

Lot 124 - 92 Cook Avenue, Hillarys

Prepared by City of Joondalup: Urban Design & Policy, Cartographic Section. 24/11/2003 - djt

District Planning Scheme No.2 Amendment No. 20

LEGEND



SCALE 1: 5000



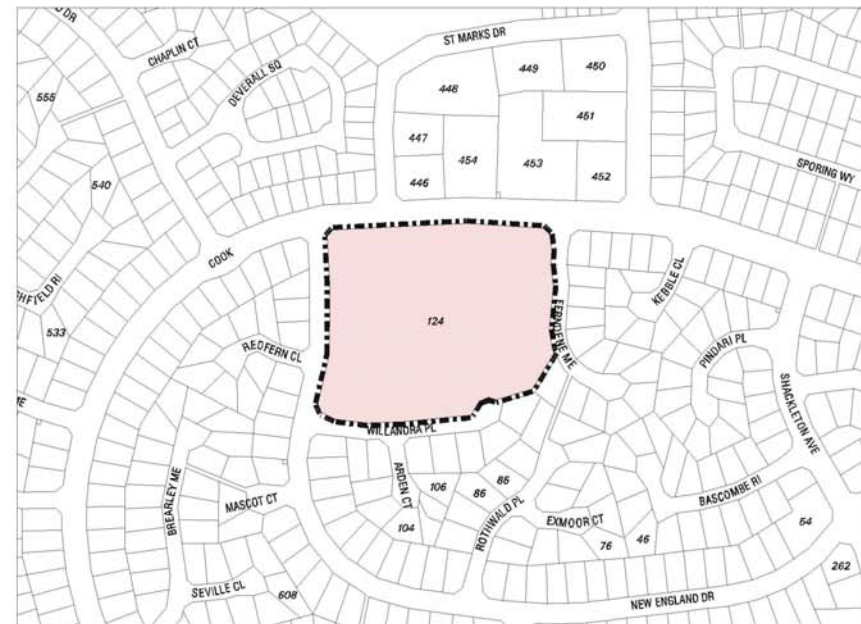
ZONES



LOCAL SCHEME RESERVES



EXISTING ZONING



SCHEME AMENDMENT

City of
Joondalup

