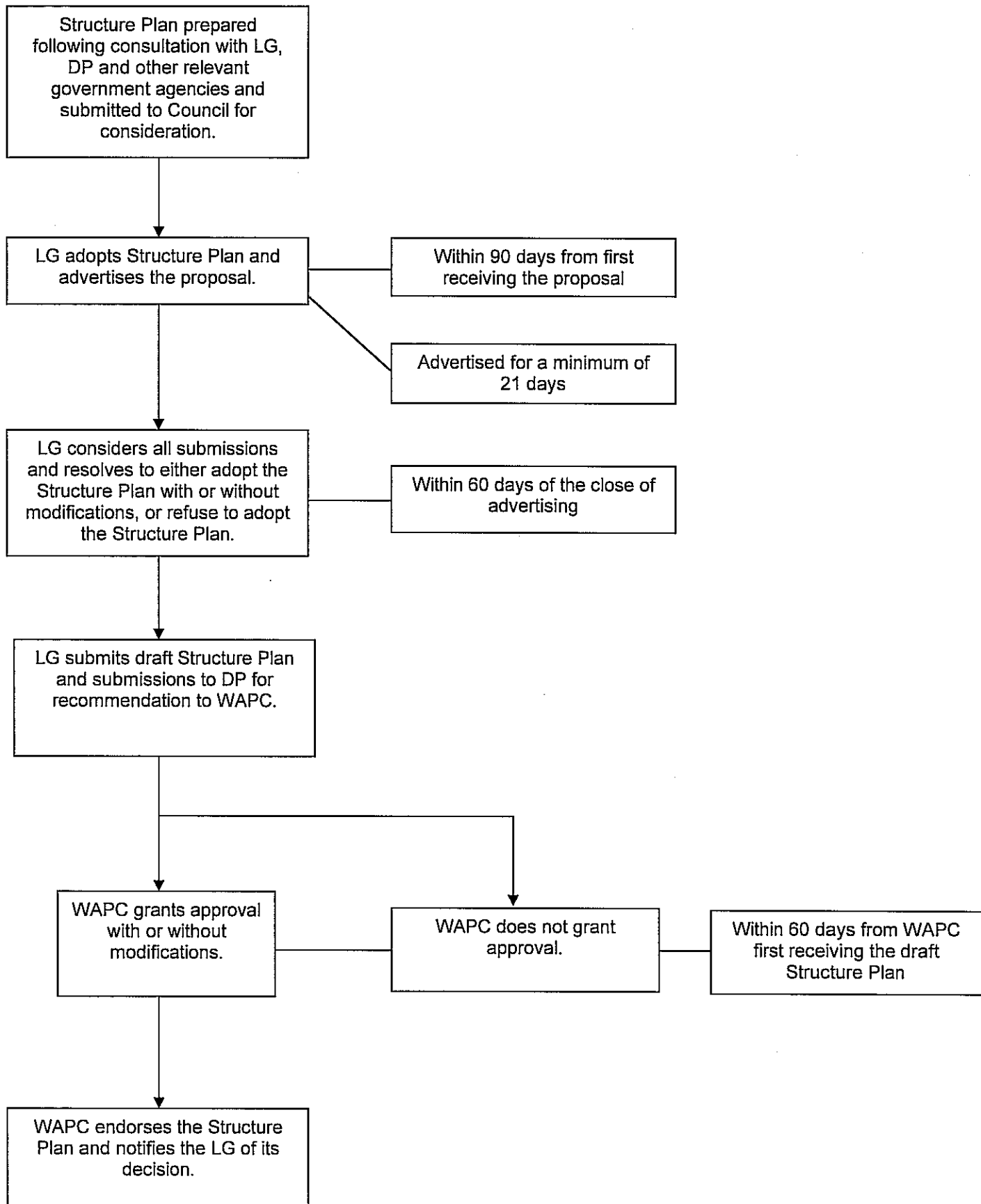




LEGEND				
ZONES AND R-CODES	ZONES AND R-CODES	LOCAL SCHEME RESERVES	OTHER	NOTE: FURTHER DETAILED DESIGN OF THE MOVEMENT NETWORK IS REQUIRED AT THE SUBDIVISION STAGE AND SHOULD ADDRESS THE OUTCOMES OF THE REVISED MOVEMENT NETWORK POLICY
RESIDENTIAL R20	RESIDENTIAL R40	PARKS, RECREATION AND DRAINAGE	SUBJECT LAND BOUNDARY	
RESIDENTIAL R25		PUBLIC PURPOSE DRAINAGE		
RESIDENTIAL R30				



**PROPOSED CRAIGIE HIGH SCHOOL SITE STRUCTURE PLAN
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 3 MARCH 2011)**

NO	NAME AND ADDRESS OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
1	A Dilley email address provided	N/A	Partial Support/Object Supports the provision of small parks as opposed to the two large parks proposed within the structure plan	Noted The provision of small 'pocket parks' are generally discouraged as they are less efficient to maintain than larger parks. <i>Liveable Neighbourhoods</i> recommends the provision of parkland no less than 3000m ² . The landscape master plan for the draft structure plan seeks to create intimately scaled spaces within these large parks such an amphitheatre/terrace and educational trail, interactive play structures for children and a community garden. The landscape design will be subject to approval from the City as part of the subdivision process.
2	D J Simpson 12 Albion Street CRAIGIE WA 6025	12 Albion Street CRAIGIE WA 6025	Partial Support/Object Concern regarding additional traffic at the intersection of Albion Street and Marmion Avenue.	Noted Post development traffic modelling indicates that vehicle queuing at this intersection will increase. In order to provide separate traffic lanes for right and left turning vehicles to Marmion Avenue, it is proposed that the west bound carriageway on Albion Street is widened over a distance of 50 metres. This will ensure additional traffic is effectively managed in this location.

