



**Appendix 4**  
**Kinross Residential Development**  
**Engagement Summary Report**



# **Kinross Residential Development Engagement Summary Report**

PEET LIMITED

FINAL REPORT | OCTOBER 2015

**Creating  
Communities**

## PROJECT DETAILS

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# 1. INTRODUCTION

## 1.1. Project Background

The proposed residential development site at Lot 9021 MacNaughton Crescent Kinross is 4.03 hectares in size and aims to deliver a quality infill development to the suburb of Kinross.

A team of expert consultants have been appointed by project managers Peet Limited (Peet). in the areas of town planning, urban design, environmental design, traffic management, engineering, landscape architecture and community engagement - to commence work on residential development plans for the site.

Consultation with the City of Joondalup has informed the approach to broader community consultation.

## 1.2. Site Context

Lot 9021 is located in the north-eastern quadrant of Kinross and approximately 250 metres from the common boundary between the Cities of Joondalup and Wanneroo. The site is bounded on three of its four sides by Grangemouth Turn (west), Lochnagar Way (north) and MacNaughton Crescent (east). MacNaughton Park adjoins the site along its southern Boundary.

The site is located within a well-established residential area with Residential Design Code densities ranging from R20 to R25. To the south of the site, beyond MacNaughton Park, is the Kinross Central Shopping Centre. The site was originally zoned in part 'Residential' and also in part 'Local Reserve – Public Use (Primary School)' under the City of Joondalup District Planning Scheme No.2. The site was initially required for a public primary school during the planning of the suburb Kinross. In 2013, the Department of Education confirmed the site was no longer required for educational purposes.

It is not uncommon for the Department of Education not to utilise all sites that are allocated for primary schools in initial urban plans. The decision to develop all sites depends on the current and future demographics of an area, with it being decided that there was already sufficient existing school facilities to meet current and future local need.

Following the divestment of the site by the Department of Education, a Scheme Amendment process commenced in February 2014 to rezone the land from 'Public Use' to 'Urban Development' under the City of Joondalup's District Planning Scheme. The Scheme Amendment was advertised for public comment for a period of 42 days and closed on 6 August 2014, with a total of 23 submissions being received. The matter was considered by Council at their meeting in September 2014, with the decision being to zone the site as 'Urban Development'. Subsequently the Scheme Amendment was approved by the WA Planning Commission (WAPC) and Minister for Planning in February 2015.

## 1.3. Design Principles

In developing the site, there are some key design principles have been adopted to ensure a quality outcome for the Kinross neighbourhood:

- A seamless interface with the local neighbourhood;
- Quality public open space (including tree retention);
- Efficient movement systems and connectivity;
- Effective drainage and stormwater management; and
- Responsiveness to local landforms and environment.

## 2. METHODOLOGY

### 2.1. Aim of Consultation

Peet are committed to effectively engage stakeholders and the community to ensure the plans for the development respond appropriately to local issues and aspirations, while also ensuring the value of this important asset is realised. With this in mind, expert consultants Creating Communities were engaged to facilitate the community consultation process.

Purpose: To seek input and support for the redevelopment of the former Kinross Primary School site.

Core Objective: To actively involve the Kinross community, local organisations, stakeholders and the project team in building beneficial relationships that will enable the effective development of the former Kinross Primary School site

Key outcomes sought by the community engagement process include:

- Successful management of key messages.
- Supporting Kinross residents to identify the benefits of developing the school site.
- Generating an informed understanding of the proposed development.
- Identifying key stakeholders and community members who will be able to make knowledgeable comment and input regarding the proposed site development.
- Establishing effective communication channels and foster positive relationships between the community and the developer.
- Recognising key issues, concerns, opportunities and aspirations related to the site.
- Early community “buy-in” and advocacy for the development.

### 2.2. Stages of Consultation

#### 2.1 STAGE ONE: Engagement in the Planning of the Development

The following strategies have been undertaken in the preparatory phases, to effectively engage the community in the planning processes for the redevelopment of the site, in order to seek their support and acceptance for the future proposal.

