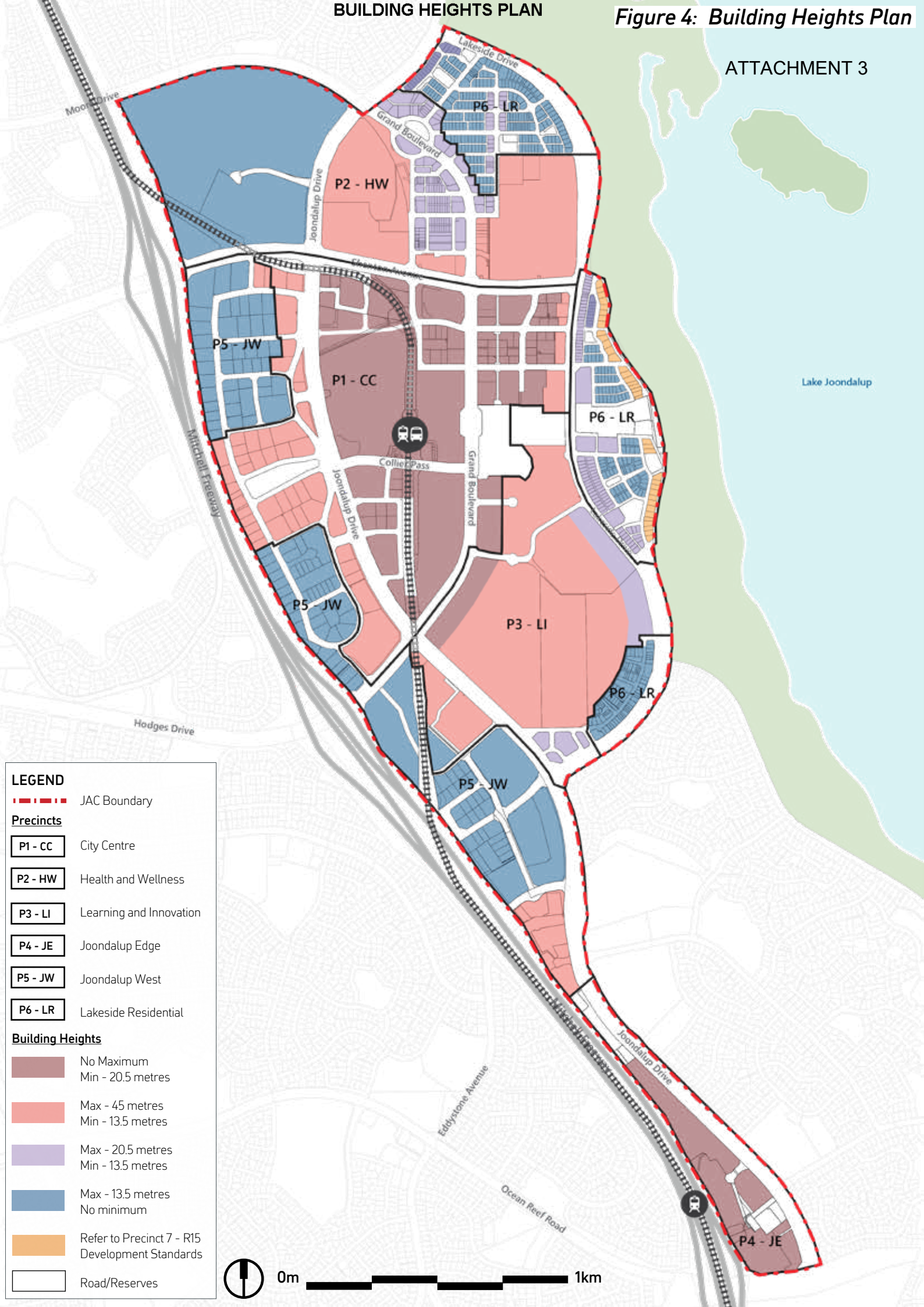


LEGEND

- - - - - JAC Boundary
- P1 - CC City Centre
- P2 - HW Health and Wellness
- P3 - LI Learning and Innovation
- P4 - JE Joondalup Edge
- P5 - JW Joondalup West
- P6 - LR Lakeside Residential



**LEGEND**

--- JAC Boundary

Precincts

- P1 - CC** City Centre
- P2 - HW** Health and Wellness
- P3 - LI** Learning and Innovation
- P4 - JE** Joondalup Edge
- P5 - JW** Joondalup West
- P6 - LR** Lakeside Residential

Building Heights

- No Maximum
Min - 20.5 metres
- Max - 45 metres
Min - 13.5 metres
- Max - 20.5 metres
Min - 13.5 metres
- Max - 13.5 metres
No minimum
- Refer to Precinct 7 - R15
Development Standards
- Road/Reserves

This section provides an overview of the development standards which apply to the JACP area. These standards shall be read in conjunction with the Precinct Specific Development Standards (Section 1.5) and Section 07 - Urban Form.

1.4.1 LAND USE

- + Land use shall be in accordance with the City of Joondalup's Local Planning Scheme No. 3.
- + Further to clause 22(2)(b) of City of Joondalup Local Planning Scheme No. 3, and provided no significant building work occurs, non-conforming use rights applies to 'Bulky Goods Showroom' and 'Warehouse/Storage' land uses within the City Centre Precinct west of Joondalup Drive, where the land use has been discontinued for a period of greater than six months.

1.4.2 RESIDENTIAL DENSITY

- + Residential density shall be in accordance with **Figure 3 - Residential Density Code Plan**.

1.4.3 SUBDIVISION REQUIREMENTS

Subdivision within the JAC will not be supported unless the following criteria are met to the satisfaction of the City:

- + The resultant lot/s are 2,000m² or larger; or
- + It is adequately demonstrated that the resultant lots are of a size which will accommodate development with a form and scale that reflects the relevant development provisions and objectives of the JACP, which may include the preparation and approval of a Local Development Plan; or
- + The subdivision relates to development which has been approved and the construction of which is substantially commenced; or
- + The subdivision facilitates the creation of road reserves and/or superlots generally consistent with the relevant precinct plan/s (Figures 6 to 12).

In all instances, it must be demonstrated that any subdivision proposal has regard to the highest applicable residential density coding under the JACP.

1.4.4 BUILDING HEIGHTS

Buildings shall comply with the minimum building height required under **Figure 4 - Building Heights Plan**, however, parts of a building (including the podium) may be developed at a lesser height provided that the proposed development:

- + Includes a tower structure which exceeds the minimum building height required under **Figure 4** by at least the equivalent dimension to the reduction sought to those portions of the building below the minimum height; and is considered to meet the relevant objectives under the JACP; and is consistent with the existing/desired streetscape; or
- + Represents extensions/alterations to an existing approved building; and is considered to meet the relevant objectives under the JACP; and is consistent with the existing/desired streetscape
- + Demonstrates through future staging and/or concept plans that a development or site is capable of accommodating additional building height in accordance with the applicable minimum building height requirement (or greater) at a later stage.

to the satisfaction of the determining authority.

Podium Roofscape

The podium roofscape shall be designed to be an attractive and unified architectural feature when viewed from towers above, this may include rooftop terraces and gardens