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NO	NAME AND ADDRESS OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
3	G Goellnicht email address provided	not provided	<p>Objection</p> <p>Objects to the proposed density and lot sizes as this may result in a slum.</p>	<p>Not supported</p> <p>The lot sizes and dwellings are subject to future subdivision and development approval.</p> <p>Whilst the average lots sizes for the proposed density codes may be anywhere from 220 – 500m², the developer may elect to create larger lots than this.</p> <p>A range of lot sizes will assist in providing alternative housing choices. At present there are very few opportunities in the area to 'down size' which is problematic for those who have difficulty maintaining large properties and gardens.</p>
4	F Bergin email address provided	not provided	<p>Objection</p> <p>Objects to the development of dwellings on the ridge of the sand dune.</p> <p>Disappointed in the closure of Schools in the area as this was the reason she originally moved to Craigie.</p>	<p>Not supported</p> <p>The draft structure plan does not propose any residential land on the steep sand dune ridge. The sand dune has been retained within parkland and will not be disturbed. Furthermore a future Dune Management Plan will be required to ensure adequate protection of the dune system.</p> <p>The decision to close schools is made by the Department of Education and is separate to this structure plan process.</p>
5	Western Power 363 Wellington Street PERTH WA 6000	N/A	No objection	Noted

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6	T Cunningham email address provided	not provided	<p>Partial Support /Object</p> <p>Notes the lack of integration with existing streets. The road network should link to Fenellia Crescent.</p> <p>Objects to density in some locations. The density around the north-east side of the project and western side should be at least R40 as it is close the local shops, community facilities and has great views.</p> <p>Support the termination of streets at areas of good views and POS</p> <p>Support the POS linkage as well as the linkage to the western Otago dunes</p> <p>Supports incorporation of POS/drainage swale towards the central low point of the site.</p>	<p>Noted</p> <p>Vehicle access to Fenellia Crescent is limited due to the location of drainage infrastructure and the desire to have minimal impact on Otago Park.</p> <p>Lower residential densities have been proposed on the outer edges of the draft structure plan site due to development constraints (slope) and to ensure compatibility with adjoining development wherever possible.</p> <p>Noted</p> <p>Noted</p> <p>Noted</p>
7	A Mian email address provided	not provided	<p>Partial Support /Object</p> <p>Concerns that the combination of the LHS and proposed structure plan will have the potential to negatively impact the community through over</p>	<p>Noted</p> <p>The City has a responsibility under Directions 2031 and beyond to consider accommodating additional residents within the existing urban area in order to assist in reducing 'urban sprawl' and the associated environmental impacts. The LHS and the</p>

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NO	NAME AND ADDRESS OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
			<p>population.</p> <p>Concern regarding the housing projections.</p>	<p>draft structure plan will also assist in providing a variety of housing choices to cater for changing demographics. Service authorities have provided comment on both proposals, with no significant concerns raised in regard to infrastructure pressure and provision for the future.</p> <p>The applicant has provided a housing projection of approximately 177 lots. This is based on the proposed residential densities but is subject to subdivision and detailed design. The housing figure is higher than other areas of Craigie occupying the same amount of land as the density codes proposed are higher. Whilst the density codes are higher than the existing R20 code for Craigie, it is considered compatible with the proposals within the LHS.</p>
8	L & K Jones 6 Albion Street Craigie 6025 (on behalf of Albion Street residents)	2 Albion Street 3 Albion Street 4 Albion Street 5 Albion Street 6 Albion Street 7 Albion Street 8 Albion Street 10 Albion Street 11 Albion Street 12 Albion Street 282 Camberwarra Drive Craigie 6025	<p>Partial Support /Object</p> <p>17 multi signature letter No objections to proposed infill housing on subject site.</p> <p>Concern regarding additional traffic at the intersection of Albion Street and Marmion Avenue. Roundabout on Camberwarra Drive</p> <p>Concern regarding proposed Camberwarra Drive roundabout.</p>	<p>Noted</p> <p>Post development traffic modelling has been undertaken as part of the structure plan development.</p> <p>The traffic study identifies that the existing road network has the capacity to accommodate projected traffic volumes, however a roundabout on Camberwarra Dr and some modifications to the Marmion Ave/Albion St intersection are required to ensure adequate traffic flow/management at peak times.</p>

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NO	NAME AND ADDRESS OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
9	Director General Department of Health PO Box 8172 PBC WA 6849	N/A	<p>No objection</p> <p>The proposed development will have minimal impact in terms of demand for health services.</p> <p>It is recommended that a statement be made in relation to health risks for future residents, including:</p> <ul style="list-style-type: none"> - Air and noise impact from Mitchell Freeway - Beenyup Waste Water Treatment Plant - Safety issues relating to traffic <p>Consideration and planning is required to minimise environmental health issues including:</p> <ul style="list-style-type: none"> - Need to restrict human contact with drainage basin - Pesticide management plan 	<p>Noted</p> <p>Not supported</p> <p>The subject site is located approximately 1.5km from the Mitchell Freeway and as such this is not considered to cause adverse health issues for future residents.</p> <p>The subject site is not located within the waste water treatment plant odour buffer and as such this is not considered to cause adverse health issues for future residents.</p> <p>Traffic and safety issues have been considered and planned for within the Structure Plan.</p> <p>A landscape plan and management plan will be required as a condition of subdivision. At this point in time these matters will be considered.</p>
10	R Tuckey 19 Arawa Place	19 Arawa Place Craigie 6025	Partial Support /Object	

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NO	NAME AND ADDRESS OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
	Craigie 6025		Support POS provision Objects to traffic management. The road network should link to Fenellia Crescent. The Arawa Place PAW/ROW is inappropriate for vehicle access.	Noted Post development traffic modelling and a traffic impact report have identify that, subject to the provision of a roundabout and widening of the road carriageway, there is likely to be minimal impact on surrounding roads with respect to traffic congestion. Site constraints prevent vehicle access to Fenellia Crescent. The Arawa Place PAW/ROW will only be utilised for emergency vehicle access (eg. FESA)
11	L Clutterbuck 10 Dromana Place Craigie 6025	10 Dromana Place Craigie 6025	Objection Objects to proposed Camberwarra Drive roundabout.	Noted Post development modelling (based on peak school periods) demonstrates that the provision of a roundabout on Camberwarra Drive is necessary to manage traffic associated with the subject site and adjoining School and Church.
12	Transperth PO Box 8125 Perth Business Centre WA 6849	N/A	No objections	Noted
13	G & J Alcock email address provided	not provided	Partial Support /Object Support POS and informal spaces for community events	Noted

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NO	NAME AND ADDRESS OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
			Concerns regarding lack of parking opportunities along Camberwarra Drive for the adjoining Primary School and Church. Significant parking issues arise at the moment, were people park in surrounding verges.	Parking issues resulting from the adjoining School or Church must be appropriately managed by these land uses and should not burden the subject site (structure plan) or other neighbouring properties. The City is unable to require overflow parking to be accommodated on the subject site. The future road network within the subject site will provide additional on street (formal or informal) parking opportunities that can be utilised by visitors to adjoining land uses.
14	C Foley email address provided	not provided	Objection Concern regarding proposed Camberwarra Drive roundabout.	Noted The proposed roundabout location and design has taken the concerns raised into consideration.
15	S Mcarthur 15 Amadeus Gardens Joondalup 6027	N/A	Objection Concerned at lack of conservation. Graceful Sun Moth (GSM) habitat required protection before any vegetation is altered.	Supported A biological and flora survey was conducted as part of the structure plan development to identify and protect GSM habitat. A dune management plan will be required as a condition of any subdivision approval issued. This plan will need to take into account the Department of Environment and Conservation (DEC) conservation advice for the GSM. It is recommended that all works proposed within the identified GSM habitat (western park) be removed from the draft structure plan, subject to detailed design and conservation consideration.