- Meetings with the City of Joondalup (ongoing).
- Meetings with the Kinross Residents Association.
- A Community Open Day on Saturday 13 June where local residents and stakeholders had the opportunity to meet the project team.
- A community response form made available at the Community Engagement Day to seek specific feedback.
- An opportunity for follow up contact with the project team where required.

See overview of Stage One consultation in Table 1. The City of Joondalup were involved in determining the approach undertaken for engagement and had opportunity to comment on all communications materials prior to distribution.

#### 2.2 STAGE TWO: Post Development Approval

After development approval is granted, it will be important to maintain positive connections with stakeholders and local community members where possible. This may include ongoing engagement and relationship management.

The table below provides an overview of the strategies and tasks associated with Stage 1 of the Kinross Residential Development consultation.

**TABLE 1: STAGE 1 CONSULTATION OVERVIEW**

Strategy	Description	Timing
1. <b>Inception Meeting</b>	Collaborated with Project team to: determine agreed approach <ul style="list-style-type: none"> <li>- identify and confirm key project messages</li> <li>- confirm delivery timelines</li> </ul>	March 2015
2. <b>Community Profiling</b>	Identified key stakeholders to be consulted	March - May
3. <b>Communications</b>	Community and stakeholder database developed for ongoing community engagement.	March - Ongoing
4. <b>Invited Stakeholders</b>	Invitation to local sporting clubs, neighbours and other relevant stakeholders (via letter and email) to engage in an Open Day. Actions undertaken included: <ul style="list-style-type: none"> <li>• Flyer to Kinross suburb</li> <li>• Banner installed on site</li> <li>• Advertisement in Joondalup Times newspaper</li> <li>• Advertisement via Kinross Residents Association Facebook page</li> <li>• Westside Football Club and Kinross Residents Association secured to be involved on the day</li> </ul> See Appendix 2.	Invitations distributed two weeks prior to event
5. <b>Developed Communications Materials</b>	Produced Information Booklet and Frequently Asked Questions sheet to provide information to interested community members. General information included: <ul style="list-style-type: none"> <li>• Project background</li> <li>• Site location / description</li> <li>• Design principles</li> <li>• Benefits for community</li> <li>• Proposed key features</li> <li>• Development timeline and considerations inc. traffic, earth works, retention of vegetation etc.</li> <li>• Commitment to consultation</li> </ul> See Appendix 3.	Materials developed one week prior to event
6. <b>Facilitated Open Day</b>	Conducted an interactive community open day at MacNaughton Club rooms on Saturday 13 June, 12,30pm - 2.30pm. <ul style="list-style-type: none"> <li>• Project team on hand to discuss and answer questions relevant to the opportunities and constraints for the site</li> <li>• Developed displays, information boards and materials with principal exhibits showing the site plan, key design principles, and opportunities/ constraints</li> <li>• Provided a written feedback sheet and record anecdotal comments.</li> </ul>	Saturday 13 June



# 3. COMMUNITY OPEN DAY

## 3.1. Event Overview

The Kinross Residential Development Community Engagement Session was held on Saturday 13 June between 12.30pm and 2.30pm and provided interested residents and stakeholders with an opportunity to drop in, discuss development opportunities for the site and provide feedback. Representatives from Peet and their project team including planners, traffic and environmental specialists were on hand to answer community questions.

Displays included a site context plan, summary of opportunities and constraints and overview of design principles (see Appendix 1).

Over 55 community members attended on the day and the Kinross Residents Association and Westside Football Club provided tea, coffee and a free sausage sizzle.

## 3.2. Summary Findings

Anecdotal feedback from the approximately 55 individuals engaged in face-to-face discussions was generally positive in regards to the residential development. However, there were some clear priorities which were frequently raised including:

- Any future residential densities in line with surrounding suburb
- Integration with Public Open Space; and
- Retention of natural bushland where possible.

Of the 55 plus individuals engaged, 29 also completed a response form (see Appendix 2). Responses from the forms have been themed under key headings below.

