







Digital Photography : DLI December 2004

Prepared by City of Joondalup : Urban Design & Policy, Cartographic Section. 08032006 - djt

20 0 20 40 Meters





## **PART 1 – STATUTORY PLANNING SECTION**

As provided by the provisions of clause 9.8 of the Scheme, this part of the Agreed Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme.

### **1.0 SUBJECT AREA**

The Structure Plan's land area is approximately 2.1885 ha and is described as Lot 61 (No 14) Leach Street, Marmion. The land is bounded by Leach Street to the west, Cliff Street to the east, Ozone Road to the north and Troy Avenue to the south.

### **2.0 CITY OF JOONDALUP DISTRICT PLANNING SCHEME NO. 2**

Unless provided for by specific requirements in this Structure Plan, all requirements shall be in accordance with the City's District Planning Scheme No. 2 ('the Scheme').

### **3.0 MARMION STRUCTURE PLAN**

Plan 1 is the Marmion Structure Plan

### **4.0 LAND ZONING PLAN**

Plan 2 is the Land Zoning Plan which applies a 'Residential' zone to the developable portion of the site and a 'Local Reserves – Parks and Recreation' reservation to the Public Open Space area.

### **5.0 RESIDENTIAL DENSITY CODING PLAN**

Plan 3 is the Residential Density Code Plan, which, in accordance with the scheme, applies a R20 residential density code to the Structure Plan area.

### **6.0 FINISHED GROUND LEVEL PLAN**

Plan 4 is the Finished Ground Level Plan referenced in Provision 8.2.

### **7.0 GENERAL OBJECTIVES**

Development and subdivision within the structure plan area shall meet the following general objectives;

- i) The subdivision design and lot orientation & configuration shall provide a robust framework for the future development of a sustainable neighbourhood which reflects the local context, requirements of the R20 coding, is site responsive and provides the opportunity for sustainable and energy efficient housing types set within an existing neighbourhood.
- ii) Lots should be orientated wherever possible and practical to have their long axes within the range N20 deg West to N30 deg East, or E20 deg North to E30 deg South.
- iii) Dwellings shall be constructed on each lot consistent with the energy efficient measures outlined in the BCA and the R-Codes and embracing economic, social and environmental sustainability principles by addressing matters in the design such as solar access and solar efficiency, thermal performance, natural ventilation, energy conservation, on site stormwater disposal, waterwise landscaping and where practical and possible greywater recycling for irrigation.



- iv) Ensure that built form outcomes prescribed under the Structure Plan for the site are generally consistent with the provisions of the Residential Design Codes of Western Australia under the R20 density code (unless varied elsewhere in this Structure Plan), particularly with respect to building height and bulk, setbacks and design for climate.

## **8.0 PROVISIONS**

### **8.1 Land Use**

The predominant land use in this Land Use Area shall be Residential.

Uses permitted and the Scheme provisions are the same as those that apply to the Residential zone in the Scheme.

### **8.2 Vegetation & Trees**

- i) A Vegetation Management Plan shall be prepared for the northern public open space area in accordance with City Of Joondalup Policy 1-2 Public Participation and shall be approved by Council prior to final adoption of this Structure Plan;
- ii) A minimum of one street tree being planted within the road reserve/verge for each new lot and being a native species approved by the City;
- iii) Satisfactory arrangements being made with the City of Joondalup to protect any significant existing vegetation in the road reserves surrounding the site as part of the development.

### **8.3 Residential Dwelling Height**

- i) Council Policy 3.2 - Height and Scale of Buildings within Residential Areas shall apply to development within this structure plan area;
- ii) Natural Ground Level for the purpose of determining the Building Threshold Envelope as referenced in Policy 3.2, is deemed to be the Finished Ground Level (to within 300mm) as indicated on each lot on Plan 4. For the three (3) sloping lots fronting Troy Avenue shown on Plan 4 that do not have a natural ground level, for the purposes of Council Policy 3-2, natural ground level is as per the contours shown on Plan 4. These levels may not be varied beyond this range unless approved by the City of Joondalup.

### **8.4 Vehicular Access**

- i) Within that area defined as Precinct A on the Structure Plan no lot shall have direct vehicle access by way of any crossover, to Cliff Street. All vehicular access to these lots shall be from the internal subdivision road.



**8.5 Building Setbacks**

- i) All building setbacks shall be in accordance with the R-Codes with the exception of (ii) below;
- ii) The minimum setback to Cliff Street for any dwelling within Precinct A is 3.0 metres (averaging provisions do not apply).

**8.6 Lots Adjacent to POS**

- i) Any dwelling on a lot fronting or siding the Public Open Space shall have at least one "habitable room" (as defined in the R-Codes) with a major opening orientated towards the open space. Development and fencing between the POS and proposed residential lots shall be in accordance with City of Joondalup Policy 7-15 – Subdivision and Development Adjoining Areas of Public Space.

**8.7 Roads & Footpaths**

- i) The developer shall consult and reach agreement with the City at the time of subdivision to identify any upgrade/improvements which may be required to the existing streets which abut the site and in particular the intersection of Troy Avenue and Cliff Street;
- ii) The developer in association with the City shall upgrade any existing footpaths surrounding the site as part of the subdivision works.