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NO	NAME AND ADDRESS OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
16	Chairman Joondalup Community Coast Care Forum email address provided	N/A	<p>Partial Support and Objection</p> <p>Community facilities within NW corner of Structure Plan area is to take into account GSM.</p> <p>A fenced path along the rear of the dune could double as a fire break.</p> <p>Prevent existing illegal 4WD access to the site</p> <p>Native trees to be planted within linear POS.</p> <p>All healthy mature trees within POS should be retained.</p> <p>Tuart trees along Camberwarra Dr should be retained.</p>	<p>Supported</p> <p>The concerns raised are noted and it is recommended that all works proposed within the identified GSM habitat (western park) be removed from the draft structure plan, subject to detailed design and conservation consideration.</p> <p>This will be considered as part of the future Dune Management Plan.</p> <p>The applicant will be advised of this issue.</p> <p>The City will encourage this.</p> <p>The structure plan reflects this intention (Figure 22 : Tree retention plan)</p> <p>The structure plan reflects this intention (Figure 22 : Tree retention plan)</p>
17	M Apthorpe 69 Bacchante Circle Ocean Reef 6027	N/A	<p>Objection</p> <p>The Structure Plan pays lip service to sustainability principles.</p> <ul style="list-style-type: none"> - Removal of trees within POS is a wasted opportunity 	<p>Noted</p> <p>It is not the role of a structure plan to mandate the retention of trees. The ability to retain trees is affected by many factors including, soil disturbance, age/health of trees and road/earth works design. Further consideration will be given at the subdivision stage.</p>

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NO	NAME AND ADDRESS OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
			<ul style="list-style-type: none"> - Walking trails and play equipments must be removed from GSM habitat. Habitat should be fenced. - Open sandy bush areas should not be revegetated as this essential GSM habitat. - Road alignments must not interfere with dune systems. 	<p>It is recommended that all works proposed within GSM habitat be removed from the draft structure plan, subject to detailed design at the subdivision stage.</p> <p>Road alignments are proposed at the bottom of the existing dune system, so to minimise disturbance.</p>
18	I Bennett 37 Fenellia Crescent Craigie 6025	37 Fenellia Crescent Craigie 6025	<p>Partial Support and Objection</p> <p>Claims that public transport within Craigie is excellent are wrong.</p> <p>Statements regarding employment opportunities and good accessibility are unfounded.</p> <p>The closure of a primary and high school in Craigie will place pressure on educational establishments for new residents to the area.</p> <p>Telecommunication infrastructure in Craigie needs to be upgraded.</p>	<p>Noted</p> <p>Noted</p> <p>The Department of Education manages public education facilities and will need to accommodate future population growth in combination with school closures.</p> <p>Telstra manages telecommunication infrastructure and will need to accommodate future population growth.</p>
19	Name and address withheld by request	Withheld by request	Objection	Noted

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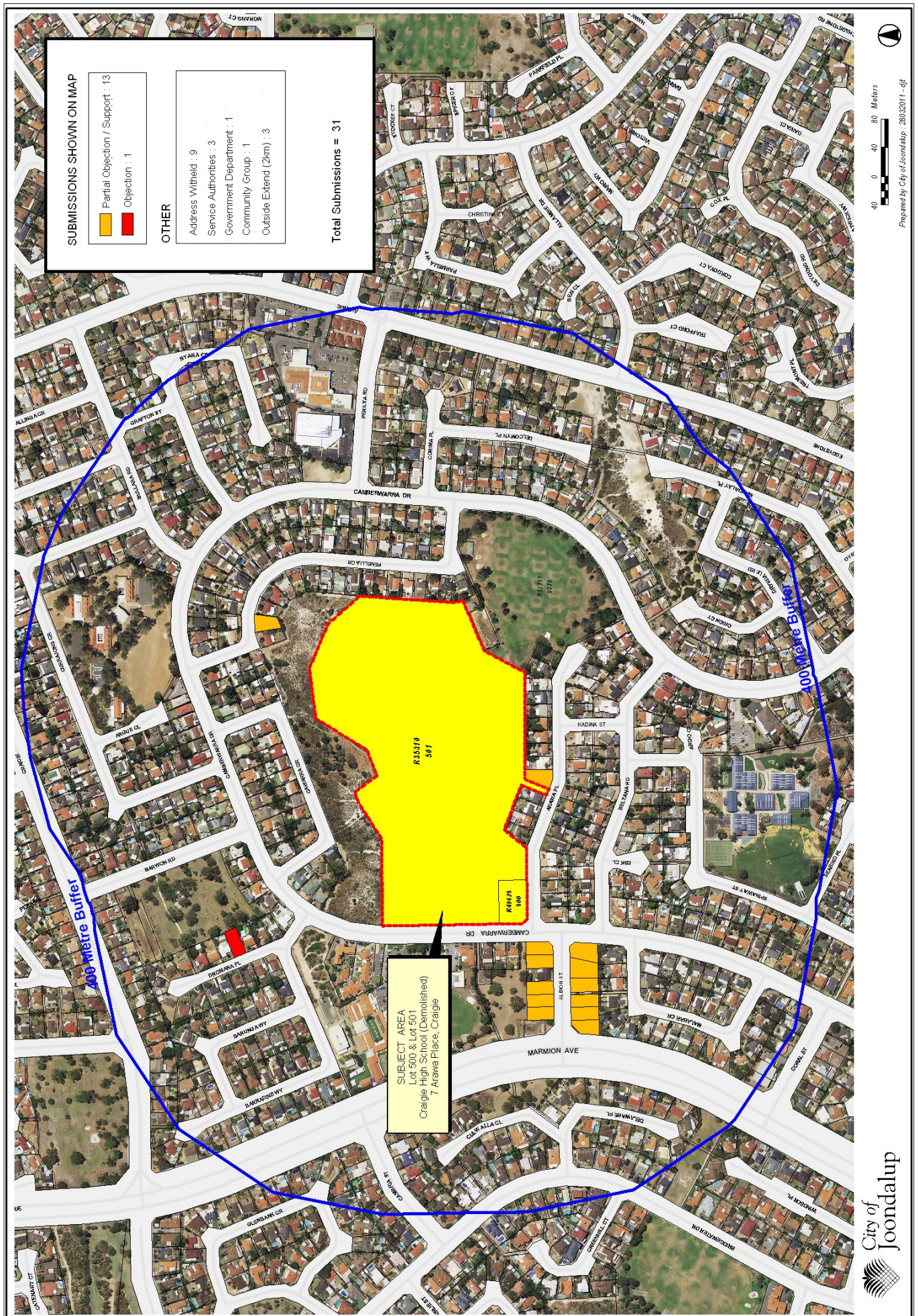
NO	NAME AND ADDRESS OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
			<p>Considers the Council to have invested very little in Craigie and older suburbs preferring to invest in newer areas and the City Centre.</p> <p>Considers that the proliferation of duplexes, triplexes and multiple dwellings advocated by the LHS and draft structure plan will do little to improve amenity without investment in suburban infrastructure.</p> <p>Considers the dominance of R30/R40 to result in an overabundance of duplexes and triplexes that will also attract overabundance investors.</p> <p>The structure plan does not consider increased traffic on streets other than Albion Street.</p> <p>Examples of laneway lots should be provided.</p> <p>Retention of high school</p>	<p>The submitters opinion is noted.</p> <p>Whilst redevelopment of housing stock in poor condition and the provision of smaller lots/dwellings that can be more easily maintained may go some way in improving the image of a suburb, it is acknowledged that investment in parks and other suburbs infrastructure is also very important.</p> <p>It is not possible to predict who will buy land within the structure plan area. It should be noted that R30/40 densities can accommodate single houses and not just duplexes and triplexes. Examples of this type of development can be seen in Burns Beach.</p> <p>Post development traffic modelling has occurred in conjunction with a Traffic Impact Study. Additional traffic was found to have minimal impact on surrounding streets, other than Albion Street, Camberwarra Drive and Marmion Avenue. Appropriate intersection controls and traffic treatments have been proposed for these locations.</p> <p>Examples of laneway lots can be found in Burns Beach.</p> <p>A desire to retain this landmark was expressed by residents when developing the structure plan. The structure plan notes</p>