### 3.2.1. Demographic of Attendees

Of the 29 attendees who provided formal feedback, all were residential property owners, with three also being representatives from local sporting/ community organisations.

Of these 29 attendees, 21 responded to a question concerning their place of residence. Majority live in the suburb of Kinross, with many living either directly facing or in the street surrounding the site.

Place of Residence	No. of Attendees
In a street close to the site but not directly facing it	11
In a street facing the site	6
Elsewhere in suburb of Kinross	3
Don't reside in suburb of Kinross or City of Joondalup	1

### 3.2.2. Priorities

Specific feedback was gathered on the top priorities to be reflected in any future subdivision design of the site. The following themes were common amongst attendees and respondents:

Theme	Description
Density (25 responses)	<ul style="list-style-type: none"> <li>• Low density residential – 3-600sqm favoured</li> <li>• Would like limit of 2 storey (requirement for 2 storey on smaller lots to eliminate ‘slum’ dwellings)</li> <li>• Development to reflect lot size similar to adjacent/ surrounding area (R25)</li> <li>• Preference for single residential lots, rather than apartments, townhouses or units</li> <li>• Minimal preference for variety of lot sizes</li> <li>• Large lot interface with existing residents (landowner adjacent to site)</li> </ul>
Retention of Natural Environment (10 responses)	<ul style="list-style-type: none"> <li>• Preserve as much green space / natural bushland / trees as possible</li> <li>• Implement appropriate flora and fauna management and rehabilitation as required</li> </ul>
Integration with existing Public Open Space (9 responses)	<ul style="list-style-type: none"> <li>• Priority to preserve functionality of existing oval</li> <li>• Maximise greenspace in development</li> </ul>
Consistent built form and landscaping (9 responses)	<ul style="list-style-type: none"> <li>• Maintain consistent appeal with adjacent built form and landscaping including roofs, fencing and rendering</li> </ul>
Other	<ul style="list-style-type: none"> <li>• Manage impact of increased traffic through appropriate siting of roads</li> <li>• Avoid cheaper housing that may attract a “lower socio-economic” demographic that may in turn create poor social cohesion / decrease community safety</li> </ul>

### 3.2.3. Important Outcomes

Attendees were asked to list the most important positive outcomes that they think can be achieved for the Kinross Community through the planning of a high quality residential development. The following themes were common amongst attendees and respondents:

Theme	Description
Increased infrastructure/ amenity/ maintenance (8 responses)	<ul style="list-style-type: none"> <li>• Provision of increased infrastructure and amenity to the local area, including roads and footpaths</li> <li>• Effective management of traffic, with recognition that traffic levels will be lower than would be with previously planned Primary School</li> <li>• Maintenance of roads and surrounding amenity</li> <li>• Split views on road or retaining wall interface with POS</li> <li>• Retaining wall will help frame park</li> </ul>
Positive community engagement/ outcomes (5 responses)	<ul style="list-style-type: none"> <li>• Potential for positive social outcomes to be achieved through ongoing engagement with local residents and support for local community organisations, including sporting and residents associations</li> </ul>
Reduction/ prevention of anti-social behaviour (5 responses)	<ul style="list-style-type: none"> <li>• Improved safety of local area through increased passive surveillance, lighting etc.</li> <li>• Avoid cheaper housing that may attract a “lower socio-economic” demographic that may in turn create poor social cohesion / decrease community safety</li> </ul>

No positive aspects of development (4 responses)	<ul style="list-style-type: none"> <li>• View that there will be no positive outcomes</li> <li>• Concern over traffic and loss of open space</li> </ul>
Affordability ( 3 responses)	<ul style="list-style-type: none"> <li>• Increased affordability to buy into the neighbourhood</li> <li>• Opportunity to downsize and for ageing in place</li> </ul>
Positive impact on property values (3 responses)	<ul style="list-style-type: none"> <li>• Increase property value for surrounding owners and Kinross suburb</li> </ul>
Other	<ul style="list-style-type: none"> <li>• Opportunity to 'get it right'</li> <li>• Increased utilisation of MacNaughton Park</li> <li>• Reduced bush fire risk</li> </ul>