C H A P P E L L  
& L A M B E R T  
T O W N P L A N N I N G  
U R B A N D E S I G N



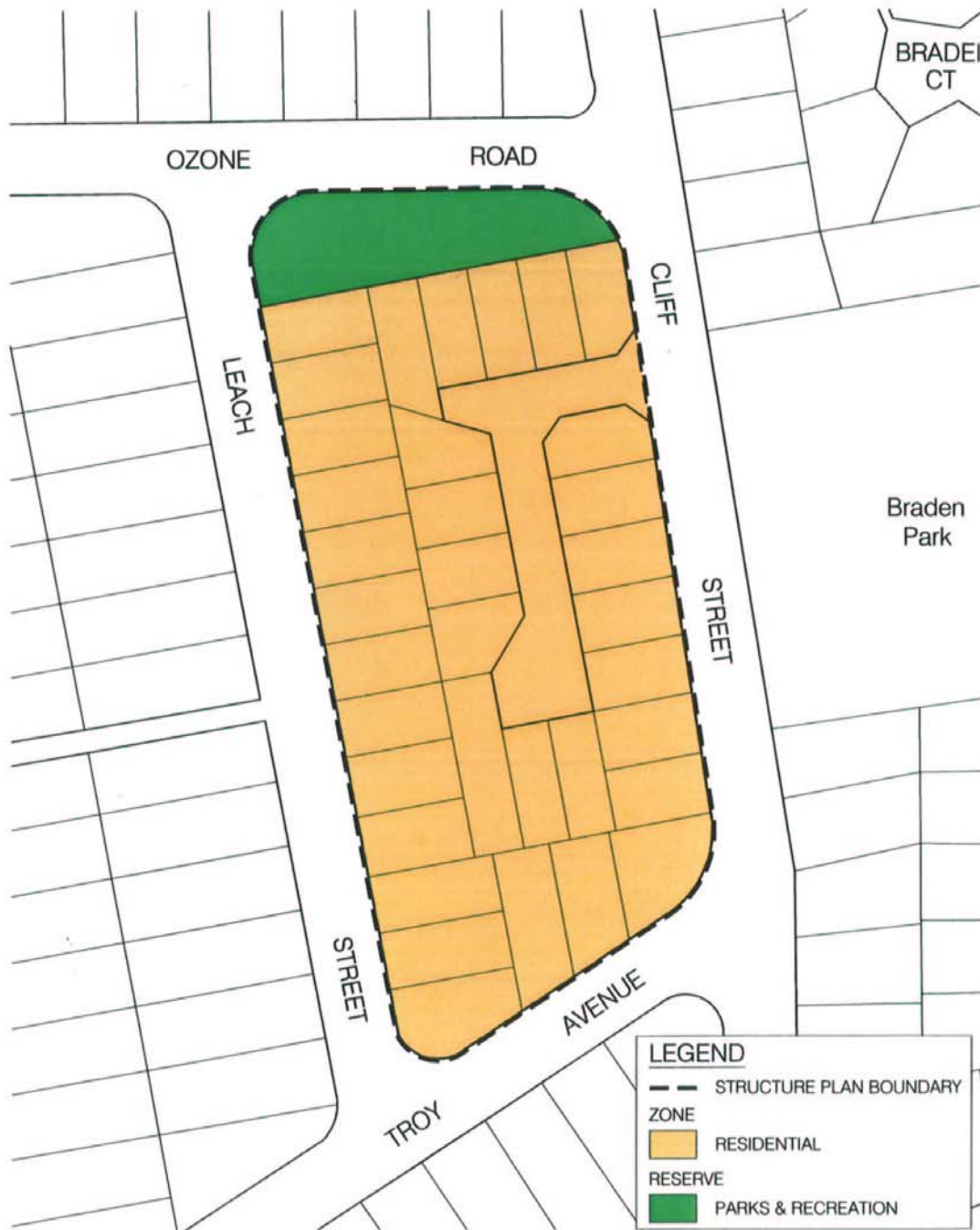
**AGREED LOCAL STRUCTURE PLAN**

2006-31a DSP

PLAN 1



**C H A P P E L L  
& L A M B E R T**  
T O W N P L A N N I N G  
U R B A N D E S I G N





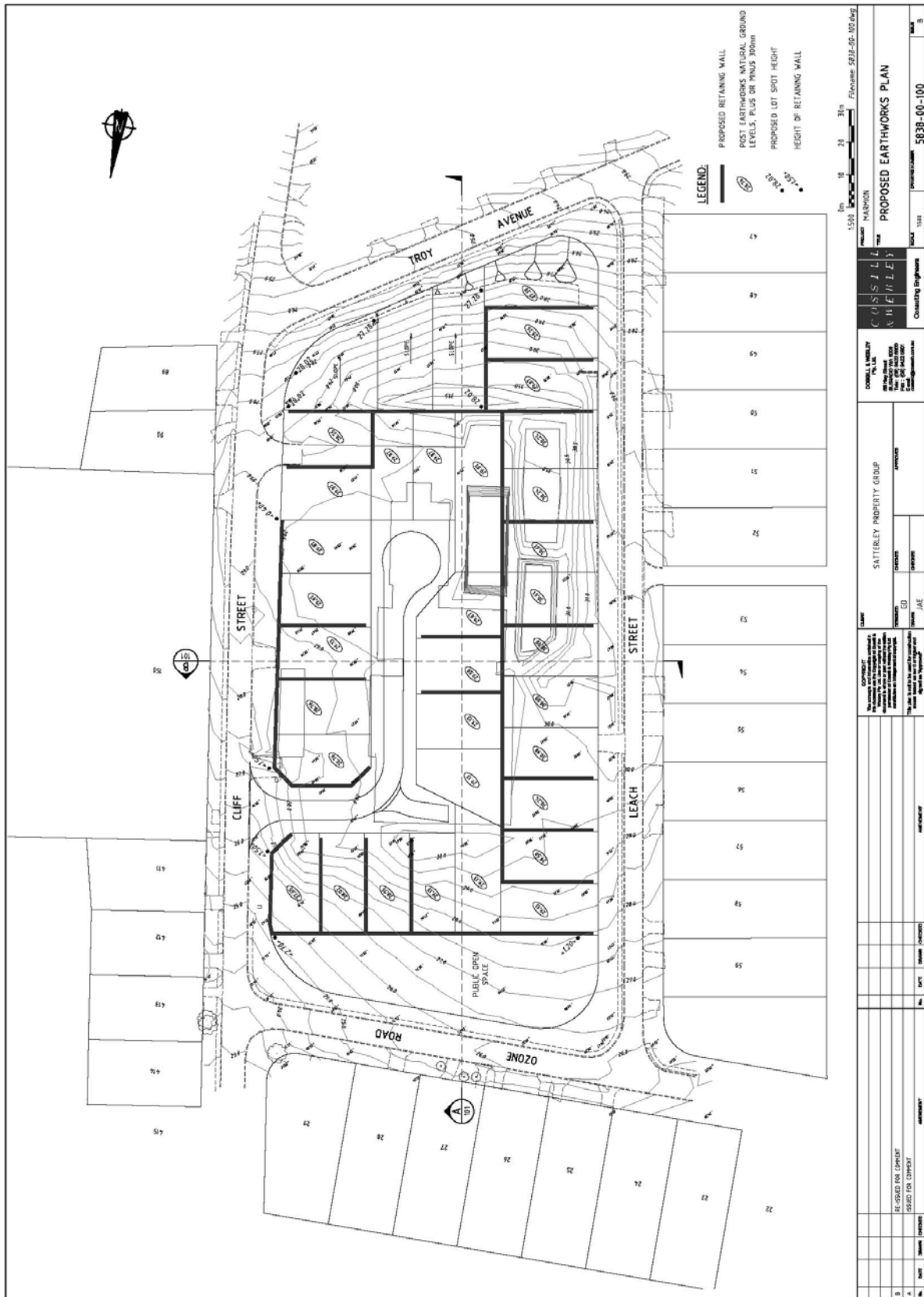
**C H A P P E L L  
& L A M B E R T**  
T O W N P L A N N I N G  
U R B A N D E S I G N