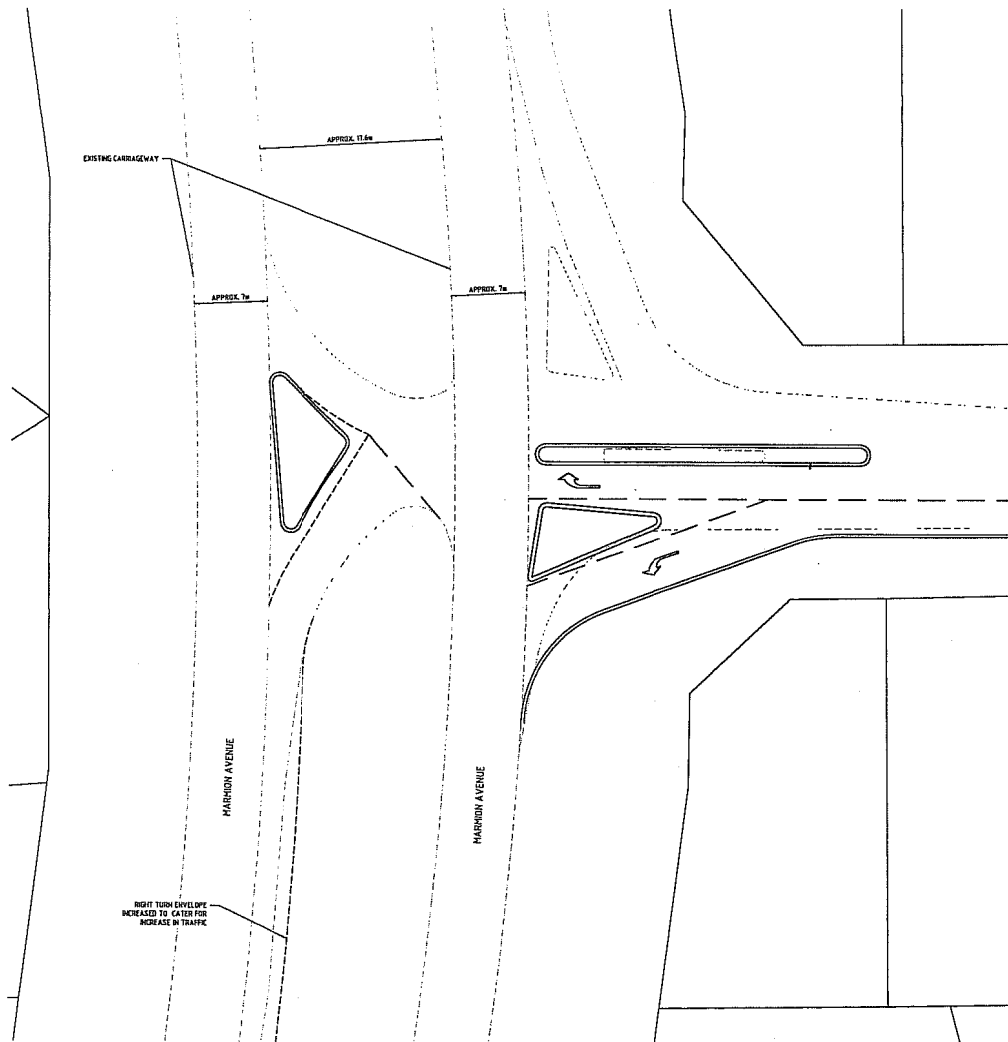
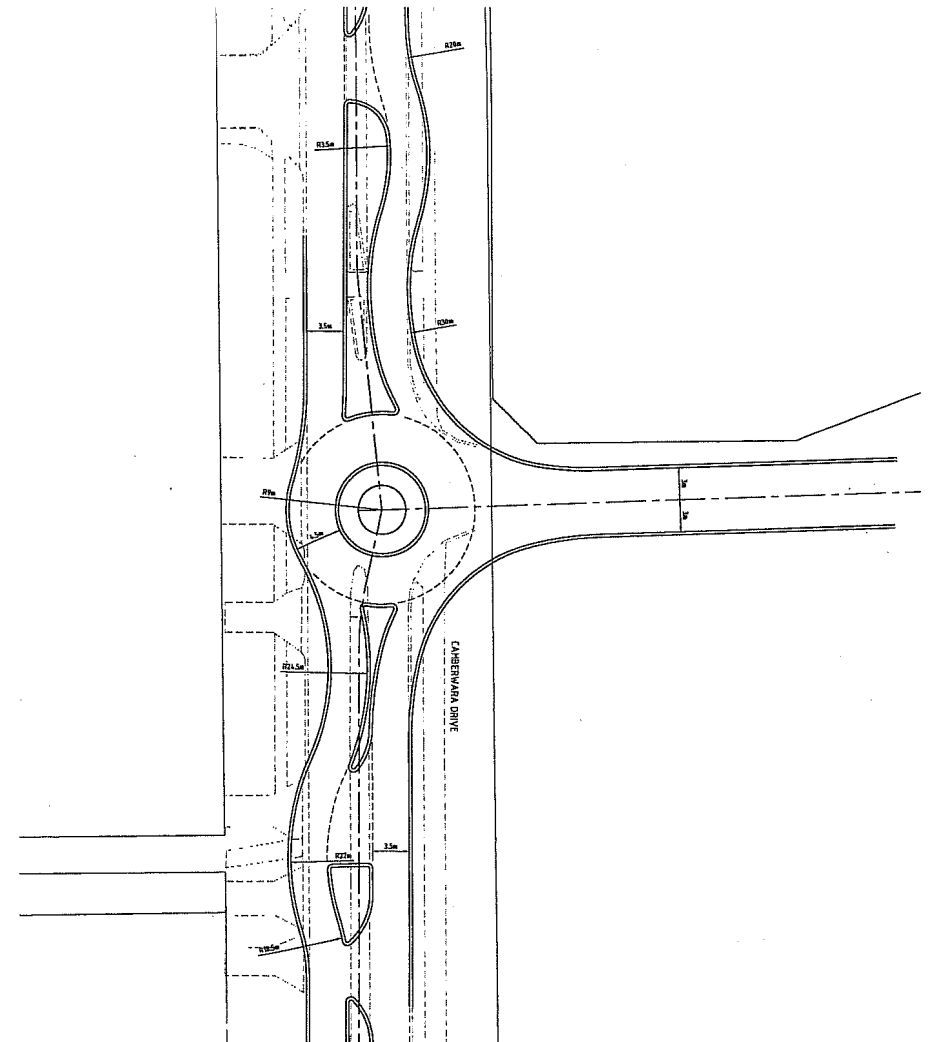
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NO	NAME AND ADDRESS OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
			terrace/amphitheatre is a reminder of the former High School for all the wrong reasons (graffiti/vandals).	that the terrace steps and graffiti imaged will be 'rearranged to create a new contemporary image that is respectful to the past'.
20	M Zakrevsky 49 Korella Street Mullaloo 6027	N/A	<p>Objection</p> <p>No lookouts, interactive play spaces or trails should be located within the NW POS to minimise disturbance to graceful sun moth habitat. It would be more appropriate for this to be located within the NE POS.</p> <p>Rehabilitation should occur in collaboration with the DEC's graceful sun moth research team and the CoJ.</p> <p>POS needs attention to reduce potential fire risk.</p> <p>The NW/NE POS should be added to the adjoining Cawarra Reserve and included within Schedule 5 of DPS2.</p>	<p>Noted. It is recommended that these works be removed, subject to detailed design and management consideration.</p> <p>Noted. It is recommended that the future dune management plan take into consideration the DEC's conservation guidelines.</p> <p>Although not related to the consideration of the draft structure plan, the City's Rangers will be advised.</p> <p>Consideration will be given as part of the current Scheme Review process.</p>
21	Name and address withheld by request	Withheld by request	<p>Objection</p> <p>Objects to R40 multi storey development along the rear of Arawa Place. R40 is maybe appropriate elsewhere onsite.</p>	<p>Noted</p> <p>The proposed building heights of 10-13 metres are consistent with provisions contained in other structure plans such as Burns Beach. Whilst the proposed building heights are greater than that which applies to existing properties on Arawa Place, new development is required to satisfy visual privacy and solar</p>