### 3.2.4. Issues/ Concerns

Theme	Description
Traffic/ parking (13 responses)	<ul style="list-style-type: none"> <li>• Increased volume of traffic compared to current levels</li> <li>• Overload of existing road infrastructure</li> <li>• Traffic access point required from east and west</li> <li>• Shortage of parking on MacNaughton Drive may be exacerbated</li> <li>• General recognition that traffic will be less than anticipated if a Primary School was developed</li> </ul>
Loss of natural bush and habitat (11 responses)	<ul style="list-style-type: none"> <li>• Loss of natural bushland as a result of development</li> <li>• Need for appropriate wildlife protection</li> </ul>
Anti-social behaviour (10 responses)	<ul style="list-style-type: none"> <li>• Concern that development will incorporate social housing</li> <li>• Increased population may result in more anti-social behaviour</li> <li>• Loitering and graffiti</li> <li>• Concern over existing antisocial behaviour at skate park and community centre</li> </ul>
Construction impact management (9 responses)	<ul style="list-style-type: none"> <li>• Manage dust/noise/traffic/workers/safety (especially in relation to children) during construction</li> </ul>
Negative impact on property values (4 responses)	<ul style="list-style-type: none"> <li>• Increased supply of housing, or inappropriately priced lots may impact existing property values</li> </ul>
Other	<ul style="list-style-type: none"> <li>• Preference to avoid high density</li> <li>• Damage/ loss of functionality of oval</li> <li>• Lack of community amenity included in development</li> </ul>

### 3.3. Recommendations

Recommendations in regards to the Peet Kinross Residential development are:

#### **Recommendation 1: Use the Consultation Findings to Inform Future Development Planning and Design**

Key findings from initial engagement with the Residents Association informed the development of a clear set of Design Principles. Further feedback gathered at the Open Day should be used to inform the Local Structure Plan for the site so as to harness identified opportunities and address concerns in the key areas of:

- Cohesiveness with surrounding suburb (density and built form)
- Integration with existing oval facility
- Retention of vegetation where possible
- Enhancing safety and security through design

#### **Recommendation 2: Manage Construction Impacts via an Interface Management Plan**

Consultation findings indicate that there is concern among some community members regarding disruption during the construction stage of the proposed development. There is particular concern among neighbouring residents about direct impacts such as noise and traffic.

It is recommended that an Interface Management Plan is produced, which acknowledges that inconveniences will be caused to residents at various stages of a project, but puts in place mitigations to minimise any disruption. Such a plan should outline a defined process for collecting and responding to community feedback regarding the impacts of a project's construction activities and put in place pre-emptive strategies to minimise any impacts.

4.3

#### **Recommendation 3: Develop and Implement a Flora and Fauna Management Plan**

A clear theme of consultation was around the loss of natural flora and fauna as a result of development. Given that the project site's environmental assets are highly valued in the community it is recommended that a Flora and Fauna Management Plan be developed, communicated and implemented.

#### **Recommendation 4: Ensure Seamless Integration with the Surrounding Local Streetscape**

Consultation findings indicated that Integration (ensuring the development is in keeping with the existing local buildings and amenities), is very important to many stakeholders, particularly those that live in the Kinross and neighbouring residents. With this in mind there should be a strong commitment to prioritise integration as part of any implementation plan for the facility.