**RESIDENTIAL CODE PLAN**

2006-31 DSP

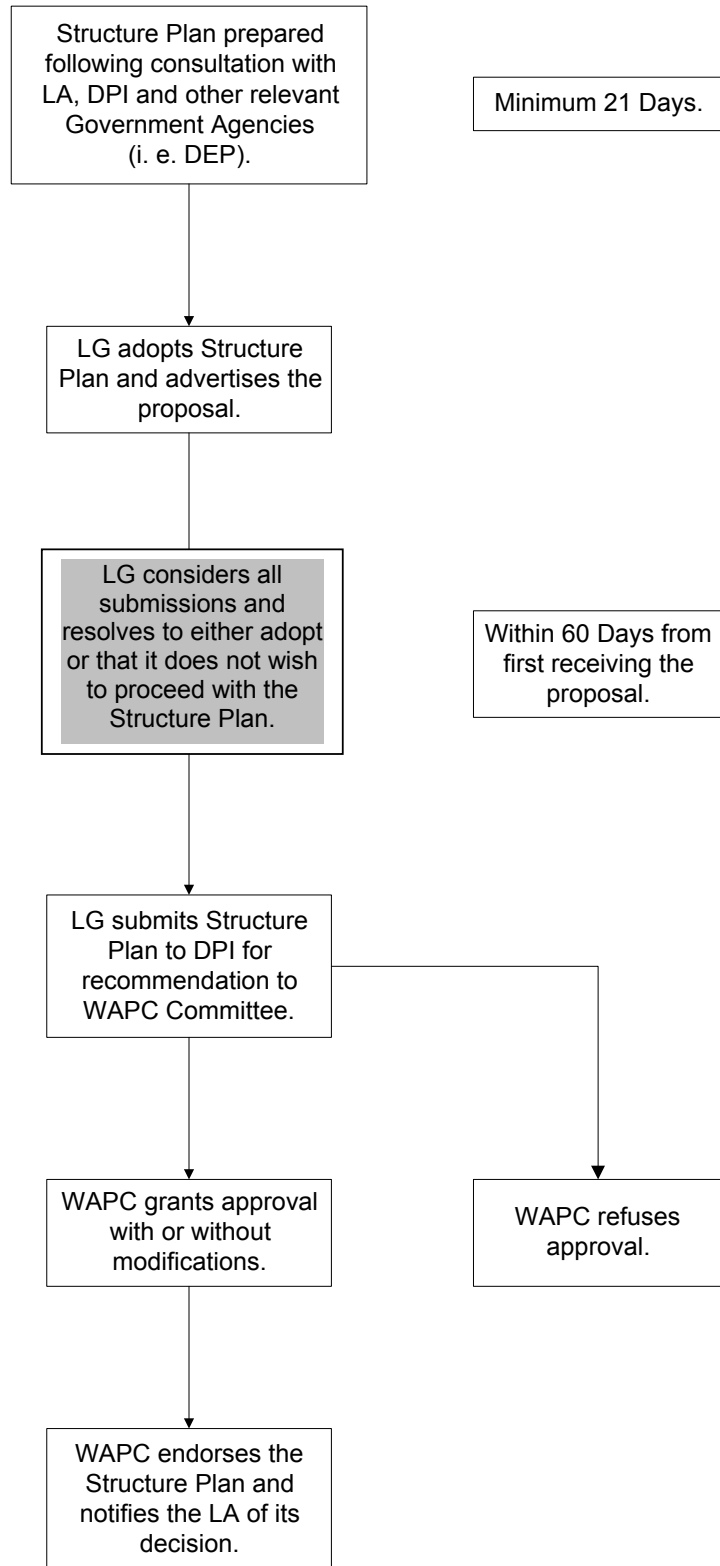
PLAN 3







## Structure Plan Process





**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
1	JM Honner	2/23 Cliff Street Marmion WA 6020	Support. Believes Plan is a good one and will benefit the area in the long term.	Noted.
2	W & K Cox	89 Cliff Street Sorrento WA 6020	Neutral. Proposed road junction with Cliff St will be a hazard given the hill. Access from Leach St is a better option. Alternatively, slow traffic on Cliff St with traffic calming devices, including roundabouts. Unless the City commits to maintaining POS, would prefer cash in lieu & improve facilities in adjoining POS.	Noted. The proposed internal cul-de-sac road access point onto Cliff St is satisfactory from a traffic engineering perspective as adequate vehicular sightlines can be achieved. Sentence Deleted The City will maintain the POS once its appropriately developed by the landowner and handed over to the City as required by the Vegetation Management Plan. This is normal practice when parks are created.
3	P & L Tormey	38 West Coast Drive Marmion WA 6020	Objection. Happier with less blocks and more POS. Still want nothing there and remain opposed but if it's going ahead this is a better plan than the 1 <sup>st</sup> one.	Noted.
4	RG & J Harris	20 Rowntree Way Marmion WA 6020	Support. Believes the proposed plans will improve the area.	Noted.
5	P McKenzie	12B Troy Avenue Marmion WA 6020	Objection. Believes whole process has been corrupt, amplified by the removal of the Council. The land is public land zoned parks. The new Council should look at the proposal. They may listen this time.	Noted. The proposal has been assessed under applicable legislation and regulations  The site is privately owned. Amendment No. 24 to the City's District Planning Scheme No.2 (DPS2) rezoned the land to 'Urban Development'.
6	Alinta Gas	GPO box W2030	Neutral	Noted.



