



COMMUNITY CONSULTATION OUTCOMES REPORT

Burns Beach Coastal Node Concept Plan

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OVERVIEW

The community was invited to provide feedback on the Burns Beach Coastal Node Concept Plan from 13 May 2021 to 2 June 2021. The City worked with consultant landscape architects, LD Total, and consultant café/restaurant architects, Bollig Design Group, to develop the concept plan, which includes a number of key features:

- Two-storey café/restaurant building
- New public toilets and change rooms
- New playground
- 92 new car bays (235 car bays in total)
- New access path south of Burns Beach Sunsets Village
- Grassed 'sunset' lookout mound
- Open lawn areas suitable for events, markets and food trucks
- Shelters, picnic settings and barbecues
- General landscaping improvements and associated minor works.

Feedback was sought by way of a Comment Form to determine the level of community support for each of the key features.

The City collected a total of 464 valid responses throughout the 21-day advertised consultation period. Of the 1,686 residents and ratepayers from Burns Beach and properties in Iluka within 500 metres of the Burns Beach Coastal Node, 240 submitted feedback. A total of 70 Community Engagement Network members submitted feedback, as well as 24 Burns Beach Sunsets Village residents. The City also received feedback from the following groups/organisations and government stakeholders:

- Burns Beach Residents Association
- Burns Beach Sunsets Village
- Burns Beach Twilights Markets
- Department of Planning, Lands and Heritage

An additional 185 responses were received from community members who were not engaged directly.

Overall, feedback on the Burns Beach Coastal Node Concept Plan was mostly positive, with over 70% of respondents indicating that they “support” or “strongly support” all of the key features. The most popular features include the new public toilets and changerooms, the shelters, picnic settings and barbecues, and the open lawn areas suitable for events, markets and food trucks.

Respondents were also asked if they have any comments about the Burns Beach Coastal Node Concept Plan. A total of 343 respondents provided comments and common themes include the view that the project is long overdue/greatly wanted/needed, the view that the project is well-planned/fits in the area/adds to the suburb, general support for the concept plan, and suggestions for a range of additional/alternative infrastructure that could be included.

STAKEHOLDERS

A total of 2,083 stakeholders were directly engaged by the City. Stakeholders identified included:

- Residents/ratepayers in Burns Beach and properties in Iluka within 500 metres of the Burns Beach Coastal Node = 1,686
- Residents within Burns Beach Sunsets Village = 61
- Community Engagement Network members residing in Burns Beach and Iluka = 322
- Environmental/friends' groups = 1
 - Friends of North Ocean Reef/Iluka Foreshore
- Resident/ratepayer groups = 2
 - Burns Beach Residents Association Inc
 - Iluka Home Owners Association
- Local businesses = 5
 - AGEM Property Group (Iluka Plaza)
 - Burns Beach Sunsets Village
 - Burns Beach Twilight Markets (hirer Burns Beach Park)
 - Mums on a Mission (hirer Beachside Park)
 - Sistas Burns Beach Café
- Industry groups/peak bodies/government departments = 4
 - Department of Planning, Lands and Heritage
 - Peet
 - Satterley
 - Surf Life Saving WA
- Parliamentarians/politicians = 2
 - Mr Mark Folkard MLA
 - Mr Ian Goodenough MP

Additional stakeholders, including coastal node visitors and interested residents and ratepayers living further than 500 metres from the coastal node, were also indirectly engaged by the City via the consultation materials described below.

CONSULTATION MATERIALS

Residents/ratepayers in Burns Beach and properties in Iluka within 500 metres of the Burns Beach Coastal Node were sent information packs through the post on 13 May 2021 containing a cover letter and Brochure/Frequently Asked Questions document. These stakeholders were directed via the cover letter to the City's website to complete the Online Comment Form.

Residents within Burns Beach Sunsets Village were provided with letters, copies of the Brochure/Frequently Asked Questions document and hard-copy Comment Forms via the Villages' central management. These stakeholders were directed to either complete and return the hard-copy Comment Form, or to complete the Online Comment Form via the City's website. A representative from the City also met with residents on site at the Village on 21 May 2021 to discuss the concept design and answer any questions.

Community Engagement Network members residing in Burns Beach and Iluka were sent emails on 13 May 2021 advising them of the consultation and linking them to the City's website to view the Brochure/Frequently Asked Questions document and complete the Online Comment Form.

Friends of North Ocean Reef/Iluka Foreshore and resident/ratepayer groups were sent an email on 13 May 2021 and 17 May 2021 respectively advising them of the consultation and seeking a formal written response representing the views of their organisation. The City requested their feedback be submitted either via email or letter.

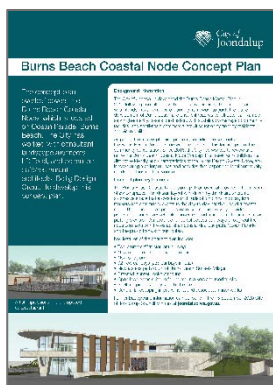
Local businesses and industry groups/peak bodies were sent letters and emails on 13 May 2021 advising them of the consultation and seeking a formal written response representing the views of their organisation. The City requested their feedback be submitted either via email or letter.

Parliamentarians/politicians were sent letters on 13 May 2021 advising them of the consultation and directing them to the Community Consultation section of the City's website for further information.

Cover letter to local residents/ratepayers, email to Community Engagement Network members, email to Friends of North Ocean Reef/Iluka Foreshore and resident/ratepayer groups, letter and email to local businesses and industry/peak bodies, and letter to parliamentarians/politicians (see Appendix 1–6 for full):



Brochure/Frequently Asked Questions (see Appendix 7 for full):

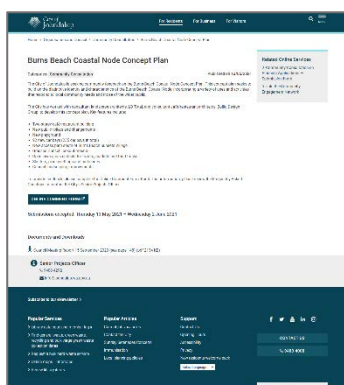


Hard-copy and online comment form (see Appendix 8–9 for full):

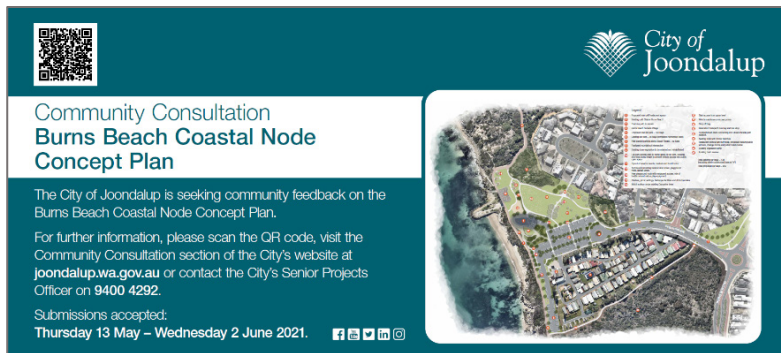
In addition to directly contacting identified stakeholders via post and email, the City advertised the consultation to other community members via the following means:

- Webpage linked through the “Community Consultation” section of the City’s website visible from 13 May 2021 to 2 June 2021.
- Signage erected at 3 locations at Burns Beach Coastal Node from 13 May 2021 to 2 June 2021.
- Advertisement published in the *Joondalup Times* community newspaper on 13 May 2021.
- Item published in the Joondalup Voice insert of the *Joondalup Times* community newspaper on 13 May 2021, available online and emailed to subscribers of the Joondalup Voice eNewsletter on 13 May 2021.
- E-screen displays visible on the e-screens located at the City’s customer services centres, libraries and Craigie Leisure Centre from 13 May 2021 to 2 June 2021.
- Facebook advertisement live from 13 May 2021 to 2 June 2021.
- Facebook post published through the City’s Facebook account on 13 May 2021.
- Twitter post published through the City’s Twitter account on 3 May.

Community Consultation webpage on the City’s website (see Appendix 10 for full):



Signage erected at Burns Beach Coastal Node (see Appendix 11–12 for full):



Photographs of signage in situ at Burns Beach Coastal Node:



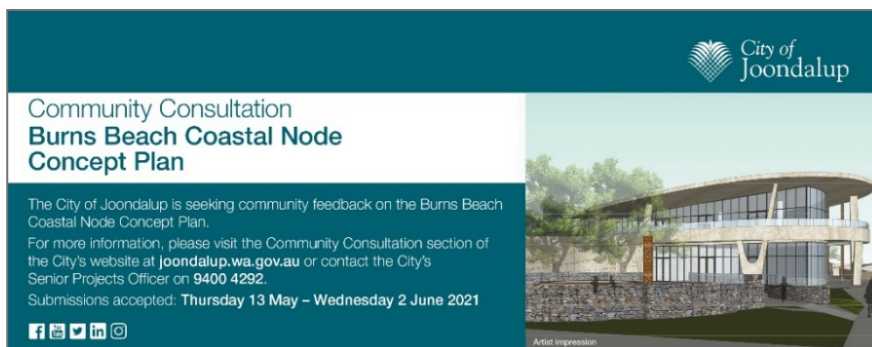
Community newspaper advertisement (see Appendix 13 for full):



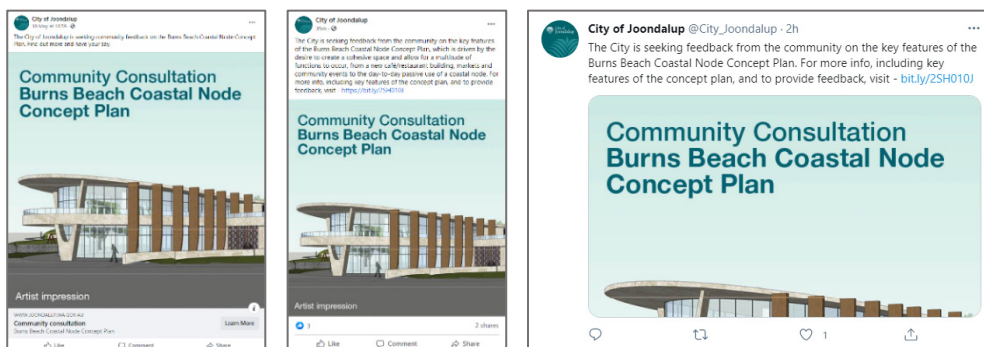
Joondalup Voice item (community newspaper and eNewsletter) (see Appendix 14–15 for full):



E-screen display (see Appendix 16 for full):



Facebook advertisement and Facebook and Twitter posts (see Appendix 17–19 for full):



Further to the City's communication, an article about the consultation appeared in the *Joondalup Times* community newspaper on 13 May 2021 and in the online *Perth Now* newspaper on 13 May 2021. The Joondalup–Wanneroo Times/North Coast Times Facebook and Twitter accounts also posted about the consultation on 13 May 2021.

Newspaper article in the online *Perth Now* and print *Joondalup Times* (see Appendix 20–21 for full):



Facebook post from Joondalup–Wanneroo Times/North Coast Times and Twitter post from @JoonWannTimes (see Appendix 22–23 for full):



RESPONSE RATE

The City collected a total of 464 valid responses throughout the 21-day advertised consultation period. Responses that were considered valid include all those which contained contact details enabling identification and were submitted within the advertised timeframe.

Of the 1,686 residents and ratepayers from Burns Beach and properties in Iluka within 500 metres of the Burns Beach Coastal Node, 240 submitted feedback. A total of 70 Community Engagement Network members submitted feedback, as well as 24 Burns Beach Sunsets Village residents.

The City also received formal submissions from the following stakeholders:

- Burns Beach Residents Association
- Burns Beach Sunsets Village
- Burns Beach Twilights Markets
- Department of Planning, Lands and Heritage

(Note that an analysis of these stakeholder responses has not been included in this report. Full verbatim responses are provided at Appendix 24–27.)

The overall response rate is 16.2% from stakeholders who were engaged directly by the City. An additional 185 responses were also received from stakeholders who were engaged indirectly. This data is shown in the table below.

	Feedback sought	Feedback received	Response rate
Responses received by stakeholder type:	N	N*	%
Residents/ratepayers in Burns Beach and properties in Iluka within 500 metres of the Burns Beach Coastal Node	1,686	240	14.2%
Residents within Burns Beach Sunsets Village	61	24	39.3%
Community Engagement Network members (Burns Beach and Iluka)	322	70	21.7%
Environmental/friends' groups	1	0	0.0%
Friends of North Ocean Reef/Iluka Foreshore	1	0	0.0%
Resident/ratepayer groups	2	1	50.0%
Burns Beach Residents Association Inc	1	1	100.0%
Iluka Home Owners Association	1	0	0.0%
Local businesses	5	2	40.0%
AGEM Property Group (Iluka Plaza)	1	0	0.0%
Burns Beach Sunsets Village	1	1	100.0%
Burns Beach Twilight Markets	1	1	100.0%
Mums on a Mission	1	0	0.0%
Sistas Burns Beach Café	1	0	0.0%
Industry groups/peak bodies/government departments	4	1	25.0%
Department of Planning, Lands and Heritage	1	1	100.0%
Peet	1	0	0.0%
Satterley	1	0	0.0%
Surf Life Saving WA	1	0	0.0%
Parliamentarians/politicians	2	0	0.0%
Mr Mark Folkard MLA	1	0	0.0%
Mr Ian Goodenough MP	1	0	0.0%
Other community members (engaged indirectly)	—	185	—
Total response rate (engaged directly)	2,083	338	16.2%
Total responses	—	464	—

*Numbers may not add up to total, as respondents can represent multiple stakeholder types.

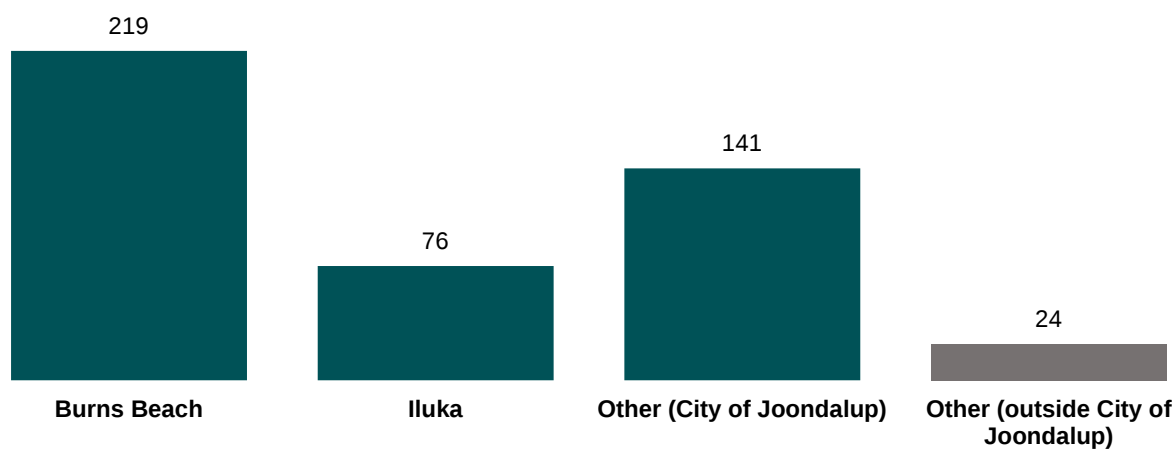
DEMOGRAPHICS

Respondent address

Community members were asked to provide their contact address and approximately 95% of respondents reside in suburbs located within the City of Joondalup (436), particularly Burns Beach (219) and Iluka (76). A further 24 respondents reside in suburbs located outside of the City of Joondalup. This data is shown in the table and chart below.

Responses received by suburb and ward:	N	%
City of Joondalup	436	94.8%
North Ward	366	79.6%
Burns Beach	219	47.6%
Currambine	21	4.6%
Iluka	76	16.5%
Joondalup	17	3.7%
Kinross	33	7.2%
North Central Ward	48	10.4%
Connolly	12	2.6%
Edgewater	2	0.4%
Heathridge	5	1.1%
Mullaloo	9	2.0%
Ocean Reef	20	4.3%
Central Ward	7	1.5%
Beldon	1	0.2%
Craigie	1	0.2%
Kallaroo	3	0.7%
Woodvale	2	0.4%
South-East Ward	2	0.4%
Greenwood	1	0.2%
Kingsley	1	0.2%
South-West Ward	11	2.4%
Hillarys	5	1.1%
Padbury	4	0.9%
Sorrento	2	0.4%
South Ward	2	0.4%
Duncraig	2	0.4%
Marmion	0	0.0%
Warwick	0	0.0%
Outside of City of Joondalup	24	5.2%
Total responses (community members)	460	100.0%

Responses received by suburb:

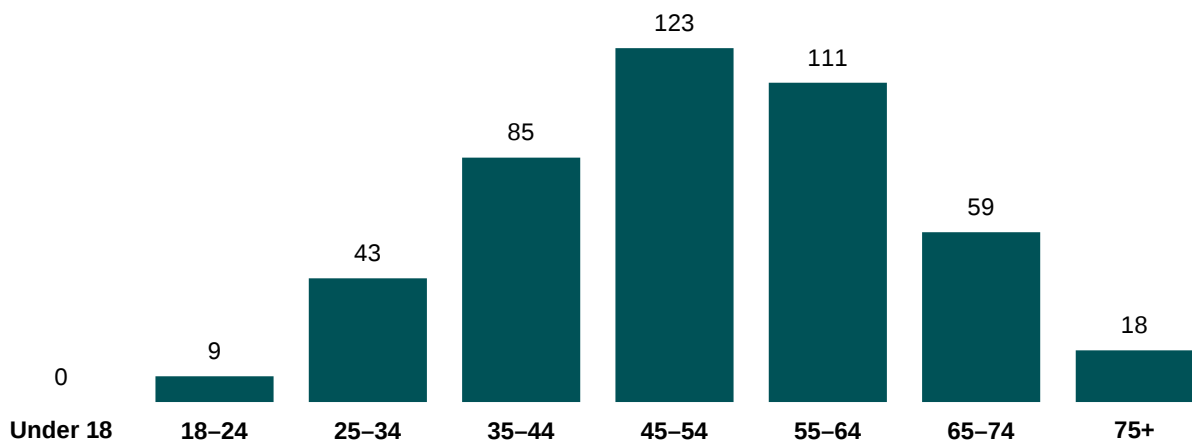


Respondent age

Respondents were asked to provide their age and approximately half are aged 45–54 years (123) or 55–64 years (111). Few respondents are aged under 25 years (9), or 75+ years (18). This data is shown in the table and chart below.

Responses received by age:	N	%
Under 18 years	0	0.0%
18–24 years	9	2.0%
25–34 years	43	9.3%
35–44 years	85	18.5%
45–54 years	123	26.7%
55–64 years	111	24.1%
65–74 years	59	12.8%
75+ years	18	3.9%
No response	12	2.6%
Total responses (community members)	460	100.0%

Responses received by age:



COMMENT FORM QUESTIONS

QUESTION: “How do you currently use the Burns Beach Coastal Node?”

Respondents were asked to indicate how they currently use the Burns Beach Coastal Node from the following options:

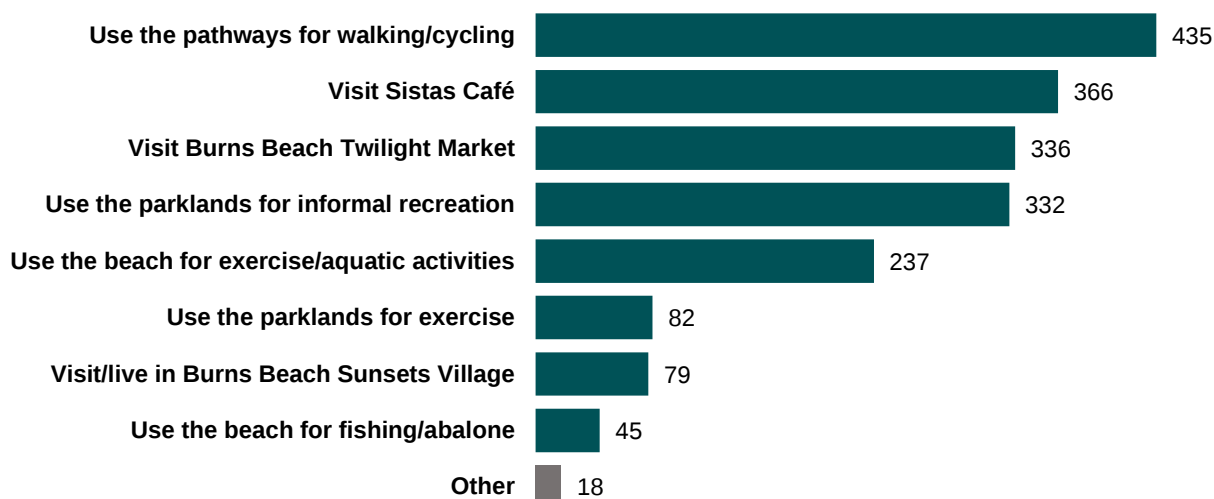
- Use the parklands for informal recreation (eg picnicking, children’s play equipment)
- Use the parklands for exercise (eg boot camp, yoga)
- Use the pathways for walking/cycling
- Use the beach for exercise/aquatic activities
- Use the beach for fishing/abalone
- Visit Sistas Café
- Visit Burns Beach Twilight Market
- Visit/live in Burns Beach Sunsets Village
- Other

Approximately 95% of respondents indicated that they use the Burns Beach Coastal Node for walking/cycling (435), and over 70% of respondents indicated that they use the coastal node for visiting Sistas Café (366), visiting the Burns Beach Twilight Market (336), and/or using the parklands for informal recreation (332). Those respondents who selected “other” described enjoying views, watching sunsets, and relaxing. This data is shown in the table and chart below.

How do you currently use the Burns Beach Coastal Node?	N*	%
Use the parklands for informal recreation (eg picnicking, children’s play equipment)	332	72.2%
Use the parklands for exercise (eg boot camp, yoga)	82	17.8%
Use the pathways for walking/cycling	435	94.6%
Use the beach for exercise/aquatic activities	237	51.5%
Use the beach for fishing/abalone	45	9.8%
Visit Sistas Café	366	79.6%
Visit Burns Beach Twilight Market	336	73.0%
Visit/live in Burns Beach Sunsets Village	79	17.2%
Other	18	3.9%
No response	1	0.2%
Total responses (community members)	460	—

*Numbers may not add up to total, as respondents were able to select multiple activities.

How do you currently use the Burns Beach Coastal Node?



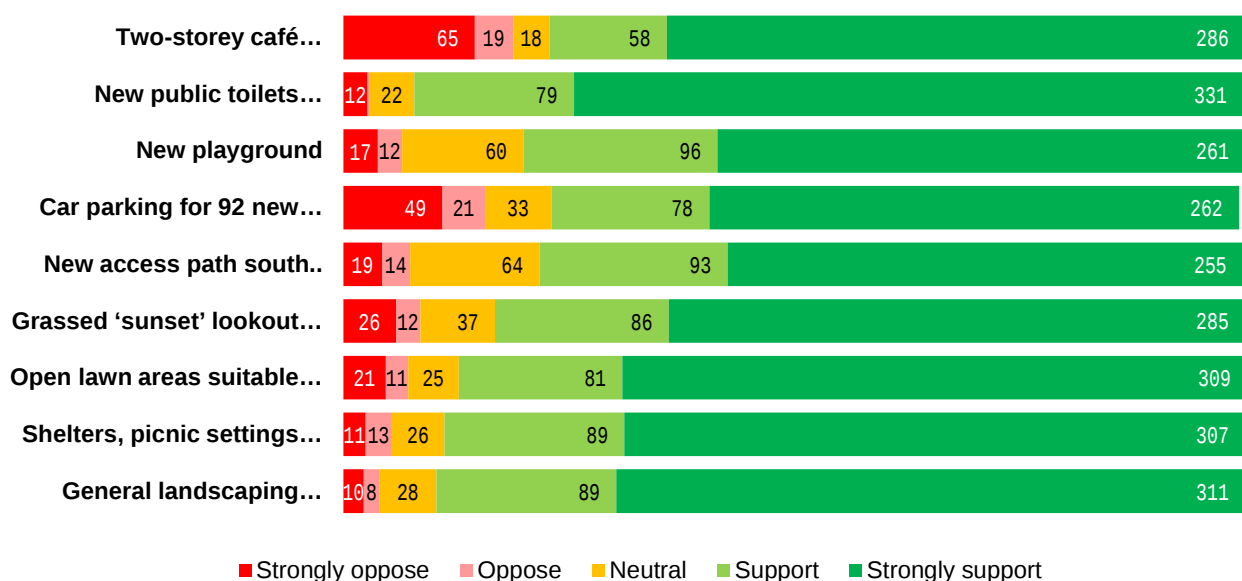
QUESTION: “Please indicate your level of support for the key features of the Burns Beach Coastal Node Concept Plan”

Respondents were asked to indicate their level of support for each of the following key features of the Burns Beach Coastal Node Concept Plan:

- Two-storey café/restaurant building
- New public toilets and changerooms
- New playground
- Car parking for 92 new car bays (235 car bays in total)
- New access path south of Burns Beach Sunsets Village
- Grassed ‘sunset’ lookout mound
- Open lawn areas suitable for events, markets and food trucks
- Shelters, picnic settings and barbecues
- General landscaping improvements

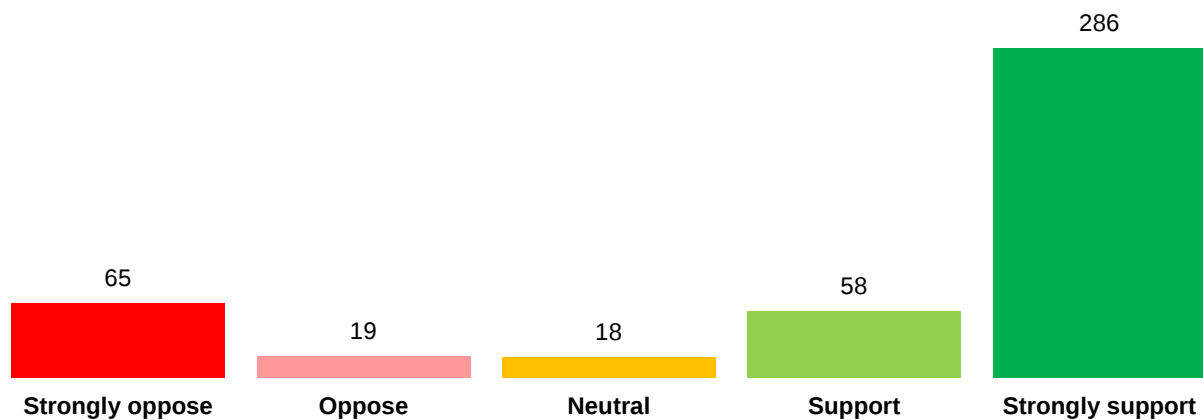
Respondents were asked to indicate this on a 5-point scale from “strongly oppose” to “strongly support”. For all of the key features, over 70% of respondents indicated that they “support” or “strongly support” them. Particularly highly supported are the new public toilets and changerooms with just under 90% of respondents indicating “support” (79) or “strongly support” (332); the shelters, picnic settings and barbecues, with over 85% of respondents indicating “support” (89) or “strongly support” (308); and the open lawn areas suitable for events, markets and food trucks, with just under 85% of respondents indicating “support” (81) or “strongly support” (310). This data is shown in the tables and charts below.