## **4. APPENDICES**

### **4.1. Static Displays**

### **4.2. Event Flyer**

### **4.3. Information Booklet and FAQs**

### **4.4. Feedback Form**

KINROSS RESIDENTIAL DEVELOPMENT

# *Design Principles*

A seamless interface with  
the local neighbourhood

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Quality public open space  
(including tree retention)

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Efficient movement systems  
and connectivity

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Effective drainage and  
stormwater management

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Responsiveness to local  
landforms and environment

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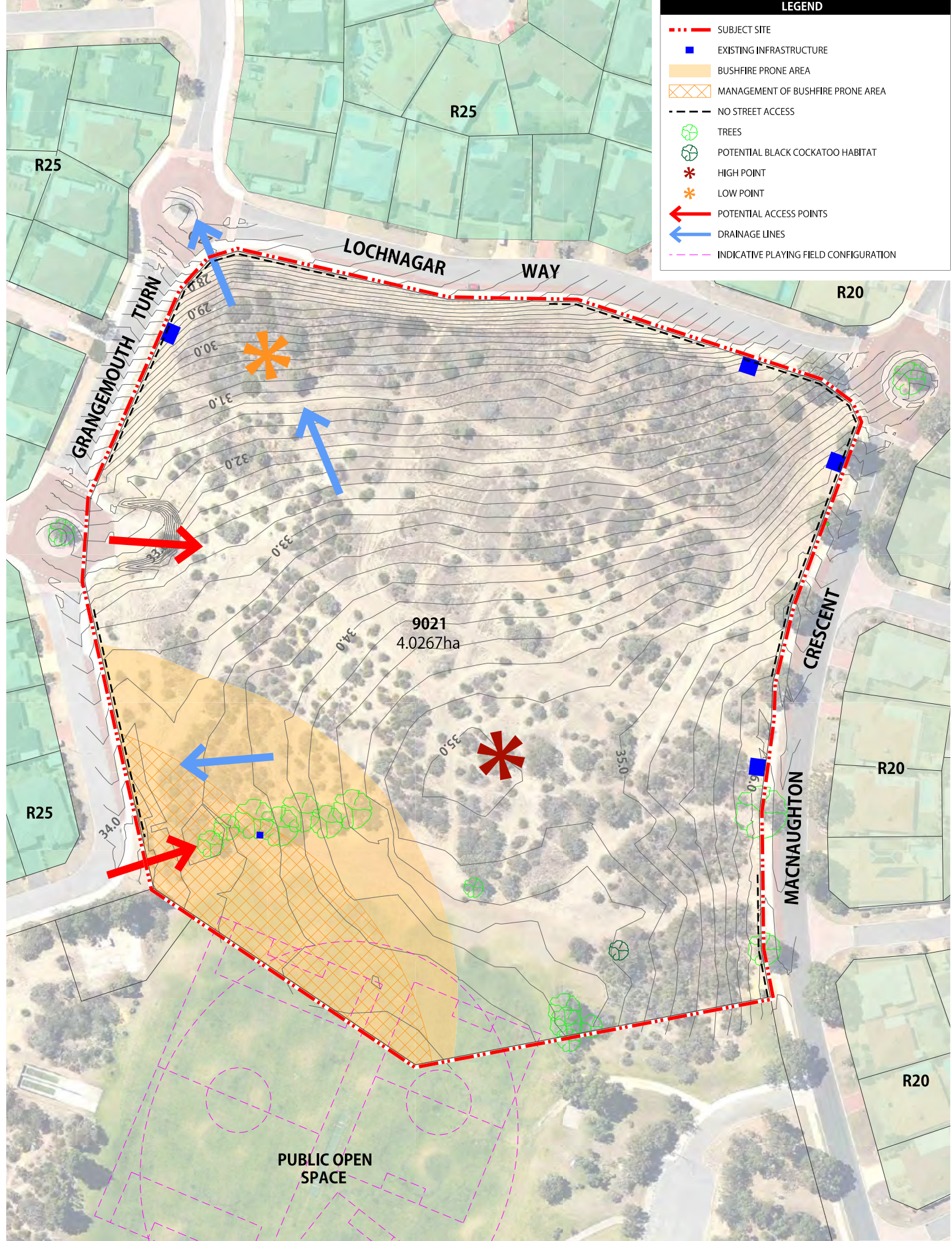
# *Opportunities & Constraints*

## **OPPORTUNITIES**

- Multiple potential access points
- Potential for a range of housing types including single dwellings, grouped and multiple dwellings
- East – West Road linkages
- Landscape elements to support Crime Prevention through Environmental Design (CPTED) Principles
- Integration of existing POS to allow a range of sporting and recreational functions to occur

