	5 Storeys
SET BACKS	Required to build up to street boundary. The first 3 storeys must have a nil side setback. No minimum rear setback	
R CODES APPLY	No (no maximum density)	
CAR PARKING	Multiple dwellings and short stay accommodation:	1 bay per dwelling
	Hotels:	1 bay per 3 bedrooms plus one bay per 30m ² of net lettable area accessible to public.
	All other development:	1 bay per 30m ² of net lettable area.
OTHER PROVISIONS	No residential or short stay accommodation permitted on ground floor.	
	Not more than 50% of the floor area of a building can be used for residential or short stay accommodation:	
	No plot ratio	