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NO	NAME AND ADDRESS OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
				access provision so to protect the amenity of neighbouring residents.
22	Water Corporation 629 Newcastle Street Leederville WA 6007	N/A	No objection The existing pump station in Fenellia Crescent will require a 30m buffer for residential development.	Noted Discussions with Water Corporation subsequent to the submission indicate that the Environmental Protection Agency guidelines require a 10 metre buffer. It is Water Corporations preference that a 30 metre buffer is provided.



**ALBION / MARMION INTERSECTION**

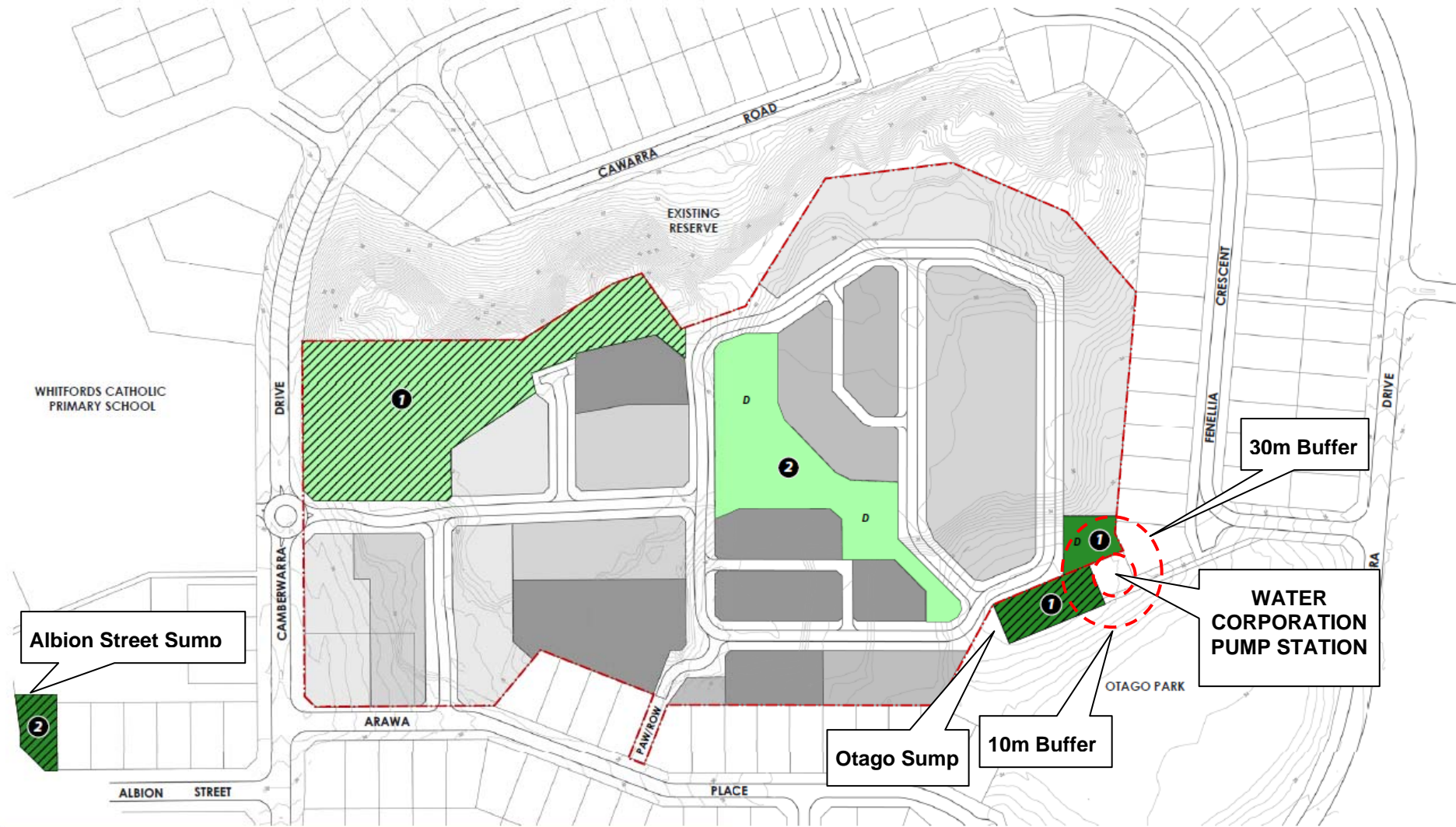
CAMBERWARRA ROUNDABOUT



LANDSCAPE MASTER PLAN

Craigie High School Structure Plan

Scale: 1:2500@A3
d: Jan 2011
j: 07/08



LEGEND

- | | | |
|--------------------------|-----------------------|----------------------|
| ACTIVE LOCAL PARKS | POTENTIAL DRAINAGE | PUBLIC OPEN SPACE 1 |
| PASSIVE DUNAL OPEN SPACE | INTEGRATED DRAINAGE | PUBLIC OPEN SPACE 2 |
| DRAINAGE | SUBJECT LAND BOUNDARY | DRAINAGE 1 |
| | | POTENTIAL DRAINAGE 1 |
| | | POTENTIAL DRAINAGE 2 |

PUBLIC OPEN SPACE PLAN
Craigie High School Structure Plan

Scale 0 10 20m
1:2000/A3
dt: Jan 2011
f: 07/088

TAYLOR BURNELL BARNETT
SCULPTURE | LANDSCAPE | ARCHITECTURE
BRUCE ARLAUGH | PPR

TEXT MODIFICATIONS

Modification No.	Structure Plan Part (1 or 2)	Page No.	Modification
1	Part 1	Page 2	<p>Amend as follows:</p> <p>4 STRUCTURE PLAN ZONES/RESERVATIONS</p> <p><i>The Structure Plan divides the land into the following Zones/Reservations:</i></p> <ul style="list-style-type: none"> • Residential R20 Zone; • Residential R25 Zone; • Residential R30 Zone; • Residential R40 Zone; • Public Open Space Reservation; and • Drainage Reservation
2	Part 2	Page 21	<p>Amend as follows:</p> <p>4.1.2 CITY OF JOONDALUP DISTRICT PLANNING SCHEME NO. 2</p> <p><i>Lots 500 and 501 isare currently zoned 'Urban Development' and Lot 500 'Civic and Cultural' under the City of Joondalup District Planning Scheme (DPS) No. 2 (refer Figure 6 – District Planning Scheme No. 2).</i></p> <p><i>Lot 500 is currently subject to Amendment 49 of the City of Joondalup DPS No. 2 to rezone from 'Civic and Cultural' to 'Urban Development' to facilitate development over the entire subject land as per the local structure plan design. The Amendment was recommended for adoption at the 20 July 2010 City of Joondalup Council Meeting and will be forwarded to the Western Australia Planning Commission for final adoption in due course.</i></p>