## **CONSTRAINTS**

- Topography of site requiring earthworks
- Earthworks may impact ability to retain vegetation



LOT 9021 MACNAUGHTON CRESCENT KINROSS

# Opportunities and Constraints

SCALE





**LEGEND:**



Subject Site



LOT 9021 MACNAUGHTON CRESCENT KINROSS

# Site Context

SCALE



# You're Invited

## KINROSS RESIDENTIAL DEVELOPMENT Community Engagement Session

**Saturday 13 June, 12.30PM - 2.30PM**

MACNAUGHTON CLUBROOM, KINROSS

**Peet Ltd welcomes the Kinross community** to drop in, meet the project team, provide feedback and discuss concepts for Peet Ltd's proposed residential development abutting MacNaughton Park.



FIND OUT  
MORE



ASK US  
QUESTIONS



### FOR MORE INFORMATION

Contact Angela on 9284 0910 or email  
[angela@creatingcommunities.com.au](mailto:angela@creatingcommunities.com.au)

**PEET**

# Kinross Residential Development

Development proposed for Lot 9021 MacNaughton Crescent



## Background Information

**The proposed residential development site at Lot 9021 MacNaughton Crescent Kinross is 4.03 hectares in size and is located within the street borders of Grangemouth Turn, Lochnagar Way and MacNaughton Crescent. The site abuts MacNaughton Park on its southern boundary.**



The site was originally zoned in part 'Residential' and also in part 'Local Reserve – Public Use (Primary School)' under the City of Joondalup District Planning Scheme No.2. The site, owned by Peet Ltd, was initially designated for a public primary school during the planning of the suburb Kinross. In 2013, the Department of Education confirmed the site was no longer required for educational purposes.

It is not uncommon for the Department of Education not to utilise all sites that are allocated for primary schools in initial urban plans. The decision to develop all sites depends on the current and future demographics of an area, with it being decided that there was already sufficient existing school facilities to meet current and future local need.

Following the divestment of the site by the Department of Education, a Scheme Amendment process commenced in February 2014 to rezone the land from 'Public Use' to 'Urban Development' under

the City of Joondalup's District Planning Scheme. The Scheme Amendment was advertised for public comment for a period of 42 days and closed on 6 August 2014, with a total of 23 submissions being received. The matter was considered by Council at their meeting in September 2014, with the decision being to zone the site as 'Urban Development'. Subsequently the Scheme Amendment was approved by the WA Planning Commission (WAPC) and Minister for Planning in February 2015.

A team of expert consultants have been appointed by Peet Ltd. in the areas of town planning, urban design, environmental design, traffic management, engineering, landscape architecture and community engagement - to commence work on residential development plans for the site.

## Community Consultation

**Peet are committed to effectively engaging stakeholders and the community to ensure the plans for the development respond appropriately to local issues and aspirations, while also ensuring the value of this important asset is realised. With this in mind, expert consultants Creating Communities have been engaged to facilitate the community consultation process.**

Some of the key consultation activities that have occurred already include:

- Meetings with the City of Joondalup (ongoing)
- Meetings with the Kinross Residents Association

Future consultation activities include:

- A Community Engagement Day on Saturday 13 June where local residents and stakeholders can meet the project team
- A community response form made available at the Community Engagement Day to seek specific feedback
- An opportunity for follow up contact with the project team where required
- Development of a consultation report that will be provided to the project team to help inform the planning and decision making process by Peet
- Future engagement or management with local residents if/when construction occurs

## Design Principles

The design approach that is being implemented by the project team is to provide a rigorous multidisciplinary process with continuous reflection upon the purpose of the Local Structure Plan.

