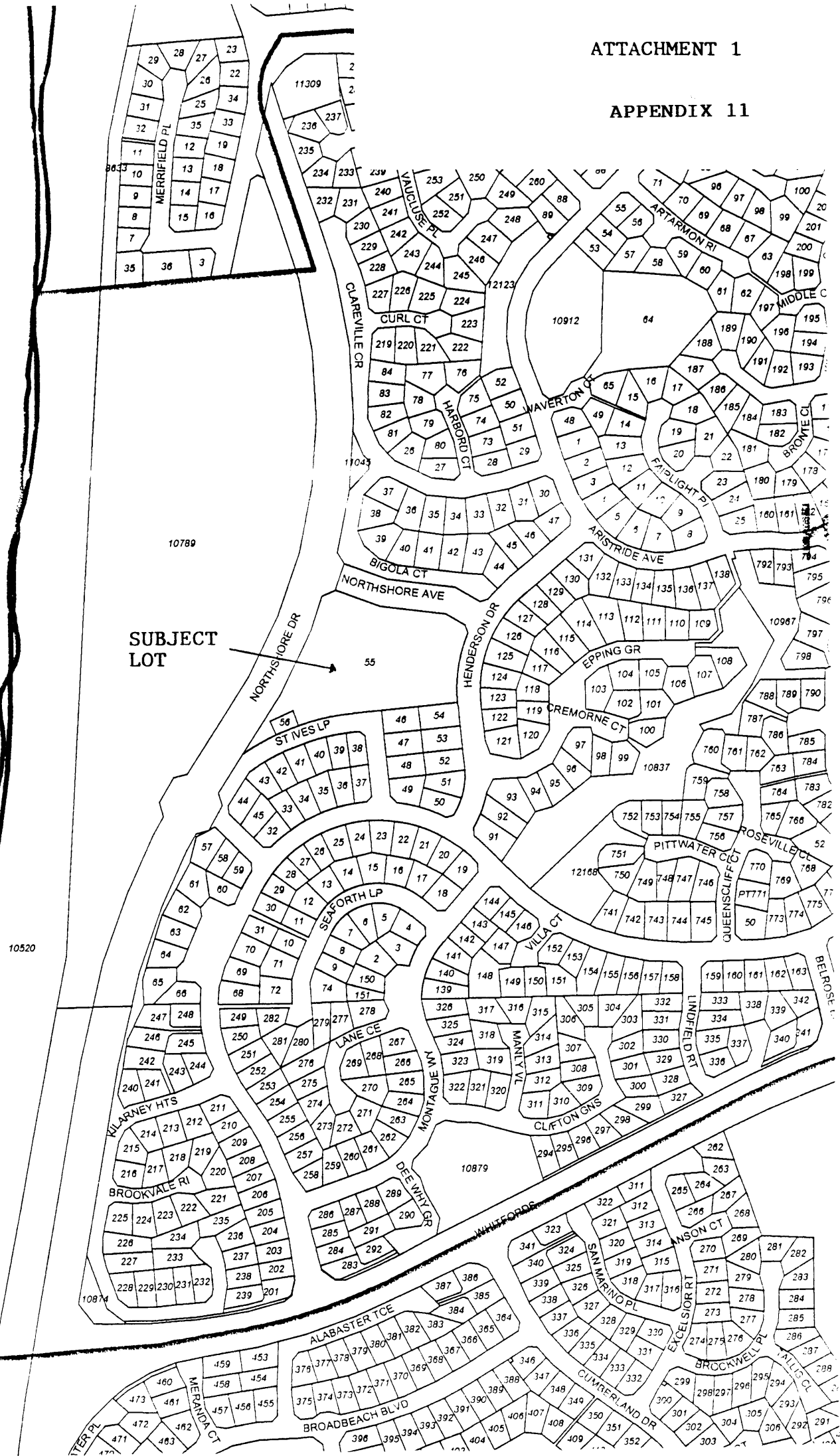


## ATTACHMENT 1

## APPENDIX 11



## PRIVATE CLUBS/RECREATION ZONE

The objective of the Private Clubs/Recreation Zone is to accommodate uses such as private golf clubs, private educational, institutional and recreational activities.