3	Part 2	Page 21	<p>Amend as follows:</p> <p>4.2.1 DIRECTIONS 2031 AND BEYOND</p> <p><i>"Directions 2031 and beyond is a spatial framework; a high level strategic plan that establishes a vision for future growth of the Perth and Peel region, and provides a framework to guide the detailed planning and delivery of housing, infrastructure and services necessary to accommodate that growth." (Department of Planning, 2010; 1) With the population expected to climb from 1.65 million currently to 2.2 million by 2031, Directions 2031 sets out a strategic framework for</i></p>

			<p>accommodating this expected growth.</p> <p><i>"Having a more compact City" has been identified in Directions 2031 and beyond as a preferred growth scenario, which means, consolidating development in appropriate locations with an emphasis on infill development. The Craigie High School Site is a perfect example of an appropriate location for infill development to support the growth strategies advocated by Directions 2031.</i></p> <p><i>An initiative of Directions 2031 and beyond is to support housing strategies for Perth and Peel to deliver a responsive housing system that meets the changing needs, aspirations and choices of the residents of Perth and Peel taking into account affordability and equity. The City of Joondalup has just released its Draft Local Housing Strategy in March 2010, further explained below.</i></p> <p>Reference: Department of Planning 2010, Directions 2031 and beyond, Western Australian Planning Commission, Perth.</p>
4	Part 2	23	<p>Amend as follows:</p> <p>4.2.4 CITY OF JOONDALUP DRAFT LOCAL HOUSING STRATEGY</p> <p>At its meeting held on 16 March 2010 15 February 2010, the Council adopted approved the release of the Draft Local Housing Strategy for the purposes of seeking community comment.</p> <p><i>A Local Housing Strategy is a plan that identifies how future housing needs can be met within a local government area. A Strategy of this type is a requirement for local governments when preparing a new District Planning Scheme, which the City is currently doing.</i></p> <p><i>State government policies, in particular Directions 2031 and beyond (as previously covered), are encouraging this movement towards more efficient use of land and the City of Joondalup's draft Local Housing Strategy has been considered in this context. Research undertaken has shown that the combination of changes in household size to smaller households combined with an ageing population illustrates a need for a variety of housing options in the City of Joondalup....</i></p>
5	Part 2	34	<p>Amend as follows:</p> <p>6.4.1 SEWERAGE SYSTEM</p> <p><i>The Craigie area is well serviced by existing Water Corporation sewer assets with existing sewers located on the boundary of the development site. The site is located within two sewer catchments,</i></p>

