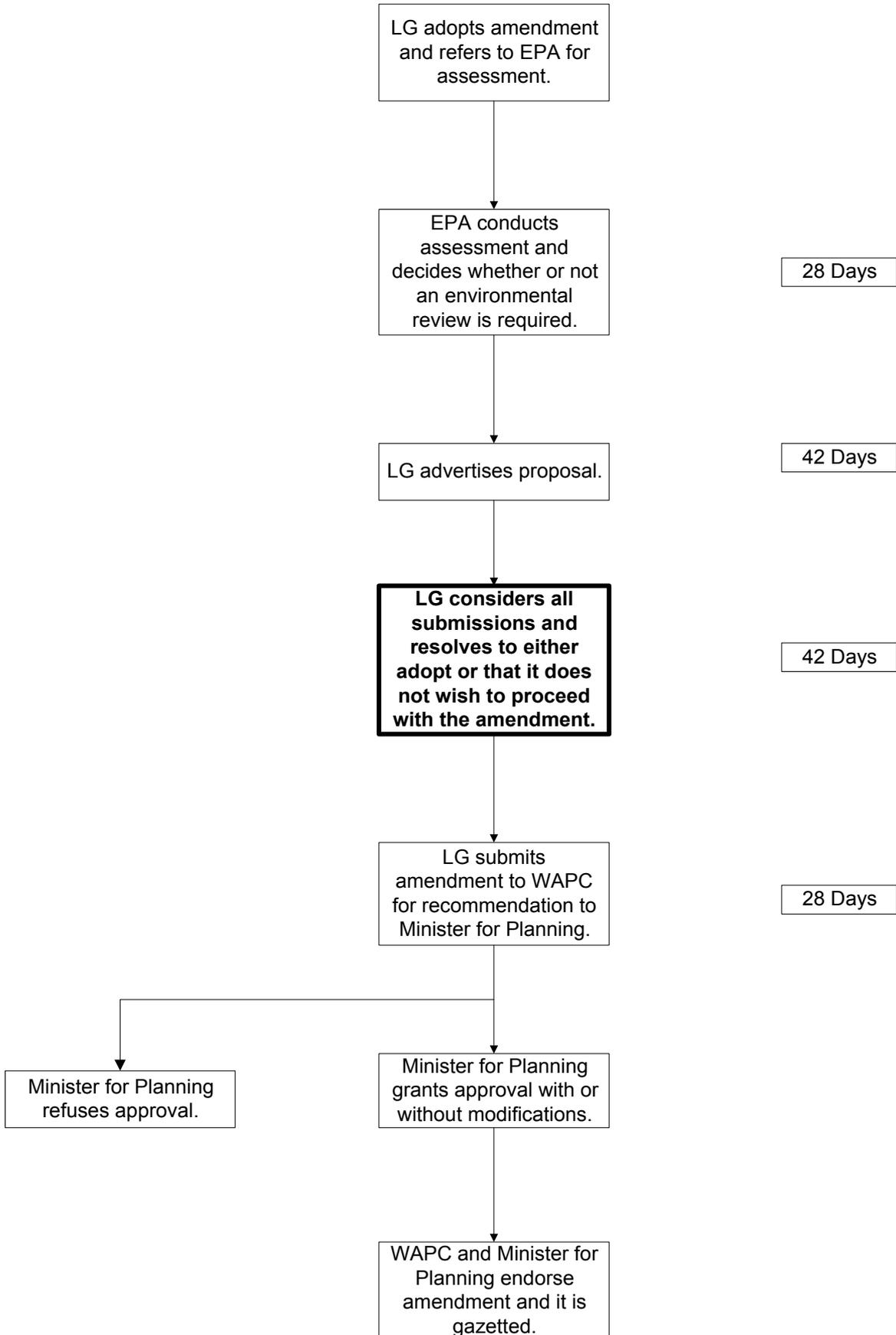




PROPOSED EXTENSIONS TO WOODVALE SHOPPING CENTRE



Scheme Amendment Process



**AMENDMENT NO 1
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 27 AUGUST 2003)**

NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENTS
1	Printfile Pty Ltd	Strata Plan 23594 Lot 11 (923) Whitfords Avenue WOODVALE WA 6026	<p>Suggests the restrictive covenant relating to retail landuses upon Lot 11 be lifted as retail limitations exist within the City's District Planning Scheme No.2 (DPS2).</p> <p>Supports the proposal, however raises concern with respect to the increase of retail floorspace and allocation to Lot 6. Suggests that the proposed expansion of retail floorspace be shared equally/equitably across all lots.</p>	<p>The 'Business' zoning of Lot 11 does not generally allow for any retail floor space, however Amendment 10 to DPS2 introduced provisions into the scheme where limited retail floor space can be considered upon 'Business' zoned lots.</p> <p>In order to address the concern with respect to equality of retail floor space allocation and possible expansion across all lots, a Council resolution is proposed that seeks to request that the landowners of Lots 1, 6, 7, 8, 9 and 10 provide the City with current floor plans and retail floor space (NLA/m²) areas for existing development upon each of these lots, together with the above landowners advising the City of their future intention with respect to retail floor space expansion.</p> <p>Upon receipt of this information, the City intends to review the information with the view to possibly initiating a separate amendment to DPS2 in order to allocate the retail floor areas to these lots in Schedule 3 (Commercial and Centre Zones : Retail Nett Lettable Area) of DPS2. This process will allow the existing restrictive covenants limiting retail floor space on these lots to be lifted, including the restriction upon Lot 11.</p> <p>Further to the above, any possible expansion of retail floor space across these lots in the future needs to be carefully assessed against the City's DPS2 and centres strategy in a holistic manner through detailed research and consultation between the City and all landowners of lots zoned 'Commercial'.</p>