<b>PERMITTED USES (P)</b> <i>(A use that is permitted but may be subject to conditions imposed by Council)</i>	<b>DISCRETIONARY USES (D)</b> <i>(A use that is not permitted unless Council grants its approval with or without conditions. Uses in this list may require advertising or other notice prior to consideration by Council)</i>	
Art Gallery	Amusement Facility/Parlour	Park Home Park
Car Park	Beauty Parlour	Place of Assembly
Caravan Park	Bed and Breakfast	Place of Worship
Private Recreation	Caretaker's Flat/House	Reception Centre
Public Exhibition Facility	Child Care Centre	Recreation Centre
	Cinema	Residential Building
	Civic Building	Restaurant
	Club (Non-Residential)	Retirement Village
	Convenience Store	Special Place of Assembly
	Drive In Theatre	Sports Ground
	Education Establishment	Stables
	Equestrian Activity	Take Away Food Outlet
	Golf Course	Tavern
	Hairdresser	Theatre
	Hall	
	Holiday Village/Resort	
	Hotel	
	Kindergarten	
	Motel	
	Multiple Dwelling	
	Night Club	
	Park	

**AMENDMENT NO 9**  
**SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**  
**(CLOSED 10 OCTOBER 2001)**

NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
1	Alinta Gas	N/A	<p>(a) Advise that AlintaGas should be contacted prior to any works being carried out. Advise that if the gas network is affected by the proposal and AlintaGas works are required, then the following conditions must be met:</p> <ul style="list-style-type: none"> <li>• All work carried out on AlintaGas's existing network to accommodate the proposed subdivision/amalgamation or any development will be at the proponent's expense.</li> <li>• AlintaGas requires one month's notice prior to the commencement of the work on site.</li> </ul>	(a) Noted. No subdivision, amalgamation or development is currently proposed for the subject land.
2	Department of Health Wastewater Management	N/A	(a) Advise that the Department of Health has no objection to the proposal.	(a) Noted.
3	Telstra Network Design & Construction	N/A	(a) Advise that the proposal will not affect existing/proposed plant in the area and therefore Telstra has no objection to the proposal.	(a) Noted.
4	Western Power Network Asset Management Branch	N/A	<p>(a) Advise that Western Power has no objection to the proposal.</p> <p>(b) Provided details of underground power distribution assets in the area.</p> <p>(c) Advise that Western Power must be contacted and location details obtained prior to any excavation commencing in the future.</p> <p>(d) Advise that Work Safe requirements must be observed when excavation work is undertaken in the vicinity of Western Power's assets.</p> <p>(e) Advise that the cost of any changes to the existing power system, if required, will be the responsibility of the individual developer.</p>	<p>(a) Noted.</p> <p>(b) Noted.</p> <p>(c) Noted.</p> <p>(d) Noted.</p> <p>(e) Noted.</p>
5	Mr R Marie	12 St Ives Loop	(a) Understands the need to correct the zoning of	(a) Noted. The City's DPS 2 does not allow the City

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NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
		KALLAROO WA 6025	<p>the land however is only supportive of the proposed rezoning if the future development of the land is limited to the existing building footprint.</p> <p>(b) Full public input should be sought prior to any change in use of the land to any of the permissible or discretionary uses under the Private Clubs/Recreation zone.</p>	<p>to limit the future development of the land to the existing building footprint under the Private Clubs/Recreation zone. In any case, the City believes that it would be inappropriate to restrict the future development of the land to such an extent.</p> <p>(b) The City is likely to consult the community prior to making a determination with respect to any discretionary use on the subject land.</p>
6	Water Corporation Land Development Branch	N/A	(a) Advise that sewers within subject lot need to be protected with a 5.0 metre easement central over the sewer.	(a) Noted. An easement is unable to be provided over the sewer through the rezoning process.
7	Mr N V Jones	12 Bigola Court KALLAROO WA 6025	<p>(a) Have no objection to the proposal provided that there is no increase in the club's commercial activities. Surrounding residents are already subjected to loud music and speeding cars.</p> <p>(b) Believe that the discretionary uses under the Private Clubs/Recreation zone with the exception of Club (Non-Residential), Recreation Centre and Sports Ground are inappropriate as they would increase traffic, noise and pollution within the area.</p> <p>(c) Believes that the following permitted uses under the Private Clubs/Recreation zone are also inappropriate. Caravan Park &amp; Public Exhibition Facility.</p> <p>(d) Hopes that the City will respect their rights to live in a reasonably quiet and clean location and will place restrictions on the proposed rezoning.</p>	<p>(a) Noted. The City cannot guarantee that there will be no increase in the club's commercial activities. Some of the discretionary uses under the Private Clubs/Recreation zone are of a commercial nature.</p> <p>(b) Noted. It should be noted that the Private Clubs/Recreation zone accommodates a variety of land uses such as private golf clubs, educational, institutional and recreational activities. Not all of the discretionary uses under the Private Clubs/Recreation zone will therefore be appropriate for every site under this zone. The appropriateness of any proposed use will be considered at the time of development application.</p> <p>(c) Noted.</p> <p>(d) The City's DPS 2 does not allow for the development of the site to be restricted under the Private Clubs/Recreation zone.</p>