Please indicate your level of support for the key features of the Burns Beach Coastal Node Concept Plan:



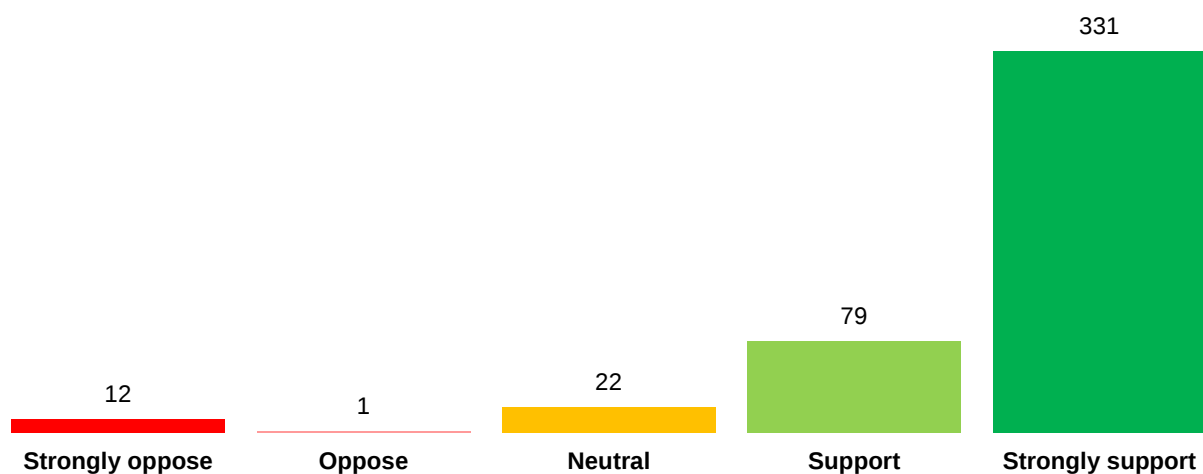
Two-storey café/restaurant building:	N	%
Strongly oppose	65	14.1%
Oppose	19	4.1%
Neutral	18	3.9%
Support	58	12.6%
Strongly support	286	62.2%
<i>No response</i>	14	3.0%
Total responses (community members)	460	100.0%

Two-storey café/restaurant building:



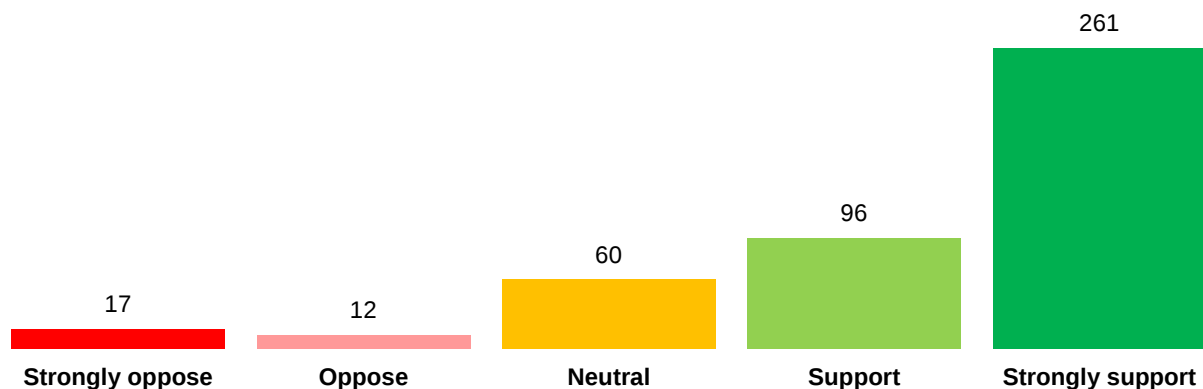
New public toilets and changerooms:	N	%
Strongly oppose	12	2.6%
Oppose	1	0.2%
Neutral	22	4.8%
Support	79	17.2%
Strongly support	331	72.0%
<i>No response</i>	15	3.3%
Total responses (community members)	460	100.0%

New public toilets and changerooms:



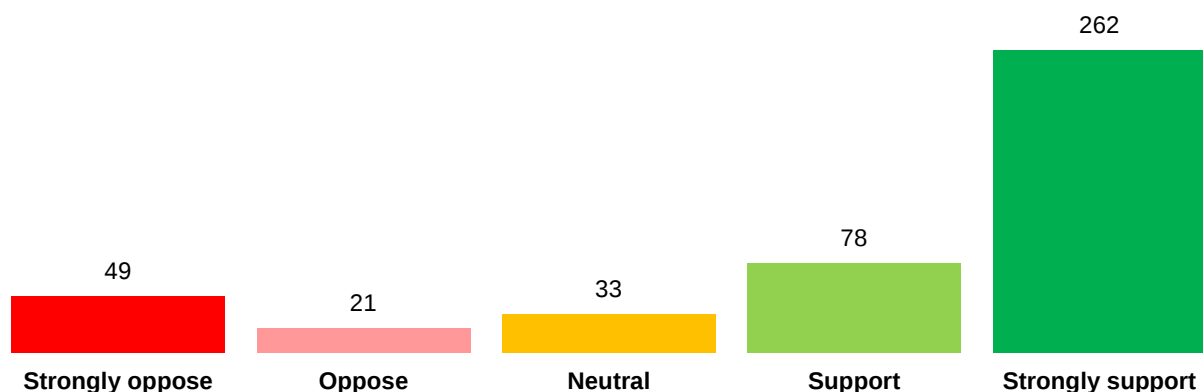
New playground:	N	%
Strongly oppose	17	3.7%
Oppose	12	2.6%
Neutral	60	13.0%
Support	96	20.9%
Strongly support	261	56.7%
No response	14	3.0%
Total responses (community members)	460	100.0%

New playground:



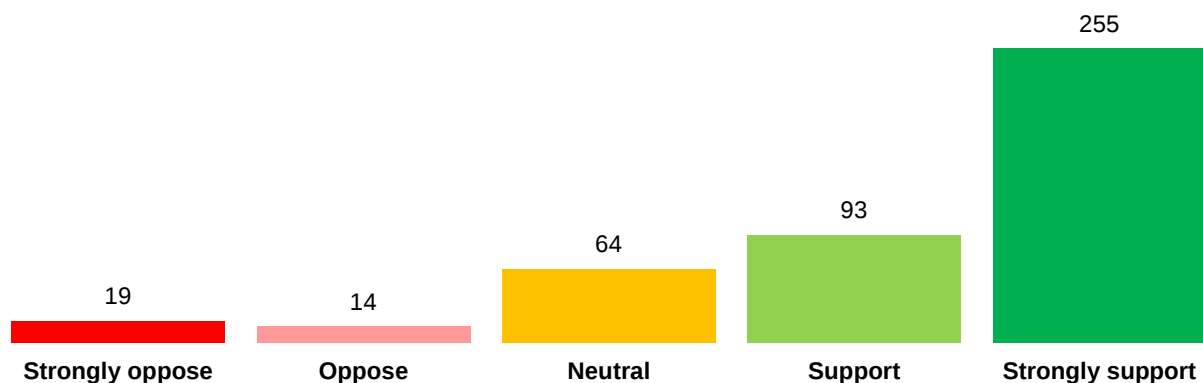
Car parking for 92 new car bays (235 car bays in total):	N	%
Strongly oppose	49	10.7%
Oppose	21	4.6%
Neutral	33	7.2%
Support	78	17.0%
Strongly support	262	57.0%
No response	17	3.7%
Total responses (community members)	460	100.0%

Car parking for 92 new car bays (235 car bays in total):



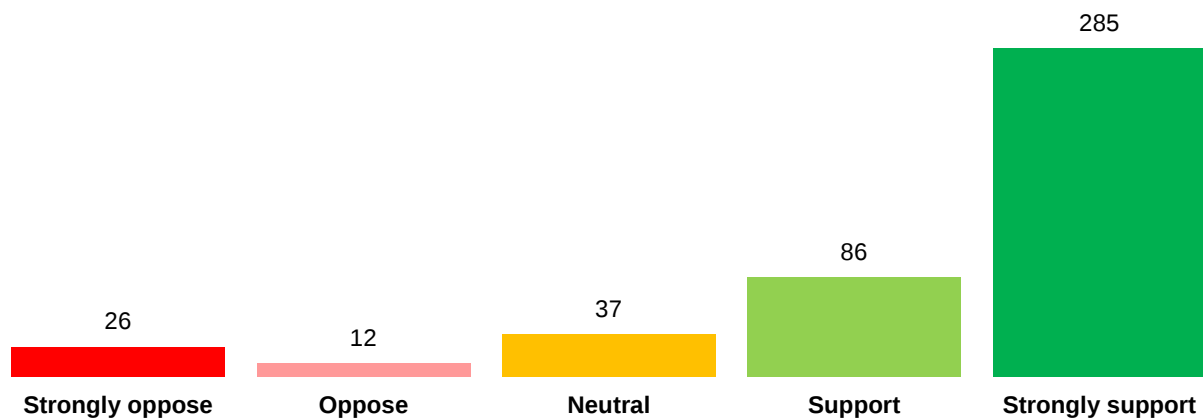
New access path south of Burns Beach Sunsets Village:	N	%
Strongly oppose	19	4.1%
Oppose	14	3.0%
Neutral	64	13.9%
Support	93	20.2%
Strongly support	255	55.4%
<i>No response</i>	15	3.3%
Total responses (community members)	460	100.0%

New access path south of Burns Beach Sunsets Village:



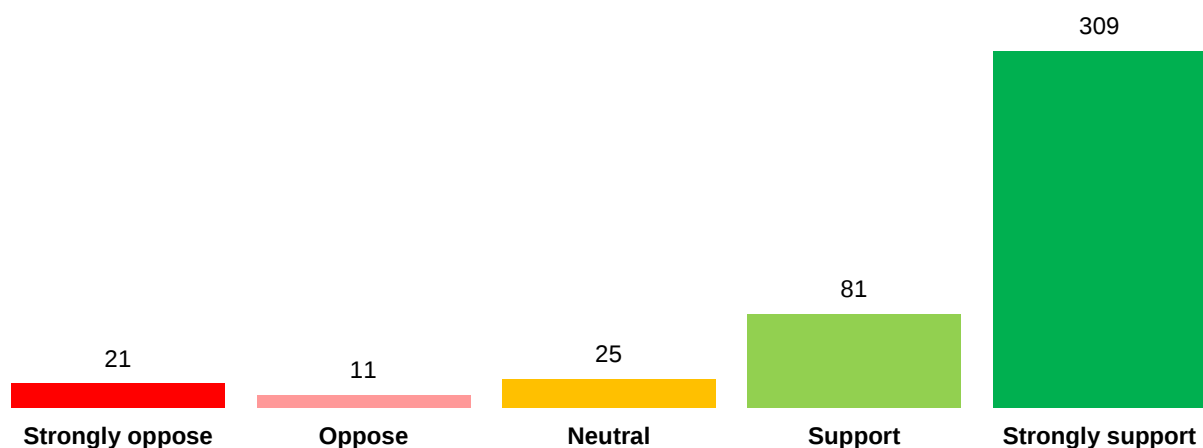
Grassed 'sunset' lookout mound:	N	%
Strongly oppose	26	5.7%
Oppose	12	2.6%
Neutral	37	8.0%
Support	86	18.7%
Strongly support	285	62.0%
<i>No response</i>	14	3.0%
Total responses (community members)	460	100.0%

Grassed 'sunset' lookout mound:



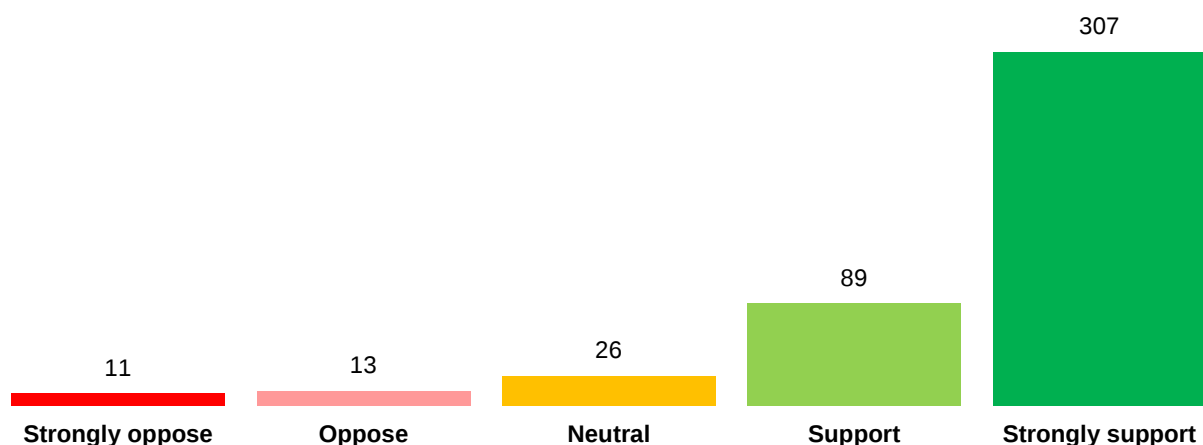
Open lawn areas suitable for events, markets and food trucks:	N	%
Strongly oppose	21	4.6%
Oppose	11	2.4%
Neutral	25	5.4%
Support	81	17.6%
Strongly support	309	67.2%
<i>No response</i>	13	2.8%
Total responses (community members)	460	100.0%

Open lawn areas suitable for events, markets and food trucks:



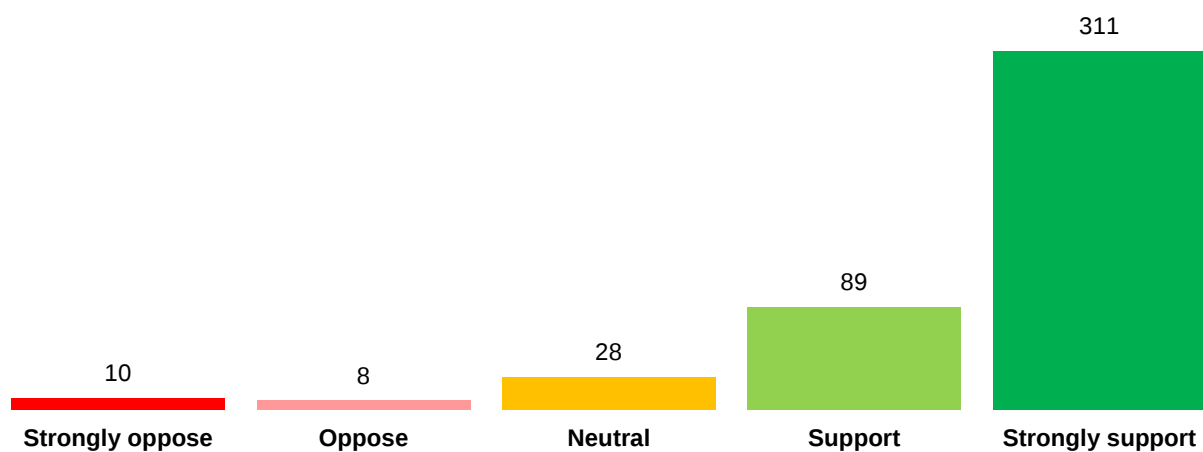
Shelters, picnic settings and barbecues:	N	%
Strongly oppose	11	2.4%
Oppose	13	2.8%
Neutral	26	5.7%
Support	89	19.3%
Strongly support	307	66.7%
<i>No response</i>	14	3.0%
Total responses (community members)	460	100.0%

Shelters, picnic settings and barbecues:



General landscaping improvements:	N	%
Strongly oppose	10	2.2%
Oppose	8	1.7%
Neutral	28	6.1%
Support	89	19.3%
Strongly support	311	67.5%
No response	14	3.0%
Total responses (community members)	460	100.0%

General landscaping improvements:



QUESTION: “Do you have any comments about the Burns Beach Coastal Node Concept Plan?”

Respondents were asked if they have any comments about the Burns Beach Coastal Node Concept Plan. A total of 343 respondents provided comments and common themes include the view that the project is long overdue/greatly wanted/needed (78), the view that the project is well-planned/fits in the area/adds to the suburb (70), general support for the concept plan (53), and suggestions for a range of additional/alternative infrastructure that could be included (51). These comments have been broadly grouped and summarised in the table below. Verbatim comments have been randomised and are provided at Appendix 28.

Do you have any comments about the Burns Beach Coastal Node Concept Plan?	N*	%
Support the concept plan (in general)	53	11.5%
Oppose the concept plan (in general)	34	7.4%
Project is long overdue/greatly wanted/needed	78	17.0%
Project will have economic/social benefits/good for the community	29	6.3%
Project is well-planned/fits with the area/adds to the suburb	70	15.2%
Project is not in keeping with the area/surrounding landscape	43	9.3%
New café/restaurant is greatly wanted/needed	37	8.0%
New café/restaurant is not wanted/needed	11	2.4%
Do not like café/restaurant design/style	42	9.1%
Restaurant/café should only be one storey/two-storeys is too high	12	2.6%
Concerned about impact on beach and natural areas/coastal erosion/climate change	22	4.8%
More parking is wanted/needed (including motorcycle bays, bicycle racks, etc)	20	4.3%
More parking is not wanted/needed	19	4.1%
Concerned about road/pathway safety with increased activity/traffic (including turning space for caravans)	29	6.3%
Would like facilities to suit different types of users/be accessible for all	16	3.5%
Would like Burns Beach to Mindarie pathway completed	9	2.0%
Concerned about privacy/noise pollution/security/antisocial behaviour	19	4.1%
Would like existing infrastructure upgraded (including playground, pathways, etc)	15	3.3%
Would like open space/trees included	16	3.5%
Would like additional/alternative infrastructure included	51	11.1%
Other/miscellaneous comment	16	3.5%
Total comments	343	74.6%
Total responses (community members)	460	—

*Numbers may not add up to total, as respondents may have addressed more than one subject.

APPENDIX 1 — Cover letter to local residents/ratepayers



Date: 13 May 2021
Enquiries: Senior Projects
Officer
9400 4292

Your Ref:
Our Ref: 109349

A Global City: Bold | Creative | Prosperous

Dear

COMMUNITY CONSULTATION: BURNS BEACH COASTAL NODE CONCEPT PLAN

The City of Joondalup is seeking community feedback on the enclosed Burns Beach Coastal Node Concept Plan. This concept plan seeks to build on the distinctive identity and characteristics of the Burns Beach Coastal Node, incorporating a variety of uses and activities that respond to local community needs and those of the wider public.

The City has worked with consultant landscape architects, LD Total, and consultant café/restaurant architects, Bollig Design Group, to develop this concept plan. Key features include:

- Two-storey café/restaurant building
- New public toilets and changerooms
- New playground
- 92 new car bays (235 car bays in total)
- New access path south of Burns Beach Sunsets Village
- Grassed 'sunset' lookout mound
- Open lawn areas suitable for events, markets and food trucks
- Shelters, picnic settings and barbecues
- General landscaping improvements.

To provide feedback, please complete the Online Comment Form available via the Community Consultation section of the City's website at joondalup.wa.gov.au. Feedback must be received by **Wednesday 2 June 2021**. For further information, please review the enclosed Frequently Asked Questions or contact the City's Senior Projects Officer on **9400 4292** or via email to info@joondalup.wa.gov.au

Yours sincerely

A blue ink signature of Blignault Olivier.

BLIGNAULT OLIVIER
Manager City Projects

APPENDIX 2 — Email to Community Engagement Network members residing in Burns Beach and Iluka

From: Consultation
Sent: Thursday, 13 May 2021 9:18 AM
Subject: Community Consultation: Burns Beach Coastal Node Concept Plan

Dear Community Engagement Network members

The City of Joondalup is seeking community feedback on the [Burns Beach Coastal Node Concept Plan](#). This concept plan seeks to build on the distinctive identity and characteristics of the Burns Beach Coastal Node, incorporating a variety of uses and activities that respond to local community needs and those of the wider public.

The City has worked with consultant landscape architects, LD Total, and consultant café/restaurant architects, Bollig Design Group, to develop this concept plan. Key features include:

- Two-storey café/restaurant building
- New public toilets and changerooms
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- 92 new car bays (235 car bays in total)
- New access path south of Burns Beach Sunsets Village
- Grassed 'sunset' lookout mound
- Open lawn areas suitable for events, markets and food trucks
- Shelters, picnic settings and barbecues
- General landscaping improvements.

To provide feedback, please complete the [Online Comment Form](#). Feedback must be received by **Wednesday 2 June 2021**. For further information, please review the [Frequently Asked Questions](#) or contact the City's Senior Projects Officer on **9400 4292** or via [email](#).

Community Engagement Network
City of Joondalup

Tel: 08 9400 4000
Fax: 08 9300 1383
Email: info@joondalup.wa.gov.au



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APPENDIX 3 — Friends of North Ocean Reef/Iluka Foreshore and resident/ratepayer groups

From: [REDACTED]
Sent: Monday, 17 May 2021 2:17 PM
To: [REDACTED]
Subject: Burns Beach Coastal Node Concept Plan – Community Consultation

Dear [REDACTED]

The City of Joondalup is seeking community feedback on the [Burns Beach Coastal Node Concept Plan](#). This concept plan seeks to build on the distinctive identity and characteristics of the Burns Beach Coastal Node, incorporating a variety of uses and activities that respond to local community needs and those of the wider public.

The City has worked with consultant landscape architects, LD Total, and consultant café/restaurant architects, Bollig Design Group, to develop this concept plan. Key features include:

- Two-storey café/restaurant building
- New public toilets and changerooms
- New playground
- 92 new car bays (235 car bays in total)
- New access path south of Burns Beach Sunsets Village
- Grassed 'sunset' lookout mound
- Open lawn areas suitable for events, markets and food trucks
- Shelters, picnic settings and barbecues
- General landscaping improvements.

If you would like to provide a formal response on behalf of [REDACTED] please send written feedback either via [email](#) or via post to:

Attention: City Projects
City of Joondalup
PO Box 21
Joondalup WA 6919

An [Online Comment Form](#) is also available for general community members, and the City would appreciate you sharing the consultation information with your members and networks.

All feedback must be received by **Wednesday 2 June 2021**. For further information, please review the [Frequently Asked Questions](#) or contact the City's Senior Projects Officer on **9400 4292** or via [email](#).

City of Joondalup

Tel: 08 9400 4000
Fax: 08 9300 1383
Email: info@joondalup.wa.gov.au



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APPENDIX 4 — Letter to local businesses and industry groups/peak bodies



Date: 13 May 2021

Your Ref:

Enquiries: Senior Projects Officer
9400 4292

Our Ref: 109349

A Global City: Bold | Creative | Prosperous

Dear

COMMUNITY CONSULTATION: BURNS BEACH COASTAL NODE CONCEPT PLAN

The City of Joondalup is seeking community feedback on the enclosed Burns Beach Coastal Node Concept Plan. This concept plan seeks to build on the distinctive identity and characteristics of the Burns Beach Coastal Node, incorporating a variety of uses and activities that respond to local community needs and those of the wider public.

The City has worked with consultant landscape architects, LD Total, and consultant café/restaurant architects, Bollig Design Group, to develop this concept plan. Key features include:

- Two-storey café/restaurant building
- New public toilets and changerooms
- New playground
- 92 new car bays (235 car bays in total)
- New access path south of Burns Beach Sunsets Village
- Grassed 'sunset' lookout mound
- Open lawn areas suitable for events, markets and food trucks
- Shelters, picnic settings and barbecues
- General landscaping improvements.

If you would like to provide a formal response on behalf of Burns Beach Sunsets Village, please send written feedback either via email to info@joondalup.wa.gov.au or via post to:

Attention: City Projects
City of Joondalup
PO Box 21
Joondalup WA 6919

For further information, please review the enclosed Frequently Asked Questions or contact the City's **Senior Projects Officer** on **9400 4292**.

Yours sincerely

A blue ink signature of Blignault Olivier, written in a cursive style.

BLIGNAULT OLIVIER
Manager City Projects

APPENDIX 5 — Email to local businesses and industry groups/peak bodies

From: Consultation
Sent: Thursday, 13 May 2021 9:54 AM
To: [REDACTED]
Subject: Community Consultation: Burns Beach Coastal Node Concept Plan

Dear [REDACTED]

The City of Joondalup is seeking community feedback on the [Burns Beach Coastal Node Concept Plan](#). This concept plan seeks to build on the distinctive identity and characteristics of the Burns Beach Coastal Node, incorporating a variety of uses and activities that respond to local community needs and those of the wider public.

The City has worked with consultant landscape architects, LD Total, and consultant café/restaurant architects, Bollig Design Group, to develop this concept plan. Key features include:

- Two-storey café/restaurant building
- New public toilets and changerooms
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- 92 new car bays (235 car bays in total)
- New access path south of Burns Beach Sunsets Village
- Grassed 'sunset' lookout mound
- Open lawn areas suitable for events, markets and food trucks
- Shelters, picnic settings and barbecues
- General landscaping improvements.

If you would like to provide a formal response on behalf of [REDACTED] please send written feedback either via [email](#) or via post to:

Attention: City Projects
City of Joondalup
PO Box 21
Joondalup WA 6919

All feedback must be received by **Wednesday 2 June 2021**. For further information, please review the [Frequently Asked Questions](#) or contact the City's Senior Projects Officer on **9400 4292** or via [email](#).

City of Joondalup

Tel: 08 9400 4000
Fax: 08 9300 1383
Email: info@joondalup.wa.gov.au



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APPENDIX 6 — Letter to parliamentarians/politicians



Date: 13 May 2021

Your Ref:

A Global City: Bold | Creative | Prosperous

Enquiries: Senior Projects Officer
9400 4292

Our Ref: 109349

Dear

COMMUNITY CONSULTATION: BURNS BEACH COASTAL NODE CONCEPT PLAN

The City of Joondalup is currently seeking community feedback on the enclosed Burns Beach Coastal Node Concept Plan. This concept plan seeks to build on the distinctive identity and characteristics of the Burns Beach Coastal Node, incorporating a variety of uses and activities that respond to local community needs and those of the wider public.

The City has worked with consultant landscape architects, LD Total, and consultant café/restaurant architects, Bollig Design Group, to develop this concept plan. The community is invited to provide feedback through the Comment Form available via the "Community Consultation" section of the City's website at joondalup.wa.gov.au

If you would like any further information about this project, please contact the City's **Senior Projects Officer** on **9400 4292** or via email to info@joondalup.wa.gov.au

Yours sincerely

JAMES PEARSON
Chief Executive Officer

APPENDIX 7 — Brochure/Frequently Asked Questions (page 1)



Burns Beach Coastal Node Concept Plan

The concept plan overleaf covers the Burns Beach Coastal Node, which is located on Ocean Parade, Burns Beach. The City has worked with consultant landscape architects, LD Total, and consultant café/restaurant architects, Bollig Design Group, to develop this concept plan.

Background information:

The City of Joondalup developed the Burns Beach Master Plan in 2016 following consultation with the local community. The master plan was intended as a considered planning framework to guide the future development of Burns Beach and ensure it reaches its full potential. Namely, as a high-amenity, coastal destination, with sustainably-managed community facilities, and small-scale commercial activities for enjoyment by residents and visitors alike.

