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**John Day**  
Minister for Planning; Culture and the Arts; Environment; Youth

*Wed 15 September, 2010*

### Minister approves amendment for UWA student accommodation

#### Portfolio: Planning

Planning Minister John Day has approved an amendment to the City of Subiaco Town Planning Scheme to allow the development of a student accommodation facility near The University of Western Australia (UWA).

Amendment No. 16 to City of Subiaco Town Planning Scheme No. 4 (TPS No. 4 District Zoning Scheme) allows for the development of a multi-storey university accommodation facility on the UWA-owned site bounded by Everett and Caporn streets; and Fairway, Crawley.

"In the recently released Directions 2031 and Beyond, this location is within the UWA-QEII Strategic Specialised Centre, which forms an important part of the metropolitan centres network as a key driver of innovation, information exchange and generator of employment," Mr Day said.

"The proposal will allow for the accommodation of students in a purpose-built facility and represents a more efficient and beneficial use than the existing developments on this land.

"It will allow a greater number of students to enjoy the benefits of campus living, including easy access to classes and recreational activities by accommodating many students under managed conditions and at one site.

"Buildings in the development will have a maximum height of four storeys; with buildings within 20 metres of the street required to be less than four storeys.

"The creation of accommodation in which car ownership is discouraged will also ease the pressure on UWA's limited parking spaces, which have been capped since 2000. A maximum of two parking spaces will be required per 10 beds, while bicycle parking will be provided at a rate of one bay per 3.5 beds. Half of these will be secure."

The Minister said he considered the objections received in relation to the proposal, which focused on the effects of the four-storey facility on neighbourhood amenity.

"I acknowledge the issues raised in the submissions; however, the existing urban form of the immediate neighbourhood includes a variety of dwelling types, including a number of multi-storey flats in close proximity of the subject site," he said.

"The opportunity to continue to provide a diverse mix of housing types in the area will enhance and contribute to the area's vitality by adding variety and choice."

The approval requires modifications to the amendment to provide for a greater setback from the eastern property boundary, unless the existing dwellings are retained.

"While it is generally preferable to encourage lesser setbacks in order to promote engagement with the street, I am satisfied that the greater setbacks and open space provisions proposed as part of the amendment will preserve the amenity of adjoining properties to the east of the site," Mr Day said.

"Council and the proponent are advised to retain as much of the existing vegetation as possible when considering the future detailed design."

Concerns regarding the design and future management of the facility will also be addressed during assessment of a development application for the site by the City of Subiaco, in accordance with its scheme.

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