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2	V Scanlan	Amcal Chemist Woodvale Boulevard Shopping Centre 931 Whitfords Avenue WOODVALE WA 6026	Supports the expansion of the supermarket to provide a better service and range of products to the local community.	Noted.
3	Position Pty Ltd	Woodvale Medical Centre Strata Lot 4 4/3 Trappers Drive WOODVALE WA 6026	Supports the rezoning as it benefits the community with respect to additional parking and supermarket expansion.	Noted.
4	J Smith	42/10 Timbercrest Rise WOODVALE WA 6026	Extension of the supermarket would be an asset. A post office is needed for elderly residents in the area.	Noted. The City does not have any control with respect to the provision of a post office as this is a commercial consideration.
5	S Cave	119/10 Timbercrest Rise WOODVALE WA 6026	Objects to the extension of the shopping centre. Need an ongoing care centre (or similar) to care for the many aged people in the local community who need such a place when they are unable to care for themselves or live on their own.	The City does not have any control with respect to the provision of aged care/nursing homes, as this is a commercial consideration.
6	L Francis	87/10 Timbercrest Rise WOODVALE WA 6026	Objects to the shopping centre expansion. A large shopping precinct will not enhance my quality of life and will devalue my property. The Council owned land should be used for a purpose that will complement the retirement village. Suggests the land be developed for a nursing home or similar facility.	The Woodvale boulevard shopping centre is listed as a small town centre (10,000m ²) within the City's centres strategy. It is not understood how the proposal will 'not enhance quality of life', and as such, no comment can be provided. Property devaluation is not considered to be a relevant town planning related consideration. The City does not have any control with respect to the provision of aged care/nursing homes, as this is a commercial consideration.
7	F & S Stanley	59/10 Timbercrest Rise WOODVALE WA 602	Objects to the shopping centre expansion as it will create noise from loading bays, trucks at all hours and antisocial behaviour (vandals). These issues have previously been brought to the	The proposed expansion has been designed to assist in minimising these issues raised previously. Furthermore, these issues will be addressed through the imposition of conditions at the development approval stage of the