As part of the master planning process, an indicative concept plan for the Burns Beach Coastal Node was prepared and this formed part of the community consultation. Since 2016, the City has worked to review and refine the Burns Beach Coastal Node Concept Plan seeking to build on the distinctive identity and characteristics of the Burns Beach Coastal Node, and incorporating a variety of uses and activities that respond to local community needs and those of the wider public.

Concept plan key features:

The Burns Beach Coastal Node Concept Plan overleaf provides a framework of zoned spaces. The design layout was driven by the desire to create a cohesive space that allows for a multitude of functions to occur, from markets and community events to the day-to-day passive use of a coastal node. The concept plan provides increased connectivity by providing pedestrian priority over vehicular movement and a substantial increase in car parking provision. A network of universal access pathways throughout the node connects with the established coastal dual use path, Ocean Parade and the public transport bus routes.

Key features of the concept plan include:

- Two-storey café/restaurant building
- New public toilets and change rooms
- New playground
- 92 new car bays (235 car bays in total)
- New access path south of Burns Beach Sunsets Village
- Grassed 'sunset' lookout mound
- Open lawn areas suitable for events, markets and food trucks
- Shelters, picnic settings and barbecues
- General landscaping improvements and associated minor works.

Further background information can be found in the 15 September 2020 City of Joondalup Council Minutes at joondalup.wa.gov.au



Artist impressions of the proposed café/restaurant





Frequently Asked Questions

What is the purpose of the community consultation?

The City is seeking feedback from the community on the key features of the Burns Beach Coastal Node Concept Plan.

How is this concept plan different to the indicative concept plan provided to the community in 2016?

Since 2016, the City has worked to review and refine the Burns Beach Coastal Node Concept Plan. The following key changes have been made:

- **Additional car parking** – The new concept plan proposes a total of 235 car bays compared to 192 car bays in the 2016 concept plan. This change is intended to cater for the projected increased demand for parking at the coastal node.
- **Café/restaurant relocation (including public toilets and change rooms)** – The new concept plan proposes a different location for the café/restaurant (further south) compared to the 2016 concept plan. This change reflects improved universal access, more efficient installation of utility/services, improved casual surveillance, and better access for emergency services vehicles.
- **New playground** – The new concept plan proposes a new playground in a different location (adjacent to the proposed café/restaurant) compared to retaining the existing playground in the 2016 concept plan. This change is more compatible with the new café/restaurant location and would also encourage better movement through the pathways and grassed areas.
- **Amphitheatre replaced with grassed 'sunset' lookout mound** – The new concept plan proposes a grassed 'sunset' lookout mound compared to the amphitheatre proposed in the 2016 concept plan. This change is due, in part, to the relocation of the café/restaurant, and is also intended to limit the need for extensive earthworks and hard landscaping.

Why does the concept plan shown list a different number of new and existing car bays to the one endorsed by the Council?

The City constructed a 43 bay car park west of the Burns Beach Sunsets Village (shown as 6 on the concept plan) in late 2020 to address the immediate shortage of car bays at the coastal node. This occurred after the Council had already endorsed the concept plan for community consultation and therefore the proposed number of new and existing bays was updated in the concept plan shown here. The total number of car bays proposed remains the same.

Does the concept plan include the clearing of vegetation?

In its current form, the concept plan would result in some minor clearing of vegetation between Burns Beach Park and the existing car park west of the park. The vegetation to be cleared is not classified as Bush Forever and any relevant approvals would be required prior to clearing.

The proposed path to the south of the Burns Beach Sunsets Village (shown as 20 on the concept plan) would follow an existing, cleared, informal "bush track".

Should the concept plan be approved, when would construction take place?

Should the concept plan be supported by the community and the project and funding approved by Council, the City would progress detailed design and the necessary statutory approvals processes. Subject to these approvals, construction works could commence within the next two years.

What is the estimated cost of the proposed works?

An estimate of the costs associated with the refined coastal node concept plan, including the proposed café/restaurant facility, is \$6.9 million. The final plan for the coastal node and the associated costs would be subject to the outcomes of the community consultation, approvals processes and further design development.

Who is being consulted?

All information about the community consultation is available on the City's website at joondalup.wa.gov.au. Anyone interested in the Burns Beach Coastal Node Concept Plan can submit feedback.

The City is also directly contacting the following community stakeholders for feedback:

- Residents and landowners in Burns Beach
- Residents and landowners of properties within 500 metres of the Burns Beach Coastal Node (Iluka)
- Community Engagement Network members residing in Burns Beach and Iluka
- Burns Beach Residents Association
- Iluka Home Owners Association
- Friends of North Ocean Reef/Iluka Foreshore
- Local businesses
- Relevant industry groups/peak bodies
- Local State and Federal parliamentarians/politicians.

How do I provide feedback?

If you are interested in providing feedback, please complete the Online Comment Form available via the Community Consultation section of the City's website at joondalup.wa.gov.au. Responses are limited to one per person.

When is the community consultation period open?

The community consultation period is open from **Thursday 13 May 2021 – Wednesday 2 June 2021**.

What happens next?

The City will analyse the results of the community consultation and develop a Community Consultation Outcomes Report.

If you would like to be informed via email when the outcomes of this consultation are published, please select the appropriate box on the Online Comment Form.

Who do I contact for further information?

For further information, please contact the City's Senior Projects Officer on **9400 4292** or email info@joondalup.wa.gov.au

Additional information is also available via the Community Consultation section of the City's website at joondalup.wa.gov.au



APPENDIX 8 — Hard-copy comment form (page 1)



Burns Beach Coastal Node Concept Plan Comment Form

The City of Joondalup is seeking community feedback on the Burns Beach Coastal Node Concept Plan.

It is recommended that you read the Frequently Asked Questions document prior to providing feedback. If you have any questions, please contact the City's Senior Projects Officer on **9400 4292** or email info@joondalup.wa.gov.au

Your contact details:	
Please note that for your feedback to be validated, your full contact details must be provided. This information will be treated as confidential and will not be published in any document or report on the outcomes of the consultation. Only one Comment Form per person will be accepted.	
Name:	
Address:	
Suburb:	Postcode:
Telephone:	
Email:	
Age:	
☐ Under 18 years	☐ 18–24 years
☐ 25–34 years	☐ 35–44 years
☐ 45–54 years	☐ 55–64 years
☐ 65–74 years	☐ 75+ years
Have you viewed the Burns Beach Coastal Node Concept Plan?	
☐ Yes	☐ No
How do you currently use the Burns Beach Coastal Node? (Can select multiple)	
☐ Use the parklands for informal recreation (eg. picnicking, children's play equipment)	
☐ Use the parklands for exercise (eg. boot camp, yoga)	
☐ Use the pathways for walking/cycling	
☐ Use the beach for exercise/aquatic activities	
☐ Use the beach for fishing/abalone	
☐ Visit Sistas Café	
☐ Visit Burns Beach Twilight Market	
☐ Visit Burns Beach Sunsets Village	
☐ Other (please describe)	
.....	

Please indicate your level of support for the following key features of the Burns Beach Coastal Node Concept Plan:

	Strongly oppose	Oppose	Neutral	Support	Strongly support
Two-storey café/restaurant building	☐	☐	☐	☐	☐
New public toilets and changerooms	☐	☐	☐	☐	☐
New playground	☐	☐	☐	☐	☐
Car parking for 92 new car bays (235 car bays in total)	☐	☐	☐	☐	☐
New access path south of Burns Beach Sunsets Village	☐	☐	☐	☐	☐
Grassed 'sunset' lookout mound	☐	☐	☐	☐	☐
Open lawn areas suitable for events, markets and food trucks	☐	☐	☐	☐	☐
Shelters, picnic settings and barbecues	☐	☐	☐	☐	☐
General landscaping improvements	☐	☐	☐	☐	☐

Do you have any comments about the Burns Beach Coastal Node Concept Plan?

Request to be informed

The outcomes of this consultation will be uploaded to the City's website once finalised.

- ☐ I would like to be informed via email when outcomes of this consultation are uploaded to the City's website.
Please ensure your email address is provided in the 'Your contact details' section above.

City of Joondalup Community Engagement Network:

The Community Engagement Network is a network of community members interested in being consulted and engaged on an ongoing basis about future strategic initiatives in the City of Joondalup. Contact details are kept strictly confidential and members can opt-out at any time. If you are interested in joining the City of Joondalup Community Engagement Network, subscribe on the City's website at joondalup.wa.gov.au or tick the box below.

- ☐ I would like to join the City of Joondalup Community Engagement Network
Please ensure your email address is provided in the 'Your details' section above.

Thank you for taking the time to complete this Comment Form.

Submissions accepted: **Thursday 13 May 2021 – Wednesday 2 June 2021.**

APPENDIX 9 — Online Comment Form (page 1)

Exit



Burns Beach Coastal Node Concept Plan

Online Comment Form

The City of Joondalup is seeking community feedback on the Burns Beach Coastal Node Concept Plan.

It is recommended that you read the [Frequently Asked Questions](#) document prior to providing feedback. If you have any questions, please contact the City's Senior Projects Officer on **9400 4292** or via [email](#).

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T: 9400 4000 F: 9300 1383 | joondalup.wa.gov.au | info@joondalup.wa.gov.au

NEXT

Exit



City of Joondalup

Burns Beach Coastal Node Concept Plan

Online Comment Form

*** Your contact details:**

Please note that for your feedback to be validated, your full contact details must be provided. This information will be treated as confidential and will not be published in any document or report on the outcomes of the consultation.

Only one Online Comment Form per person will be accepted.

Name:

Address:

Suburb:

Postcode:

Telephone:

Email:

Your age:

How do you currently use the Burns Beach Coastal Node? (Can select multiple)

☐ Use the parklands for informal recreation (eg. picnicking, children's play equipment)

☐ Use the parklands for exercise (eg. boot camp, yoga)

☐ Use the pathways for walking/cycling

☐ Use the beach for exercise/aquatic activities

☐ Use the beach for fishing/abalone

☐ Visit Sistas Café

☐ Visit Burns Beach Twilight Market

☐ Visit Burns Beach Sunsets Village

☐ Other (please describe)

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Exit



City of Joondalup

Burns Beach Coastal Node Concept Plan

Online Comment Form

Have you viewed the [Burns Beach Coastal Node Concept Plan](#)?

☐ Yes

☐ No

Please indicate your level of support for the following key features of the [Burns Beach Coastal Node Concept Plan](#):

	Strongly oppose	Oppose	Neutral	Support	Strongly support
Two-storey café/restaurant building	☐	☐	☐	☐	☐
New public toilets and changerooms	☐	☐	☐	☐	☐
New playground	☐	☐	☐	☐	☐
Car parking for 92 new car bays (235 car bays in total)	☐	☐	☐	☐	☐
New access path south of Burns Beach Sunsets Village	☐	☐	☐	☐	☐
Grassed 'sunset' lookout mound	☐	☐	☐	☐	☐
Open lawn areas suitable for events, markets and food trucks	☐	☐	☐	☐	☐
Shelters, picnic settings and barbecues	☐	☐	☐	☐	☐
General landscaping improvements	☐	☐	☐	☐	☐

Do you have any comments about the [Burns Beach Coastal Node Concept Plan](#)?

City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
T: 9400 4000 F: 9300 1383 | joondalup.wa.gov.au | info@joondalup.wa.gov.au

PREV

NEXT

[Exit](#)



City of Joondalup

Burns Beach Coastal Node Concept Plan

Online Comment Form

Request to be informed:

The outcomes of this consultation will be uploaded to the City's website once finalised.

☐ I would like to be informed via email when outcomes of this consultation are uploaded to the City's website

Email address:

City of Joondalup Community Engagement Network:

The Community Engagement Network is a network of community members interested in being consulted and engaged on an ongoing basis about future strategic initiatives in the City of Joondalup. Contact details are kept strictly confidential and members can opt-out at any time. If you are interested in joining the City of Joondalup Community Engagement Network, subscribe on the City's [website](#) or select the box below.

☐ I would like to join the City of Joondalup Community Engagement Network

Email address (if not entered above):

City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
T: 9400 4000 F: 9300 1383 | joondalup.wa.gov.au | info@joondalup.wa.gov.au

PREV

NEXT

(page 5)

Exit

 **City of
Joondalup**

Burns Beach Coastal Node Concept Plan

Online Comment Form

Thank you for taking the time to complete this Online Comment Form.

Please click on the SUBMIT FORM button below to finalise.

City of Joondalup | 90 Boas Avenue Joondalup WA 6027 | PO Box 21 Joondalup WA 6919
T: 9400 4000 F: 9300 1383 | joondalup.wa.gov.au | info@joondalup.wa.gov.au

PREV

SUBMIT FORM

APPENDIX 10 — Community Consultation webpage



[For Residents](#)[For Business](#)[For Visitors](#)



[Home](#) / [Organisation and Council](#) / [Community Consultation](#) / [Burns Beach Coastal Node Concept Plan](#)

Burns Beach Coastal Node Concept Plan

Categories: [Community Consultation](#)

Published on 13/05/2021

The City of Joondalup is seeking community feedback on the Burns Beach Coastal Node Concept Plan. This concept plan seeks to build on the distinctive identity and characteristics of the Burns Beach Coastal Node, incorporating a variety of uses and activities that respond to local community needs and those of the wider public.

The City has worked with consultant landscape architects, LD Total, and consultant café/restaurant architects, Bollig Design Group, to develop this concept plan. Key features include:

- Two-storey café/restaurant building
- New public toilets and changerooms
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- New access path south of Burns Beach Sunsets Village
- Grassed 'sunset' lookout mound
- Open lawn areas suitable for events, markets and food trucks
- Shelters, picnic settings and barbecues
- General landscaping improvements.

To provide feedback, please complete the [Online Comment Form](#). For further information, please review the [Frequently Asked Questions](#) or contact the City's Senior Projects Officer.

[ONLINE COMMENT FORM](#)

Submissions accepted: Thursday 13 May 2021 – Wednesday 2 June 2021

Documents and Downloads

 [Council Meeting Report 15 September 2020 \(see page 148\) \(pdf 2134 KB\)](#)

 **Senior Projects Officer**
 9400 4292
 info@joondalup.wa.gov.au

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[CONTACT US](#)

 9400 4000

[Something wrong with this page?](#)

109349

37 | 87

APPENDIX 11 — Signage erected at Burns Beach Coastal Node





Community Consultation Burns Beach Coastal Node Concept Plan

The City of Joondalup is seeking community feedback on the Burns Beach Coastal Node Concept Plan.

For further information, please scan the QR code, visit the Community Consultation section of the City's website at joondalup.wa.gov.au or contact the City's Senior Projects Officer on 9400 4292.

Submissions accepted:
Thursday 13 May – Wednesday 2 June 2021.





APPENDIX 12 — Map showing locations of signage erected at Burns Beach Coastal Node



APPENDIX 13 — Community newspaper advertisement (Joondalup Times, 13 May 2021, p 6)



Community Consultation Burns Beach Coastal Node Concept Plan



Artist Impression

The City of Joondalup is seeking community feedback on the Burns Beach Coastal Node Concept Plan.

This concept plan seeks to build on the distinctive identity and characteristics of the Burns Beach Coastal Node, incorporating a variety of uses and activities that respond to local community needs and those of the wider public.

To provide feedback, please complete the Online Comment Form available via the Community Consultation section of the City's website at joondalup.wa.gov.au

For further information, please contact the City's Senior Projects Officer on 9400 4292 or via email to info@joondalup.wa.gov.au

Submissions accepted: Thursday 13 May – Wednesday 2 June 2021.



6 NEWS

May 13, 2021

Rail works approved

Lucy Jarvis

YANCHEP rail extension contractors have received approval to crush up to 2000 tonnes of limestone on site daily.

The Department of Water and Environmental Regulation has approved NEWest Alliance's application to crush and screen material extracted from the rail corridor at a site beside Pipidinn Road.

The site will be the future Eglington station carpark.

"A contract condition requires that the applicant reuse the limestone in permanent and temporary construction works associated with the project," a DWER report said.

The City of Wanneroo has approved the Public Transport Authority's request to close Pipidinn Road for nine months, so NEWest Alliance did not need to erect windbreak fencing for dust suppression.

PTA spokesman David Hynes said they would build a road-over-rail bridge on Pipidinn Road but no further upgrades were planned.

"The date for the closure of Pipidinn Road has not yet been finalised," Mr Hynes said.

"Once confirmed, the project team will engage with the community."

"A new road-over-rail bridge will be built where the road crosses the rail corridor and access to the Eglington Station car park will also be constructed."

The PTA said the Pipidinn Road closure would take 11 months off the construction time, minimising how long works disrupted residents.

The DWER report said the nearest home was about 615m from the northern edge of the crushing site.



Eglington station works on Pipidinn Road.

How to make the city centre great

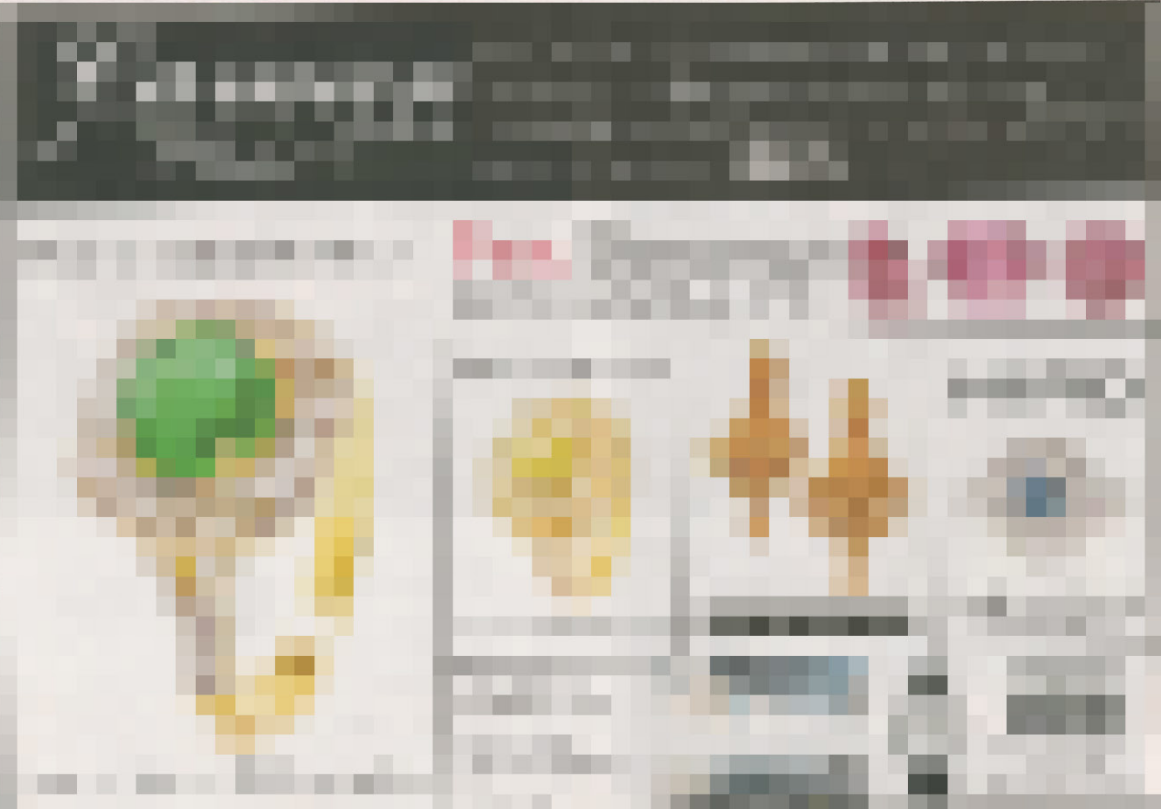
THE City of Joondalup is inviting residents, business owners and visitors to share their vision and ideas for the Joondalup city centre.

The feedback will be part of the City's inaugural place activation plan to create greater vibrancy in the area bounded by Shenton Avenue, Lakeside Drive, Central Park and Grand Boulevard/McLarty Avenue.

"The project is a great opportunity for the City to work with the community and local businesses to revitalise and improve the heartbeat of Joondalup — the city centre," Mayor Albert Jacob said.

"Feedback will be used to develop a series of initiatives that support liveability, community connection, and economic vibrancy."

Online surveys are available at joondalup.wa.gov.au until May 21. There will also be free workshops at Joondalup Library on May 29 and June 12, with registrations essential via the website.



JOO

APPENDIX 14 — Joondalup Voice item (Joondalup Times, 13 May 2021, p 11)

COMMUNITY NEWSPAPERS

THURSDAY, MAY 13, 2021 • 11

joondalup voice

13 May 2021



Mayor's Column — Hon. Albert Jacob JP



Help is at hand

During these difficult and challenging times, I urge members of the community to visit the State Government website at wa.gov.au

This site is the primary source for all COVID-19 information,

including current restrictions and public exposure sites.

The website also provides information on the Small Business Lockdown Assistance Grant where local businesses affected by the recent lockdown and associated restrictions could be eligible for \$2,000. Business recovery in Joondalup is ongoing. Home to about 13,000 local businesses, across 22 suburbs, it is important our residents support local businesses when and where we can.

The City will continue to provide COVID-19 updates on its social media platforms with a focus on how State Government directions affect our community, residents, businesses and facilities.

Bin sticker rollout

About 1,200 'Please Slow Down Consider Our Kids' stickers are being placed on residential bins around local school zones where speeding has been identified as an issue.

Intelfe — a not for profit organisation that provides work opportunities to people with a disability — will attach the stickers on behalf of the City.

During the rollout, bin stickers will go to households on Seacrest Drive, Sorrento; Sherington Road, Greenwood; Lilburne Avenue, Duncraig; Tuart Road,

Greenwood; Goollelal Drive, Kingsley; Edgewater Drive, Edgewater; West View Boulevard, Mullaloo; Mullaloo Drive, Mullaloo and Kallaroo; Dampier Avenue, Mullaloo and Kallaroo and Cook Avenue, Hillarys.

Residents can contact the City on 9400 4255 or at info@joondalup.wa.gov.au to request a sticker for their bin.

Library closed

Joondalup Library is closed for scheduled refurbishment works until **Monday 24 May**.

During the closure, members are encouraged to visit the Duncraig, Whitford and Woodvale branches, which will all be open as normal.

The after-hours chute at Joondalup Library will be open for the duration of the closure.

All loan periods have been extended.

Burns Beach Coastal Node concept plan

The City is seeking feedback on the key features of the Burns Beach Coastal Node Concept Plan, which includes a proposal for a two-storey café/restaurant building, new public toilets and change rooms, a new playground and increased parking.

To view the concept plan and to provide feedback, visit the community consultation section of the City's website — joondalup.wa.gov.au.

Consultation closes **Wednesday 2 June**.

Abandoned Trolleys



The City encourages you to do the right thing and leave all shopping trolleys in the shopping areas.

Let's keep the City free of abandoned trolleys.

To report any trolleys found lying around call **1300 655 860**.

Community Consultation

Draft Yellagonga Integrated Catchment Management Plan 2021–2026

The Cities of Joondalup and Wanneroo are seeking community feedback on the draft Yellagonga Integrated Catchment Management Plan 2021–2026. The aim of the draft plan is to maintain and enhance the amenity, recreational, educational, scientific and conservation values of Yellagonga Regional Park for present and future generations.

For further information call 9400 4967 or visit joondalup.wa.gov.au

Feedback accepted until **Wednesday 9 June 2021**.

ANZAC



Reflection Service | Saturday 22 May 2021

Service Commences at 10.00am
Central Park War Memorial,
Grand Boulevard, Joondalup City Centre
Free Event.

The Joondalup City RSL Sub-Branch together with the City of Joondalup will host a service of reflection to honour the men and women of Australia and New Zealand who served and died in wars and conflicts around the world. 2021 marks 100 years of the Royal Australian Air Force.

A COVID safe event, tickets are essential.
For tickets visit joondalup.wa.gov.au

Household Hazardous Waste Drop Off Day

Saturday 15 May 2021, 9.00am – 1.00pm
City of Joondalup Works Operation Centre
922 Ocean Reef Road, Craigie

Safely dispose of your unwanted household chemicals and hazardous materials for free at the Household Hazardous Waste (HHW) Collection Day.

Only domestic quantities of HHW will be accepted. Limit of 20kg or litres per material type.

For further information call 9400 4255, email info@joondalup.wa.gov.au or visit wastenet.net.au/hhw



joondalup.wa.gov.au



JOO

APPENDIX 15 — Joondalup Voice item (eNewsletter)



Joondalup Voice Online

Joondalup Voice Online

13 May 2021

Call: 9400 4705

Mayor's Column - Hon. Albert Jacob JP



Help is at hand
During these difficult and challenging times, I urge members of the community to visit the State Government website at wa.gov.au

This site is the primary source for all COVID-19 information, including current restrictions and public exposure sites.

The website also provides information on the Small Business Lockdown Assistance Grant where local businesses affected by the recent lockdown and associated restrictions could be eligible for \$2,000.

Business recovery in Joondalup is ongoing. Home to about 13,000 local businesses, across 22 suburbs, it is important our residents support local businesses when and where we can.

The City will continue to provide COVID-19 updates on its social media platforms with a focus on how State Government directions affect our community, residents, businesses and facilities.

Bin sticker rollout
About 1,200 'Please Slow Down Consider Our Kids' stickers are being placed on residential bins around local school zones where speeding has been identified as an issue.

Intelife – a not for profit organisation that provides work opportunities to people with a disability – will attach the stickers on behalf of the City.

During the rollout, bin stickers will go to households on Seacrest Drive, Sorrento; Sherington Road, Greenwood; Lilburne Avenue, Duncraig; Tuart Road, Greenwood; Goollelal Drive, Kingsley; Edgewater Drive, Edgewater; West View Boulevard, Mullaloo; Mullaloo Drive, Mullaloo and Kallaroo; Dampier Avenue, Mullaloo and Kallaroo and Cook Avenue, Hillarys.

Residents can contact the City on [9400 4255](tel:94004255) or at info@joondalup.wa.gov.au to request a sticker for their bin.

Library closed
Joondalup Library is closed for scheduled refurbishment works until **Monday 24 May**.

During the closure, members are encouraged to visit the Duncraig, Whitford and Woodvale branches, which will all be open as normal.

The after-hours chute at Joondalup Library will be open for the duration of the closure.