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
		Perth WA 6846	Standard response letter.	
7	Public Transport Authority (Transperth)	PO Box 8125, Perth Business Centre WA 6849	Neutral Works must not affect current bus route on Cliff St (maintain bus access). If disruptions unavoidable, early notice is required.	Noted. Transperth will be requested by the City to investigate bus stop safety issues raised by the community. This may result in the relocation of the existing bus stops adjacent to the structure plan area in consultation with the City.
8.	Name withheld by request	Address withheld by Request	Objection Plan B is a good compromise between what we'd really like and what the Council would like to do as larger lot sizes and more POS are all in the interest of preserving the median house price in Marmion. The larger POS will reduce traffic flow and increase public use of the POS.	Noted. The draft structure plan submitted is not a Council proposal. It is Council's role to assess the application submitted. In approving Amendment No. 24 to DPS2, the Minister for Planning and Infrastructure did not require additional POS beyond 10%, and this was to be provided at the northern end of the site. Structure Plan B identifies an additional 20% POS on the southern end of the site. If more POS is to be provided, this would need to be negotiated with the land owner as this is beyond the normal 10% requirement.
9	M Dixon	10 Rowntree Way Marmion WA 6020	Objection. Wants land left as bush/park, not to be sold to developers. We are overcrowded now and have few facilities.	Noted. The land is privately owned and is zoned 'Urban Development' under DPS2. The Council is required to consider the structure plan proposal. 10% of the site is proposed to be provided for POS.
10	BF Jones	Unit 13/10 Parnell Ave Marmion WA 6020	Objection. Raises concerns about traffic safety, pedestrian safety, parking, loss of bush land, future population requirements for	Noted. The issues raised were not further explained with respect to how they impact upon the locality, however comments relating to issues



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			POS, density of development & visual amenity.	raised are contained within this schedule of submissions and the comments section of the Council report.
11	H Zeller	8 Hodge Court Marmion WA 6020	Objection. Apparently local views have been ignored.  Too many building sites shown in the design.	Noted. All comments and views raised by the community are reported to, and considered by Council. The number of proposed lots is compliant with the R20 density code applicable to the land.
12	W Allan	15/17 Syree Court, Marmion WA 6020	Objection Advertised structure plan should be rejected and structure plan B be adopted. Retain more bush land.  Cliff St is a busy street and Plan B provides better safety to pedestrians and vehicles.	Noted. Refer comments in submission 8 above and 15 below. 10% of the site is proposed be retained as bush land (POS). The submission did not articulate how plan B is safer than Plan A from a vehicular and pedestrian safety perspective.
13	P & L Hastie & children	10 Troy Avenue Marmion WA 6020	Objection. Rejects advertised structure plan, Wants Plan B to be adopted. Proposal will change the character of the area, demolish bush land and increase traffic.  Lack of consultation by previous Commissioners and decisions made contrary to ratepayer's wishes was appalling. Traffic already at dangerous levels due to the popularity of the surf beach.	Noted. Refer comments in submission 8 above and 15 below. The issues raised were not further explained with respect to how these issues impact upon the locality, however comments relating to all issues raised are contained within the comments section of the Council report. Community consultation was undertaken in accordance with statutory requirements under DPS2 and additional community consultation was required by Council. It has been assessed that traffic increases are expected from this proposal are not



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
				expected to have a detrimental impact on the area.
14	J Powell	17 Marine Terrace Sorrento WA 6020	Support. Happy with plan. Ratepayers Association need to take a cold shower and walk their dog on Braden Park.	Noted.
15	T Thorp	75 High Street Sorrento WA 6020	<p>Objection. Rejects Structure Plan A, wants Plan B. Reiterates issues raised in Marmion Community Alert No. 8 Letter as follows; Where is structure plan B as proposed by the community and why was it not offered for public comment? Provision of additional POS at the southern end of the site.</p> <p>All lots fronting Cliff St and Troy Ave to have rear access from internal road to ensure traffic and pedestrian safety.</p> <p>Boulevard landscape treatment for Troy Ave as it is a main access way to the beach.</p>	<p>Refer comments in submission 8 above.</p> <p>The landowner lodged a structure plan application with the Council and it was advertised for public comment. Whilst structure plan B may be the community reference group's preferred choice, the Council must consider the plan submitted.</p> <p>Five lots with frontage to Cliff St obtain vehicular access from the proposed internal cul-de-sac road. Two lots will have direct access to Cliff St and the corner lot on Cliff St/Troy Ave would obtain vehicular access from Troy Ave. It is not necessary from a traffic and pedestrian safety perspective for Troy Ave frontage lots to have rear access given only four (4) lots front Troy Ave.</p> <p>The planting of the same native tree species on the verge may assist in creating a boulevard landscape treatment. This is covered by structure plan provision 8.2 ii). However existing landowners on the southern side of Troy Ave would also need to agree to plant the same tree species on their</p>



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			<p>Average lot size of 600m<sup>2</sup>, not 500m<sup>2</sup> (Marmion Average is 726m<sup>2</sup>).</p> <p>Frontage of proposed lots to be compatible with existing frontages opposite the site.</p> <p>Retention of significant vegetation on Council verges and planting of feature street trees.</p> <p>Issues of concern are traffic and pedestrian safety, parking, loss of bush land habitat, future population requirement for POS, density of development and visual amenity.</p>	<p>verge in order to create a true boulevard landscaping effect on both sides of Troy Ave. Given that this proposal is beyond the scope of the structure plan, it could be further developed as an individual project not linked to the structure plan.</p> <p>The average lot size of 500m<sup>2</sup> is in accordance with the R20 density code applicable to the land and the Marmion locality. Also see report.</p> <p>Lot frontages proposed exceed the minimum width of 10 metres required under the R20 density code applicable to the land and the Marmion locality. Also see report.</p> <p>Clause 8.2 ii) and iii) of the structure plan addresses this issue.</p> <p>A traffic report addressing the traffic and safety aspects of the proposal was prepared by the landowner's traffic consultant and reviewed by the City. The other issues raised were not further explained with respect to how these issues impact upon the locality, however comments relating to all issues raised are contained within this schedule of submissions and the comments section of the Council report.</p>
16	JR & SN Watson	80 West Coast Drive Sorrento WA 6020	<p>Support.</p> <p>Difficult to see anybody (apart from those with a narrow self interest at stake) being concerned with the issues raised by the stakeholders group in it's Community Alert No. 8 Letter.</p>	Noted.