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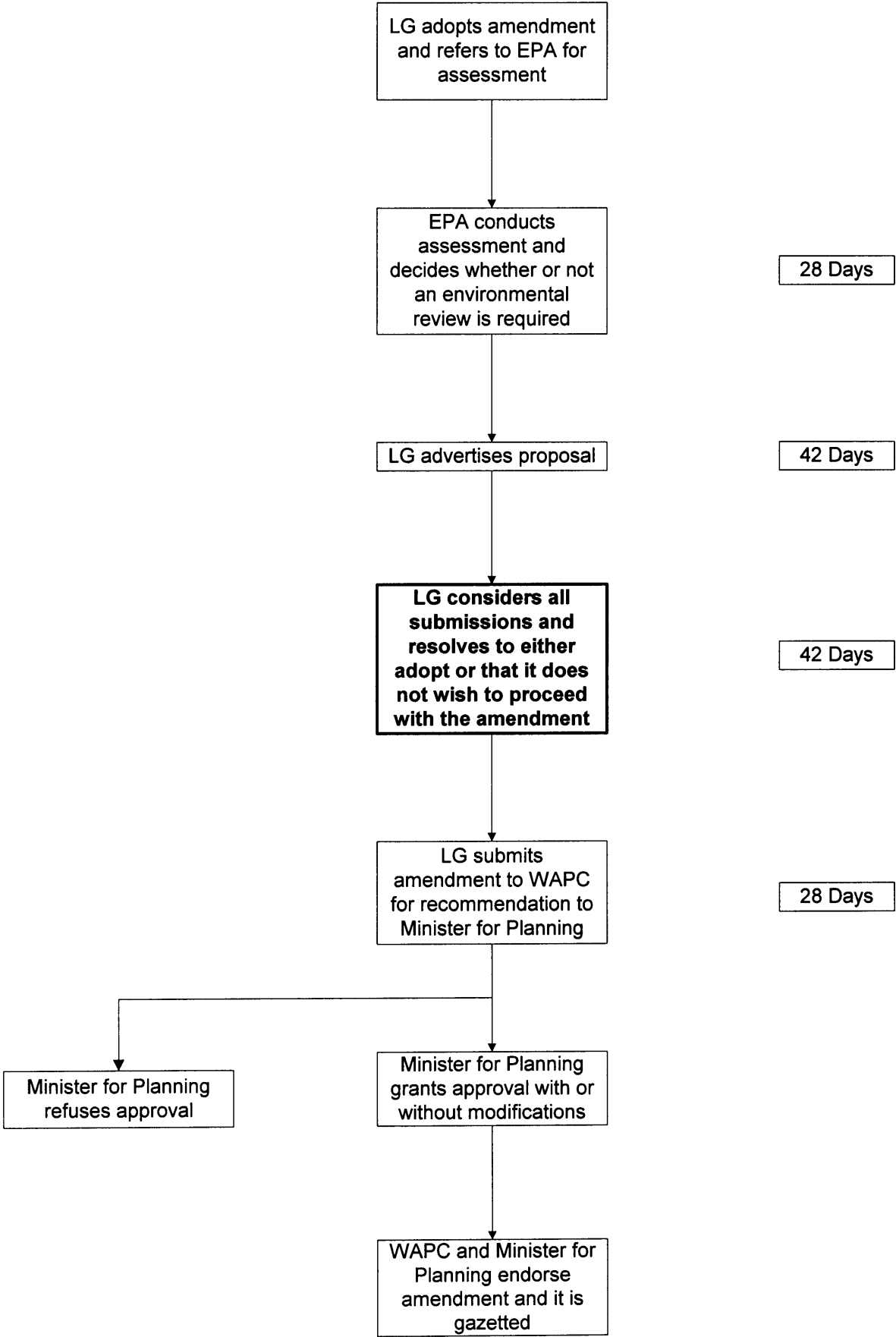
NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
8	Water & Rivers Commission Swan Goldfields Agricultural Region	N/A	<p>Provides the following advice.</p> <p>(a) The lot is located within the Perth Coastal Underground Water Pollution Control Area, which is protected as a Priority 3 (P3) Public Drinking Water Source Area. Priority 3 (P3) source protection areas are defined to manage the risk of pollution to the water source. P3 areas are declared over land where water supply sources need to co-exist with other land uses such as residential, commercial and light industrial developments.</p> <p>(b) Protection of P3 areas is achieved through management guidelines for land use activities. "Clubs – Sporting and Recreation" is a compatible land use within P3 areas according to the Water and Rivers Commission's Water Quality Protection Notes on Land Use Compatibility In Public Drinking Water Source Areas with the following condition:  Lot must be connected to deep sewerage except where exemptions apply under the current Government Sewerage Policy.</p> <p>(c) It should be noted that the proposed subdivision is located within the Perth Groundwater Area where there is a requirement to obtain a Groundwater License for properties greater than 0.2 hectares in size. This includes areas reserved for recreation and public open space. The issue of a License is not guaranteed but if issued will contain a number of conditions including the quantity of water that can be pumped each year.</p>	<p>(a) Noted.</p> <p>(b) Noted. The City believes that the subject land is already connected to deep sewerage.</p> <p>(c) Noted. No subdivision, amalgamation or development is currently proposed for the subject land.</p>