(continues)

	All loan periods have been extended. Burns Beach Coastal Node concept plan The City is seeking feedback on the key features of the Burns Beach Coastal Node Concept Plan, which includes a proposal for a two-storey café/restaurant building, new public toilets and change rooms, a new playground and increased parking. To view the concept plan and to provide feedback, visit the community consultation section of the City's website. Consultation closes Wednesday 2 June.
ANZAC Reflection Service	
	Reflection Service Saturday 22 May 2021 Service commences at 10.00am Central Park War Memorial, Grand Boulevard, Joondalup City Centre Free Event The Joondalup City RSL Sub-Branch together with the City of Joondalup will host a service of reflection to honour the men and women of Australia and New Zealand who served and died in wars and conflicts around the world. 2021 marks 100 years of the Royal Australian Air Force. A COVID safe event, tickets are essential. For tickets visit the City's website. Book online
Household Hazardous Waste Drop Off Day	
	Saturday 15 May 2021, 9.00am – 1.00pm City of Joondalup Works Operation Centre 922 Ocean Reef Road, Craigie Safely dispose of your unwanted household chemicals and hazardous materials for free at the Household Hazardous Waste (HHW) Collection Day. Only domestic quantities of HHW will be accepted. Limit of 20kg or litres per material type. For further information call 9400 4255, email info@joondalup.wa.gov.au or visit wastenet.net.au/hhw Read more online
Abandoned Trolleys	
	The City encourages you to do the right thing and leave all shopping trolleys in the shopping areas. Let's keep the City free of abandoned trolleys. To report any trolleys found lying around call 1300 655 860. Read more online

(continues)

Community Consultation



Draft Yellagonga Integrated Catchment Management Plan 2021–2026

The Cities of Joondalup and Wanneroo are seeking community feedback on the draft Yellagonga Integrated Catchment Management Plan 2021–2026.

The aim of the draft plan is to maintain and enhance the amenity, recreational, educational, scientific and conservation values of Yellagonga Regional Park for present and future generations.

For further information call [9400 4967](tel:94004967) or visit the City's [website](#).

Feedback accepted until **Wednesday 9 June 2021**.

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APPENDIX 16 — E-screen display



Community Consultation

Burns Beach Coastal Node Concept Plan

The City of Joondalup is seeking community feedback on the Burns Beach Coastal Node Concept Plan.

For more information, please visit the Community Consultation section of the City's website at joondalup.wa.gov.au or contact the City's Senior Projects Officer on 9400 4292.

Submissions accepted: **Thursday 13 May – Wednesday 2 June 2021**





Artist impression

APPENDIX 17 — Facebook advertisement (13 May 2021 – 2 June 2021)



City of Joondalup

10 May at 16:59 · 🌐

The City of Joondalup is seeking community feedback on the Burns Beach Coastal Node Concept Plan. Find out more and have your say.

Community Consultation Burns Beach Coastal Node Concept Plan



Artist impression

WWW.JOONDALUP.WA.GOV.AU
Community consultation
Burns Beach Coastal Node Concept Plan

i

Learn More

 Like

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APPENDIX 18 — Facebook post (13 May 2021)



City of Joondalup

35m · 🌐

...

The City is seeking feedback from the community on the key features of the Burns Beach Coastal Node Concept Plan, which is driven by the desire to create a cohesive space and allow for a multitude of functions to occur, from a new café/restaurant building, markets and community events to the day-to-day passive use of a coastal node. For more info, including key features of the concept plan, and to provide feedback, visit - <https://bit.ly/2SH010J>

Community Consultation
Burns Beach Coastal Node
Concept Plan



Artist impression

 3

2 shares

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 Share

109349

47 | 87

APPENDIX 19 — Twitter post (13 May 2021)



APPENDIX 20 — Newspaper article (online) (*Perth Now*, 13 May 2021)

perthnow

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ENTERTAINMENT

BUSINESS

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COMMUNITY NEWS

Remembrance Day 2020 Wanneroo service

0:56

Hillarys superheroes Dash for Darcy

0:41

Paint Wanneroo REaD launch

0:41

Swimclan

0:58

A man has been arrested after a police chase ended near a school in Perth's north.

Joondalup Times

Plans for Burns Beach foreshore out for comment

Tyler Brown

| Joondalup Times

May 13, 2021 12:15PM

TOPICS

Joondalup Times

North

THE City of Joondalup is seeking feedback from the community on its proposal for the Burns Beach foreshore.

The key features of the concept plan include a two-storey café, public toilets and change rooms, a playground, grassed lookout mound, open lawn areas suitable for events, markets and food trucks, shelters, picnic settings and barbecues, and an access path south of Burns Beach Sunsets Village.

There would also be another 92 car bays, creating 235 in total.

ADVERTISEMENT

COMMUNITY NEWS

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in

DON'T MISS

Long life

109349

49 | 87

(continues)



 An artist impression of a proposed cafe for the Burns Beach coastal node. Credit: Supplied

The City has worked with landscape architects LD Total and café architects Bollig Design Group to develop the concept plan for the Burns Beach coastal node, which is located on Ocean Parade.

First look at new vision for Burns Beach cafe and foreshore

Mayor Albert Jacob said the concept plan was driven by the desire to create a cohesive space.

"This will allow for a multitude of functions to occur, from markets and community events to the day-to-day passive use of a coastal node," he said.

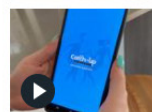


 The proposed concept plan for the Burns Beach coastal node. Credit: Supplied

“The concept plan provides increased connectivity by providing pedestrian priority over vehicular movement and a substantial increase in car parking provision.



Great-great-gran has WHOPPER of a birthday



Catch-Up



Magnus
Perth artist branches out



Tap-and-go

Perth art fans asked to chip in

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(continues)

“A network of universal access pathways throughout the node connects with the established coastal dual use path, Ocean Parade and the public transport bus routes.”

To view the concept plan and provide feedback, visit joondalup.wa.gov.au before June 2.

The consultation follows a second proposed café next to Beachside Park, which is not covered by this concept plan area, that was [advertised for feedback last year](#).



An aerial map showing the two locations in Burns Beach earmarked for new cafes. Credit: Supplied



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Midland Kalamunda Reporter
The Advocate

North

Joondalup Times
Wanneroo Times
North Coast Times

South

Canning Gazette
Cockburn Gazette
Comment News
Fremantle Gazette
Melville Gazette
Southern Gazette

South Coast

Mandurah Coastal Times
Weekend Kwinana Courier

(continues)



APPENDIX 21 — Newspaper article (print) (*Joondalup Times*, 13 May 2021, p 19)



APPENDIX 22 — Facebook post (Joondalup–Wanneroo Times/North Coast Times) (13 May 2021)

Times Times

Joondalup-Wanneroo Times/North Coast Times

13 May at 13:00 · 🌐

The City of Joondalup is seeking feedback from the community on its proposal for the Burns Beach foreshore, which includes a two-storey cafe.



PERTHNOW.COM.AU

Foreshore plans out for comment

Plans to transform a foreshore in Perth's north are out for public comment.

👍

Scott Collins

👍 Like

💬 Comment

➦ Share

APPENDIX 23 — Twitter post (@JoonWannTimes) (13 May 2021)



APPENDIX 24 — Response from Burns Beach Residents Association

I make these specific comments as Chairperson of Burns Beach Residents Association. These are the consensus views of BBRA Committee. BBRA supports this development and looks forward to implementation as soon as possible. BBRA Committee would like CoJ to consider use of recycled plastic material for "seating node with timber benches" (21), for improved sustainability, reduced maintenance, and longer lifespan. BBRA Committee has some concerns with the "Turf Mound" (12), as this feature may not be necessary since the mound breaks the continuity of the open turf areas and good ocean views should be available without this feature. Furthermore, the presence and location of this feature means that the open play areas are limited and that the only available area for events/markets/food trucks is adjacent to existing residences. BBRA Committee has some concerns regarding plans for events/markets/food trucks following implementation of the Coastal Node concept plan. The "summer season" of the weekly Burns Beach Twilight Markets was initially 14 weeks but has been extended to approximately 6 months without community consultation and support. As stated above, the proposed turf mound (12) would force such events to be adjacent to existing residences, including associated disruption and noise. We presume that appropriate permanent electrical power facilities would be installed to eliminate the need for noisy generators. We consider that once the Coastal Node Concept Plan is implemented, regular food truck events may no longer be appropriate for Burns Beach foreshore due to potential adverse effect on the adjacent and nearby permanent commercial food and beverage venues.

APPENDIX 25 — Response from Burns Beach Sunsets Village

— Yes, only regarding the access path. For years we've put up with the boofheads who use that rear area to our southern boundary for their juvenile antics. I would be interested in the City's plans for fencing or other measures to be implemented to protect the security and integrity of the park grounds on this boundary. I paid for the western boundary fence (\$28,500) when the 40 odd car spaces were placed there. [- - -]

APPENDIX 26 — Response from Burns Beach Twilight Markets

Hello,

Thank you for letting give you some feedback. I run the Burns Beach Twilight Market and own a business in Burns Beach. I absolutely love the new plan but have a few exceptions. I strongly agree that we need another cafe in the area, but I totally disagree with the need for a huge two-storey building. I think we need to keep in line with the relaxed beach vibe we have in Burns Beach. A wide single-storey building with a lovely verandah that nestles into the area and opens up to the ocean would suit much better.

As the event manager of the Burns Beach Twilight Market I would like you to take into consideration the size of the trucks that need to get in and out of the grassed area and car park. Trailer sizes can be up to 7 metres in length, plus the length of their vehicles at 5+ metres. A wide unobstructed area into and out of the access point is required. I really would like to see the area redeveloped into a functional and thoughtful area for everyone to enjoy, but to stick to its roots of a relaxed beach suburb away from the hustle and bustle of the city.

Thank you,

[- - -]

APPENDIX 27 — Response from Department of Planning, Lands and Heritage

From: [REDACTED]
Sent: Thursday, 27 May 2021 2:57 PM
To: info@joondalup.wa.gov.au
Subject: RE: Community Consultation: Burns Beach Coastal Node Concept Plan
Attachments: R42219.pdf; RE: Proposed Cafe/Restaurant on Portion of Reserve 42219 (Job 1900931); 20201027 Letter to City Joondalup - Cafe_Restaurant on Portion Reserve 42219.pdf

Good afternoon

Thank you for the below email and for the opportunity to comment on the City's proposed Burns Beach Coastal Node Concept Plan (CP).

The majority of the proposed activities/features of the CP are situated on Reserve 42219, which is managed by the City for the purpose of 'Recreation' (depicted yellow in the attached plan). A small area of the existing 43 bay car park ('6' on the CP Legend (CPL)) as well as the existing bush reserve ('24' CPL) are situated on Reserves 47831 ('Recreation, Telecommunications & Purposes Incidental Thereto') and 45122 ('Recreation') respectively.

With the exception of the proposed new two (2) storey café/restaurant ('1' CPL), the features of the CP are consistent with the purpose of the Reserves/land tenure. The City may wish to consider whether the area/s comprising the new 150 bay car park ('10' CPL), realigned roundabout intersection ('8' CPL) and drop off bay ('18' CPL) could be dedicated as road. This could be facilitated via section 28 of the *Land Administration Act 1997* (LAA) and would negate the need for a Council resolution and other requirements under section 56 of the LAA, however it would require a new survey/Deposited Plan at the City's cost.

In terms of the new café/restaurant, it should be noted that Reserve tenure is for Crown land to be set aside for uses in the public's benefit (e.g. 'Recreation'). However, limited commercial uses which are either consistent with, ancillary or beneficial to the Reserve's purpose are permitted where the Reserve's primary use is retained. The events/markets/food trucks proposed for the open turf area ('11' CPL) would fit within this criteria.

For instances when commercial operations evolve into enterprises that are more so focused on generating profit, the Reserve tenure isn't appropriate. Whilst it's very much on a case-by-case assessment, factors to consider would be the scale of the commercial activity, or when the income derived from the commercial nature exceeds the costs in maintaining or conducting the activity itself. In these cases DPLH would seek to enter into a direct leasing arrangement between the State and either the City or third parties via section 79 of the LAA. The existing Sista's Burns Beach café/restaurant ('2' CPL) and the Burns Beach Sunset Village caravan park ('4' CPL) are both currently subject to section 79 leases.

DPLH has had previous discussions with the City in regards to the new café/restaurant, with the last correspondence from the City in February 2021 (email attached) advising a revised business case would be submitted once the proposal had gone out to community consultation. It's been agreed to by both the City and DPLH (see attached letter from October 2020) that the café/restaurant would be subject to a section 79 lease. Please note the contents of the letter regarding conditions around mitigating risks of coastal erosion and how DPLH would approach determining the lease rental.

From a land use planning perspective, the land is zoned 'Parks and Recreation' under the Metropolitan Region Scheme (MRS). The new café/restaurant and its associated development shown in the CP will require the WA Planning Commission's approval under Clauses 13 and 18 of the MRS. Relevant planning considerations associated with the development will be further considered, assessed and addressed through the development application process, taking into consideration of the comments received from the referral agencies.

I hope these comments are of assistance. Please don't hesitate to contact me if you have any further queries.

(continues)

Cheers

[REDACTED] [REDACTED] Land Management Metropolitan & Peel
140 William Street, Perth WA 6000
[REDACTED]
www.dph.wa.gov.au



The Department is responsible for planning and managing land and heritage for all Western Australians – now and into the future

The Department acknowledges the Aboriginal peoples of Western Australia as the traditional custodians of this land and we pay our respects to their Elders, past and present.

*Disclaimer: This email and any attachments are confidential, and may be legally privileged.
If you are not the intended recipient, any use, disclosure, distribution or copying of this material is strictly prohibited.
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APPENDIX 28 — Verbatim responses

QUESTION: “Do you have any comments about the Burns Beach Coastal Node Concept Plan?”

Note: Words that may identify respondents or contain offensive language have been removed and replaced with square brackets, ie [- - -]. Minor alterations have been made to spelling/grammar to enhance readability.

Verbatim responses — Do you have any comments about the Burns Beach Coastal Node Concept Plan? (N = 344)
<i>Looks great! Hope it doesn't take too long to start the process. Very exciting for local residents that visit this area daily for many various activities. Hoping to see this project move forward with support from the local community. Please don't take forever, like the primary school, café on Beachside Drive and Mindarie footpath projects!</i>
<i>Looks great! Please ensure the new kids' playground is big enough, the current one gets very crowded. The company I work for ([- -]) would love to manufacture the [- -] for the café, we are doing the Burns Beach PS currently. Thanks!</i>
<i>Only that it is about time, Burns Beach is continuing to grow.</i>
<i>Supporting the plan generally, with the exception of the additional car parking that would intrude into our current public recreational park area. Parks need to be preserved for public enjoyment. Car bays can be relocated, but to take park area, it will be gone forever. The food truck intrusion we have welcomed; however, cars should not spoil the pleasures that people get from their existing park. Cars are very intrusive in a park area and not desired where there are little children involved.</i>
<i>It looks awesome and is well overdue. Thanks for supporting this new development to our suburb.</i>
<i>Strongly support.</i>
<i>Hurry up.</i>
<i>Leave as is, or a much smaller development.</i>
<i>How about finishing the cycle path off so that one can ride from Burns Beach to Mindarie? Burns Beach is fine as it is and doesn't really need any money spent on it.</i>
<i>Strongly oppose a two-storey café/restaurant. Two storeys are not required since there is enough space for a single-storey restaurant with beautiful views from the ground level. Two storeys will have major impact on the properties behind the proposed new café/restaurant. Noise pollution from a proposed café/restaurant will also impact on the beautiful quiet environment. There is already a café/restaurant in the area and another one is not required.</i>
<i>Bring it to the community.</i>
<i>Please make it happen, excited to see this area develop.</i>
<i>Build an open air exercise training centre.</i>
<i>Love the plan! Excited that this area will be receiving some much needed improvements.</i>
<i>More outdoor seating, fresh air seating. Looks like it will be very hot with all the glass.</i>
<i>Additional landscaping needs to be done on the strip along the dual pathway, adjacent to and above the beach. Will the existing “community hall” be demolished? Hopefully yes.</i>
<i>Thank you! This is so needed in our community.</i>
<i>Yes, bring our coastal area into the 21st century. We need this development in the City and in our northern corridor. Thank you for bringing these plans to the ratepayers.</i>
<i>This provides much needed additional amenities to the suburb, and I hope the construction works can commence soon.</i>
<i>Hurry up and get this finished please.</i>
<i>There is too much noise in the world...especially for people with disabilities. Noise, busy-ness, increased restaurants and food trucks all playing music...This will make what is currently a lovely — more or less unspoilt area — into another Hillarys-like, horribly crowded place. Not everywhere needs 'development'. All that concrete for extra parking — noooooooo...Please leave the Burns Beach setting as is...Just improve toilets/change rooms/BBQs/picnic and nice seating.</i>

<i>It looks a beautiful and a very welcome addition to the coastal amenity. At last, a café/bar with a view! We need more of this in the area. I won't always want to go to the new marina, and it would be wonderful to have this on the doorstep, much like the new café/bar at Iluka Plaza. Well done on the concept. Let's get it done soon.</i>
<i>I invested in Burns Beach for the appeal it offers — that being of a mostly tranquil, natural outlook, largely unblemished beach landscape and not over-commercialised suburb and community. The development of the new Primary School will already bring a substantial amount of traffic into the area, thus adding almost a hundred extra car bays to the Burns Beach area which will have a profound impact on nearby homes — mine included. A key feature of Burns Beach is that it significantly differs from the nearby commercialised coastal areas of Hillarys, Mullaloo, Mindarie and soon-to-be Ocean Reef Marina. I vote to keep the rare feature of an 'unspoilt' Burns Beach by opposing the suggested commercialised coastal node concept plan, which includes the two-storey café/restaurant and associated extra car bays.</i>
<i>Although not directly connected to the improvement, I would strongly support the beach north of the development becoming a dog friendly beach, it isn't utilised for swimming and is usually deserted. Please pass on this comment to whomever is appropriate. Thanks.</i>
<i>More concerned with the design of the building and what type/style of café/restaurant will be provided. Burns Beach has been associated with the City Beach of the North, yet we have no coastal restaurant like those at Floreat Beach and Trigg Beach. Our choice is travelling to other suburbs. The restaurant at Eden Beach, whilst well presented and providing beautiful sunset views, has a poor ambience, is extremely noisy and a poor food offering. The design and layout needs to cater for the casual during the day and a more vibrant night offering.</i>
<i>Would be best to keep as much of the natural landscape as possible because Burns Beach is a small area. It will feel overcrowded and take away from the scenery if the beach area gets highly developed.</i>
<i>Danger to pedestrians with cars, trucks, caravans and buses going through the parking area with children running around. Style of restaurant does not fit the area. Besides, for extra parking and toilets should leave as is.</i>
<i>Please don't overcrowd this beautiful area. Parking and people are already at a premium.</i>
<i>Perfect, great for the area and well required competition to Sistas and Iluka Tavern.</i>
<i>I think it's exactly what Burns Beach needs!</i>
<i>The grassed park area is used by many different groups of people and there needs to still be plenty of grassed area and also plenty of trees as, at the moment, it has lots of shade which is important. The addition of a new café/restaurant will be very welcome, and it would be good if it is allowed to open later into the evening. I would like to see the new playground being suitable for all age groups, including younger toddlers.</i>
<i>Please do not turn the grassed area opposite Sistas Café into a car park !!!!!</i>
<i>Can we know the proposed café/restaurant before giving our considered opinion? Does the plan include parking for at least 12 motorcycles/scooters, as these groups do not appear to be taken into account despite their frequent visits to the area.</i>
<i>I think this is what the growing, developing area needs.</i>
<i>Sounds amazing.</i>
<i>The concept plan refers to new parking along Ocean Parade when, in fact, there is already parking along there and, in fact, there will be less parking than currently available. Parking will still be a major problem for visitors.</i>
<i>Just very excited to finally have a new coastal café restaurant in the beautiful Burns Beach! [multiple submissions] Love it and can't wait for something new; However, I do agree the building doesn't look like it will suit the area.</i>
<i>Why do we always (WA) put car parks in front of the ocean view? This is a crazy concept — Europe would never do this. There are enough parking bays; we need to move them to the end away from the ocean views!!</i>
<i>My only suggestion is towards the windows on the ground floor of the café. On the ground level, have bi-fold doors or similar, so you can open up the café to the actual atmosphere of the beach. Why would you want to be enclosed inside when at the beach? Obviously, when it is cold or extremely hot, these doors can then be closed, but I feel you are missing out by enclosing the ground floor. The westerly wind is generally welcomed later in the afternoon.</i>

<i>Long overdue, lagging behind so many other suburbs.</i>
<i>I would visit more to Burns Beach, but I do not like the café that is currently there, and the beach/sea is so stone-y so I always go to Mullaloo Beach as it is a lovely beach. Burns Beach has been crying out for something really unique that we don't have along our coastline. I would love to see an eco-friendly style place with a Ku de ta Bali style, with infinity pool looking over the ocean while watching the sunset and the wildlife. There are so many wonderful ideas that I'm more than happy to share with you, one of the ideas you can holding theme nights for older and younger generation, bike hire with sports equipment to hire (paddle boards, etc), jetty out to sea, Jacob's Ladder. So many exciting ideas, but I'm really excited to see what happens in Burns Beach.</i>
<i>Looks amazing.</i>
<i>Looks great, fully support it.</i>
<i>I go to Burns Beach because I like the quaint and laidback natural feel compared to other beaches like Scarborough and Mullaloo. Putting a two-storey glass building there will ruin that.</i>
<i>I would love to see it all go ahead.</i>
<i>The mound will result in people looking directly [- - -] — not acceptable. Measures need to be taken to encourage people use the toilets, rather than grassed areas behind trees (as they currently do). You mention improved access — how does the mound provide improved access for elderly/disabled?</i>
<i>The design of the café building is not in keeping with the surrounding area. It doesn't sit or blend into the environment very well.</i>
<i>Yeh! This area desperately needs upgrading. The play equipment really needs modernising and improving. Love the 2-storey café idea. Thank you for the extra car bays too.</i>
<i>Keep the beach as natural as possible.</i>
<i>Please build it.</i>
<i>This is very long overdue, Burns Beach and Iluka residents need this, everyone needs this. We are missing everything here on the beach, it's still like it was in 30 years ago. Come on Joondalup Council, get this moving, as further up, the northern corridor now has a modern ocean restaurant and cafés and we have 0.</i> <i>[multiple submissions] When designing this, can a section of the restaurant be in sight of the playground? We are older parents to [- - -] young children and one thing that is very frustrating and disappointing is that all these playgrounds near cafés are too far from us parents to sit, enjoy a meal and drink whilst watching our kids. We have the money to spend at nice restaurants thanks.</i>
<i>The attraction of Burns Beach is its natural, unspoilt rustic appearance. I strongly oppose development that brings increased traffic and noise into what is currently a tranquil beachside suburb. My family and I would prefer to be met with the sound of crashing waves from the ocean than that of cars pulling up into the additional hundred or so car bays.</i>
<i>I like the idea of having the node, but the design is not what would suit the atmosphere and feel of Burns Beach and the locals. Whoever designed this clearly did not do research or have insight to the lifestyle and atmosphere of Burns Beach culture. Burns Beach is a friendly, laid back and family place to be. Where you meet friends for relaxed time together. The current design does not reflect that, but is a more formal structure, that will date easily. I would suggest designing something with a Hamptons concept. Soft wood tones, open verandahs with big ceiling fans, an open and airy feel. Not tacky coastal tones, but classy neutral tones that reflect the environment and its people. Take inspiration from bayside kitchen in Matilda Bay (a bit classier a version), or better yet, have a look at Burleigh Pavilion in Queensland. Its design would fit so much better than the current concept. Appreciate the opportunity to feedback.</i>
<i>Another café is much needed at Burns Beach, but the proposed two-storey café building is ugly, too modern, and does not fit in with the Burns Beach vibe, which is relaxed. A couple of smaller cafés with alfresco dining would be much nicer.</i>
<i>This is a well thought out concept plan and, if adopted, will create a very popular amenity.</i>
<i>If you want to bring more people down to the beach, a rock pool would be advantageous. The exit from Burns Beach Sunset Village is only left turn not right turn as well.</i>
<i>Looking forward to its completion, as it will be good for all the Burns Beach residents and outer area families.</i>

<i>I have been a Burns Beach resident for approximately [- -] years. This development is very much required. Previous neighbours have relocated given such facilities were lacking in the area. The demand for such facilities is certainly apparent and is needed. I would also suggest improving the beach access to further attract people to enjoy these facilities as it is quite limited in its current form. (I understand environmental regulations may limit what can be done but this needs to be explored.) Thank you.</i>
<i>I have lived in Burns Beach for [- -] years and witnessed the traffic and amount of cars increase significantly. There was talk of the area in new Burns being used for a café when Peet were granted planning, so why is this not an option to relieve traffic congestion in old Burns? Old Burns was always a peaceful escape and this plan will ruin the tranquillity. With the Ocean Reef Marina development and Mindarie Marina being joined by a path, I see no reason why another old suburb must be dragged through unwanted changes. Surely the money would be better spent elsewhere.</i>
<i>1. Car bays — The proposed increase in car bays is totally inadequate. Even with the additional bays, 235 bays would not even support the current café and is absolutely useless in providing for the sunset markets. There needs to be least 500 plus bays to avoid uncontrolled parking near the park and in the adjoining streets which currently causes [- -] a great deal of distress, especially when the markets are on and during the abalone season. There is an opportunity to be creative with development of the plan by using the hollow south and behind the caravan park to construct an overflow carpark. The bush, although earmarked as Bush Forever, is very degraded and, as such, has low environmental value. A substantial parking area could be built very aesthetically and out of sight of nearby residences, and with little impact on the more healthy strands of bush. Additional bays could be constructed on the south side of Ocean Promenade if right-angled parking bays were built, rather than parallel bays. There is also an opportunity to use some of the wasteland on the corner north of Burns Beach Road and Ocean Promenade for overflow parking.</i> <i>2. Bus bay — Relocation of bus stop opposite First Avenue may be tolerable if a noise and visual barrier was constructed between First Avenue and Ocean Promenade, similar to the one Council constructed along the caravan park and new southern car park boundary.</i> <i>3. Pedestrian access — Currently there is no access to the very protected beach south of the caravan park where surfers jump the fence. A properly formed safe access here would enable swimmers to use the beach which is far safer for swimming than the main beach area. Access to the new Burns Beach estate could be further enhanced with a more direct path along the rear of the properties in Third Avenue.</i> <i>4. Lawn and vegetation areas — Generally the plan caters well for lawn area although it could be improved further by converting the area in the north east corner proposed as a vegetation area into additional lawn now that the existing lawn area will be removed to provide for the new car bays. Retaining vegetation here is of little environmental value and it would serve the community better as a grassed area. The casuarinas currently on the park need to be removed. They are nuisances to children and anyone walking by in bare feet to the beach because of the seeds being dropped by the large number of corellas who feed on the trees. In addition to the mess the birds make, they are extremely invasive to the privacy of local residents with incessant noise and smell.</i> <i>5. Sunset markets — The Burns Beach Coastal Node is not suitable for the sunset markets because there is insufficient space to support the food vans and the patrons and their cars. The impact on local residents is immense with issues of indiscriminate parking in the local streets because of lack of formal car bays and noise from amplified music when one is trying to sleep. They also don't need to be every week and go for an extended season like they did this year. The weather in late autumn this year discouraged patrons from attending anyway so a shorter season would have greater value and would not impact on profitability of food vendors. A better site in Burns Beach would be the larger Brampston Park, or in Iluka, McCusker Park, which has adequate parking available.</i>
<i>We would like a much better beach for swimming. Has anyone ever proposed blasting the reef on the existing beach so it can be used for all generations, as they did many years ago at Trigg? It is impossible and dangerous to swim in the beach without fear of injury, and danger to our children and grandchildren. Or consideration to add an ocean (sea) pool to the existing area or the new proposed café area (north of the groyne)?</i>