The key principles and considerations which are informing the development of the designs for the site include:

- a. A seamless interface with the local neighbourhood
- b. Quality public open space (including tree retention)
- c. Efficient movement systems and connectivity
- d. Effective drainage and stormwater management
- e. Responsiveness to local landforms and environment



***“A team of expert consultants in the areas of town planning, urban design, environmental design, traffic management, engineering, landscape architecture and community engagement, have been appointed by Peet to commence work on residential development plans for the site.”***

*For more information*

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For any queries about the community consultation and opportunities to provide feedback please contact: Angela at Creating Communities on 9284 0910 or [angela@creatingcommunities.com.au](mailto:angela@creatingcommunities.com.au)

For further information on the proposed planning and development of the site please contact: Peet Ltd. on 9420 1111 or [customer.relations@peet.com.au](mailto:customer.relations@peet.com.au)

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# Kinross Residential Development

## Frequently Asked Questions and Answers

*The following frequently asked questions and answers have been provided with the aim of addressing any issues or queries you may have about the proposed residential development at Lot 9021 MacNaughton Crescent, Kinross.*

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**Q1. Describe the type of lots that will be developed.**

**A1.** As the site planning is still under way, the number or size of lots has not been finalised. However, the final development design will be in keeping with state planning policy.

**Q2. What type of housing is proposed?**

**A2.** The residential density coding envisaged for the site will be similar to that of the surrounding areas (generally R20/25). Under these densities, a range of housing types are permitted in accordance with the current Residential Design Codes, including single dwellings, grouped dwellings and multiple dwellings.

**Q3. What is proposed for the provision of public amenities on the site?**

**A3.** Peet recognises the importance of maintaining quality POS for existing and future residents. Whilst future subdivision designs may alter the northern boundary dimensions of MacNaughton Park, it is their intention to maintain the existing function of the oval. This will enable a range of current sporting and recreational activities to continue. It is also the intention to retain trees where possible, pending further advice regarding drainage and engineering.

**Q4. What will the benefits be to the community from the development of this site for residential purposes?**

**A4.** This proposed development of this site provides many benefits to the existing and future community, including:

- Potential opportunities for residents who wish to downsize their block as well as for older residents who seek to 'age-in-place'.
- The provision of varied lot sizes that provide increased choice and flexible housing options in the local area.
- The introduction of new families and community members to the area.
- The provision of housing in close proximity to the local shopping centre and other community facilities, increasing their viability.
- Decreased traffic and parking numbers, compared to if a school was developed on the site, particularly in peak hours in the morning and afternoon.

**Q5. What site work is needed to develop this land?**

**A5.** Major site work items to facilitate preparation of the land for future homes include:

- Clearing of vegetation
- Cut to fill earthworks
- Construction of retaining walls, roads, underground services
- Installation of street lights

As the site was earmarked for a primary school, there are on street parking bays that were constructed to facilitate this use. The need for these bays has now been removed given the sites' change to a residential zoning. These bays may be removed depending on subdivision design.

As there will be works undertaken on existing road, there may be an impact on road users, although temporary full road closures are not anticipated at this time.

**Q6. What car, pedestrian and cycling access will there be through the site?**

**A6.** It is envisaged that pedestrian and cycle links will be provided in an east-west orientation. A connection south is also anticipated to provide efficient access to the POS and other facilities. Road connections are intended to integrate with surrounding road networks, and provide an east-west link through the subject land.

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**Q7. How will traffic compare to if a school had been developed on the site and how is the management of traffic and parking being planned for?**

**A7.** The traffic assessment of the subject land concludes that the planned primary school would have attracted 1,118 vehicle movements per day to local streets. Depending on the final development design, indicative traffic modelling demonstrates a reduction in traffic to between 55% and 88% less than the previously planned primary school. This is a significant reduction in local traffic movements by comparison

**Q8. What is the approvals process for this project?**

**A8.** For development to occur on the site, a Local Structure Plan (LSP) is required to be approved. The approvals process for the MacNaughton Crescent LSP is generally as follows:

- Lodgement of LSP document – The LSP document will be lodged with the City of Joondalup subsequent to the completion of all consultant reports and community consultation. The applicant will work with the City to ensure their requirements are met prior to the LSP being presented to Council.
- Advertising commences – This is an opportunity for the community to provide feedback and comments in relation to the LSP document.
- All comments and feedback will be collated and the LSP document updated to reflect the necessary changes. This will occur in collaboration with the City of Joondalup.
- Council Meeting for approval – The LSP document is presented to Council for approval.
- Forward to Western Australian Planning Commission (WAPC) for approval.
- Subdivision proposal submitted to the WAPC for approval.
- Approval from Council and service authorities to commence civil works.

