







ATTACHMENT NO 4**MODIFICATIONS TO THE JOONDALUP CITY CENTRE DEVELOPMENT PLAN AND MANUAL – CITY NORTH DISTRICT
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 29 APRIL 2004)**

NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
1	Alinta Network Services	N/A	1. Alinta Gas has advised the City that should the Gas network be affected by the amendment then the proponent is required to contact Alinta Gas before undertaking any works.	1. Comments are acknowledged.
2	Western Power Networks	N/A	1. There are no objections to the works proposed.	2. Comments are noted.
3	M Caiacob	N/A	<p>1. Object to the removal of the public car parking station. It appears that the parking strategy indicates that the parking stations were designated prior to the City North District subdivision. Accordingly no parking station was listed in the City North area.</p> <p>2. The predominance of residential land use in the District as a reason to remove the parking station is not warranted, as the General City uses also predominates in the immediate vicinity.</p>	<p>1. This is correct however this needs to be considered alongside the JCCPPS. The JCCPPS does not identify any parking station for the City North area, despite one proposed under the JCCPDM. The JCCPPS is a more recently prepared strategic document in relation to the provision of public parking stations in the City Centre. Accordingly, the subdivision proposed for Stage 6 City North was designed with the public parking station removed to accord with the JCCPPS.</p> <p>2. Noted. A greater portion of the Stage 6 City North subdivision is set aside for residential development which, as a land use class, traditionally requires less parking than that required for commercial land uses. Irrespective of this, the development of both commercial and residential lots requires the provision of on-site parking.</p>

ATTACHMENT NO 4**MODIFICATIONS TO THE JOONDALUP CITY CENTRE DEVELOPMENT PLAN AND MANUAL – CITY NORTH DISTRICT
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 29 APRIL 2004)**

			<p>3. The previous report to Council (CJ-068-03/04) indicates that the district is well serviced with on street parking that will provide for commercial development in future. This indicates that there may/will be a speculated short fall in commercial carparking or a high demand. Future parking demand needs to be catered for.</p> <p>4. Changing the existing land uses is not a concern with the exception of comments made in relation to car parking.</p> <p>5. Inconsistency between report CJ-068-03/04 stating that the parking strategy was endorsed and supersedes the JCCDPM and report CJ089-04/04 stating that there are no carparking requirements for the CBD or City North within the JCCDPM needs to be confirmed and corrected.</p>	<p>3. Noted. The existence of on-street car parking in the form of verge embayments, provided at the time of subdivision, supplements on-site parking to ensure that any future demand for car parking in the area is catered for to an appropriate level.</p> <p>4. Comments are noted.</p> <p>5. Noted. An anomaly exists between the JCCPPS and the JCCDPM when it comes to the identification of car parking stations in the City Centre. A car parking station is shown in the JCCDPM but not in the JCCPPS. This has been acknowledged and accordingly the JCCDPM is required to be modified to remove the car parking station so that it accords with the JCCPPS.</p> <p>The JCCPPS provides no advice on the number of car bays that are required when individual lots are developed. It is the role of the JCCDPM, DPS2 and the Residential Design Codes to set out these standards. The reason for the report to Council to modify the JCCDPM (CJ089-04/04 refers) is to recognise that the</p>
--	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

ATTACHMENT NO 4**MODIFICATIONS TO THE JOONDALUP CITY CENTRE DEVELOPMENT PLAN AND MANUAL – CITY NORTH DISTRICT
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 29 APRIL 2004)**

				JCCDPM provides little to no car parking standards for individual lot development. Accordingly, the amendments proposed in that report intends to rectify this anomaly.
4	M Macdonald	N/A	<p>1. Object to the amendment for the following reasons:</p> <p>(a) The statement “the JCCPPS was endorsed after the JCCDPM and supersedes the car parking requirements stipulated within the latter” in report (CJ-086-03/04) is incorrect, as the WAPC has not endorsed the Strategy as forming part of the JCCDPM.</p> <p>(b) The area covered in the strategy does not include the City North area so no relevance can be attached to it.</p> <p>(c) The subdivision was approved under delegated authority. There is no evidence that parking in this area of City North has been considered a part of the approval process.</p>	<p>1. Noted.</p> <p>(a) The JCCPPS is a strategic document endorsed by the City of Joondalup and does not require the approval of the WAPC.</p> <p>(b) The JCCDPM A1 Land Use Plan was approved prior to the City endorsing the JCCPPS. Accordingly the JCCPPS does not recognise the public parking station that is identified in City North under the JCCDPM.</p> <p>(c) The City’s role in the subdivision process is to provide an assessment then forward a recommendation to the WAPC who is responsible for issuing an approval for the subdivision.</p> <p>The City when assessing the subdivision proposal, considered a number of issues,</p>

ATTACHMENT NO 4**MODIFICATIONS TO THE JOONDALUP CITY CENTRE DEVELOPMENT PLAN AND MANUAL – CITY NORTH DISTRICT
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 29 APRIL 2004)**

			<p>(d) The process of approval of the subdivision does not appear to have been handled correctly in that the City of Joondalup supported an approval that did not conform to the structure plan.</p>	<p>particularly the provision of parking in the immediate area. The City's decision to support the removal of the public parking station identified in the JCCDPM is based upon the ample provision of on-street and on-site parking, as well as the fact that its removal accords with the JCCPPS.</p> <p>(d) The City has followed the necessary process to assess the subdivision proposal and has provided advice to the WAPC so a final decision can be made.</p>
5	R Krakowski	43 Regents Park Road JOONDALUP WA 6027	1. It is too late for the comments the land has already been sold by LandCorp.	1. Comments are noted.