<i>I support the overall development, but the scale and style of the proposed café restaurant is out of character. We need more relaxed, low key facilities that spill out into the landscape. This building offers no connection to the surrounding landscape and screams glamour, power and civic status. I want to have a coffee with sand on my feet.</i>
<i>Highly approve. Proposed design looks amazing. We need another restaurant in the area and better recreational spaces around this area.</i>
<i>Can we have 1 or 2 access tracks to the beach towards Burleigh Drive? It would be nice to have a proper track to get down to our beach other than having to enter closer towards the main park. Also, a small skate park or BMX track would be amazing for our kids, everyone's kids. I had one in my suburb growing up and it was great and encouraged outdoor activities. As for all the planning, I like where it is going, and I believe we will live here for the rest of our lives. I do have one concern though...the [- -] path to Mindarie!!! When will that be finished??? That will be an amazing path to walk and we are all just waiting and waiting. Thank you and look forward to our future.</i>
<i>It is a very large development and change to the area. Me and my son visit Burns Beach, as it is, once a week. It's a lovely area where he loves to run on the grassy area and play in the play park. It is large enough as it is, and is often full of other mums and their babies. What you are looking to create is available in the area in surplus. There is a new development and cafés at the Iluka new forum. There is ample space to sit on the grass at the minute, we even have markets there! There is a play park already, I ask you to look at how the area is used already. Look at what good use of space we have. You are developing the Ocean Reef Marina which will have ample restaurants, Currambine shops have many vacancies that we cannot fill or keep tenancies in, I cannot imagine that this is necessary. Please don't destroy the coastal charm that is Burns Beach with another concrete monster that will not be filled!</i>
<i>Great idea as an alternative to Hillarys and Mindarie whilst waiting for Ocean Reef Marina to be completed. Even then, would still be popular with local residents.</i>
<i>Looks amazing and exactly what Burns Beach needs. Can't wait for it to come to life.</i>
<i>There is no need for the southern path next to the Sunset Village. One path is enough, and it will only serve to invade the residents' privacy and encourage antisocial behaviour.</i>
<i>This is an awesome plan and about time that Burns Beach got a decent restaurant in the vicinity. We just have to hope that it doesn't take as long as the rest of the walking path and the Ocean Reef Marina have taken to be started.</i>
<i>Looks great!</i>
<i>The parking needs to include motorcycle bays. Currently there are no bays at all, car drivers get upset at motorcycles using a parking bay.</i>
<i>Whilst I have supported the two-storey café/restaurant building, this should be single-storey, built forward of the current toilet block and properly overlooking the ocean with a deck above the beach. A two-storey building, similar to that on the plans, is way too much for this area. You only need to look at the daft decision by COJ to approve the equally daft concept plans for Peet's restaurant at Beachside Park to see that. The private sector is telling you that this is not the right building for this area.</i>
<i>I am generally pleased with the Burns Beach Coastal Node Concept Plan; however, I do believe the current area outlined for the new playground is exceptionally small and appears to be far away from the main grassed area. A number of newer areas have fantastic children's play facilities (Alkimos Vista, Mullaloo foreshore, Eden Beach). Burns Beach is a prestigious area and it deserves a fantastic park. It appears the Park (13) would be better suited at the mound (12) which would offer a greater area to build a good park. A high number of mothers come to the park with their children and purchase milkshakes, snacks, ice creams, etc, because the local facilities are close to a park and the revenue from these businesses would likely be increased with better facilities for children.</i>
<i>The proposed plan will greatly improve the facilities of Burns Beach, while not compromising the unique charm of the area. We look forward to the changes.</i>
<i>My opposition to extra parking relates to current traffic issues, particularly on weekends and public holidays. I believe a review of current traffic and the impact of additional traffic needs to be carried out. I only oppose the access path based on the lack of fencing between Sunsets Village and the proposed path. A chain line fenced following the existing tree line would resolve my concerns.</i>

<i>This is awesome, I hope it all gets through, but the mound and a restaurant to eat and watch sunsets would be great. Please focus the engineering of views from the buildings to sight the beautiful ocean views.</i>
<i>1. Numbers 5 and 8 on the map are a totally insane proposal. They will be a blot and eyesore on the area and destroy the amenity of the park which is already very well utilised — just come and see on any week day how many mums come here with their children. How anyone can place this car park in front of existing residences that have been there for decades is beyond my understanding. It destroys their amenity. You will also have caravans and emergency vehicles having to negotiate their way through a car park. The existing park should not be replaced by any car parking — leave the existing angled car parking bays along the path instead and you can create angled car parking bays on Ocean Parade at the entrance to Ocean Parade from Burns Beach Road up to just past Second Avenue entrance. Also, the green strip on Burns Beach Road north of Ocean Parade could have some angled parking on the road side of the walking path, or maybe it can be designated an overflow parking area on grass as it was being used on Wednesday nights during the events nights.</i> <i>2. I am not opposed to the new café/restaurant as such as I indicated above, but I am totally opposed to its proposed location at numbers 1 and 22 on the map as that would mean the existing parking would have to go. If you really need the new café/restaurant in the old Burns Park, then I would suggest that it be placed at number 14 in the extreme north/west corner, north of number 15.</i> <i>3. The proposed grassed lookout area at number 12 should also not go ahead. This is a part of number 9 and should be kept for the existing flora and fauna which are rapidly losing areas all along the coast. People who come to watch the sunset are usually sitting in their cars or leaning on the fence where they get a clear and unobstructed view.</i> <i>4. I am extremely disappointed that work has already started on the path behind the caravan park before the close of submission of comments on the plan — I hope this is not an indication of how our City plans to act on the totality of this proposal. This could have been left as a bush path rather than a hard path which could become a security issue to residents at the Village.</i> <i>5. I also believe that the area available for the food trucks has been decreased by the intrusion of car parking into the existing park and minimal extension to the northern part of number 11. Their access to the event area also seems to be compromised compared to the current scenario and again requires negotiating through the new car park.</i> <i>6. I am not opposed to development per se, but am opposed to development for development's sake. We already have Hillary's Boat Harbour and the coming Ocean Reef megaplex to the south and Mindarie Boat Harbour to the north, so I think we can leave a little slice of paradise as it is in pristine condition as much as possible. I speak to people who come here, and they are amazed at this place called Burns Beach. They don't say it's beautiful, but...it's beautiful because of how it is now. Thank you for the opportunity to express my views.</i>
<i>I am happy with the restaurant/café as long as the 2-storeys doesn't become the main presence in the park, ruining the beach character. If it was moved closer to the mound or behind, this would mean less of an over-bearing presence on the beach landscape. I feel that the car park has eaten into too much of the park and becomes too much of the main feature, a better option would be to reduce it to 1 or 2 rows to give more park area and use the area at other end of Ocean Parade or have diagonal parking throughout 7 — the sunset mound (at the same level it is now) would also be better with an amphitheatre (initial plans), protected from the wind looking NW, so it has dual purpose. This could be landscaped to large tiers for picnicking if not in use for shows and be protected from the wind.</i>
<i>A much needed improvement to the current facilities. The concept looks fantastic.</i>
<i>It would be also nice to activate this space with a coworking space, room hire for sunset yoga. You also have a lot of home school families and this is growing in the northern suburbs. Having space to create indoor/outdoor meetings/events would give a great work/life balance for those wanting to exercise, eat in the café, mix with others in the rise of working from home. Having the ability to access a small amount of space in a two-storey building will bring additional users/meeting/activities/families/events. Space-cubed spaces are a good example of switching tables around for events/larger meeting/smaller spaces/access. I think Yanchep and the city are the only option. Be nice to be more than a café to bring extra people into the development and be able to enjoy the space for longer than a picnic or meal or the café.</i>

<i>We have a café/restaurant. We have a new shopping centre south of the park. We have a playground and BBQ area. There is car parking in our area. We have the Ocean Reef Project to the south and Mindarie to the north. Why do we have to invade Burns Beach? We retired to Burns Beach because we like it as it is. Upgrade the public toilets and change rooms, put a footpath south of Sunsets Village and more BBQs and shelters there would be nice.</i>
<i>This is a great addition to the area; I hope the restaurant will have a licence to open in the evenings.</i>
<i>While, overall, the plan is just about ok, (I hate the building) my major concern is very simple. I have lived here [- -] years and the Ocean Reef Marina development has only just started. It was on the cards before we arrived. Council procedures/processes are very long, but wouldn't it be wise to see if ORM can fulfil its potential first? A little bit of natural coastline is a beautiful thing in itself.</i>
<i>I would like to see Sistas remain. I am concerned that the new café will be too big at two levels and also the cost of dining will be high, reflecting the cost of construction. That it will not be affordable to families.</i>
<i>Burns is special because of its natural unspoilt habitat. It will spoil the old coastal feel that makes the area so special. We are lucky enough to have modern venues along to the coastline to visit. Keep Burns Beach with a traditional feel and unique compared to all of the other suburbs. A new toilet block, BBQ and shelter in the old scout hut area, and an extension to children's playground, would be good. Possibly a small grass area to the mound, but not essential. Please keep the area unique, tranquil and beautiful.</i>
<i>My husband and myself are very impressed with the Burns Beach Coastal Node Concept Plan. The area certainly needs to be upgraded and have improved facilities. For such a beautiful area, a more modern restaurant and café will bring value to the area as the current café is looking pretty shabby. We also like the fact you can sit on the grass and not have to cross a road or car park to get to the beach. Much safer.</i>
<i>The building design could be refined to fit in with a more coastal aesthetic.</i>
<i>This is an absolutely essential component of our suburb. This proposed development will bring the finishing touch to the node and provide locals and visitors with a superb coastal experience. Please build this as soon as possible!!!</i>
<i>Such a great idea!</i>
<i>We would be delighted to have these facilities in Burns Beach and feel they are badly needed .</i>
<i>Burns Beach is beautiful the way it is, but I know we have to progress with the times. I just wonder if we need another restaurant, as the tavern is already built on Burns Beach Road. When that opens, there will be a lot more traffic, and also the school will also create more traffic. I am not looking forward to that.</i>
<i>The proposed parking bays will be removing our ability to park up and view the sunset from our car, as we often do so and, so do a lot of other people. Go down to Burns Beach in the afternoon and observe how many people go down to watch our amazing sunset from within their vehicles. There is often a breeze, which is fresh, and sitting in one's vehicle is the best option. People do get out for a period of time, but we always get back in when the fresh breeze comes in and sit inside our vehicle and watch as it gets darker. Many hours have been spent by all ages doing that and it would be a shame if that was taken away! The new proposed car park is not going to facilitate this as an option, and I will contest the development as this is removing our current rights to enjoy our amazing coastline sunset from within our vehicle. I am not impressed with the proposed location of the new car park! If the current parking could be altered to accommodate more coastline viewing, then that would well-received. With the new café location and proposed parking location, you are taking our ability to view the coastline from our vehicles and forcing us to sit in the café to get out of the wind. Not an option, in my view, and look forward to receiving a reply to what other options have been considered. Kind regards, [- -].</i>
<i>I think the proposals for the Burns Beach Concept Plan are positive for, not only the Burns Beach residents, but for the community as a whole.</i>
<i>I feel the plan would be a great asset to Burns Beach residents and visitors. Long overdue.</i>
<i>Do it now!</i>
<i>Building at [- -]...I think this concept is fantastic and well overdue.</i>

Please bring it on! Apart from 1 café, there is nothing where it could be more 😊 Attract people from another suburbs. Burns Beach has a lot to offer 😊

Whilst I am generally strongly in favour of the concept plan, there are a number of areas I have concerns about and am opposed to.

1. I feel that the 2 proposed new picnic shelters (14) near the rear property line of the houses on Third Avenue (particularly numbers [- -]) are far too close to those properties. The current picnic shelter situated much further away already is often used late at night for people that sit drinking late into the night, often accompanied by anti-social behaviour. The noise, as it is now, carries loudly [- -] due to the prevailing SW winds. If the shelters were as close as they are depicted on the plan, I feel that the noise would be too much for the local residents and any associated anti-social behaviour would occur too close to [- -] properties leading to a diminution in enjoyment of the amenity of [- -].

2. I feel that the proposed car park (5) is encroaching too closely to the existing homes on Third Avenue. The loss of green parkland, which has been hard fought by locals to keep as parkland for many decades, would be a loss to this area, never mind the associated noise that would accompany the major car park in this location, as well as potential anti-social behaviour and hooning in this location.

3. Whilst I am not opposed to the turf mound (12), I had reservations over the height of this, which were adequately addressed when locals met with the Mayor to discuss the proposals. However, I feel that the amphitheatre proposed in the original master plan would be a better idea, given the great location and outlook over the ocean.

I support a café in this area as the current one is not sufficient and is in totally the wrong location. There should be a new café which should be in keeping with the area (not two-storey and not looking like a space ship) but in the area of number 14 on the plan. You could have a deck over the beach giving a stunning place to eat and watch the sunset. I am very concerned as to the thought process of the COJ who were also responsible for the bizarre decision a few years ago to grant DA approval for a similar looking space ship on Beachside Park, despite a total lack of parking and views of the ocean, only 100 metres away. The ridiculous decision has been shown as such as Peet have not had any interest in this proposed location and design from the private sector, despite the sign being up for years. Please, please get them to take it down! Oh, and when is the path going to be completed to Mindarie? Another ridiculous situation which must be addressed before starting on a another spaceship idea. I am not anti-development, although the COJ seems to have these ideas, good and bad and then doesn't see through with them. The path to Mindarie, bizarre and quite ridiculous DA approval in Beachside Park, and now a design totally out of keeping with the area. Café yes, spaceship, no.

There are aspects of the Burns Beach Coastal Node Concept Plan that I strongly agree with as they improve or retain key usage features of the area, such as the grassed area for events and barbecue facilities. My concerns with the plan fall around the proposed new café and restaurant space and the playground. I strongly support improving universal access and access for emergency service vehicles. I am concerned that the size and design of this two-storey building is out of context with the surrounding area. I would be far more supportive of a single-storey building that is relatable in scale and design to the surrounding residential and natural coastal area. I would also like to know if there is additional information about how the developer plans to include features that would encourage the reduction of, or actively reduce carbon emissions, solid waste to landfill and use of fresh water. I would be strongly supportive of a plan that included those considerations. As a young family, we often use the playground at Burns Beach, and I am excited to see a new playground incorporated in the concept plan! Is there more information regarding the size, materials used and age suitability for the new playground? The playgrounds we have loved the most are ones that have included 'toddler' sized play areas for our smaller children.

Love the idea. We need more restaurants/bars that overlook the ocean!

The café/restaurant looks very big. I saw in the paper at the last Council meeting it was discussed the possibility of making Burns Beach a dog beach. I would strongly oppose this. I walk the track from Burns to Iluka every day, and the dog poo is a problem, as many people don't use the bags provided to clean up. The Coastal Node Plan would be a waste of taxpayers' money if it was surrounded in dog poo.

<i>Think this is long overdue and will be well -utilised.</i>
<i>Overall, I think the plan looks very good. However, I think the café/restaurant looks too big and too modern and will detract for the casual, coastal charm that differentiates Burns Beach from Scarborough, Hillarys etc. I prefer Jindalee Beach Shack style. More informal and beachy. I also cannot understand why the car parks (#6 on the plan) completed in November 2020 where put in such a prime location — with ocean views!!!! Why do cars need ocean views? Surely grass with picnic benches for people, not cars, to sit and enjoy their coffee and the ocean views makes more sense? What a wasted opportunity. Could some of the vacant land on the corner of Burns Beach and Ocean Parade not be used for parking instead?</i>
<i>1. During the build:</i> <i>1.1 Can you assure us that disruption to Burns Beach Sunsets Village (the Park) will be minimised? How do you plan to ensure that residents, whether on foot, or by car, will be able to easily get into and out of the Park at all times?</i> <i>1.2 Can you assure us that noise levels during the building work will be kept to a minimum before 7am and after 5pm, e.g. lorries reversing?</i> <i>1.3 Inevitably, there will be a significant amount of dust and smell produced during the build, do you plan to compensate residents of the Park for this disruption?</i> <i>2. The design, as it affects the Park:</i> <i>2.1 The new path to the southern boundary — this will mean more foot traffic around the southern boundary of the Park. Do you plan to have a fence on both sides of the path, as you have with all other footpaths through the bush in the local area?</i> <i>2.2 The single entrance/exit to the Park will include a pedestrian crossing point — good. On exit, residents, tourists and delivery lorries will have to turn left and go around the new car park to get out onto Ocean Parade. As a result, residents of the Park will have to go through a further 4 pedestrian crossings, as well as past around 60 car park spaces with the inherent risks that this involves. Can you assure us that there will be enough space to do this safely, ie that visibility for both drivers and pedestrians will not be restricted? The potential risk of accidents involving both cars and pedestrians is significant in this plan. I would, personally, like to see a different exit from the Park at the eastern boundary.</i> <i>2.3 As motorists exit the park, the parking space to the immediate right of the Park exit is quite close and could impede the view of the driver looking for oncoming traffic to the right.</i> <i>2.4 What speed limit will there be in the car park and will this be clearly marked?</i> <i>2.5 Can you also assure us that there is enough distance between the crossing (1) by the Park and the crossing (2) to the left so that if someone is crossing at 2 and you are waiting to turn left in your car, you are not blocking 1.</i> <i>2.6 Can you assure us that the 180 degree turn at the western end of the car park is wide enough to accommodate lorries and large caravans without endangering cars that are parked?</i> <i>2.7 Have you looked at whether there is going to be increased noise levels as a result of this development?</i> <i>2.8 The Park homes located nearest the road (Ocean Parade) enjoy fairly limited street lights. Is this going to change?</i> <i>3. The new café/restaurant — Is it planned to be open in the evening? And if so, what time will it be open until? Residents of the Park currently enjoy a "quiet time" between 22:00 and 07:00. This must be maintained going forward. Is it likely to have an alcohol licence? Will patrons be able to take their own alcohol? 4. Lorries currently park next to Sistas Café to make deliveries. Will there be enough room for them to back in or out safely? What is the risk of disruption to Park residents in this scenario? To a lesser extent, there is also the same issue on the other side of the car park with access to the new café/restaurant.</i> <i>5. The other park (Beachside Park), to the north of Burns Beach has a big sign advertising for someone to build a café/restaurant there. I assume this is now redundant and, if so, can you remove it as it is both unsightly and unnecessary.</i>
<i>Great concept, can't wait for the development.</i>
<i>I have lived in this suburb for 20 years. Our community really needs this facility. It would be extremely well used. I strongly support it.</i>
<i>Think this is an excellent and long overdue addition and we hope it goes ahead very soon.</i>
<i>Fantastic opportunity for Burns Beach to have great family and social amenities like all the other new beachside suburbs. Thank you!</i>

<i>It sounds awesome! Can it please happen ASAP?</i>
<i>The implementation of a safer swimming beach by means of a tidal pool or something similar.</i>
<i>I hate the artists impression of the café — it looks like a library and is totally out of place. I feel for the owners of Sistas Café and what this development is likely to do to their business.</i>
<i>This is a fantastic idea and something that Burns Beach and Iluka would greatly benefit from, alongside the wider community. Please hurry up and start.</i>
<i>Every time the 'concept' gets an airing, more parking bays appear!!!!. Burns is not a swimming beach. It's an oceanside recreational area, that is under threat of overutilisation and the parking of cars. More should be made of its connection to Joondalup by bus...for day trip visitors... especially during summer months. I believe that there is strong case for a footpath further south, connecting the coastal walk to Burns Beach Drive, near the new shops/tavern/etc. This would assist with the viability of these commercial assets and give walkers another circuit option.</i>
<i>Do you know what's great and iconic about Burns Beach? That it's not like every other suburb along the coast. It's different, it's still got a sense of safety and seclusion. I've lived in Burns my entire life ([- -]) years) and watched it transform from thick bushland literally at your back door to houses, which was always going to happen, but to take the last little bit of Burns Beach that we all know and love, and is a very familiar piece of home, and convert it to the same as every other place, I am so disappointed. Sure, we do need a bit more parking but, all in all, it isn't compulsory, the café we have now is perfect for the suburb. Why do we need some big/pretty restaurant as well? The park is perfect the way it is and really, the beach here isn't the best swimming beach anyway. I think it's unnecessary for the older part of Burns Beach. People like living in this section because of the older style, it still feels like the village it once was. If anywhere, put it out in the new section of Burns Beach, near where there already is a lookout and a nice new park and a big grassed area, I think it would suit that part much more.</i>
<i>We are building in Burns Beach and this will make it a lovely area.</i>
<i>I love the new plan and believe it would be a great improvement to the area, adding new facilities and options to the area. Thank you.</i>
<i>I have been a resident of Sunsets Village for [- -] years and have enjoyed the peace of village life. The noise is unacceptable, especially at the weekends and evenings. Not roads and big motorbikes tend to run up and down Ocean Parade not just for parking, which would be acceptable at Sunsets. The roundabout should remain, as the new roundabout would increase danger in/out of village. I like the concept of trees in carparks and walkways (6 and 5).</i>
<i>Burns Beach coastal path — why hasn't it been finished?</i>
<i>Brilliant! Local places to go are fantastic for the community.</i>
<i>Having just moved to Burns Beach, we have noted that this area is lacking facilities like this. As a growing community, I think this facility is essential to provide a focal point where the community can meet together.</i>
<i>Good plan, much needed.</i>
<i>This concept plan is excellent, well thought out and planned for the best result for the area available.</i>
<i>* The sunset lookout — will cut the park area into sections and push the food trucks closer to the adjoining residents' homes. Lookout is not necessary. Would rather have more space for children to play. Trying to make BB into a mini Scarborough when space is limited.</i> <i>* Point 11 on the map — don't think it necessary to have food trucks when there are so many restaurants/café's/tavern in the area who are paying rent and employing staff.</i> <i>* There should be an exit from the northern most parking section into the main traffic circle (next to 23) to improve traffic flow out of this area.</i>
<i>Sounds fantastic.</i>
<i>Please don't award restaurant/café to a Dome!! The last thing Perth wants, or needs is another generic, soulless food establishment!!</i>
<i>In support of it all. Especially a new playground, no good ones in the area.</i>
<i>Please get Peet to finish the Burns Beach path.</i>
<i>Any buildings should fit in with environment, the proposed one looks ghastly. Get Ocean Reef Marina going first, then evaluate whether another café would be viable and car parking needed. Finish the path to Mindarie. Update the City of Joondalup first.</i>

A great idea, long overdue for Burns Beach. We have lived in BB for [- - -] years now. Almost every other new beachside suburb developed either before, and most definitely after BB, has a café/restaurant precinct developed. We have visited all of them regularly and enjoy the sense of community and lifestyle they offer to their residents and visitors. It's always fascinated me that the original BB promotions touted a lifestyle of beachside coastal living. An area where local residents can come together as a community. The parks have achieved this, to some extent. However, lifestyle is not just about parks. Lifestyle is about other life pleasures such as enjoying a meal, a coffee or a drink in a beautiful location, with family, friends, visitors and other local residents. It's time the residents of BB had a local lifestyle precinct to be proud of, to enjoy regularly with our family, friends and visitors. If this development is approved, then I feel it should be commenced much sooner than in two years' time. We've waited long enough! Bring it on! Thank you.

I like the small town coastal feel it has now.

What a great idea! I hope it all comes together, it will be such a beautiful contribution to the community, and the sunsets will feel that much sweeter! Good work!

Having lived in Burns Beach since [- - -] we have seen many changes. Some of these changes have certainly had a negative impact on flora and fauna. There was a period where lots of kangaroos were hit by cars, the Carnaby's Cockatoo feeding area/habitat has significantly decreased and lots of locals have visits from snakes which sadly are killed. And with the proposed "sunset" lookout mound, this will reduce another area of bush which is the habitat of bandicoots, lizards, snakes and birds. If the mound can remain as is, that would be my preference. But if not, at least plant more native shrubs, bushes and trees around the area. Have more parks that are like the park in Iluka with the lakes and bush.

The café appears to be an overbearing structure not in keeping with the coastline. It would be great to see a new facility built, but something with a little more coastal theme about it. Overall, the plan for the area looks like a great improvement.

We would like to know how we access Burns Beach Sunsets Village, as the plan is not clear.

Just get it done, been waiting too long and people are scared of anything changing, Change creates jobs, money. Things can't stay the same forever. I bought here for this reason coming here [- - -] years ago. A nicer café where you can have a wine and a meal in the evening, watching the water and waves, sounds fantastic. Get it built already. You know the saying — you can't keep everyone happy all the time!

Somehow stop parking in the Burns Beach suburbs during any events.

It looks great, I absolutely support the plan, although I may be six feet under before the project comes into fruition!

Just do it and let us have a nice local café to attend please.

Would love to see a bigger groyne or breakwater built to make the beach more swimmer friendly for kids.

- The orientation of the building appears to be south west which will mean it will be exposed to the wind from this direction.
- There does not appear to be outside/alfresco dining space available which I think would be lovely given the beachside nature of the development.
- It generally looks like it will be quite large, and I do not support the building being double-storey as I believe it will be quite overbearing on the rest of the foreshore.
- The car park appears to be the centre of the development which effectively separates the Sistas Café and Sunsets Village from the new restaurant. Wouldn't it be better if there was less opportunity for pedestrian/vehicle interactions with a better and alternate location for the car park?
- Is there a better way to organise the car park to ensure that traffic is one-way only? The car park will get very busy, so having one way traffic will likely alleviate some of the opportunity for traffic-related incidents, including those involving pedestrians.
- The green open space, picnic areas and the upgrade of the play equipment is welcomed.
- The sunset mound and the design of the restaurant feels very much like the Scarborough development, which is obviously popular, but doesn't set this concept design apart from anything we've seen before. Overall, we're supportive of the development, but I think the Burns Beach foreshore deserves a bit more of a unique/bespoke design, rather than just a revamped Scarborough Foreshore concept.

