

**BURNS BEACH STRUCTURE PLAN NO 10  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 9 DECEMBER 2004)**

NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
1	M Moon	9 Carew Place GREENWOOD WA 6024	<ul style="list-style-type: none"> <li>• The land use has not been determined for each precinct.</li> <li>• Development controls are not in place for residential uses other than a dwelling in each precinct.</li> <li>• NLA (net lettable floor area) and GLA (gross lettable area) have not been identified as per the City's Centres Strategy or the State Centres Strategy or District Planning Scheme No. 2 (DPS2).</li> </ul>	<ul style="list-style-type: none"> <li>• The objectives of each proposed Precinct in the draft Structure Plan clearly state the intended land uses.</li> <li>• As stated in section 4.0 The Scheme, unless otherwise provided for by specific requirements of this Structure Plan, all requirements shall be in accordance with DPS2, which in turn refers to the requirement to conform to the provisions of the R Codes.</li> <li>• The City's DPS2 and Policy 3.2.8 – Centres Strategy, which is based on the Metropolitan Centres Strategy, sets out NLA for Commercial and Centre Zones only. The subject site is zoned "Urban Development" and, therefore, there is no need to refer to either of these documents in the report. Regardless of this, the two lots identified on the draft Structure Plan for commercial use are approximately 500m<sup>2</sup> each in</li> </ul>

**BURNS BEACH STRUCTURE PLAN NO 10  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 9 DECEMBER 2004)**

			<ul style="list-style-type: none"> <li>• Single dwelling is not identified in the DPS2 or Residential Design Codes (Rcodes) and this structure plan does not identify development controls for single dwelling or what uses apply to single dwelling.</li> <li>• Residential density only applies to single house, grouped dwelling and multiple dwelling - all other residential development this structure plan is silent on. No density or intensity of development determined.</li> <li>• Provisions are ambiguous – non-residential is not defined.</li> <li>• Clause 11.0 Modifications to the Structure Plan is unnecessary.</li> <li>• Any discretion given to the density of development or height should have a limit as unlimited discretion takes away the power of a Council to control development in the City.</li> </ul>	<p>area, the equivalent to a corner store and a kiosk.</p> <ul style="list-style-type: none"> <li>• Whilst the term single dwelling is not identified in DPS2 or the R Codes, it is defined in the draft Structure Plan. It is therefore unnecessary to separately state the allowable land use.</li> <li>• Residential density applies to any type of residential development. The draft Structure Plan refers only to single and grouped dwellings with densities of R20 and R40 stated for the two residential Precincts.</li> <li>• The only non-residential land uses stated in the draft Structure Plan are noted within the Local Shop Precinct and are either defined in this document (local shop) or in DPS2.</li> <li>• This clause serves simply to reinforce processes of land development.</li> <li>• There is no reference to the exercise of discretion in the Structure Plan and any development applications within the Structure Plan area will need to comply with its provisions, or the R Codes where not otherwise</li> </ul>
--	--	--	--	--

**BURNS BEACH STRUCTURE PLAN NO 10  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 9 DECEMBER 2004)**

				stated.
--	--	--	--	---------



**Department for Planning and Infrastructure**  
Government of Western Australia

Our Ref: 801/2/34/9  
Enquiries: Robyn Watts

Chief Executive Officer  
City of Joondalup  
PO Box 21  
JOONDALUP WA 6919

Attention: Graeme Catchpole

Dear Sir

**REQUEST FOR COMMENTS ON SUBMISSION  
BURNS BEACH STRUCTURE PLAN**

I refer to your request for comments on a submission presented to the City with respect to its assessment of the Burns Beach Structure Plan, and offer the following comments.

The alignment and width of the foreshore reserve was the result of an exhaustive process including assessment of detailed environmental documentation by a review team set up by the Minister for the Environment. This team comprised professionals from the Department for Planning and Infrastructure and the Department for Environment, with an independent chairperson. A rigorous analysis of the information available was undertaken by this team. This information included an assessment of coastal dune and shoreline stability, and took into account System 6 recommendations. The final alignment of the reserve also took into account the need for a hard (road) interface between urban development and the foreshore.

Further, the alignment of the foreshore reserve as part of an MRS amendment required approval from not only the Minister for Planning and Infrastructure and the Minister for the Environment, including consideration of appeals against the environmental outcome, but was also subject to a Parliamentary process.

The important issue now is to focus on appropriate management of the foreshore.

The proponents have prepared a foreshore management plan, which is currently being assessed by coastal experts from this Department and also I understand by the City. This plan includes commitments by the proponents for restorative and rehabilitative works, and the protection of conservation areas, within the foreshore reserve. In the long term the foreshore is likely to be vested in the City of Joondalup, consistent with other vesting along the coast.

CALM was consulted and involved in the assessment of the foreshore reserve.

I trust that the information provided is of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rob Griffiths', written in a cursive style.

Rob Griffiths  
Director  
Environment and Natural Resources Planning

22 February 2005