			<p>as described below:</p> <ul style="list-style-type: none"> The western portion of the site is located within the catchment serviced by Whitfords Pumpstation No. 7 located south of the existing school on Camberwarra Drive The eastern portion is serviced by Whitfords Pumpstation No. 8 located off Fenellia Crescent on the south eastern boundary of the development site. The existing pump station is a small with a capacity of less than 20L/sec. As such the Environmental Protection Authority Guidelines requires a 10 metre buffer. The Water Corporation encourage the implementation of a 30 metre buffer In accordance with Water Corporation Design Standard 51 a buffer zone of 30m will apply from the centre of the wet well to the closest building as implemented in the proposed Local Structure Plan. The Water Corporation advised that there is capacity within the existing system to support the current planning for the development. The actual catchment split will determine if any upgrade is required to the planned pipe sizing of the development and this will be determined at design stage. <p>Figure 15 shows the boundaries of the two catchments within the development site.</p>
6	Part 2	Page 36	<p>Amend as follows:</p> <p>7.2.3 EXISTING INFRASTRUCTURE</p> <p>The following infrastructure constraints/issues are evident in the Craigie High School Site:</p> <ul style="list-style-type: none"> Treatment of existing drainage sump to be considered within sensitive transition to Otago Park. Treatment and enhancement of existing terraces to be considered. Consider the treatment of the existing sewer line along the rear boundary of the existing lots fronting Arawa Place. No residential development allowed within 310m buffer of the western-eastern pump station.
7	Part 2	Page 40	<p>Amend as follows:</p> <p>8.2.2 PUBLIC OPEN SPACE</p> <p>Approximately 1.80571.7705 ha of Public Open Space (exclusive of 1 in 1 year Drainage) have been provided for within the Structure Plan (refer Figure 19 - Public Open Space Plan) resulting in</p>

			<p><i>17.91% Public Open Space provided (refer Table 3 - Public Open Space Schedule).</i></p> <p><i>The Structure Plan has been designed around an approximate 6,500m² central linear open space spine, traversing the site in a NW - SE direction. The alignment of the open space spine has been centred on a visual corridor between the existing dunal system to the NW down to the existing Otago Park in the SE. The green spine also offers a grade within the open space area of 12m over approximately 220m (i.e. 1:18).</i></p> <p><i>Public Open Space Area 1 (approximately 1.1414 ha), provided in the north-west of the site, is dedicated to retaining (part of) the existing dunal system and remnant vegetation within the subject site, whilst integrating seamlessly with the existing Parks and Recreation reserve that contains (greater portion of) the dunal system.</i></p> <p><i>Public Open Space Area 2 (approximately 6,516 m²) is the open space spine, which is to be a central focus of the Structure Plan, that links the dunal system with Otago Park. This central green spine provides for a permeable open space network incorporated within the urban fabric to be primarily utilised for passive recreation pursuits and drainage, with active recreational pursuits to take place in the larger areas of Otago Park. The high amenity of this central open space is complemented by higher density allotments (up to R40), on its periphery, providing surveillance and high quality built form interface. The design of the central open space has been done in way to optimise view corridors to/from the dunes, to/from Otago Park and across the open space from the eastern termination of the entry road towards the R30 housing opposite.</i></p> <p><i>Drainage Area 1 (approximately 793 m²) located in the south-east corner of the site, dedicated to on-site drainage. It is located within the required 30m buffer from the sewer pump station (refer section 6.4.1 sewerage system). Although the pumping station buffer zone restricts the use of this area it is thus ideal for use as POS or to facilitate drainage. There is however the potential to allow drainage to discharge and infiltrate through the existing Otago Park drainage sump.</i></p>
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8	Part 2	Page 41	TABLE 3: PUBLIC OPEN SPACE SCHEDULE – CRAIGIE HIGH SCHOOL STRUCTURE PLAN		
			Gross Site Area	(m²)(ha)	(m²)(ha)
			Lot 500	2,381	
			Lot 501	99,089	
			Total Gross Site Area		101,470
			Deductions		
			1 in 1 year drainage (within Drainage 1) (*)	441	
			1 in 1 year drainage (within Drainage Public Open Space 2) (*)	225	
			Total deductions	666-225	
			Net Subdivisible Area/Public Open Space Contribution Area		100,804
			Required Public Open Space (10%)		10,080
			Public Open Space Requirements		
			Unrestricted public open space – minimum 80%	8,064	
			Restricted public open space – maximum 20%	2,016	
			Total		10,080
			PUBLIC OPEN SPACE PROVISION		
			Unrestricted Public Open Space		
			Public Open Space 1	11,414	
			Public Open Space 2	6,032	
			1 in 100 year drainage (with Drainage 1)(*)	217	
			1 in 100 year drainage (within Drainage Public Open Space 2) (*)	160	
			Total Unrestricted Public Open Space		17,823-17,606
			Restricted Public Open Space		
			1 in 5 year drainage (with Drainage 1)(*)	135	
			1 in 5 year drainage (within Drainage Public Open Space 2) (*)	0.0099-99	
			Total Restricted Public Open Space		234-99
			Total Public Open Space Provided		18,057-17,705
			Percentage of Public Open Space Provided		17.91%-17.56%
			(Unrestricted PUBLIC OPEN SPACE contribution)		
			Surplus Public Open Space		n/a