<i>I really like the Concept Plan but wanted to know if the City of Joondalup intends to substantially increase the land rates of the residents of both old Burns Beach and the new Burns Beach when the plan comes to fruition? If yes, what is the likely amount of the rates increase?</i>
<i>I really don't like the "modern" artist impression. This should not be an entrant for design of the year. It should be a building that accommodates, from a few, to a good number (future) but be totally "soft" in its impact on the surrounding beach and lookout. It should take advantage of as many ocean views as possible for users and blend in to the landscape...sort of Cottesloe by the sea effect. This will, apart from pleasing the laidback set and family recreation users, maybe also stop the negative "no development" people. Overall, love the concept. Don't give up, and deliver as soon as you can.</i>
<i>Please leave it as it is, rather than try and replicate like all the others.</i>
<i>The building design is appalling. It looks like the designs of buildings that were constructed in the UK in the 1960s and are now dilapidated and being demolished. If you're going to spend money on facilities that are going to be there for generations, please spend it wisely.</i>
<i>The space is perfect as it is. It will get too busy with cars etc.</i>
<i>Great idea and will provide needed infrastructure to the area. A great location for a quality standard restaurant/café.</i>
<i>Just what we need! Everyone loves Burns Beach, and now we will have somewhere to enjoy food and views. Love the whole plan.</i>
<i>This is a long awaited node and amenity that this beautiful Burns Beach is missing. Café opening hours should preferably be until the evening or very late afternoon. It will be nice to have a Dome!</i>
<i>As a Burns Beach resident, I think this plan is very good and much needed for the area. The positioning of the proposed development is good, in that it is accessible to locals, but separated from residents in a way that means it isn't intrusive to homes, whilst giving good access to people visiting from outside the area. It should also be a big boost to the local economy, and provide jobs to young people that live in the area. The addition of extra car parking is much needed; however, if the popularity of the night markets is anything to go by, better planning is needed for the amount of vehicles that park on verges etc.</i>
<i>The particular area in question needs a significant upgrade given the volume of people that frequent the space. The general plan looks to be in line to what the area needs.</i>
<i>It's what we need.</i>
<i>Looks great, and is badly needed in the area.</i>
<i>The new access path south of BBSV is to access what? It seems to be a path circling BBSV but not going to anywhere of need/essential requirement. If it were built, this would present a high risk to the residents' security and privacy, unless a fence to protect this right was built. There should be a roadway down to Sistas Café and then turn into a car park. Traffic is already very heavy and parking already a problem, which will increase. The additional services will attract more people. I do not agree with the loss of roadway...Having all traffic have to drive through the car park will create traffic jams and restrict access for emergency vehicles and residents. The BBSV has over 65 permanent resident homes some of which are quite elderly and may need ambulance and home care/nursing services that will be blocked/delayed if the entrance is to become a busy, jammed car park. It is already difficult to exit onto the existing road, due to heavy traffic...Very little consideration is being given to the residents of BBSV in this restricted access and delays to entering and departing their homes. The residents seem to be of very little concern...like the whole plan is ignoring they are there. We have purchased our forever homes. This is not just a tourist park, but is a village. A village cannot exist without a road leading in and out. All traffic being forced through a bottleneck car park creates a significant risk of accidents, road rage and danger to pedestrians and pets, of which there are many crossing the road to the café and beach path. I am in support of all the other improvements, and believe it only fair and considerate to reconsider the road entrance and south footpath plans. Maybe the extra café could be single-storey with less capacity? There is never going to be enough parking for a large café/restaurant. It would be wise to install some traffic movement monitoring to assess the current volume of traffic and extrapolate that to the calculate the future volume with the increased facilities. Just stand there on a Saturday morning and see. It is already bedlam — bikes, runners, dogs, prams, people — soooo busy. A nightmare could be avoided. Many thanks for the opportunity to comment and I am very happy to participate in further consultation processes.</i>

<i>Absolutely vital and urgent to improve public toilet facilities. A disgusting disgrace at present!!!</i>
<i>When can it get started?</i>
<i>Seeing the suburbs grow so quickly I now find it difficult to park, and the café seating is far too inadequate.</i>
<i>I think the plan is brilliant, and the sooner it gets started, the better!!</i>
<i>I think it would be a fantastic addition to an already great neighbourhood. I would hope that the restaurant would have extended hours so that we are able to have dinner there, unlike the current Sistas Café.</i>
<i>Please leave it as is. It's a lovely place to go to and relax; people are friendly; it's just the way it should be; please don't spoil it; that building will be totally out of place.</i>
<i>Yes, the Council are to be commended in bringing this plan to the residents, thank you.</i>
<i>I would like to see the design of the café more in keeping with the surrounding environment. The design proposed looks like something you'd see at a Technology Campus!</i>
<i>I believe something more along the lines of the Oceans 27 style café in Alkimos would be much more suitable with grassed areas for dining. This would also allow dogs. A liquor licenced, coastal brewery type venue would also work.</i>
<i>I have been waiting for this project to start for years! Can it please just get built. It's been all talk and no progress.</i>
<i>Love the idea to modernise the area.</i>
<i>A much needed development to increase the facilities and public areas in a growing area.</i>
<i>You are spending a fortune on Ocean Reef. It is literally just up the road. In my opinion, Burns Beach isn't the area to focus on right now. Your money will be much better spent on upgrading Neil Hawkins Park. You have more than enough space for major events. You will draw a vast amount of visitors if you were to invest in an all-ability nature playground (something older kids can also use, saving the parents from having to travel 20 plus minutes every time our older youngsters need a challenging playground), sheltered BBQ and picnic spots. Café overlooking the lake, bike jump tracks, etc. This area is begging for a major upgrade.</i>
<i>Excellent idea. Bringing the area to life.</i>
<i>This suburb has been lacking a beautifully built restaurant/café with a view, that you will find in all the new suburbs north of Burns Beach. We believe this will elevate property prices and give us choice that has been lacking for too many years. The extra parking has been well thought out. The plan can only benefit all residents. We hope that the project is not stalled any longer, and is underway this year.</i>
<i>Great plan.</i>
<i>Hope it gets passed.</i>
<i>This spot is very popular all year. An upgrade of public spaces and parking would be wonderful for all ages to enjoy. It's a magic spot!</i>
<i>Love it! Long, long overdue. Too many people using an outdated space...fabulous plans! All we need is to ensure the dog beach happens and the new café remains dog friendly!</i>
<i>We need more cafés along our coastline. Love the plan, it's about time competition to have a better café that doesn't close at 4 pm. We have waited way to long for this.</i>
<i>The proposal seems too large and with the potential to overrun what is a beautiful area. Adding 90–100 car parking bays will ruin a beautiful green area and also bring in a volume to the area that it is not able to hold and will ruin the vibe of the area. We need a café/restaurant which is family friendly and friendly in general, where the aim is good customer service and a local feel. The current café is disgraceful, with owners who have no idea of customer service and do not try to meet the needs of the area. But it does not need to be as big as this plan. Keep it small and simple and listen to the people in the area. Can I also please strongly comment that the owner of this new establishment needs to be different to the Sistas Café, so that the area can actually move forward with something different and for families.</i>
<i>We are already significantly affecting the coastal environment at Ocean Reef. Please do not start ripping into cliffs, beaches and reefs to make more shops and car parks. If it's too busy, people will go elsewhere, like the new Ocean Reef Marina.</i>
<i>Yes, stop developing on our coast. We need Bush Forever. We want beaches that aren't overcrowded and developed. We need natural bushland for us and our wildlife to get away from concrete, buildings and developments.</i>

<i>Burns Beach is already a popular spot and there is a huge demand for increasing the number of cafés/restaurants in the area. A state-of-the-art/unique playground would be a huge attraction for young families. The population is growing in the northern suburbs and I would strongly support the development of this area as there is a lack of beachside attractions nearby, and those that do exist are always too busy and crowded due to lack of competition.</i>
<i>Separate, as much as possible, entrances for women's and men toilets/changerooms. Get CCTV camera and lighting at night time around bathroom facilities. Speakerphone set with classical music at night time. Playground equipment suitable for 0–3 and 3–5 year old's (with sand instead of wood chips and a fence to stop dogs), as well as standard equipment aimed at older ages. Most park play equipment forgets the younger age groups. See Kingsway Dinosaur Park and Hillarys Beach playground as a starting point to improve on. Install at least two double swings, like at Scarborough Beach, so parents can swing facing their babies. Have at least 8 parent and pram bays close to the playground. Have at least three shelters/tables close to BBQs to fit at least 10 people. Incorporate extensive shade solutions, eg using trees and shade sales. Make sure there are more easy views to the ocean. Think about users: often mothers' groups, 8–10 mothers with prams, go to local beaches. So, consider pram-friendly paths, bathrooms, pram-friendly takeaway coffee option etc...</i>
<i>This area should be kept as natural as possible. There are areas with modern facilities and large car parks just minutes up and down the coast. We don't need more! The public toilets and café might need refurbishment, but that is all, and definitely not to the scale as proposed in the concept plan.</i>
<i>Please make an amazing park for all ages. Something similar to Shorehaven Pirate Park, but with way more small children play activities would be great. I find Burns is a lovely place to live but our parks are really lacking, compared to suburbs north of us. I would also love a restaurant to dine in, day and night in this new node building. I also think an ocean pool would be fantastic as no one really swims around here and that would be so great for the area.</i>
<i>Under existing trees there is planned mulched area, we would prefer turf and seating. Access path south of the Village should have dog bins at the beginning and end of the path.</i>
<i>Love the concept! The structure itself is sympathetic to its setting and, whilst the beach and natural surroundings are awesome, social amenities are desperately needed here. So hoping this happens soon...can't wait!</i>
<i>This will be an exciting addition to the area and long overdue.</i>
<i>Need the restaurant. Not many facilities in this area compared with the newer suburbs in the north.</i>
<i>More parking is a must.</i>
<i>Accept the proposal in concept. However, my concern is parking. It needs to be acknowledged that you can never have enough parking near a beach. However, ours is not a swimming beach. I strongly oppose forfeiting recreational parking for motor vehicles. Parks are intended for children and family recreation...not cars!! Cars and parks just do not go together. Perhaps you could provide more angled parking in other parking designated areas if you have a vehicle quota in mind.</i>
<i>Yes! Burns Beach is boring! There are some amazing facilities up the coast, but Burns Beach...boring. Let's get moving on this ASAP.</i>
<i>The building does not blend in with the coastal look at all. Why would you put a 2-storey building and spoil the natural outlook, here, as well as Ocean Reef! Stop wanting to destroy the stunning WA coastline. Do not disagree with some improvements, be aware the ocean is very powerful, and mother nature puts things in place for a reason. Go back to the drawing board.</i>
<i>The suggested café drawing is very obtrusive, and not in keeping with a coastal theme, something smaller, and in keeping with the coast.</i>
<i>Like a new café/restaurant, but the one planned here looks like all the new ones recently built further north. More of a beach themed café, would then be more unique to the area and fit in with "Burns Beach" theme. Two-storey is good for views. Like all ideas except the design of new café proposed.</i>
<i>The café/restaurant building looks grim, like 1970s council offices. Are you going to base some of your office staff there? Or a library? Doesn't fit the aesthetic of the suburb or cater for alfresco dining.</i>

All sounds great 😊
Thoughtfully planned, in particular with more parking spaces which will be better situated to give people on foot more space to enjoy the views, as opposed to the previous plan which, in the main, only allowed those sitting in their cars to take advantage of the views. Great restaurant plan...much needed, and a far better plan for picnicking areas and exercising. Great!
Inappropriate style of building for beachside area. Would prefer to see single-storey, more casual looking buildings with plenty of outside dining space.
Modernisation of the well-used Burns Beach frontage is an excellent idea.
Looks great!
Please can we have a beach area allocated to dog use.
The reason we chose to live here is because of its natural beauty. Cafés and restaurants are great, but they don't all need to be huge, modern, imposing buildings, something small and at the side would be fine. Let people sit on picnic rugs or benches in that middle spot. Also, does the front need to be dominated by a car park. To quote Joni Mitchell: "They paved paradise, put up a parking lot".
Long overdue for the community. More families will enjoy the beach and the parks.
Ugly, concrete design.
The building looks ugly and not appropriate for the location. This place shouldn't be touched, except the toilet/changerooms and playground maybe. Bring food trucks and markets when needed. That's perfect! The new promised world-class marina 3 km away will have the whole lot! Huge parking, heaps of cafés and restaurants, a community centre! There are heaps of eateries around and a new Iluka Plaza already. There's no room/need for more!
Car parking - would like to see one less row of parking into the existing grassed areas and lost bays regained by redesigning Ocean Parade entrance to angled parking. Grassed mound — prefer amphitheatre approved in 2016 node plan to host events etc overlooking the ocean. Open lawn area — move markets into new northern area and/or closer to the ocean away from residences in Third Avenue.
The plan looks sensational!
I agree that there needs to be more parking and an additional café as the existing one gets really busy. Not so sure it needs a huge 2-storey one though. Not too happy I will no longer be able to detour on my way home to go round the roundabout to the parking bays to the north and sit and watch the waves from my car. A great way to de-stress. This option will be taken away. I notice on my evening walks there are always people sitting in their cars watching the ocean and eating their takeaways (often elderly people). There's not many places along the coast you can actually do this so close to the ocean. I use the playground frequently with my grandchildren. Its present location has trees to shield the wind somewhat. The new playground area looks like it will have no windbreaks. Couldn't part of area 24 bush reserve be used for new parking bays?
New path south needs to be fenced on both sides of the path for privacy and security for the residents who live on the south side of the park.
This plan is within a few kilometres of a huge marina at Ocean Reef. Don't think this coastal area needs more high rise buildings — no more coastal car parks. Just leave some of it as Bush Forever and let people enjoy that.
Please leave Burns Beach unaltered. There is so much modernisation on the coast; can we have at least one place we visit that is 'natural' and not commercialised.
Would be good to include a small outdoor workout area, somewhere close by if possible, similar to what they have at Whitfords Nodes.
We have been waiting for a café and restaurant for 10 years, which was promised when the blocks were bought. Please hurry up and build.
It is ill-conceived, unnecessary, and intrusive. Why propose more commercialisation of a small community space where people simply relax? Is it to make more money through rates etc? Other over-developed areas (or many of them) have been a disaster (eg Elizabeth Quay). Regarding developed areas, this Burns Beach plan will bring in high numbers of people, and make the walk/cycle path (Burns Beach to Iluka Foreshore) even more busy. Nb. It is very dangerous now, and is not managed sufficiently. Fast bikes and youngsters do not mix.
Good plan if you can get it past the naysayers.
To have provisions for a future Surf Lifesaving Club, including beach access.

<i>Hurry up and start building so we can enjoy this great space!!</i>
<i>Please finish the coastal path north of this development before spending any more on the beach coastal node development.</i>
<i>I [- - -] at the caravan park. Please will you put a fence up to divide park homes from the bush. We all pay rent to live here, so please give us our privacy. I feel a new playground is also too close to our homes.</i>
<i>A fantastic idea — can't wait.</i>
<i>Love the concept, but the café/restaurant design looks like an office building, not a beach front venue.</i>
<i>The path will need to be wider to accommodate the extra volume of people from this redevelopment. I support a second restaurant, but strongly believe this needs to be a casual style dining and not extortionate pricing. Also, not keen on a second storey...it should remain single-storey as it is so close to the front. Overall, great development though and will be an asset.</i>
<i>I am [- - -] years old and have lived peacefully and happily in my Burns Beach park home overlooking the park for over [- - -] years. This new plan scares and upsets me greatly, due to the massive car park being literally metres away from my door. My lovely outlook over the park and watching the children play on the playground will be ruined by an ugly 3-lane car park. I'm worried about my health, safety and security due to the extra congestion and undesirables after hours parked so close to our unfenced homes...Loud music and tyre-squealing burnouts that already go on in the existing car park, but at least that's a safer distance than this one. I also have coped and don't want exhaust fumes from 100 cars parking, their honking horns and car alarms a general disturbance so close to the park home residents' paper thin cabins that aren't very soundproof either. Our safe entry and exit to our homes being made chaotic and dangerous through a large car park also makes no sense to me and seems like an accident waiting to happen. I also don't like the look or location of the new building...The other prior plan I saw before, was much nicer in my opinion...It kept the park and mature trees and I quite liked the idea to grass the existing car park so it joined the beach front...It felt much safer for me, my retired friends and grandkids to access the park as the traffic was kept away from the recreation areas...Looked like a pretty beach parkland with a smaller café and toilets where Jack Kikeros Hall used to be. That's all we need here as it's a cul-de-sac and not big enough to support this overdone development that's an eyesore in its present size and location and will ruin existing views to the ocean and spoil the charm. Also, it's a yucky, ugly office building style that doesn't fit in with what's already here. Something more like a Hamptons feel would be more in keeping with the area and keep the quaint feel this place has managed to retain...It's been here much longer than the new modern developments and I'm saddened that it's getting lost. My retirement here was meant to honour the rest relaxation and serenity of the place...I can't help feel that this proposal will replace that with a hectic, traffic-heavy and commercial looking... Please go back to the last design with the smaller car park up near the fence line and maybe do more diagonal car bays down the road, like when the food vans are here. People park along the fence line so it doesn't bother anyone and please design a smaller, cuter café further north near the jetty landing. Please consider these suggestions so we can still live, somewhat undisturbed and feeling safe that's closer to what's already nearby. Iluka Park joining the bike path has been done beautifully, so I don't understand how this concept fits the area at all. If this disaster goes ahead, I will miss the beautiful, green grass and hate all the parked cars as my backyard view. It's not fair on those of us who bought here many years ago, for the peace and quiet in a lovely natural setting, Way before modern Joondalup even existed. I understand there needs to be progress and upgrades, but this new design is more like destruction of a historic place that was once enjoyed for its untouched beauty. Poor little place is slowly getting consumed and losing any sense of what it once was. please help conserve some of its original essence. Thank you, [- - -].</i> <i>[multiple submissions] Wish to resubmit/amend comments: Original/prior layout plan had a more harmonious design relationship conserving the areas natural appeal, history and heritage. Beautifully extended the grass parkland to the beachfront, retaining the ocean sunset views and preserving the environmental features similar to Iluka Park nearby, Diverted traffic away for a safe family friendly recreation zone, linking the playground and beach, encouraging bike and walking path usage for fitness and relaxation, without dodging noisy traffic, made a huge open space for food vans, markets, events, sport and picnics. North café location near the fishing jetty, tucked unobtrusively behind the dunes. Retained all existing mature trees, parkland and playground.</i>

[continues] Cheaper to build on existing toilet/hall site with headworks/services already there and less earthworks, roadworks, tree removal, re-landscaping, playground relocation, etc. Better cost rate to return for ratepayers. Prior design concept was more on point than the recent intrusive location with overbearing, insensitive commercial design blocking views and dividing open sight lines and vistas. Ruining the public open space with a hectic, oversized car park that would take away a huge chunk of the park and playground and be less safe for the elderly and children to traverse safely. Create disturbance and traffic snarls for park home residents, caravans, service, emergency vehicles, public competing for access usage. It's a huge step backwards that lacks intuitive sensibility on many levels. At \$7 million, it's a bloated, overdone concept plan and a huge waste of both natural environmental and financial resources. I hope the Shire planners will reconsider the prior design as it was brilliant and only needed a few minor concerns addressed. Please don't "Pave paradise and put up a parking lot" when there are nicer, more pleasant options available to meet all the communities' needs. [multiple submissions] 1) Latest commercial plan isn't cost effective for ratepayers. Nor does it show a better cost to return ratio. 2) Original café/toilet location already has a flat building envelope and electric and sewerage from existing hall and toilet block. Reducing headworks. 3) Road into caravan park — only minor upgrades and less earthworks and tree removal and landscaping as keep existing. 4) Top car park following natural contours to divert traffic. 5) Diagonal car bays between roundabouts for extra bays. 6) Re-grass the existing car park, leaving playground and trees. Decorative soundproof walks and screening top car park.
It would be better if there was no parking between the café and the beach.
I think this is a positive step forward for the community.
This new plan is too commercial leading to safety, security and fire hazards. As it is now during the summer markets, we often choose to go out of the area because of the noise factor. We have had empty Corona bottles thrown into our [- - -]. We often clean [- - -] on the dunes, paper plates, napkins and plastic bags from our [- - -]. The Council guys clean the main park, but do not come along [- - -] near us. This plan should be for a larger space. This area is too small for this concept. I do not want a 2-storey restaurant in such a small community. Notwithstanding, it wouldn't be commercially viable, the support is just not here.
I think the idea to upgrade the area/café is good, but not a glass, modern structure as pictured. I believe a more coastal, Hampton's feel, with larger alfresco balconies or seating areas would be preferred
Just upset that I bought my home with view of the park and now will just see a car park and roundabout. There are already cars racing up the road, mainly at the weekend, but I think this will get worse. It's a shame the car park is so near to park homes.
With the estimated population increase forthcoming, a more important facility to concentrate on surely must be the needs of our hospitals.
I fully support the project, but feel a better designed café building can be achieved.
I think the concept architectural drawing of the 2-storey café is an absolute eyesore. It doesn't look to merge at all with the natural surroundings. It just looks new and big, as if the architect has never been to Burns Beach and felt the appeal and beauty of such a magical spot. Did said architect even leave his desk? I'm all for a new building etc, but one that looks like a bad attempt of a Gehry building is just disappointing. Please make the building work with the scenery, not against it. Kind regards, [- - -].
With Ocean Reef Marina just down the road and Mindarie Marina just up the road, do we really need to make another beautiful spot and concrete money sucking promenade? Can we not have one bit of beach that is natural, to enjoy nature and not have crowds of people and large buildings for those who don't like retail to enjoy?
Fantastic, just what is needed for the locals, especially here in Burns Beach 🙌🙌
It is one of the last areas to be found just as it is, it's an old school foreshore park which attracts people just as it is. Please just leave it alone. The café is fine, the grassed area is fine, the coastal path is fine. I don't want everywhere I go to be developed!
Looks awesome.

<i>I love the idea of the restaurant, but really the plan/structure does not blend in to the coastal area. Needing something that's more earthy, so it goes with the coast.</i>
<i>I think it is a much needed improvement to the area.</i>
<i>Long overdue for another café and improved infrastructure for the community.</i>
<i>It's unnecessary. Designed to attract more people/business for profit-making exercises. The existing facilities are adequate and their relative environmental impact, minimal. The reason I go to this area is because it is relatively undeveloped, and a natural area compared with other places along the coast. The LGA is considering ruining this special place. The natural environment and peaceful atmosphere here are the attractions from a tourism/recreational perspective. It already has the cycle/pedestrian paths, café, playground, picnic areas, shaded areas, change rooms and toilets. There are too many car parking bays already. Development here is not needed or wanted. It changes the character and appeal of the place. I don't want my rates funding this. How about the money being channelled into worthy causes — recycling, youth services, existing small business.</i>
<i>Not soon enough in my view!</i>
<i>Please, please, please don't ruin this beautiful, peaceful place. There are so many other places that have been commercialised and built up. Please leave Burns Beach alone.</i>
<i>2 storeys is too large, we need to preserve some areas of the coast. If you set it behind the park, it would have the same views. Although the beach is very rocky, we are dealing with massive erosion all along the coast. In 5 or 10 years, I don't want to be paying for repairs to fix the damage, like is happening at Port Beach. Why doesn't CofJ set the standard and set things back from the coast. Not sure if there is a massive need for change rooms and showers, it's not like it's Scarborough with endless swimming areas. Yes, make a massive playground as we are falling behind other councils in this area, but fence it so it's safe for all, especially with increased parking. More bike racks and deeper parking bays for those with bike carriers. Think about road access, as traffic will increase monumentally once the school opens. Unlike many on the Council, I have been using that area since I was [- -], we need to work smarter in how we upgrade these areas.</i>
<i>Sounds awesome. Hope it doesn't take 10 years to happen.</i>
<i>Great idea, hopefully gain some traction for the Burns Beach Lagoon as well.</i>
<i>The overall plan looks to be ideal for the local community that usually walks to the node area. Additional car parking is a necessity because it is overwhelmed almost every weekend and when the Night Markets are trading. The upgrade and development is commensurate with other similar locations up and down the coast. Overall, a good concept.</i>
<i>I would love to see a sensory park and nature play about. All parks have steel structure play equipment, no nature play and no sensory play opportunities at all.</i>
<i>Retain more park, make angled car parking. Move proposed BBQs closer to the ocean. Move/share markets with another location, i.e. Bramston Park, Burns Beach. Have markets less frequently, ie monthly. Move food vans away from houses to allow less noise, less cooking odours, rubbish thrown over fences into adjoining properties. Close markets earlier so as not to attract noisy youths and cars upon closure until all hours.</i>
<i>Will be a great place to visit for all. Have been looking forward to this for a long time. Well done Joondalup Council.</i>
<i>Has the amended road structure with parking, allowed enough room for large caravans and delivery trucks to safely exit the caravan park and then turn right on the western section of the road, to exit the car park area? Looks a bit tight...may need to remove a couple of parking bays.</i>
<i>So need this new café/restaurant to move with the times as our suburb has expanded so much. Not enough venues for residents or visitors to the area, as Sistas is always so busy — hard to get seated. Park so needs a facelift, so pleased that parking isn't going to be where the best views are. Picnic area, plus new play area are so needed. Please let it begin as we have been waiting years for this to happen, bring it on 😊👍</i>
<i>Dog exercise area or allow dogs on a section of beach. The area is incredibly popular with dog owners and it would be amazing to have a local space to enjoy with our pets.</i>
<i>Love the concept.</i>

<i>I have grown up visiting Burns Beach and, while part of me feels a little sad that this lovely, peaceful space enjoyed by locals will be no more, I think this development will be fantastic and enhance the lifestyle my family and I enjoy. It would be wonderful to catch the bus or cycle (or even walk) to a lovely restaurant/bar with ocean views. I feel the consultation so far has been great and the concept plan is very thoughtfully done.</i>
<i>1. It looks from the proposed site plan that very little natural dune/bushland area, that hasn't already been landscaped or built on, will be affected — I'd like clarification on that. It's such a lovely area of the coast, I wouldn't support anything that would involve a great deal of natural landscape being developed.</i>
<i>2. I think it's important to keep prices at the new café within range for all locals. I'm an [- - -] and love to go there with my older kids and dogs, but if the prices go mad in the café, I'd be unable to even afford a snack. If the café turns more into an upscale restaurant, I'd hope there would at least be a more affordable kiosk option for those of us on limited incomes. Perhaps hiring out the venue in the evenings for weddings etc. could help subsidise lower prices. I'm a former [- - -], so happy to advise on this :)</i>
<i>3. While I do like the modern concept of the proposed new 2-storey restaurant facility, it was difficult to tell from the sketches what materials will be used. I would hope that it would be limited as much as possible to more natural materials, in keeping with the surroundings — stone, wood etc, with plenty of native landscaping to soften its look on the property.</i>
<i>4. This area is already very popular with dog owners, so, if there was room for it without disturbing native vegetation, perhaps a reasonably-sized, fenced dog exercise area could be a big draw card, too. Many people, like me, have very naughty dogs who run away when off-leash, and I currently drive all the way to Whiteman Park for mine to socialise with other doggies off-leash. I know there is one on Winton Road, but it seems popular with bigger dogs, the Whiteman Park has a separate one for smaller dogs. Just a suggestion. I know I'd use it and probably buy a coffee or takeaway snack to enjoy while my dogs run around.</i>
<i>Need to link it to Mindarie. Do the coastal path.</i>
<i>Couldn't want this more! It's amazing and will benefit people near and far!!!</i>
<i>I think the concept plan is a fantastic idea. If possible, it would be great if the café/restaurant could provide a number of menu options. In particular be able to cater for a number of dietary requirements, such as vegetarian and vegan.</i>
<i>Will provide an outstanding opportunity to create a family-centred environment for, not only those residing in Burns Beach, but for other families wanting to take advantage of the community-orientated facilities. The City of Joondalup must be acknowledged for supporting the proposed development into a facility to be enjoyed by families for many years to come.</i>
<i>Love this concept and really hope it comes together and is fully supported.</i>
<i>There is no need to add man-made structures and landscaping in the coastal dunes. It is short sighted and against world-wide acknowledgment that natural coastal areas need to be maintained.</i>
<i>Would rather see an amphitheatre than the lookout mound.</i>
<i>Cannot wait!</i>
<i>Hope it goes ahead.</i>
<i>This area needs this, the areas of Ocean Reef, Iluka and Burns Beach need this kind of infrastructure.</i>
<i>With population growth, Sistas Café does not often have tables free and a line for food. Parking at present levels is inadequate on weekends. Tree plant-outs should take into consideration coastal SW strong winds and offer shelter. A new viewing platform for the surf break would stop an unauthorised access path being used. Fishing off the groyne is now common, could this be built upon with a platform? I love Burns Beach. It is a great area that needs a good plan to facilitate coastal activities.</i>
<i>Looks amazing and a must needed addition to the suburb.</i>
<i>We don't need a big restaurant, how about a good kiosk instead and plenty of benches/picnic tables.</i>
<i>I think it is a wonderful project and look forward to viewing the Burns Beach Concept Plan. It is a growing area with the new Burns Beach Primary School being built.</i>

Well overdue for development and I support all aspects. Please ensure the café is modern, funky, music, outdoor seating with sunset views. Haven't been to Sistas Café, due to previous visits to the Burns Beach Café being so disappointing. Looking forward to enjoying the new development.
As a resident of the nearby costal plain, I think it would be a great and major asset to the area, and is something that this stretch of coastline is in desperate need of. Looking at the concept plan, if done properly, it will be something many people from many generations can enjoy. I have no negative comments, nor do I see any detriment to nearby properties, and would like to see it approved and built as soon as possible.
I think you should not have put the parking in front of the caravan park — that's [- -] — that should have been a grassed play area. Yes, you should remove the current park and make that a car park. Grassed sunset lookout mound — the wind [- -] howls down there — you need some spots people can get out of the wind. The toilets there are the worst public toilets I have ever seen. They do not flush and are not adequate for the amount of people that frequent Burns Beach. Toilets should be like Scarborough Beach — smart idea. [multiple submissions] The footpaths need to be wider — they are used by so many people walking dogs, walking, running, scooters, bike riding — the paths need to be widened. Signs need to be erected to ensure the safety of everyone. Speed limits for bike riders, especially now with the electric bikes. Need to put in more walking pull over bays — seats with a view for people to stop at.
Burns Beach definitely needs a new café/restaurant with additional parking.
The new plans poorly represent modern concepts of sustainability and inclusiveness. To remove current natural vegetation to form a grass mound increases water requirement and upkeep. A mound is not suitable for those mostly using the park at present, namely parents with young toddlers and babies. Prams and baby buggies would be unstable on the mound. It also excludes the elderly. It could, however, encourage a drinking at sunset culture, such as the mound in Scarborough, bringing anti-social behaviour into what is a family neighbourhood. We also have concerns for the safety of those houses where a mound (if higher than the current natural vegetation) would look straight into homes and windows, putting residents in danger of calculated observation and break-ins. Thoughts regarding the current vegetation would be to promote community projects, such as collaboration with the new primary school (2022) regarding Australian fauna and flora, having an area of (if deemed appropriate) Aboriginal bush tucker and using the current dunes to seed extensive wildflowers. Spring wildflower markets on Saturday or Sundays could utilise the park and provide unique opportunities for families to enjoy Australian nature on our coast. We feel strongly that Australian vegetation and trees should be protected, as significant birdlife and small mammals are often observed in the vegetation and trees. We oppose pine trees strongly. On the same note, area 14, closest to the houses, seem to suggest picnic areas and also some trees. This area on the verge is a fire risk and we do not support any trees planted here. A two-storey restaurant could look out of place in a seaside neighbourhood, as evidenced in Eden. The design is beautiful but, with large and shiny marinas in Mindarie, Hillarys and Ocean Reef, it is hard to understand why Burns Beach and Iluka families should lose their warm, comforting community park to yet another shiny metropolis-style building. We would like to see a non-reflective roof to fit into the environment — an example is a turf roof, supporting sustainability. Instead of a huge number of car parks, we would like to see support for (or at least the infrastructure for) electric cars. The current public transport could maybe be adjusted during a peak event in the park — simply more car parks during these peak times will merely lead to congestion and not serve the public.
This is a great concept and an excellent addition for local families and the coastal community, as long as there is good parking. Also, could the path be completed between Burns Beach and Mindarie, as there is only a small portion of the path left to complete at the Burns Beach end. This would be of further added benefit for coastal walkers and cyclists. Overall, this is a wonderful design by the architects and use. It is long overdue for this sort of concept at Burns Beach.
Much needed. Can't understand why we have had to wait so long when places like Jindalee have superb facilities.
Two-storey building on beach would be an eyesore! Keep it simple.