Residential Density Codes District Planning Scheme No.2 Amendment No. 20

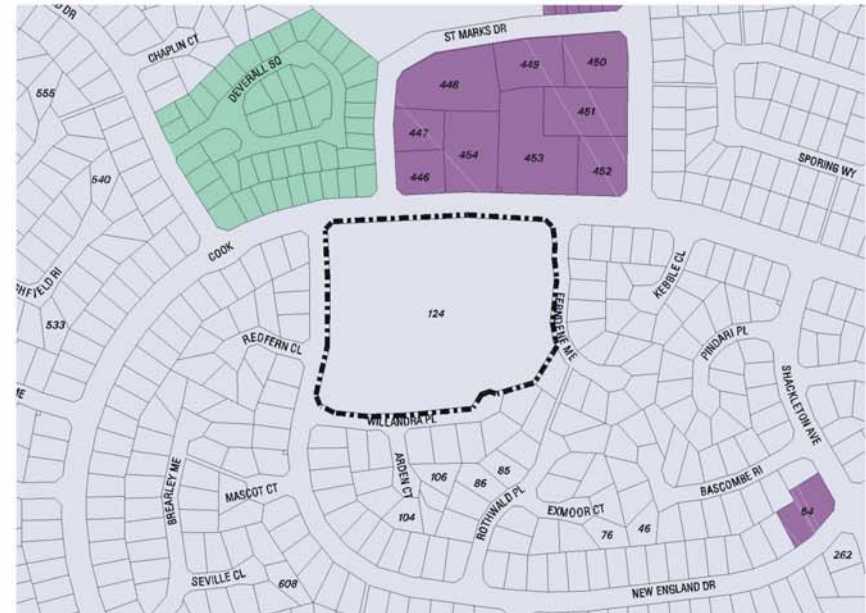
LEGEND



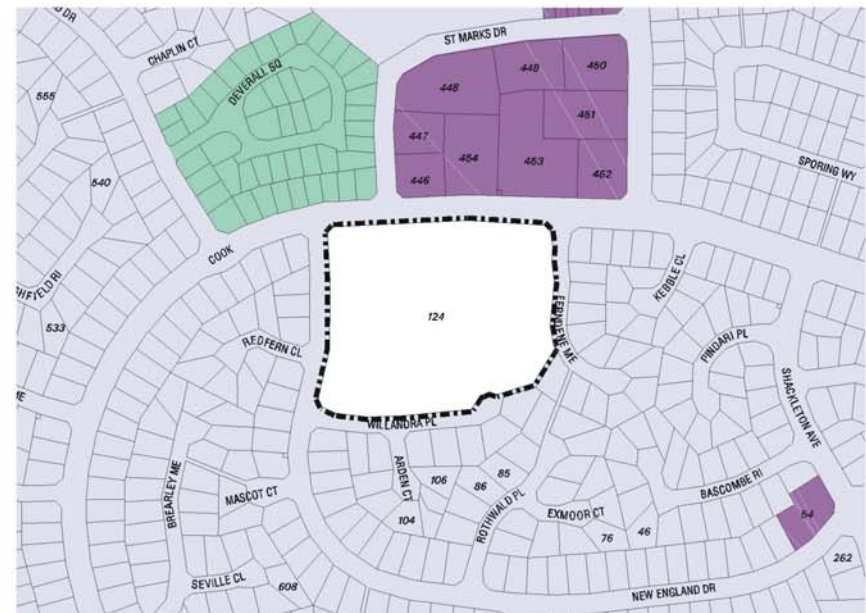
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R-CODES



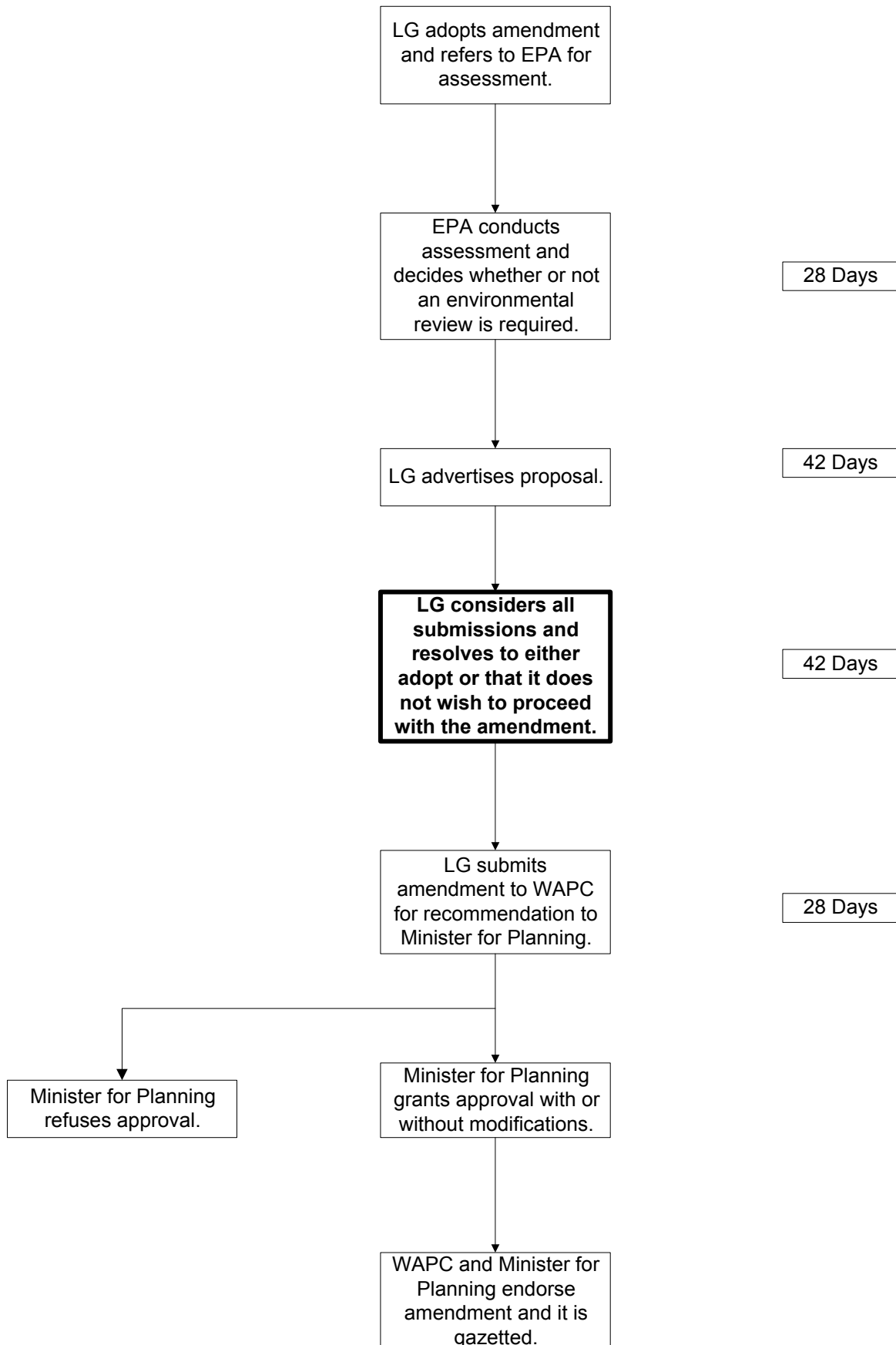
EXISTING RESIDENTIAL DENSITY CODE



SCHEME AMENDMENT

Attachment 3:

Scheme Amendment Process



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Attachment 4

SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING (CLOSED 3 MARCH 2004)

NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
1	H Ross-Jones	7/3 Endeavour Road HILLARYS WA 6025	Concerned about additional traffic on Marmion Avenue and Cook Avenue	Submission noted. Adopt as final
2	L A Woodland & M J Stewart	15/93 Cook Avenue HILLARYS WA 6025	Strong approval for the proposal	As above
3	Alinta Network Services Pty Ltd	N/A	No objection.	As above
4	Western Power Network Services	N/A	No objection	As above
5	C Jarvis	101 and 103 Cook Avenue HILLARYS WA 6025	<ul style="list-style-type: none">• Not support uncoding – new coding to R25 and R40 as appropriate to surrounding landuses.• “Urban Development” zoning not complementary to “Residential” zone. Zoning should be “Residential”.• A Structure Plan could still be required if zoned “Residential”.• Lot 124 is not a large tract of land – does not support “Urban Development” zoning.	<ul style="list-style-type: none">• The density coding of land within an “Urban Development” zone is considered within the context of a Structure Plan and not as part of the amendment process.• An “Urban Development” zoning enables a more holistic approach than a “Residential” zoning as the former requires the provision of a Structure Plan that sets out all particular development requirements for the subject lots.• There is no standard requirement for the provision of a Structure Plan over land zoned

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				<p>“Residential”, thereby offering less certainty about the density and form of the future development for surrounding landowners.</p> <ul style="list-style-type: none">• A Structure Plan can be required in a number of instances, especially when the subject land is located in an established area where the extent, form and arrangement of development will impact on surrounding properties.
6	J Jarvis	101 and 103 Cook Avenue HILLARYS WA 6025	As above (same submission)	As above
7	T & M V Standring	6/97 Cook Avenue HILLARYS WA 6025	<ul style="list-style-type: none">• Concerned about additional traffic moving to and from the site.• Zoning should be “Residential” with only single dwellings allowed within R25/R40.• Any alterations to Cook Avenue and the site should be paid for by developer.	<ul style="list-style-type: none">• A traffic management report has been submitted and includes measures to be taken to alleviate the pressure of additional traffic along Cook Avenue where the entry is to the site. These measures will be implemented and paid for by the developer.• An “Urban Development” zoning enables a more holistic approach than a “Residential” zoning as the former requires the provision of a Structure Plan

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				<p>that sets out all particular development requirements for the subject lots.</p> <ul style="list-style-type: none"> The density coding of land within an “Urban Development” zone is considered within the context of a Structure Plan and not as part of the amendment process.
8	Water Corporation Land Development Branch	N/A	No objection	Adopt as final.
9	B Harvey	18 Sheffield Place HILLARYS WA 6025	<ul style="list-style-type: none"> Considers that the site was intended to be public open space and therefore has been left undeveloped for use by surrounding landowners. Concerned about loss of flora and fauna habitat for birds. Proposes that Council turn the area into a botanical garden. 	<ul style="list-style-type: none"> The subject site was previously owned by the Department of Education and would have been developed as a primary school, the use reflected in the City’s current “zoning”. Lot 124 is private property that inevitably would be developed in time. The most appropriate use for the land is residential which would require the land to be cleared in the most part. As Lot 124 is private property, the City is not able to establish the land as a botanical garden.
10*	M Caiacob	7 Rowan Place	<ul style="list-style-type: none"> Land should be zoned 	All issues raised have been addressed in

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		MULLALOO WA 6025	<p>“Residential” as surrounding land.</p> <ul style="list-style-type: none">• Concerned that “Urban Development” zoning could allow various landuses other than those permitted in “Residential” zone.• Considers that “Urban Development” zoning is not complimentary to surrounding area and this zoning should relate to large tract of land.• Site should not be without a density code.• Supports “Residential” zone and recoding to R25 /R40.	the responses to other submissions.
11*	Department of Environment	N/A	No objection	Adopt as final
12*	Department of Health Wastewater Management	N/A	No objection	Adopt as final

*late submissions