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			Supports higher development density along the coast that enables a larger population to enjoy living in the area and has a moderate effect on real estate prices due to larger supply.	
17	Name with held by request	Address with held by request	<p>Objection. Objects to Cliff St being point of entry due to traffic &amp; pedestrian safety. Suggests access from Ozone Rd as it is a quieter street.</p> <p>Residents on Cliff St short changed on amount of POS. Why can't amount of POS be equal on either end? Comments relating to cheaper housing on Cliff St and the need for equality.</p>	<p>Noted. The proposed internal cul-de-sac road point of entry to Cliff Street is satisfactory from a traffic engineering perspective and will minimise any impact on existing landowners as it is opposite Braden Park. Access from Ozone road would cut through the proposed POS resulting in loss of vegetation and is therefore considered undesirable. Refer comments in submission 8 above.</p> <p>The R-Codes and Building Code of Australia apply to future residential development of the site and specify housing standards to be met.</p>
18	A & M Petrovik	26 Freeman Way Marmion WA 6020	<p>Objection. Where is the provision for bush land? Wants rear access for blocks fronting Cliff St. Wants boulevard landscaping for Troy Ave. Wants larger lot sizes (average of 600m<sup>2</sup>). Frontage of new blocks to be compatible with existing lot frontages opposite the site. Believes traffic safety issues have not been considered adequately.</p>	<p>Noted. Refer comments in submission 8 and 15 above.</p>



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
19	J Young	24 Sheppard Way Marmion 6020	Objection. Rejects structure plan No benefit to Marmion by having housing built on the site, only benefits the developer. Benefit in having the site retained as bush land.	Noted.  Refer comments in submission 8 above.
20	H Kuziela	5 Leach Street Marmion WA 6020	Objection. Amenity and desires of the community have been excluded. Structure plan B is the preferred option for the community. 10% POS insufficient. Requests the City to purchase a minimum of 10% of the site at the southern end. The population of Marmion is increasing adding pressure on POS. Road traffic safety on Cliff St been ignored. Internal access road should be extended so additional 3 lots have internal access. Density of development incongruous with existing housing in the area. Requests lots be 600 sqm New ground levels of lots should be flat and level with existing roads.  Only single or two storey dwellings be permitted. Any retaining is to use fill from within the site only. No external fill to be brought in.  This is my suburb, I live here not the	Noted. Refer comments in submission 8 and 15 above.          The proposed lot level plan has been reviewed and levels are proposed to be reduced so as to reflect the natural underlying ground levels with a minimum of cut and fill. The City's residential building height policy would apply to the structure plan area. The draft structure plan is proposed to be modified to ensure lot levels more closely align with the level of existing roads they front and as such, it is unlikely that any fill will need to be imported.



[illegible]



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			<p>overlooking problems onto existing residences, particularly in Troy Ave. Possible that overshadowing will also occur. How will the structure plan address this?</p> <p>Relocation of the Norfolk Island Pine tree on the site to Cliff Coleman Reserve in memory of Mr &amp; Mrs Coleman and identification of significant trees before development starts. How will the structure plan address this?</p> <p>This is my suburb, I live here not the developer or the City. Decisions made today cannot be undone and must be made in the best interests of the existing and future residents who live here. Our rates contribute towards improving the amenity of other suburbs within the City of Joondalup. Time for the City to include its forgotten suburb of Marmion.</p>	<p>overlooking and overshadowing and these are considered when detailed house plans are lodged with the City for its approval.</p> <p>This Norfolk Island Pine tree is located within the Leach Street road reserve (verge). The structure plan has a provision to ensure the protection of existing trees within all road reserves adjoining the site.</p> <p>Noted.</p>
23 & 54	M Went	7 Leach Street Marmion WA 6020	Objection. Comments as per submission 22 above.	Noted. Refer comments in submission 22 above.
24 & 54	R Went	7 Leach Street Marmion WA 6020	Objection. Comments as per submission 22 above.	Noted. Refer comments in submission 22 above.
25	C Went	7 Leach Street Marmion WA 6020	Objection. Comments as per submission 22 above.	Noted. Refer comments in submission 22 above.
26	W & A Jost	12 Rowntree Way Marmion WA 6020	Objection. Rejects structure plan A, wants community preferred structure plan B with more POS.	Noted. Refer comments in submission 8 and 15 above.
27	Water Corporation	PO Box 100 Leederville WA 6007	Neutral. Various comments on water supply, wastewater and funding for works.	Noted.
28	S & J Pardoe	41 Braden Way Marmion WA 6020	Objection. Supportive of structure plan B with more	Noted. Refer comments in submission 8 and 15



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			<p>POS. Enlarge POS on northern end of site. Extension of cul-de-sac road to Troy Ave for safety reasons.</p> <p>Height restriction.</p>	<p>above.</p> <p>The proposed internal cul-de-sac road point of entry to Cliff Street is satisfactory from a traffic engineering perspective and will minimise any impact on existing landowners as it is opposite Braden Park. Access from Troy Ave may adversely impact upon existing Troy Ave landowners and is therefore considered undesirable. Refer comments in submission 20 above.</p>
29	Mr & Mrs J Hollick	14 Troy Avenue Marmion WA 6020	<p>Objection. Marmion Community Alert No. 8 letter attached to the submission and raises the following additional issues; Due to contour of the land houses on north side of Troy Ave will overlook the south side of Troy Ave. Considers 10% POS insufficient and a further 10% at least be provided on north side of Troy Ave as requested by the Marmion community's plan B. This would provide a balance of POS, enhance the project and show some understanding on the developers part.</p>	<p>Noted. Refer comments in submission 8, 15, and 22 above.</p>
30	D Ghersinich	17 Leach Street Marmion WA 6020	<p>Objection. Plan A does not reflect community's proposals re POS, number and size of blocks, parking, safety, beach access, bush land and street trees. Believes 30% POS should be a condition of the structure plan.</p>	<p>Noted. Refer comments in submission 8 and 15 above.</p>
31	R Murphy	4 Howell Street	Objection.	Noted.