I strongly oppose a new café/restaurant changing the car park. It will become very noisy (the extension of Burns Beach Road east of caravan park is classic example (very [- - -] noisy). We have a great café already, so why not build new café/restaurant future north towards Mindarie? Traffic congestion beside the caravan park is much too close to the units. Plus, we will lose a lot of ground in the park.

According to the new bus stop (19 on map), the proposed new location of the bus stop will be [- - -] from my home. I have lived in [- - -] for over [- - -] years and the current location of the bus stop, approximately [- - -] metres away is too close as it is. I would oppose the new location for the following reasons:

- A bus stop would directly obstruct clear views that I have of the ocean both from inside and outside of my home.*
- The bus stop would mean that individuals who regularly frequent the park/beach area at night for anti-social reasons and use public transport at night would be loitering too close to my house, not to mention the bus engine idling late at night.*

[multiple submissions] Yes, the proposed bus bay (19 on map) is within [- - -] metres of my home. I have lived in this street for over [- - -] years and would not appreciate having a bus stop so close for the following reason, in order of opposition:

- 1. The bus bay would directly obstruct the ocean views I have from inside and outside my home.*
- 2. I would not appreciate the idling of the bus and the loitering of people catching public transport late at night near my home. Especially those individuals who catch public transport to the park/beach area to engage in anti-social behaviour. The current position of the bus stop to my home is approximately [- - -] metres which seems close enough at the best of times.*

It is exciting that the prospect of a new café facilities that will leverage prime location and evening meals — a possibility which is not offered by Sistas. Redevelopment of surrounding areas and pathways will be good for the community. I look forward to this getting underway and its eventual completion.

The current car parking plan is not acceptable in its current layout. I expect, as we do now, will be subjected to, but at an increased level, noise from both vehicles and people utilising the area. If at least one lane on the northern side of the proposed car park was relocated, that would go some way towards alleviating the situation.

This is a great idea. We are very excited to have such a functional space in our suburb. I hope it pulls through!

Burns Beach holds its attraction in that it is a peaceful and tranquil area of coastline that has thankfully retained its idyllic rustic charm — natural and in keeping with nature, and not altered by over-commercialisation that can be attributed to neighbouring coastal suburbs including Ocean Reef and Mindarie. I am therefore deeply concerned about the proposed additional two-storey café/restaurant building and accompanying extra car bays that will, not only turn part of this untouched paradise into a concrete jungle, but further increase traffic flow to this picturesque and peaceful shoreline. I do not want the tranquil sounds of waves to be replaced with the inevitable noise of traffic. I also do not want to struggle with leaving or entering my neighbourhood and place of residence due to the increased congestion which is already anticipated from the new Primary School being built, coupled with the opening of the restaurant and additional stores at the newly built Iluka Plaza. I therefore strongly oppose the suggested two-storey café/restaurant building (given the existing presence of the Sistas Café and the opening restaurant at Iluka Plaza). I further strongly oppose the additional car bays that will bring forth unwanted traffic to this presently peaceful habitat — a rare gem along our increasingly developed and over-commercialised coastline.

I think it is extremely important and necessary for this upgrade. Burns Beach Coastal Node is a very popular spot and it has become obvious over the years that the crowds that gather here during all seasons are exceeding the existing public space and parking. As a resident of Burns Beach, I would be delighted to see the concept plan completed for everyone of all ages to appreciate and enjoy!

I trust the large lawn areas are not an indication of a much larger night market/food trucks. As it is right now, it is already too big, too often, and for way too long (6 months). 2/3 more shelters (14) in the main lawn area along the edge of the new car park, would be nice. Change the timber benches (21) to recycled plastic benches.

It looks amazing. I really hope it goes ahead.

<i>Burns Beach is in need of this project — it is well over due. I am behind it/support 100%. It will be great for the local community.</i>
<i>Thank you for the proposed investment and for providing us with the opportunity to comment on the Burns Beach Coastal Node Concept Plan. From the outset, we would like to express our support for the proposed investment to develop the Burns Beach Coastal Node. Post the meeting and detailed briefing with the Mayor on Friday 21 May 2021. We would like, in writing, to demonstrate our support for the development and recommend some improvements. The proposed investment will certainly improve the park and make it more family-friendly. Unfortunately, it is not a swimming beach and would not stand out or be known for any specific attraction or activity. The happy laughter and sounds of kids playing creates a pleasant living area and seeing a new kids' park is encouraging. Creating an open space will certainly attract more families. Our recommendation would be to develop the node to services 3 unique themes, attracting people from early morning to early evening. The current Burns Beach Coastal Node Concept Plan does not identify itself with a unique theme that will attract people throughout the day or early evenings. The food markets, although not unique, certainly attract people and should be an idea pursued in the development of the node.</i>
<i>1. Family-friendly park. Create a park with a smart play park area, expansive grass area. Provide for a 2nd coffee shop/breakfast restaurant, with extended outside eating area.</i>
<i>2. Tidal pool. Identify a more beach/ocean experience by establishing a tidal pool, if physically possible. The coastal area is predominantly sandstone, which will provide a good foundation for a tidal pool. This will potentially attract additional people during the day to the parking area.</i>
<i>3. Hobbyist/astronomers' and astrophotographers' look-out area. We have noticed quite often that astronomers and astrophotographers congregate for specific events. This would be a very good opportunity to ensure a lookout, making Burns Beach popular for the astronomy and astrophotography communities across Perth. It is not to say that it needs to be an astronomer/astrophotographer-branded area, but a specific theme to attract progressive hobbies to the area will be beneficial. Initially, the parking area presented an amphitheatre type layout, and this is still one of the better ideas since it provides for open area events. With the restricted access to the area, the access points can be quite well-managed for such events.</i>
<i>Supported ideas with recommended improvements: The recommended two-storey restaurant building is a great idea. Integrating it with the parking area to allow a walk-on roof/platform as an extended viewing area will be unique and provide, eg astronomers and astrophotographers, to use the area during observation opportunities. This would mean the "grassed sunset look-out mound" is levelled with the greater park area and integrated onto the restaurant's roof as a look-out area. Reducing the size/seating capacity of the restaurant building will also have a positive impact on the parking area, ie reduce the number of parking bays required. Removing the last parking row will be great, especially if it increases the parking area. Thus, with the side area of the restaurant extending over the ocean and integrating with a tidal pool.</i>
<i>Stop trying to modernise everything. Leave [- -] alone and put money towards something helpful in the community, rather than investing in capitalism and materialism.</i>
<i>Very good plan and well thought out. Would be great to spend a little on cleaning up the beach area as well if allowable.</i>
<i>Looking forward to seeing the new development starting, We need this to happen in Burns Beach.</i>
<i>This would be a wonderful addition to our suburb and the wider northern suburbs community. It would have positive social and economic impacts and make life in the area so much more fulfilling. I strongly support this proposal.</i>
<i>Great concept, it can only add more value to the area, and will allow more activities for the neighbourhood.</i>
<i>Have been waiting for this for years!!</i>
<i>As soon as possible.</i>
<i>Please start as soon as possible; it will be fantastic.</i>
<i>This is an excellent proposal and the development is just what Burns Beach needs to enhance community living, reduce parking congestion during night market events and provide a social hub for residents. The designs submitted are well thought-out and will improve the coastal area while keeping the impact on the environment to a minimum. My wife and I fully support this proposal.</i>

The design of the building is gross for a beach area. Similar to the café/tavern in Eden Beach which stands out like a 'blot on the landscape'. Looks more like a wartime bunker ☹️ Please do something that looks like a beachy, welcoming building, ie; beach hut design.
This is much needed, look at City Beach with Odyssea and The Hamptons — we need these sort of establishments here.
I think it is essential to have something like this in Burns Beach; however, the building concept design is poor. The only outdoor area is facing SW, so will be unusable in the summer when the Doctor blows. You need to look at a design more akin to The Beach House in Eden Beach, especially in relation to the protected/sheltered aspect of the outdoor area. It is possible to have an area sheltered from the wind but still have ocean views. I'm not sure who came up with this plan, but they clearly haven't considered the climate factors in Perth. Regards [- - -].
The proposed appearance of the two-storey café/restaurant building is harsh and clashes with the coastal feel of the surrounding suburbs. Since this development plan aims to position Burns Beach as a more accessible, family and tourism hub, the café should speak to the history of the space and construct an image that makes a cohesive recreation precinct. The current style is imposing and very modern, failing to conserve some of the more 'authentic' appearances of Burns Beach as a casual, coastal tourism location. In order to fully capitalise on this development, the design of the building should be warmer, and incorporate some of the beach house features that have commonly been associated with this seaside suburb.
There was plenty of land to design something great in the prior Burns subdivision, but instead they decide to 'Pave paradise and put up a parking lot'. This latest amended plan totally misses the mark on so many levels! Development should enhance, not detract from an area's appeal and existing features. Seems a shame that Burns Beach's long history and cultural heritage aren't being respected with this latest ugly plan, nor respect for the elderly residents who wanted a peaceful retirement or the locals and tourists who frequently visit to enjoy it's quaint charm. I feel sorry for everyone who will have to try battle a busy, 3-lane car park to enter this once peaceful, untouched location. What's proposed is basically a massive, commercial shopping centre-style car park that takes away a huge chunk of the parkland, playground and is sure to cause traffic congestion, delays and inconvenience, not to mention more accident-prone with park home owners and tourists towing oversized vans through zebra crossings and parking snarls, café waste and service delivery vehicles, plus 250 car bays and [- - -] help us if an ambulance on an emergency needs to get through this insane congestion to ageing residents...it's a worry. So, from overlooking ocean sunsets with pathways to a beautiful family park and playground becomes a bitumen monstrosity that will block and divide the space and cause all manner of chaos. Reminds me of 'The Castle... 'Ahhh the serenity'...Not. It's not about anti-development but, if it has to be built in Burns Beach. The first Shire design plan was more 'on point' in regard to the natural, organic approach, retaining ocean views and extending parklands to the beach front. It was more in keeping with the Iluka parkland nearby and more environmentally friendly as they kept established trees and weaved the car bays around them so to be in harmony with and conserving existing vegetation and dune contours. Most importantly, the first proposed design brief diverted major traffic to a smaller and safer car park up near the top fence line and also had a small roundabout for residents and caravans to safely enter and exit their abodes, thereby reducing overall traffic near the recreation zones to improve noise, safety and relaxed family friendly access. The prior design was wonderful when it extended the parkland green space by joining the beachfront and park together so it's more pedestrian friendly with huge swathes of grass to picnic and host the food van and market festivals. Grassing the existing beachfront car park would have been great for cricket or footy too, no dodging traffic to get to the beach either, so riding bikes or strolling along the coastal path between the cafés, beach and safe playground access for children. Original location of the proposed café was tucked away behind the dunes on the furthest northern point too. At least that design blended and would have sat nicely with the existing dunes nearer the fishing groyne, so would feel more spacious, allowing expansive vistas and provide flowing natural environmental pockets along the coast, instead of being a massive building in the centre, dividing the space and ruining the views to and over the ocean. So much for enjoying picnic sunsets and festival space for the many. That will mostly be for the sole new café patrons now. This latest plan is a huge step backwards in harmonious design relationships. Development nodes like Hillarys, Ocean Reef and Mindarie for recreation are needed, but places like Burns Beach, Mullaloo and Quinns etc, need a more

[continues] sensitive design approach as these existing, quaint locations and original small parcels of land with their history and cultural significance should be considered more to retain as much nature as possible instead of an overbearing concrete jungle construction that damages the existing landscape. Nature is a limited and precious resource in a fast developing complex. Surely, after so many location changes and design attempts, we can come up with something better than this! Please go online to comment to ask for a better design plan before it's too late! You can get a coffee anywhere.... but you can't un-pave paradise once it's gone!

[multiple submissions] I was advised to add some more technical info to my first comment submission after attending the Sunsets Village consultation. Please attach this to existing commentary.

1) Commercial plan isn't as cost effective rate of return for ratepayers than the original plan.

2) Original northern café/toilet location already has a level building envelope and existing sewerage and electric from the hall and toilet block existing. Reducing overall site works and headworks.

3) Road into caravan park would only need minor upgrades as all bitumen, car bays, curbing, drainage sumps are already in situ. Just a planted median strip needed.

4) Roundabout to top fence line car park near drainage sump to divert major traffic to a car park that weaves around existing mature trees and follow the natural contours.

5) Upgrade existing residential fences to decorative soundproof concrete fence and screening.

6) Diagonal car bays between roundabouts again screened by existing park home fence line. Already used this way for extra parking when food van market events.

7) Grass and landscape existing beachfront car park around existing mature trees to adjoin existing playground and BBQ area huts. Reduces overall costs as utilising existing structures and landscaping.

8) New small roundabout for heavy vehicles, caravan and park home residents ease of safe access without having to thread the needle through a 3-lane car park and multiple zebra crossings. Avoids ambulance delays and residents are less congested or delayed access to a residential/recreation zone and avoids antisocial car park behaviours in close proximity to non-fenced park homes.

9) Original plan had the least light pollution and noise disturbance change as the parkland is already lit by a massive floodlight and any concerns addressed would equally if not more so impact on park home residents. At least the few homeowners above the park have fences and a decent setback and soundproof homes, compared to the impacts of a commercial car park literally metres away from cabins without any sound proof or screening or setbacks or height advantage and views to minimise impact on the quality of life and surrounding views.

10) Those residents who objected to the first designed car park, have done themselves a disservice as their immediate views and outlook would have been screened and hidden by their fence line and bushes to screen the single car bays, Now their extended views will be overlooking a huge commercial car park and the buildings location is even more prominent in obscuring sightlines and vistas and blocking views to the ocean.

11) Original northern café location was tucked away behind the dunes out of existing sightlines so preserved the location's open, natural feel and retained all ocean views, also as approaching the area via the road, and retains a peaceful view over park for park homes.

12) People in their cars parked up on the hill would also have sunset views for those who enjoy parking to watch the sun go down as is currently enjoyed.

13) Original level grassed area adjoining the park to the beachfront increases public open space for activities like picnics and cricket and footy and generally provided a traffic free, safe and family friendly recreation zone that had extra room for food vans and markets or any public event with room to move freely between recreation and café areas that kept extended sight lines and a sense of natural space and harmonious continuity... Compared to the tiny areas left as grass now due to the commercial building and massive car park plonked in the middle, brings more traffic closer to residents and recreation zone and reverses the original concept of providing a pedestrian friendly space. Reducing disturbance and easier, safer traffic flow with redirection. This new commercial plan is a travesty and an environmental assault to the area that lacks any foresight to preserving Burns Beach's natural, historical and cultural usage background and is poorly planned, in general, for the competing use of space and right to access.

[continues] 14) Iluka Park has got it right for a harmonious relationship between nature and residents and public use. The original design plan for Burns was also on point, in keeping with the connecting areas via the ocean bike path and meeting more of the design criteria for a small parcel of land, never really outlined for a major commercial development, it needs a more sensitive approach than is currently shown, as it has many mixed uses that compete for a balanced approach so it's less damaging for all the needs placed upon it. It's basically a cul-de-sac that has existing residential, retirement, tourism, café, beachgoers, plus new residential development encroaching, adding even more congestion to an area never designed to carry it. This commercial plan just doesn't consider the negative impacts across the board so misses the mark on many levels. 15) Caravan park residents who purchased their homes long before any new development and proposals existed should have precedent in decision making as they will face the biggest loss to the lifestyle choices they moved here for. Tourists also need consideration, along with the general public's needs for free open space. Not everyone wants to spend money at a fancy café restaurant. It's the natural environment that's Perth's drawcard and this quaint little fishing village is the last standing bastion to preserve its character and heritage. 16) Lastly, I would also like to note: park home residents were never consulted in the past 2013/16 design so it was a one-sided affair from a privileged few ratepayers who overlook the park, a handful at most, who decided the fate of the many. I would like this re-dressed so more opinions and options are considered as this potential development effects many people's lives and majority public usage for generations to come. I'm aware of all the various impact and cost considerations and can appreciate it's hard to discern the best compromise. I hope there can be a clear vision established to create a free, harmonious design relationship that respects everyone's lifestyle choices and honours the sensitive pressures upon the unique location. 17) I would also request a few comparisons provided regarding design proposals and impact statements. It would be interesting seeing a construction estimate to return comparison for the two designs, a traffic safety comparison and an environmental impact and residents' impact comparison before any major development is approved. Thanks for your consideration.
Great plan, just what Burns Beach needs.
We are very concerned regarding the security aspect of the new access path south BB Sunsets Village as there is no closed fence behind. We already have people cutting through [- -] with increase foot traffic — this will encourage them in the future so there needs to be a definite closed fencing to prevent this. Also, the left turning only proposed for caravans etc exiting the park and the routing of one way system tying to move between park traffic does not look ideal — the hours of opening of the new restaurant alcohol could encourage more people to remain late in park. Additional lights, re new parking bays, will be a nuisance to residents' homes overlooking.
Support the idea, don't like the building. Something more traditional, such as Hampton style architecture.
Please, just get on with it...It doesn't need 5–10 years of planning. We have nothing here in Burns Beach other than one run down café. Which I'm in favour of keeping, but also requires restoration and improvements.
Car parking — would like to see one less row of new parking in the existing grassed area and lost bays regained on redesigning to angled parking along Ocean Parade entrance. Grass sunset mound — much prefer the amphitheatre approved in the 2016 Master Plan. Would be excellent for events overlooking the water and will be a missed opportunity if not included. Open lawn area — move the markets and food trucks closer to the ocean away from residences in Third Avenue.
The nice thing about Burns Beach Coastal Node is it offers a very natural unspoilt setting. It would be nice to have a café that fits into the environment and not the other way around. Big retaining walls are not what that area is about. Instead, terracing or something which allows planting of the coastal vegetation, so that the landscaping around the café enhances the coastal vegetation already there.
I think it has been very well designed, a great improvement on the first concept plan.
Better, smoother pathways for strollers and skateboards.
Really need the café/restaurant to make this a more liveable suburb. More useable open space.
Will be great if it goes ahead.

<i>Looks great.</i>
<i>I have lived in Burns Beach for [- - -] years and have been in favour of the works planned since they was first tabled. The revised plan better suits residents, locals and visitors and will be appreciated by all when constructed.</i>
<i>Great idea and will improve the local amenities, which are currently very lacking and a bit sad. A beach front restaurant will draw in families, which is a core feature for the suburb.</i>
<i>Looks amazing.</i>
<i>Long overdue. Proceed.</i>
<i>The suburb of Burns Beach is very much lacking in public amenities, social fabric, and local employment opportunities. Noting that the project seems to be at least 6 months behind schedule, it would be good to see progress made without further delay.</i>
<i>Please try to achieve this development.</i>
<i>I love it and I'm really looking forward to it being completed.</i>
<i>Burns Beach is our most local beach and it needs more activities and character. Strongly support this.</i>
<i>I think it looks great what the designers have done, and I really hope the works for this start sooner rather than later! With change rooms and public toilets, I assume the COJ are hoping people will use the beach more, which I strongly suggest needs work to be a safe swimming beach. It is not very accommodating at the moment, but I am aware this is due to it being part of the marine conservation area. Great work on the plans though, big thumbs up from me!</i>
<i>I feel the current proposal is too big. There is no need for a 2-storey building. Even the need for a second café is questionable. Too much parking — it will just become a big car park right next to ocean — put the parking further back, if at all. The residents of Sunsets Village will be affected with a view to the car park replacing the current park view.</i>
<i>Looks fantastic! As long as the existing markets can still set up, that would be great.</i>
<i>I think the plan looks fantastic and will be a great and much needed upgrade to this lovely suburb, making the most of this coastal area.</i>
<i>I am worried that:</i> <i>1. Playground is taken away from central area and only confined near the restaurant.</i> <i>2. The new restaurant needs to go further north and to blend in with the simplicity and nature of the area. The current plan does not suit Burns Beach.</i> <i>3. The car park interferes with the park and playground area; it needs to go north of the existing playground park.</i> <i>4. Yes, need toilets and change rooms.</i> <i>5. Burns Beach is special, like Rottenest island, without having to drive far to find the unique simple lifestyle. Please, whatever developments you do to improve the area, keep it with open spaces, plenty of trees and vegetation and views to the ocean. A family event where families and people can enjoy a beautiful place without having to buy from the restaurant to use play equipment and barbeques. The barbeques are separated from playground.</i>
<i>Looks great...fully support it...</i>
<i>Absolutely fantastic!!!!</i>
<i>I like Burns Beach for its natural beauty; I do not think it is right for a two-storey restaurant, we already have a new pub/restaurant opening in the Iluka Plaza. The area needs more parking, an upgraded coastal style café that fits in with the natural environment, but I do not feel the area needs a 2-storey restaurant. It has a relaxed feel at Burns Beach; best to keep that vibe.</i>
<i>I really think the new building looks too large.</i>
<i>Much overdue and excited to finally see the consideration and thought about the community going into these plans. The plans fit the lifestyle of many of its residents.</i>
<i>I love the idea of a new and modern restaurant overlooking the ocean to use. It's been needed for a long time and would improve the area. Looking at the concept plan it seems to be a win win for everyone, with new parks, improved parking and walkways and restaurant. I would like to see this project approved and commenced.</i>
<i>Great idea.</i>
<i>Love the concept plan as the beachside area needs an upgrade. We actually go to the Eden Beach restaurant due to the setting, which is very similar to the concept plan. I look forward to the proposed development.</i>

Burns Beach has always been one of my favourite beaches for its peaceful, laid back atmosphere with the lovely little café. Very countryish. We already have Mindarie Marina and the new Ocean Reef Marina, so I just cannot understand why a nice quiet beach between the two needs to be upgraded when it is perfect as it is. Maybe get a petition from the residents. I bet most of them will vote against it.

I'd like to raise the inclusion of a coastal pool in the concept plan. It would be logical to include change facilities (changerooms, showers, etc) into the proposed new café/public toilet building. The works could be completed whilst the concept plan works are being completed to reduce user impact. The beach at Burns Beach is not suitable for swimming due to the submerged rocks and the inherent danger they present swimmers and paddlers entering the water from the beach. Short of removing these rocks (ideal but fraught with environmental dangers) a coastal pool located adjacent to the existing groyne would be ideal. It would complement the recreational hub theme which the current Node Concept Plan promotes. It would also attract more people to the area to the benefit of the café businesses and provide improved return on the City's investment. The development of a coastal pool I believe was raised by the State Government Member, Mark Folkard, after the last election and therefore he may be agreeable in advocating for State funding to benefit his local constituents. In short, a coastal pool would complement the existing plans, add value to the overall development and provide economic, social and health benefits to those using the area. For consideration and further discussion.

The current layout and area of the Burns Beach Coastal node, in my opinion, needs very little improvement. The toilet and changing facilities could be improved, as could the area which was where the recently removed community hall was, which currently serves no purpose. The park and green space have already recently had the play park improved and a considerable amount spent on additional car parking. The park has a family friendly feel and atmosphere, and already caters for markets, without the need for changing the current space. The increase in car parking will not alleviate any parking issues, only add to them, as it will attract more people. The increased traffic volume will also cause noise pollution and further issues, such as anti-social behaviour/driving that a constant presence will only increase. The park is currently used by families and residents, and this will force any local residents elsewhere, which, in my opinion, is against the point of having a local park. There appears to be no valid reason for the development to be undertaken in the area. The funds would be better spent finalising the coastal path between Burns Beach and Mindarie and providing better access to residents.