**Q9. How is community safety being planned for?**

**A9.** Community safety principles that will form part of design considerations will include;

- Landscape elements to support Crime Prevention Through Environmental Design (CPTED) Principles.
- The Urban structure will be planned to support legibility while ensuring clear sightlines and limiting blind corners and isolated areas.
- Lot layouts will be planned so as to limit large blank walls and provide surveillance over POS and other existing facilities.

**Q10. Is there any proposed retention of existing vegetation?**

**A10.** Where possible trees will be retained pending further advice regarding drainage and engineering.

**Q11. How will the development integrate with the surrounding neighbourhood?**

**A11.** It is envisaged that the POS interface will be formalised to ensure passive surveillance, while the interface with the street will be in character with surrounding development. The provision of pedestrian access will seek to integrate with the surrounding footpath networks and provide efficient access to surrounding facilities.

**Q12. How is the parkland/oval space being enhanced?**

**A12.** It is the intention of Peet to position the required POS abutting the existing MacNaughton Park to enable continuation of current sport and recreational pursuits. It is intended that pedestrian access will be managed to enable efficient access to the POS.

**Q13. How will impacts from construction be minimised for neighbours?**

**A13.** Once approval is received to develop the site, Peet will ensure that there are appropriate management plans in place with appointed contractors to minimise any impacts on our neighbours.

The construction contractor engaged to carry out the construction works will need to comply with legislated requirements to avoid undue nuisance from dust, noise and vibration.

Prior to commencement of construction, all residents abutting the site will be offered the opportunity of a dilapidation survey for their home to ensure that any damage resulting from the works is rectified by the contractor.

**Q14. Who will be responsible for selling the lots?**

**A14.** Peet Ltd will appoint its own sales team to manage the sales process.

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*We value your thoughts*

The following questions seek feedback related to the future residential development abutting MacNaughton Park.

*In completing this response sheet please first read the information sheet and frequently asked questions that are available. Please note all questions are optional and your identity will remain anonymous. You will only be contacted if you indicate that you would like further contact to be made with you by members of the project team.*

Given that the site at lot 9021 MacNaughton Crescent is zoned for 'Urban Development' under the City of Joondalup's District Planning Scheme and has been approved for residential development:

**Q1. Please list the top priorities to be reflected in the design of the new residential development to ensure it successfully integrates with the surrounding neighbourhood**

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_

**Comment:** \_\_\_\_\_

**Q2. Please list the most important positive outcomes that you think can be achieved for the Kinross Community through the planning of a high quality residential development**

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_

**Comment:** \_\_\_\_\_

**Q3. Please list any issues or concerns that need to be considered and addressed when designing the residential development**

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_

**Comment:** \_\_\_\_\_

## General Comments

Please share with us any general comments you have regarding the proposed development, or points for consideration by the Project Team:

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## About You

### I am:

- A residential property owner
- A commercial/ business property owner
- A representative of a local community organisation
- An interested community member

### I / my business / my community group reside:

- In a street facing the site
- In a street close to the site but not facing the site
- Elsewhere in the suburb of Kinross
- Elsewhere in the City of Joondalup
- I don't reside within the suburb of Kinross or the City of Joondalup

## Contact Details

*Note: only complete if you want Peet Ltd. to make contact with you regarding your comments*

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

## Returning This Form

1. Please return to the box provided at Open Day session on Saturday 13 June  
OR
2. Mail to Creating Communities by Friday 19 June  
Attention: Angela Vurens Van Es  
Creating Communities Australia  
PO Box 544, Wembley, WA 6913

**Creating  
Communities**