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
		Marmion WA 6020	Rejects Plan A, supports Plan B As land owned by the government, should be used for the peoples benefit, particularly the local community. Maximum retention of POS and native vegetation, restoration of native vegetation for wildlife habitat, air quality, species preservation and visual amenity and space for passive recreation. 10% POS not enough.	Refer comments in submission 8 and 15 above. The land is owned by a private company.
32	RH & PM Miller	1 Leach Street Marmion WA 6020	Objection. Draft plan contains only developers proposal. Why was plan B not advertised. Issues of concerns are traffic and pedestrian safety, parking, loss of bushland, future populations requirements for POS, density of development and visual amenity.	Noted. Refer comments in submission 15 above.
33	D & A Host	3 Sheahan Way Marmion WA 6020	Objection. Plan B should be offered for public comment as it addresses traffic safety issues on Cliff St. These sites are on a busy access road with direct contact to our local park. We live in the suburb, we are affected by your decisions to change our suburb, let us have a say.	Noted. Refer comments in submission 8 and 15 above.
34	E & N Pearse	18 Sheppard Way Marmion WA 6020	Neutral Not affected by proposal.	Noted.
35	AS Mullen & JL Groom	59 High Street Sorrento WA 6020	Objection. Reject Plan A. Density of development increases number of vehicles using High Street.	Noted. Refer comments in submission 8 and 15 above.



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			Speed control measures inadequate for existing vehicle numbers and more houses in the area will affect pedestrian safety and increase traffic noise in High Street. Concerned vehicles will park on Cliff St increasing existing traffic hazard. Concerned about small amount of POS to be retained and wants maximum amount of bush land to be retained. Have attracted birdlife to our garden and noticed a decline in some species. Removal of bush land reduces available wildlife corridors.	Refer comments in submission 20 above.  All car parking is to be provided on site in accordance with the R-Codes. Refer comments in submission 8 and 15 above.
36	D Brice	2/5 Lennard Street Marmion WA 6020	Objection. Rejects Structure Plan A, wants Plan B. Where is structure plan B as proposed by the community and why was it not offered for public comment? Provision of additional POS at the southern end of the site. This is in addition to the mandatory 10% which has been allocated for the northern end. Similar publicly owned assets recently sold to developers for residential development included Hollywood High School, Nedlands with POS of 22.5% and Swanbourne High School with POS of 17.8%. Why has Marmion been short changed with only 10%? All lots fronting Cliff St and Troy Ave to have rear access from internal road to ensure traffic and pedestrian safety. Boulevard landscape treatment for Troy Ave as it is a main access way to the beach.	Noted. Refer comments in submission 8 and 15 above.  The proposal incorporates 10% POS as is required by State policy. It is noteworthy that Marmion has available 7.23% if its land area, or 16% including the foreshore reserve, as POS.



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			<p>Average lot size of 600m<sup>2</sup>, not 500m<sup>2</sup> (Marmion Average is 726m<sup>2</sup>).</p> <p>Frontage of proposed lots to be compatible with existing frontages opposite the site.</p> <p>Retention of significant vegetation on Council verges and planting of feature street trees.</p> <p>None of these issues have been considered for inclusion in this draft. Disappointed in Commissioners previous decision against the community's wishes.</p>	
37	K Ferguson	37 Braden Way Marmion WA 6020	<p>Objection.</p> <p>Would rather leave the old CSIRO building and existing bush than have the eyesore of housing, more people and traffic around the area.</p> <p>Considers 600m<sup>2</sup> blocks in the area is unsuitable and taking away open space erodes the natural features of the Perth coastline. What happened to the half-acre block?</p> <p>Where's room for the kids to play safely instead of on the street?</p>	<p>Noted.</p> <p>Refer comments in submission 8 and 15 above.</p> <p>Private open space for each future dwelling will need to be provided in accordance with the R-Codes. Braden Park is directly adjacent to the structure plan area and can be used for recreational pursuits.</p>
38	M Wilson	69 Beach Road Marmion WA 6020	<p>Objection.</p> <p>Rejects the draft structure plan.</p> <p>Marmion to remain low density, with block sizes over 600m<sup>2</sup>.</p> <p>Traffic volume will increase substantially on Beach Rd as this is the main access way for</p>	<p>Noted.</p> <p>Refer comments in submission 15 above.</p> <p>Beach Road is a local distributor road and can accommodate the relatively small traffic volume increases created by this proposal.</p>



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			the residents of Leach St.  POS should be at least 20% of the development.	Refer comments in submission 8 above.
39	R & P Miller	1 Leach Street Marmion WA 6020	Draft plan contains only developers proposal. Why was plan B not advertised. Issues of concerns are traffic and pedestrian safety, parking, loss of bushland, future populations requirements for POS, density of development and visual amenity.	Noted. Refer comments in submission 8 and 15 above.
40	Western Power	85 Princep Road Jandakot WA 6164	Neutral Standard response letter.	Noted.
41	R Lowe	36 Cliff Street Marmion WA 6020	Objection. Comments as outlined in submission No. 22 and includes building height issue outlined in submission 20.	Noted. Refer comments in submission 20 & 22 above.
42	K Mckinnon	2 Mulloway Place Sorrento WA 6020	Objection. Drives along Cliff St and its very dangerous with the corners. If 35 residences are allowed with an average of 2.5 cars per residence, that's 88 cars with driveways onto a steep road with little visibility. Give us plan B with 29 lots maximum.	Noted. Refer comments in submission 8 and 15 above. Refer comments in submission 20 above. Two lots/future residences will gain vehicular access directly from Cliff Street only.
43	V Holman	PO Box 531 Scarborough WA 6922	Objection. Rejects the draft plan and supports Plan B.	Noted. Refer comments in submission 8 and 15 above.
44	W F Holman	PO Box 531 Scarborough WA 6020	Objection. Rejects the draft plan and supports Plan B.	Noted. Refer comments in submission 8 and 15 above.
45	V McKinnon	2 Mulloway Place Sorrento WA 6020	Objection. Supports plan B.	Noted. Refer comments in submission 8 and 15