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			City's attention and this proposal will extend them.	process, together with continued security patrolling of the area. The City has previously investigated complaints with respect to noise associated with the loading area and will continue to do so should further complaints be received. The applicable legislation with respect to noise is the Environmental Protection (Noise) Regulations 1997, whereby deliveries and rubbish removal is permitted between the hours of 7am and 7pm Monday to Saturday.
8	I D Mitchell	Photoland, Shop 11 Woodvale Boulevard Shopping Centre 931 Whitfords Avenue WOODVALE WA 6026	Supports the proposed scheme amendment that will facilitate the expansion of the shopping centre.	Noted.
9	A A & P Milne	141/10 Timbercrest Rise WOODVALE WA 6026	Supports the proposed scheme amendment that will facilitate the expansion of the shopping centre subject to the existing cement path being retained from the retirement village to the shopping centre and no more noise being created than exists presently.	Noted. Refer comment in 7 above. The current pedestrian access path between the retirement village and the shopping centre is proposed to be retained and upgraded.
10	Mr J & Mrs M Wanless	99/10 Timbercrest Rise WOODVALE WA 6026	Supports the proposed scheme amendment that will facilitate the expansion of the shopping centre however suggests the provision of a post office and a garden centre.	Noted. Refer to comments in 4 above.
11	J H Inglis	45/10 Timbercrest Rise WOODVALE WA 6026	Supports the proposed scheme amendment that will facilitate the expansion of the shopping centre subject to the existing cement path being retained from the retirement village to the shopping centre.	Noted. Refer comment in 9 above.
12	B R Scott	78/10 Timbercrest Rise	I commend the City of Joondalup on its	Noted. Refer comments in 9 above.

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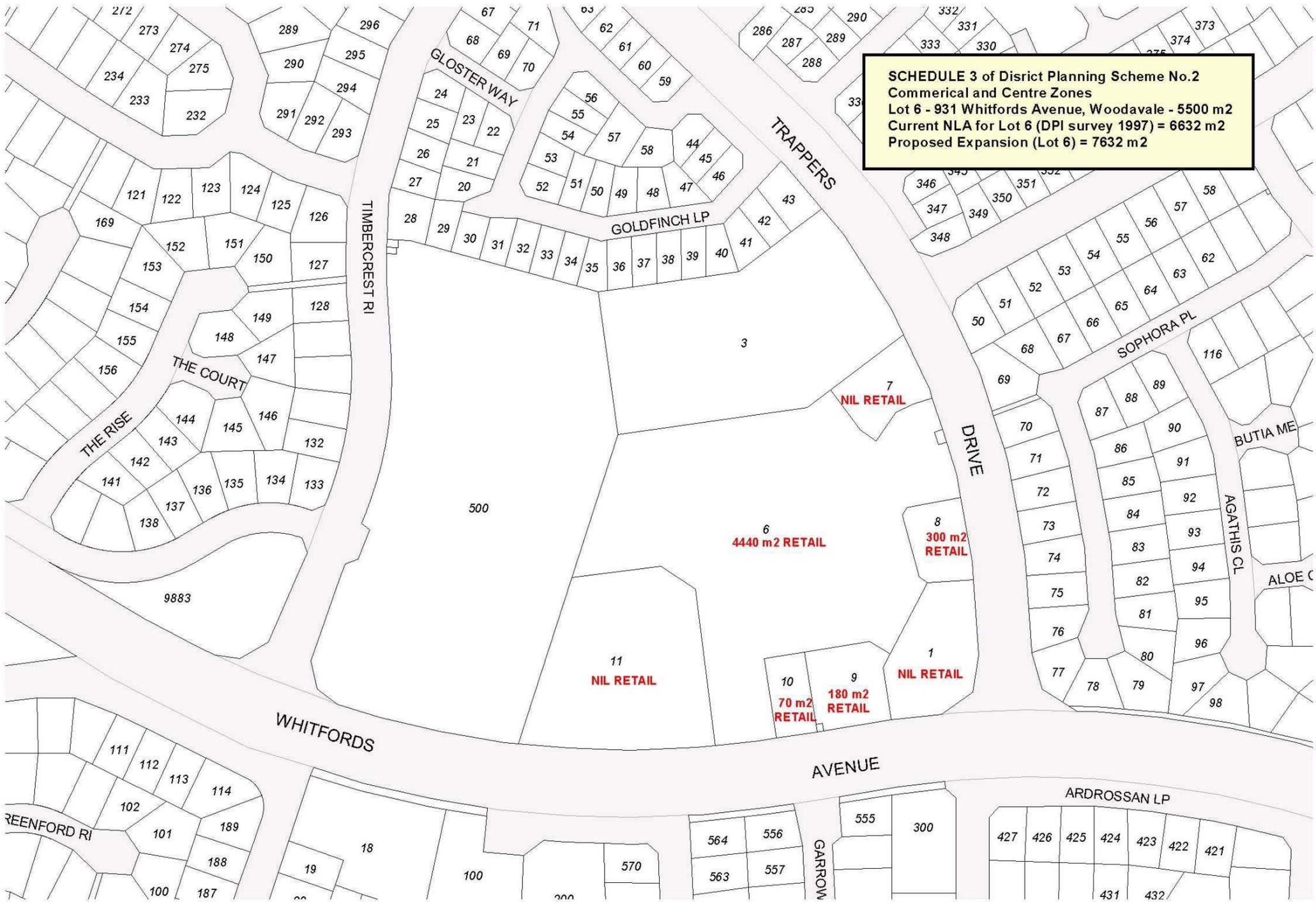
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		WOODVALE WA 6026	presentation and design of the expansion sought by "Action". There appears to be no negative effects as a result of the proposal. The extra car parking will relieve congestion of the southern area. The proposed partly covered pedestrian access from the east side gate appears satisfactory but attention is drawn to the use of electric scooters and hence larger areas for turning at the gate. This area suffers from strong winds. The gate level is approx 2-3m higher than the pedestrian crossing, hence the gradient will require attention as will the usable width of the accessway from the gate to the crossing. I am sure this will have received attention.	
13	E A Merryweather	11/10 Timbercrest Rise WOODVALE WA 6026	Suggests that the existing shopping centre adequately provides for retail necessities. The proposal will cause further noise from trucks and other vehicles plus the smell from rubbish bins that residents backing onto the shopping centre already have to put up with. Suggests that a nursing home be built upon the land.	Noted. Refer comments in 5 and 7 above.
14	B & S Paterson	53/10 Timbercrest Rise WOODVALE WA 6026	We have complained to the Council who guaranteed us the rule of no deliveries before 6.45am, nor closure of lids on bins that has not been adhered to over the years. How can we trust Action supermarket now to do the right thing by us in our village. We live directly behind the deliveries section of the shopping centre and we experience noise from trucks coming and going at irregular hours, together with noise and removal of rubbish. Believes	Noted. Refer comments in 7 above.