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NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
			<p>(d) Advises the applicant that:  <i>"In the case of an existing Groundwater License for the property, it may be necessary to contact the Swan Goldfields Agricultural Region."</i>  Further advises that the issuing of a well license is not automatic, but is subject to overall groundwater availability and policy at the time of application.</p>	(d) Noted.
9	Mr A Starling	10 Bigola Court KALLAROO WA 6025	<p>(a) Questions why rezoning is necessary. Questions whether there is an intention to develop the site and if so, why this has not been declared.</p>	<p>(a) The subject land is proposed to be rezoned as the existing reservation of the property for 'Parks and Recreation' is considered inappropriate due to the property's private ownership and the limited range of permissible land uses under the 'Parks and Recreation' reservation. Land reserved for 'Parks and Recreation' is generally publicly owned and is restricted in use to 'Parks and Recreation' purposes. The Private Clubs/Recreation zone is considered a more appropriate zone for the property. The Private Clubs/Recreation zone is intended to accommodate uses such as private golf clubs, private educational, institutional and recreational activities. A wider variety of uses are, or may, at the discretion of Council, be permitted under the Private Clubs/Recreation zone.</p> <p>The City is unaware of any intentions of the Club and Residents Association to develop the land. The City was approached by the Club and Association with respect to leasing the first storey of the club building for office purposes. With respect to this proposal, Council at its 24 July 2001 meeting resolved to advise the Club and Association that a separate 'Office' use is considered to be an inappropriate use for the</p>

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<b>NO</b>	<b>NAME OF SUBMITTOR</b>	<b>DESCRIPTION OF AFFECTED PROPERTY</b>	<b>SUBMISSION SUMMARY</b>	<b>COUNCIL'S RECOMMENDATION</b>
			(b) Does not believe that there is a need for any more open space in the area to be developed. Believes that every possible amenity is already provided in the area.	property. (b) The subject land is privately, not publicly, owned and may therefore be developed, as per any other privately owned property, subject to the landowners gaining the necessary approvals. A 10% public open space contribution would have been provided by the original subdividers of the area. The surrounding area should therefore be well serviced with public open space.





**COPY NO**

**TOWN PLANNING AND DEVELOPMENT ACT, 1928 (AS AMENDED)**

**CITY OF JOONDALUP**

**DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO 9**

The Council of the City of Joondalup under and by virtue of the powers conferred upon it in that behalf by the Town Planning and Development Act, 1928 (as amended), and the Metropolitan Region Town Planning Scheme Act, 1959 (as amended), hereby amends the above Town Planning Scheme by:

- 1 Rezoning Lot 55 (11) Henderson Drive, Kallaroo from 'Local Reserve – Parks and Recreation' to 'Private Clubs/Recreation' on the Scheme Maps.