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			Considers developers plan too intense and wants the 6 blocks on the south to stay as POS for traffic safety reasons.	above.
46	T Ashby	36 Clontarf Street Sorrento WA 6020	Objection. Supports plan B as the community choice.	Noted. Refer comments in submission 8 and 15 above.
47	A Dove	PO Box 230 Mosman Park WA 6912	Objection. Supports Plan B as I believe it's the community choice.	Noted. Refer comments in submission 8 and 15 above.
48	J Griffin	26B Ashton Rise Woodvale WA	Objection. Rejects plan A, supports plan B which is the community choice.	Noted. Refer comments in submission 8 and 15 above.
49	R Turner	30 Deering Street Westminster WA 6061	Objection. Rejects Plan A, supports plan B as it leaves some bush land for the future. Other problems are amenity, traffic & safety. What about existing residents?	Noted. Refer comments in submission 8 and 15 above.
50	D King	53 Braden Way Marmion WA 6020	Objection. Supports plan B. Concerned with small lot sizes and the 2+ storey buildings being out of character with existing surrounding properties. More open space required for the number of dwellings. More houses means more traffic leaving/entering already congested West Coast Dve and more people using the coastal walk track. Council needs plans in place to improve and upgrade coastal facilities, including the walk track, beach access and toilet/change rooms.	Noted. Refer comments in submission 8, 15 and 20 above.  Refer comments in submission 20 above.  Comments are noted for the Council to consider, however the issue raised is not relevant to this proposal as comments relate to land outside of the structure plan area.



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
51	P Foster	14 Myrtle Avenue Sorrento WA 6020	Objection. Rejects developers Plan A, supports community Plan B.	Noted. Refer comments in submission 8 and 15 above.
52	G Foster	14 Myrtle Avenue Sorrento WA 6020	Objection. Plan A as presented is unacceptable, supports community Plan B.	Noted. Refer comments in submission 8 and 15 above.
53	M Carmody	53 Sorrento Street North Beach WA 6020	Objection. Rejects developers Plan A, supports community Plan B with 30% POS. Raises concerns with respect to loss of wildlife and traffic increases resulting in fatalities.	Noted. Refer comments in submission 8 and 15 above.
54	A Went	7 Leach Street Marmion WA 6020	Objection. Comments as per submission 22 above.	Noted. Refer comments in submission 22 above.
55	PM Lowe	36 Cliff Street Marmion WA 6020	Objection. Comments as per submission 22 above	Noted. Refer comments in submission 22 above.
56	S Kobelke	1 Hawkins Avenue Sorrento WA 6020	Objection. Rejects the structure plan. Raises issues with respect to previous Council decision to rezone the site. Raises issues with respect to bias of the developers planning consultants report. Raises issues with respect to the community consultation process and the nomination of a business representative by the City.	Noted.  Refer comments in submission 8 above.  Creating Communities undertook community consultation on behalf of the landowner. The City did not have involvement in the consultation process nor the nomination of people/groups to the stakeholder reference group. The minutes of the community consultation meeting incorrectly made reference to the businessperson being the City's nominee. Refer comments in submission 8 and 15



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			<p>Community does not support the draft structure plan and has put forward preferred structure plan B. Suggests Plan B should have been offered for public comment. Believes existing and future traffic issues are understated in the report. Advises of recent growing call from Marmion residents to close Cliff St at its intersection with Shepherd Way because of existing dangers. Whilst not necessarily in support if this, it indicates there are existing problems and the draft structure plan does not address that.</p> <p>Proposed lot sizes (500m<sup>2</sup>) not compatible with existing Marmion lots having an average size over 700m<sup>2</sup>.</p> <p>The structure plan leaves the community with little joy and will reduce already low levels of POS.</p> <p>Reminds Council that Marmion is part of the City and there's a lower community satisfaction rate with respect to amenity in the southern suburbs as there is in the CBD.</p>	<p>above.</p> <p>A traffic report addressing the traffic and safety aspects of the proposal was prepared by the landowner's traffic consultant and reviewed by the City.</p> <p>Refer comments in submission 8 and 15 above.</p>
57	C, G & M Pedder	Leach Street. Marmion, WA, 6020	<p>Objection.</p> <p>Does not support proposed layout.</p> <p>Primary concern is increased traffic in comparatively quiet area. Have studies been done to examine the impact of this density of housing in the area? Can speed humps be installed to slow traffic?</p> <p>Propose that housing density be reduced to reduce traffic flow. Suggests increasing the</p>	<p>Noted.</p> <p>Refer comments in submission 20 above.</p> <p>The same density of R20 applies to the land and the surrounding area. The traffic report prepared for the proposal forms an appendix to the structure plan document.</p> <p>Refer comments in submissions 8 and 15.</p>



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			lot size to 600-700m <sup>2</sup> or increase POS. Please preserve at least 20% bush land. Believes other similar developments leave 20% bush land. Suggests that the CSIRO site was originally have been returned to bushland in the original proposal before the CSIRO site was built.	
58	P McIntosh	52B Adderley Street Mount Claremont WA 6010	Objection. Do not support developer's structure plan. Community told developers they wanted 30% POS to protect bush land and allow active & passive recreation for current and future residents.	Noted. Refer comments in submission 8 and 15 above.
59	L McIntosh	52B Adderley Street Mount Claremont WA 6010	Objection. Prefers structure plan B.	Noted. Refer comments in submission 8 and 15 above.
60	J Just	54 Cliff Street Marmion WA 6020	Objection. Concerned about child safety and more attention and consideration needs to be directed to traffic control. Primarily concerned with road safety Issues in the area, and the inefficiency of a single cul-de-sac accessing directly from Cliff Street. Considers a danger to her children. Also concerned with bus stops on Cliff Street opposite development because of previous child accidents in the area and with poor visibility and dangerous speed rates of vehicles travelling north from the roundabout at Sheppard Way, to the crest of the hill immediately north of Troy Avenue. Wants to know what measures the City will	Noted. Refer comments in submission 20 above.  Refer above comments. Transperth will be requested to further consider issues raised with respect to existing bus stop safety issues.