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			shaking of bins has caused cracks in walls. Suggests antisocial behaviour and driving being experienced in this area. Feels the original design of this area was poor and to make sure noise and nuisance is controlled enough to not be a big problem	
15	AW & ME Pearce	131/10 Timbercrest Rise WOODVALE WA 6026	Supports the proposed scheme amendment that will facilitate the expansion of the shopping centre.	Noted.
16	T & B L Leppard	89/10 Timbercrest Rise WOODVALE WA 6026	<p>Suggests that portion of Lot 3 adjoining the Retirement Village currently undeveloped is ideally situated for "after care" use by Timberside Village in the future.</p> <p>Plans to develop the balance of Lot 3 for shopping centre and other parking will provide an ideal environment for nuisance use by undesirables at night. Racing of cars, noise levels increasing and disposal of used needles, condoms etc into tenant's gardens. (This is already a problem at the Whitfords Avenue end of the village).</p> <p>This area of development is high and virtually very much "off street" and must attract a poor element.</p> <p>Alternative, if the proposal proceeds, would be to secure these areas from motor vehicles at shopping centre closing times.</p>	<p>Noted.</p> <p>Noted. Provision of a new northern entrance to the shopping centre, together with provision of lighting is envisaged to facilitate increased surveillance and visibility of this area thus minimising anti social behaviour, together with continued security patrolling of the area.</p> <p>Refer comment above.</p> <p>The City will monitor the area for anti-social behaviour through continued City Watch patrols.</p>
17	Alinta Network Services	N/A	No objection.	Noted.

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	Pty Ltd			
18	Western Power Corporation Network Asset Management Branch	N/A	No objection.	Noted.
19	B A Church	110/10 Timbercrest Rise WOODVALE WA 6026	Supports the proposed scheme amendment that will facilitate the expansion of the shopping centre.	Noted.
20	Department of Health Wastewater Management	N/A	No objection.	Noted.
21	A F Hill	57/10 Timbercrest Rise WOODVALE WA 6026	The proposed car park adjoining the retirement village boundary could increase more noise at night and early in the morning, which happens at present in the shopping grounds. If there is no increase in noise, I am prepared to support the proposal.	Noted. Refer comments in 16 above.



SCHEDULE 3 of District Planning Scheme No.2
Commercial and Centre Zones
 Lot 6 - 931 Whitfords Avenue, Woodvale - 5500 m²
 Current NLA for Lot 6 (DPI survey 1997) = 6632 m²
 Proposed Expansion (Lot 6) = 7632 m²