I think this is a fantastic development opportunity for the suburb and long overdue. The coastal area of Burns Beach is extremely outdated (toilet blocks etc) and does not reflect the modern built suburb that Burns Beach suburb is.

Very supportive of the development and the coastal concept that would bring further vibrancy and uses for the residents and general public.

Do not make this beach a dog beach! It would be devastating.

The design of the café concept is poor as it makes the same mistake as Portofino's in Quinns Beach, with no casual undercover facility. Many people walk their dogs and swim and would like undercover and open areas where they can sit in their bathers with their dogs without having to get dressed up to go inside to order coffees and light refreshments. This appears to be missing in the so called modern beach café designs. "Who are the users" doesn't get researched.

Wonderful idea! We need more choice for restaurants/café's in the area.

This will be great to have.

Have to see it sometime.

Yes, though playgrounds are of great benefit, our young people often get forgotten about. Skate parks are few and far between in comparison and, hence, I suggest this as a preferable choice instead of a playground. Lastly, please remember, the small community groups that enrich our community too. A CWA Burns Beach Trishaw would be warmly endorsed by the community I'm sure, though a small storage area would be needed for its purpose.

Why is there car parking at the best view points of the ocean/sunset etc, instead of where people could put out picnic rugs? Why is the car park directly along the foreshore? Car park as far back from the coastal path and grass where the car park is.

My concern is regarding the car park — for the safety of pedestrians and car owners driving through the car park.

Legend

- 1 Proposed new café/restaurant space
- 2 Existing café 'Sista's Burns Beach'
- 3 Dual use path to remain
- 4 Burns Beach Sunsets Village
- 5 Proposed new car park = 150 bays
- 6 Existing car park = 43 bays (completed November 2020)
- 7 New parallel parking along Ocean Parade = 42 bays
- 8 Realigned roundabout intersection
- 9 Existing dune vegetation to be retained and rehabilitated
- 10 Car park access path to follow grade of car park, bollards and trees along length to prevent vehicle access into public open space
- 11 Open turf area for events, markets and food trucks
- 12 Turf mound providing lookout over ocean, playground node, sunset views
- 13 New playground node with restaurant access, mix of traditional and nature play equipment
- 14 Shelters, picnic settings, barbeque facilities and drink fountains
- 15 Mulch surface under existing Casuarina trees
- 16 Stair access from upper level
- 17 Vehicle maintenance access points
- 18 Drop off bay
- 19 Relocated Transperth bus bay and bus stop
- 20 Footpath/bush track connecting into Ocean Parade path network
- 21 Seating node with timber benches
- 22 Restaurant lookout and turf node, proposed feature public art here, change rooms and public toilets below
- 23 Existing vegetated sump
- 24 Existing bush reserve

Total existing car bays = 143
(including newly constructed bays at "6")
Total proposed car bays = 235



MAJOR PROJECT – Business Case

Project Name	Burns Beach Café / Restaurant and Coastal Node Redevelopment
Project Sponsor	CEO
Project Manager	Manager City Projects
Joondalup 2022 Key Theme	Economic Prosperity, Vibrancy & Growth
HP Records	INT21/14768

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1. INTRODUCTION AND BACKGROUND

1.1 Purpose of paper

This report is a business case and intended to provide sufficient justification for the City to proceed with:

- Burns Beach Coastal Node Redevelopment.
- Burns Beach Café / Restaurant.

This project has been active for several years, has continually evolved with ongoing internal reviews, consultancy, and frequent status reports to the Major Projects & Finance Committee. The last status report in September 2020 provided an outline of the latest design and scope and indicated that a business case would be prepared which this report addresses.

This report effectively consolidates all of the key aspects of all reports of the past few years into one report providing a definitive audit trail for the project.

1.2 Project Management Framework (PMF)

The City uses a standard project methodology for managing projects, the PMF. This business case, the financial evaluation and the project schedule align with the requirements of the PMF.

1.3 Out of scope

The following are out of scope for this report:

- Community consultation – this will be addressed in a separate report, being presented at the same time as the business case.
- Coastal Hazard Risk Management Action Plan (CHRMAP) – a separate analysis for the Burns Beach coastal node has been prepared and indicates no significant risk during the assumed term of the lease (42 years).

1.4 Coastal Node Redevelopment

There are several parts of the Burns Beach coastal node that would need to be addressed, such as parking, to fully support the Café / Restaurant. In other words there is no point in building a new facility without considering the overall surrounding area or implementing enhancements that are known to be required.

Therefore the project assumes that the Coastal Node redevelopment takes place at approximately the same time as the construction of the café / restaurant. The one-off costs for the redevelopment are included in this business case to give clear authority for those works and to also demonstrate that there is still a reasonable financial benefit to the City in carrying out those works at the same time as the café / restaurant is constructed.

2 OBJECTIVES

2.1 Project Philosophy and Parameters

The origins of the Café Kiosk Restaurant (CKR) project are from the Project Philosophy & Parameters that were adopted by Council on 22 June 2010 (*Item CJ103 – 06/10 refers*). The parameters have provided a framework for each of the CKR projects to work within and include a section on “Fiscal Responsibility and Commerciality” which includes the following:

“The principal objective is to develop high class, environmentally friendly facilities...This in turn will ensure the commercial viability of the business and a continuation of return on capital or land investment to the City.

It is anticipated that City will receive a commercial return on any capital investment made, or as a result of providing land as a development component.”

In addition, the parameters also refer to the social and economic benefits required from all CKR developments:

- advance the City's ability to attract visitors / tourists for entertainment and socialising
- provide more employment, increase business opportunities, a greater awareness of the City's natural assets and a greater social and economic contribution by tourists
- provide equitable community-based facilities that acknowledges and provides for the lifestyle and alfresco culture of Western Australia.

2.2 Quantified project objectives

It is now important to restate the project objectives and where possible to do so, to quantify them. By quantifying the project objectives will enable the options to be evaluated and will provide the success criteria by which the project should be measured in future stages and after completion.

The quantified project objectives have been considered against the standard project parameters of Cost Time Resource (CTR). The table below lists the five objectives, these encapsulate the requirements of the Project Philosophy and Parameters.

	Objective	Success Criteria	Measurement
1	<u>Time</u> Develop the area and build the Café / Restaurant within a reasonable timeframe.	Date of opening of Café Restaurant to the public.	This will be measured versus the Gantt Chart in the business case, estimated opening of August 2024.
2	<u>Financial Sustainability - City</u> A recurring financial benefit to the City which will pay back to the City the one-off investment costs in a reasonable timeframe.	i) Operating Surplus, after Depreciation - ii) Cashflow: The 42-year cashflow impacts are positive.	Business case will include financial evaluation based on all identifiable income and expenses. The objective will be evaluated after implementation using the City's financial systems.

	Objective	Success Criteria	Measurement
3	<u>Financial Sustainability - Operator</u> The operator's business model is viable and provides a reliable accessible service to the area.	Number of years that business continues to be viable.	This objective is simply measured by the continuity of business.
4	<u>Building and Coastal Node Development</u> The final design and construction of the area, and building, aligns with the design principles and goals as outlined in previous reports.	- o North west orientation to protect patrons from sun and wind - o Proximity to car parking - o To not negatively impact the local residents, visually or acoustically - o To take full advantage of the setting for the benefit of ratepayers.	External architectural advisor to continue to assist with design review. Appointed builder and operator will evaluate the design and provide comment to the design principles.
5	<u>Social & Economic Return on Investment (SROI)</u> The provision of additional amenities will provide additional economic, tourist, visitation, social and community benefits.	The success criteria for SROI is the evaluation of the Benefits Cost Ratio (BCR). The BCR includes the core financial impacts of the project and an estimated monetary impact of social and economic benefits. The City has established a threshold of between 1.5 and 3.0 for the BCR, the higher the better. This project would be expected to be a high-scoring BCR and potentially more than 3.	The City can engage an external consultant to estimate the BCR for options within a project. Alternatively, the City can also evaluate options internally and provide comments on which option would provide a higher BCR than others.

3 OPTIONS AND SCOPE

3.1 Options

Throughout the last few years, there have been numerous options evaluated, the business case now summarises four options as follows:

- Do nothing – no coastal node redevelopment and no new Café / Restaurant
- Option 1 - Crown land leased, Operator builds Café / Restaurant
- Option 2 - Crown land purchased, City builds Café / Restaurant
- Option 3 - Crown land leased, City builds Café / Restaurant.

Note that for Option 2 the City has already attempted this, by submitting a business case to the Department of Lands but they have informed the City they are unwilling to sell the land and that the arrangement must be set up as a ground lease with them. Nevertheless, this business case has included Option 2 for comparison purposes.

3.2 Scope

The table below summarises the key features of each option, the key issues are:

- All options, except do nothing assume the coastal node is redeveloped which will result in additional operating expenses and depreciation/capital replacement.
- Option 1 and 3 assume the City arranges a ground lease with Crown, Option 2 assumes the City purchases the land from Crown.
- Café/Restaurant – option 1 assumes the operator builds, option 2 and 3 the city builds. All new options assume the operator fits out the café / restaurant to their desired specification.
- Option 1 would provide a much lower income stream to the City, a ground lease only, whereas option 2 and 3 would provide a higher income stream

Option Definition / Scope	Do Nothing	<u>Option 1</u> Crown land leased, Operator builds Café / Restaurant	<u>Option 2</u> Crown land purchased, City builds Café / Restaurant	<u>Option 3</u> Crown land leased, City builds Café / Restaurant
<u>Coastal Node</u>				
Redevelopment		✓	✓	✓
Existing expenses to maintain	✓	✓	✓	✓
Additional operating expenses		✓	✓	✓
<u>Crown land</u>				
Purchased by City			✓	
Ground lease paid by City		✓		✓
<u>Café / Restaurant</u>				
Built by operator		✓		
Built by City			✓	✓
Fit-out by operator		✓	✓	✓
Capital replacement: operator		✓		
Capital replacement: city			✓	✓
<u>Income</u>				
Market rent to City			✓	✓
Ground lease only paid to City		✓		
Rates: new income		✓	✓	✓

4 FINANCIAL EVALUATION

4.1 Financial evaluation background

The project has been subject to several financial evaluations during the past few years, with reports provided to Major Projects & Finance Committee throughout, this report will summarise the key inputs and outputs only.

4.2 Financial evaluation key parameters

Some of the key aspects of the financial evaluation are:

- Whole of life costings used, including one-off costs, recurring impacts, and depreciation.
- Escalation factors are included in the model, including an assumption that lease income increases by 1% more than CPI. This is considered a reasonable assumption because in reality the lease would be based on market reviews which could be expected to be above CPI. Additionally, the City's Strategic Financial Plan assumes that lease income to commercial operators will increase by 1% more than CPI.
- Model – the City has used its Project Financial Evaluation Model (Detailed), (01 July 2020) to summarise the cashflows.
- Phasing – capital costs are spread as per the project schedule as summarised at the end of the business case
- Term – a 42 year lease term is assumed and is included in the model. This is a standard term for leases of this nature. However, it should be noted that Crown have indicated that they will agree to a 21 year lease, with the potential to extend another 21 years, subject to an updated CHRMAP being prepared at that time. The financial impacts at both 21 years and 42 years will be subject to separate comment.

4.3 Establishment cost

The estimated capital costs including design costs but excluding escalation, are:

- Coastal node redevelopment \$3.2 million
- Café / Restaurant construction \$3.9 million
- Land purchase from Crown \$1.0 million (Option 2 only)

The City's standard approach to financial evaluations is to assume that borrowings are required so that a cost of interest (or lost earnings on reserves) is factored into the model. The actual funding of the project will be subject to evaluation as part of the annual update of the Strategic Financial Plan (SFP) and annual budget, and it is likely that all the capital costs can be funded from the Strategic Asset Reserve.

4.4 Recurring impacts

The scope of the recurring income and expenses was listed in the previous section, some of the key values within the financial evaluation are:

- Existing costs of maintaining Burns Beach Park are approximately \$60k per year – this is factored into all options.
- Market lease income, excluding escalation, for a café / restaurant built by the City is assumed to be \$314k per year, this was based on previous consultancy advice from similar developments along the Perth metropolitan coastline. This is relevant for Option 2 and Option 3. The \$314k is only indicative at this stage, this will be subject to further market testing and evaluation as part of the process for appointing an operator.

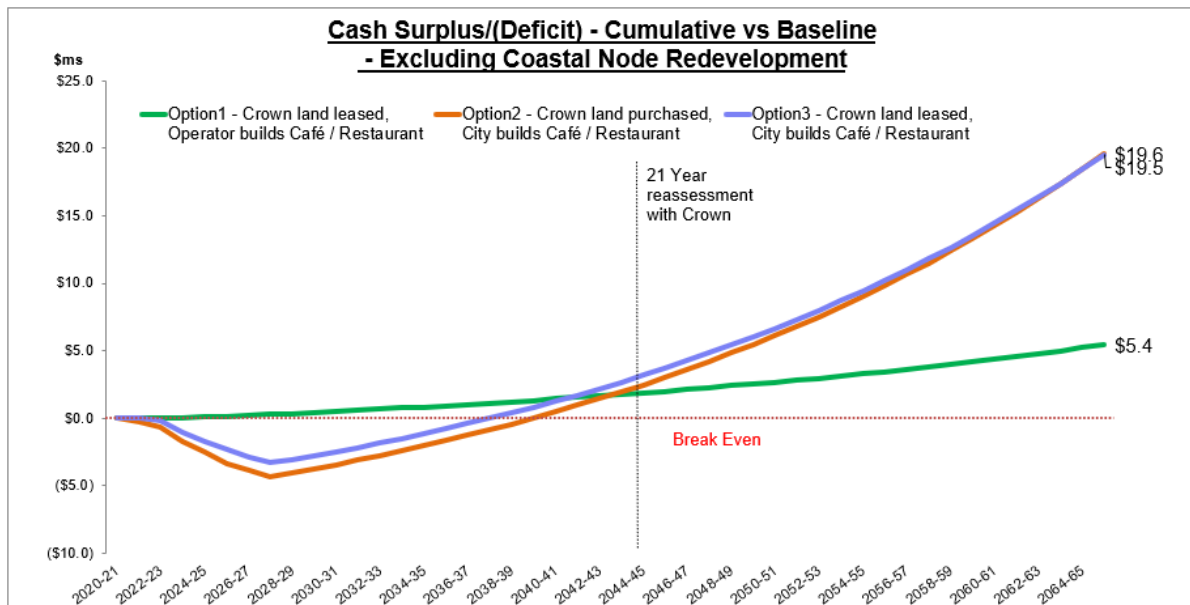
- Ground lease income payable to the City for a facility built by operator (Option 1 only) is assumed to be 25% of the market ground lease, this has been previously estimated by external consultant as \$45,000 per year.
- Ground lease of \$11,250 per year payable by the City to the Crown for Option 1 and 3. This is based on an assumption that the City pays the Crown 25% of the market ground lease (\$45,000), the 25% assumption is based on the agreement for the Café / Kiosk / Restaurant at Pinnaroo Point.
- Coastal node redevelopment is mostly upgrade/new infrastructure and will result in additional operating expenses and depreciation. An estimate of 2% of the capital cost for new operating expenses is assumed and 3% for new depreciation.
- Depreciation for the Coastal Node redevelopment is assumed to be 3% per year, this is a combined estimate which takes account of the higher depreciation rate for parks/public open spaces and a lower depreciation rate for civil infrastructure (paths, car parks, etc) as they have a longer life.
- Café / Restaurant owned by the City will result in depreciation/capital replacement of 2.4% per year, this is based on a 42 year life the same as the lease term.

The table below summarises the recurring financial impacts, excluding interest and excluding escalation. The key line is the bottom line which compares the recurring impacts versus the existing costs of \$60,000 per year, this indicates that Option 1 would worsen the recurring costs but Option 2 and 3 would provide a benefit. Option 2 has a higher benefit than option 3 because there is no ground lease payable to Crown in Option 2.

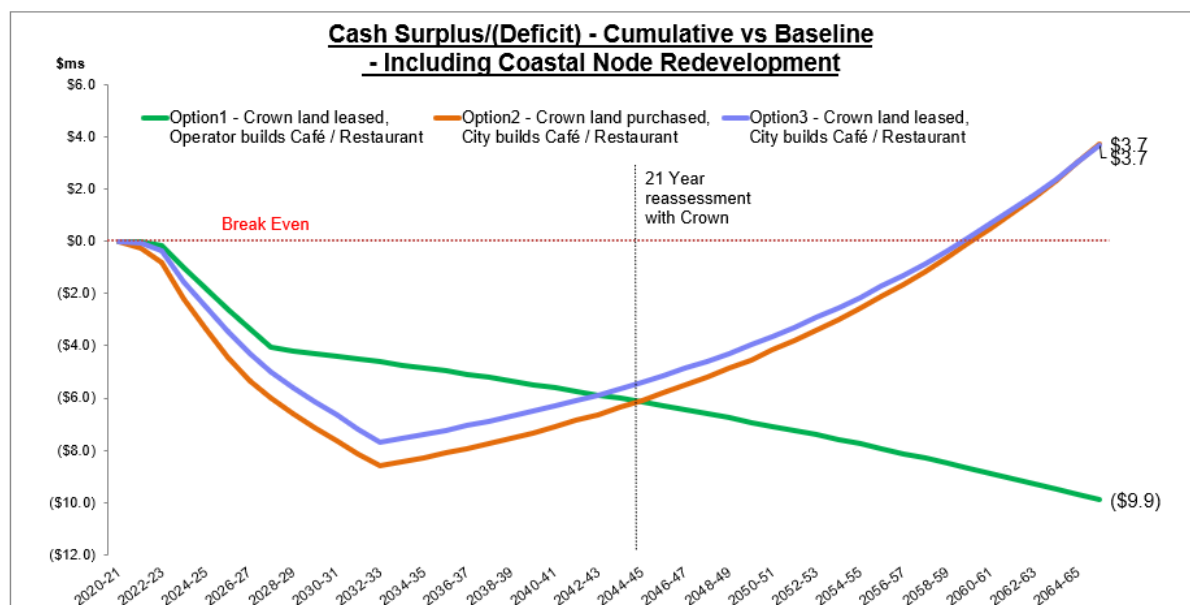
Operating Impacts excluding inflation and excluding interest		Base Do Nothing	Option1 Crown land leased, Operator builds Café / Restaurant	Option2 Crown land purchased, City builds Café / Restaurant	Option3 Crown land leased, City builds Café / Restaurant
Operating Income	\$000s		\$75	\$344	\$344
Operating Expenses, incl. Depn					
Operating Cash Expenses	\$000s	(\$60)	(\$135)	(\$134)	(\$145)
Depreciation	\$000s		(\$96)	(\$190)	(\$190)
Operating Expenses, incl. Depn Total	\$000s	(\$60)	(\$231)	(\$324)	(\$335)
Operating Surplus / (Deficit)	\$000s	(\$60)	(\$156)	\$20	\$9
Operating Surplus / (Deficit) vs Baseline	\$000s		(\$96)	\$80	\$69

4.5 Cumulative cashflow

The other key financial measure to evaluate the project is the overall cumulative cashflow, including the one-off costs and escalation. The first graph below shows the benefits of each option versus the baseline EXCLUDING the coastal node development i.e. just the cashflows for the café / restaurant itself. All three options provide a financial benefit when the coastal node is excluded prior to the expiry of the first 21-year lease term.



The second graph below then includes all of the one-off costs and recurring impacts of the coastal node redevelopment together with the café / restaurant. This shows that Option 1 does not provide a financial benefit because the lease paid to the City is low and does not allow the city to pay back for the investment in the coastal node. Meanwhile both option 2 and option 3 still provide a reasonable surplus after 42 years when the coastal node infrastructure is included. Both option 2 and option 3 do not provide a payback within the first 21 years when the coastal node redevelopment is included. There is very little difference between option 2 (purchase and own the land outright) versus option 3 (ground lease), although the cashflows exclude the terminal value that would exist in the land for option 2.



4.6 Sensitivity Analysis

The table below evaluates the financial benefit on Option 3 of two key assumptions, the Capital costs, and the Lease income. The starting point in the table is the value highlighted in the middle of the table which is the \$3.7 million benefit for option 3 versus the baseline as per the graph above.

The values to the left and moving to the top then show the worsening based on a combination of higher capital costs and lower lease income. Meanwhile the impacts towards the right and moving towards the bottom indicate how the impacts may be better if there was more income and/or lower capital costs. This table demonstrates that there would have to be an extreme set of circumstances to result in a negative financial impact e.g. 15% higher capital costs, 5% less income.

		Capital Costs higher or lower than estimated								
		20.0%	15.0%	10.0%	5.0%	0.0%	-2.5%	-5.0%	-7.5%	-10.0%
Lease income to city lower or higher than estimated	-20%	(\$5.5)	(\$4.7)	(\$4.0)	(\$3.2)	(\$2.4)	(\$2.1)	(\$1.7)	(\$1.3)	(\$0.4)
	-15%	(\$4.0)	(\$3.2)	(\$2.5)	(\$1.7)	(\$0.9)	(\$0.5)	(\$0.1)	\$0.2	\$1.1
	-10%	(\$2.5)	(\$1.7)	(\$0.9)	(\$0.2)	\$0.6	\$1.0	\$1.4	\$1.8	\$2.6
	-5%	(\$0.9)	(\$0.2)	\$0.6	\$1.4	\$2.1	\$2.5	\$2.9	\$3.3	\$4.1
	0%	\$0.6	\$1.4	\$2.1	\$2.9	\$3.7	\$4.0	\$4.4	\$4.8	\$5.7
	5%	\$2.1	\$2.9	\$3.7	\$4.4	\$5.2	\$5.6	\$6.0	\$6.3	\$7.2
	10%	\$3.6	\$4.4	\$5.2	\$5.9	\$6.7	\$7.1	\$7.5	\$7.9	\$8.7
	15%	\$5.2	\$5.9	\$6.7	\$7.5	\$8.2	\$8.6	\$9.0	\$9.4	\$10.3
	20%	\$6.7	\$7.5	\$8.2	\$9.0	\$9.8	\$10.1	\$10.5	\$10.9	\$11.8

4.7 SFP and Capital Works Program

The draft SFP 2021 and adopted Capital Works Program (2021/22 to 2025/26) has included the capital costs for both the Coastal Node Redevelopment and the Café / Restaurant.

5 OPTION EVALUATION & RECOMMENDATION

5.1 Option evaluation

A project needs to be evaluated against all of the project objectives (CTR), not just the financials. The table below is a RAG (Red Amber Green) analysis for each option against the five objectives listed earlier. The differences between the scores are as follows:

- Time – Option 1 and Option 3 have a project schedule that can be mostly led by the City (although there are potential risks to the timescales) and therefore scored green. Option 2 though, would have no end date because Crown have already stipulated to the City that they will not agree to selling the land, so if any attempt was made to reopen this issue it could lead to protracted discussion and inevitable delays, so option 2 is scored red.
- Financial sustainability (City) – Option 2 and 3 provide a clear financial benefit, including the coastal node redevelopment and scored green but option 1 is scored amber as it would not provide a return after all costs are included so amber.
- Financial sustainability (Operator) – Options 1, 2 and 3 would provide a positive outcome and all scored green.
- Building and coastal node redevelopment – one of the key considerations for the City to build/construct the café/restaurant by itself is so that it can control the design of the building as well as all other construction aspects – this is a key learning point from the development at Pinnaroo Point. Option 1 has a risk that if the operator builds it to their design it does not meet all of the required parameters so is scored amber.
- Social & Economic benefits – option 2 is again given a lower score than option 1 and option 3 due to the potential delay in opening the facility if another attempt is made to purchase.

Objective			Do Nothing	<u>Option 1</u> Crown land leased, Operator builds Café / Restaurant	<u>Option 2</u> Crown land purchased, City builds Café / Restaurant	<u>Option 3</u> Crown land leased, City builds Café / Restaurant
1	Time	Develop the area and build the Café / Restaurant within a reasonable timeframe				
2	Financial Sustainability - City	A recurring financial benefit to the City which will pay back to the City the one-off investment costs in a reasonable timeframe				
3	Financial Sustainability - Operator	The operator's business model is viable and provides a reliable accessible service to the area.				
4	Building and Coastal Node Redevelopment	The final design and construction of the area, and building, aligns with the design principles and goals as outlined in previous reports.				
5	Social & Economic Benefits	The provision of additional amenities will provide additional economic, tourist, visitation, social and community benefits.				
SUMMARY						

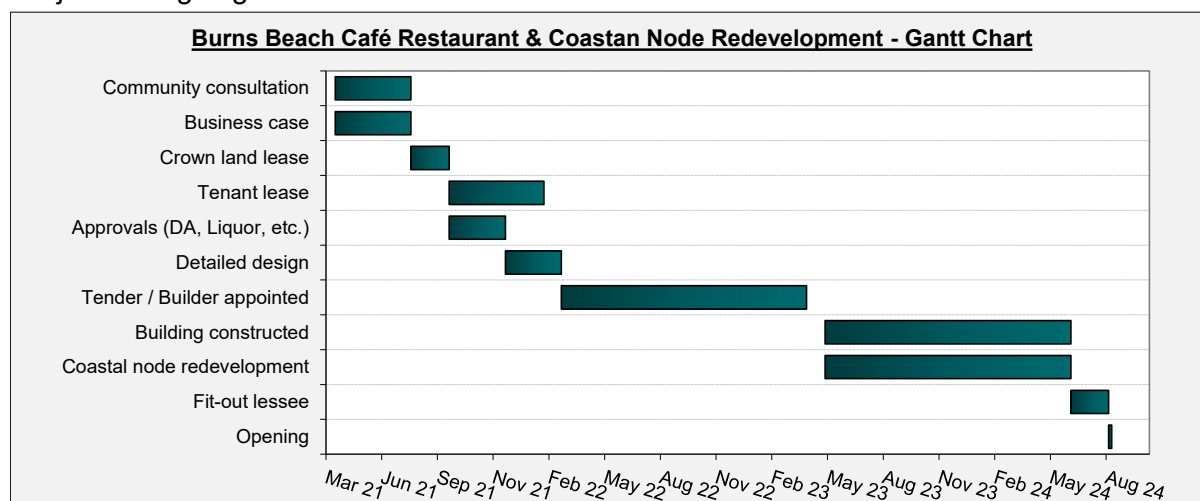
5.2 Recommendation

Based on the project objectives and the evaluation above, Option 3 provides the better overall outcome for the city and ratepayers.

6 NEXT STAGES

6.1 Key milestones

An indicative project schedule has been prepared for the project which includes both the coastal node redevelopment and the café / restaurant. The chart below summarises the key milestones for the project and indicates a target for opening of August 2024. This will be subject to ongoing review.



6.2 Disclaimer

This report does not contend that the financial projections will come to pass exactly as stated but are intended to give sufficient justification for the project to proceed. The projections are best estimates at this point in time but there is a level of risk and uncertainty in all the projections. The actual costs and income will vary, due to the following:

- Detailed design and specification.
- Crown lease negotiation.
- Operator lease negotiation
- Capital replacement estimates.
- Costs of power consumption

The financial projections will be updated at each stage of the project so that the confidence of the assumptions improves. At this early stage in the project, the financial estimates have a great deal of uncertainty.