9	Part 2	Page 45	<p>Amend as follows:</p> <p>8.6.1 DUNE, TRAILS AND LOOKOUTS</p> <p><i>Preservation, education and rehabilitation of the remnant parabolic dune are important to the creation of a sustainable landscape. The many informal pathways that have been created are an indication of the importance of the dune in cross-site access, and the desire to mount the summit and survey the surrounds (refer Figure 21 – Landscape Site Details). Defining the most desirable connections, weeding, brushing and intensive rehabilitation of the eroded areas will preserve the environment and the social use. The dune rehabilitation within the subject land should be in partnership with the local community groups, schools and Landcare organisations to promote stewardship and education.</i></p> <p>A trail system is defined that functions as an exercise trail and educational walk (refer Figure 20 – Landscape Masterplan). A climbing frame is proposed along the trail at the base of the dune to promote exercise and interactive play. Along the trail will be defined lookouts with sweeping views provided to the Ocean, Rottneest Island, the City, the Scarp and the treed suburbs of the Coastal Plain. Landscaping shown outside of the subject land (dunal paths, boardwalks, lookouts, gates, revegetation, etc) is indicative only and not the responsibility of the developer.</p>
10	Part 2	Page 46	<p>Amend as follows:</p> <p>8.6.6 BIO-RETENTION BASINS</p> <p><i>Public Open Space Area 21 accommodates a basin that provides both an environmental and aesthetic function (refer Figure 20 – Landscape Masterplan, and Figure 21 – Landscape Site Details). The basin is a geometric trapezoidal shape supporting the language of the series of spaces. The planting of ephemeral wetland sedges is low and formal providing a natural ‘canvas’ to be viewed from above on the terraces.</i></p> <p><i>An existing drainage basin (Potential Drainage 2) located on the intersection of Marmion Avenue and Albion Street (refer Figure 19 – Public Open Space Plan) will accommodate the drainage within catchment 1 (refer Figure 28 – Preliminary Drainage Plan), whilst a second bio-retention basin within catchment 2 will utilise the existing, near the existing sump near Otago Park sump., will help accommodate the eastern drainage. This infiltration basin will be provided as an alternative to using the Otago Park Sump should the capacity be insufficient to meet the design flow volumes. All three basins will accommodate the one, five and 100 year storm events and will treat and infiltrate stormwater collected within the site.</i></p>

			<p><i>A developer contribution will be required as a condition of subdivision. This will facilitate upgrade and redesign of the existing sumps to improve the amenity of these facilities and accommodate additional drainage generated from the structure plan area</i></p>
11	Part 2	Page 46	<p>Amend as follows:</p> <p><i>CARRIAGEWAY WIDENING ON ALBION STREET</i></p> <p><i>Post development traffic modelling indicates that vehicle queuing increases on Albion Street at the intersection of Albion Street and Marmion Avenue (refer Figure 27 for Intersection Control and Traffic Treatment Plans). In order to provide separate traffic lanes for right and left turning vehicles onto Marmion Avenue, it is proposed that the westbound carriageway on Albion Street is widened over a distance of 50m.</i></p> <p><i>A developer contribution will be required as a condition of subdivision. This will facilitate the Albion Street carriageway widening to accommodate additional traffic generated from the structure plan area.</i></p>
12	Part 2	Page 48	<p>Amend as follows:</p> <p><i>8.8.2 STORMWATER MANAGEMENT</i></p> <p><i>Due to the permeability of the in-situ sand, the site is well suited to the on-site disposal of stormwater. There are potentially two options for disposal of stormwater drainage. Stormwater can be retained on site and infiltrated through drainage basins within the central and south-eastern POS areas. Stormwater drainage will be integrated into the public open space in accordance with the requirements of Liveable Neighbourhoods and the local authority (or City) through the application of water sensitive urban design principals.</i></p> <p><i>The proposed development will have two catchment areas (refer Figure 28 – Preliminary Drainage Plan). Most of the site is within the eastern catchment and there is much potential for infiltration in Public open space areas. Stormwater can also be discharged into the existing Otago Park sump. The western catchment is reasonably small, but lacks public open space areas suitable for infiltration. Drainage for this catchment will require a piped system directing flow to the existing Albion Street drainage sump. These options require further investigation which will be undertaken during the subdivision stage of the development. Refer section 9.3.1 for Urban Water Management Plan</i></p>

13	Part 2	Page 51	<p>Delete clause '9.2 CITY OF JOONDALUP DISTRICT STRUCTURE PLAN NO. 2'</p> <p>9.2 CITY OF JOONDALUP DISTRICT STRUCTURE PLAN NO. 2</p> <p>Amendment No. 49 to the City of Joondalup Town Planning Scheme, which will rezone the Lot 500 to Urban Development Zone, has been adopted by the City of Joondalup. The Amendment will be forwarded to the Western Australian Planning Commission. Accordingly it is expected that the Amendment will be finalised and endorsed by the Minister for Planning before the end of 2010.</p> <p>Renumber the clauses that follow accordingly</p>
14	Part 2	Page 52	<p>Amend as follows:</p> <p>9.3.2 DUNE MANAGEMENT PLAN</p> <p><i>For the effective management of the dunes within the subject land, a management plan will be required. The following highlights the issues to be addressed:</i></p> <ul style="list-style-type: none"> - <i>Weed control</i> - <i>Revegetation of the remnant vegetation</i> - <i>Management of native fauna, specifically the Graceful Sun Moth</i> - <i>Management of feral fauna</i> - <i>Access and infrastructure to minimise dune damage</i> - <i>Educate the public of the importance of the dunes and associated restrictions</i> - <i>Fire management regime (to minimise disturbance of GSM territories during breeding season)</i> - <i>Chemical management (pesticides, herbicides and fertilisers)</i> - <i>Investigate methods to rehabilitate and improve GSM habitat, including options to increase numbers of food plants</i>

FIGURE MODIFICATIONS

Modification No.	Structure Plan Part (1 or 2)	Figure No.	Modification
1	Part 1	Plan 01	Remove 'Public Purpose' reserve Apply 'Residential R20'
2	Part 2	Figure 01	Remove 'Public Purpose' reserve Apply 'Residential R20'
3	Part 2	Figure 13	Removal of boardwalk link and dunal path link within western park.
4	Part 2	Figure 18	Apply 10 metre buffer to eastern Water Corporation Pump Station
5	Part 2	Figure 19	Remove drainage site number 1
6	Part 2	Figure 20	Removal of all proposed works within the western park, including: <ul style="list-style-type: none"> - Boardwalk/Educational walk/interactive play structures - Lookout - Revegetation - Dunal path -
7	Part 2	Figure 21	Removal of eastern POS (drainage site) labelled No.3 Remove diagram and wording associated with Image No.2 Multi-activity Trail
8	Part 2	Figure 22	Remove eastern drainage reserve (hatched) Apply 'Residential R20' (shading).
9	Part 2	Figure 23	Addition of the following advice notes: Note: Landscaping adjacent to on-street parking embayments is not to include shrubs. Appropriate landscape treatments include paving, groundcover and formal tree wells. A 1.8 metre street well diameter is required for street tree planting.
10	Part 2	Figure 24	Remove eastern drainage reserve Apply Residential zoning

11	Part 2	Figure 28	Remove eastern drainage reserve Apply Residential zoning
12	Part 2	Figure 29	Remove eastern drainage reserve Apply Residential zoning