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			take to reduce traffic speeds, particularly between the intersection of Troy Avenue and Bettles Avenue, and wishes to know if its possible to consider placing 2 internal cul-de-sac access roads for a smaller group of blocks, one of which would open onto Troy Ave, in order to create a safer road environment & spread the higher volume of cars more evenly across the intersections with Cliff Street.	Refer above comments. The proposed internal cul-de-sac road point of entry to Cliff Street is satisfactory from a traffic engineering perspective and will minimise any impact on existing landowners as it is opposite Braden Park. Access from Troy Ave may adversely impact upon existing Troy Ave landowners and is therefore considered undesirable.
61	M Wilson	8 Tuart Road Greenwood WA 6024	Objection. Does not support structure plan. Understands that the massive public opposition to the rezoning was not interpreted back to the Commissioners in a fair and unbiased form.  The accepted level of 30% POS for public land when sold is quite common (eg. Minim Cove). This makes the land more desirable and protects what little bush land remains.	Noted.  Every effort is made to ensure that reports are objective. Reports are prepared with the involvement of numerous technical viewpoints, without any influence. Although some members of the community may at times disagree/object, this does not support any assertions of undue bias in the report process. Refer comments in submission 8 and 15 above. The land privately owned. WAPC policy requires 10% of the landholding to be provided for POS.
62	C Wilson	8 Tuart Road Greenwood WA 6024	Objection. Does not support structure plan as it is not what the people want. Why did the Council hide the true facts? Relieved we have a democratically elected council. No more biased results for ratepayers.	Noted. Refer comments in submission 8, 15 and 61 above.
63	DC Pearse	1/160 Aberdeen Street	Objection.	Noted.



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
		Northbridge WA 6003	Does not support structure plan. Revise plan to include 30% POS, less houses, walk to beach safely, parking? Bush land belongs to the community – treasure it.	
64	D Nash	17 Leach Street Marmion  (2/74 Hay Street Subiaco WA 6008)	Objection. Remnant bush land as POS is essential to the urban environment and once gone can never be replaced. The site was publicly owned and should never have been sold to a private developer. At the very least structure plan B should be adopted Council must act in the community interest and approve Plan B.	Noted. Refer comments in submission 8 and 15 above. 10% of the site is to be retained as POS for conservation purposes.  It was at the CSIRO's discretion to sell the land.  Noted.
65	L Gherinich	17 Leach Street Marmion  (2/74 Hay Street Subiaco WA 6008)	Objection. Remnant bush land is essential in our built environment and disappearing rapidly. The site was publicly owned and Council should adopt plan B with the interest of the community and our children at heart.	Noted. Refer comments in submission 64 above.  Refer comments in submission 8 and 15 above.
66	M O'Neill	37 Beach Road Marmion WA 6020	Objection. Rejects Plan A, supports Plan B for 30% POS and less density on a site already surrounded by more and more houses.	Noted. Refer comments in submission 8 and 15 above.
67	D & S Carr	3 Banksia Dale Marmion WA 6020	Objection. Prefers Plan B Major concerns are loss of bush land habitat, visual amenity, density of development, parking and traffic safety.	Noted. Refer comments in submission 8 and 15 above.
68	M & R O'Leary	3 Gull Street Marmion WA 6020	Objection. Provision of additional POS at southern end	Noted. Refer comments in submission 8 and 15



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			of site. All lots fronting Cliff St & Troy Ave to have rear access from internal road. Average lot size of at least 600m <sup>2</sup> and frontage of proposed lots to be compatible with existing lot frontages opposite the site. Retention of vegetation on Council verges.	above.
69	LM Ghersinich	17 Leach Street Marmion WA 6020	Objection. Prefers Plan B as it saves some of the historic landscape of the area. Feels the developer should be made to give some land back for POS as proposed in Plan B The developers are well aware as there were 4 meetings to discuss this.	Noted. Refer comments in submission 8 and 15 above.
70	C Ghersinich	17 Leach Street Marmion WA 6020	Objection. Do not support the structure plan. Was a member of the stakeholders reference group and see that the developers have deliberately excluded key issues Wants to know what happened to Structure Plan B & why it was never put up for public comment. Marmion has insufficient POS overall and believes the developer should be made to give a further 20% POS back to the community, at no cost. Wants a Friends of Marmion bush land Group should be formed. POS allocation requirements have risen due to the high density of city living. Extra bush land at the southern end of the site would	Noted.  Refer comments in submission 8 and 15 above.  Noted.  Refer comments in submission 8 and 15 above.



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			<p>provide a safe walking environment &amp; passive and active recreation.</p> <p>Council Officers have done no good for the Marmion community and have been working for the developer. Reports have been biased &amp; unfair.</p> <p>Considers it fortunate 2 of the new Councillors are members of the SRG, ensuring the other Councillors will be told the truth about community wishes.</p> <p>Road hazard on Cliff Street has not been addressed and is the most dangerous site in Marmion. The hill puts pedestrians and motorists at risk. Housing driveways leading on to this area is irresponsible.</p> <p>Structure plan is too dense. Blocks should average 600m<sup>2</sup>.</p> <p>Must prohibit any relaxation of the R Codes, and to ensure no fill be brought on site.</p> <p>The residents, especially on lower levels (eg Troy Ave) need to be protected from looming housing, overshadowing &amp; privacy concerns.</p> <p>Blames Council officers for the loss of the CSIRO building and surrounding bushland &amp; would like to see all Council Officers dismissed for dereliction of duty &amp; poor governance.</p> <p>Hopes the New Council &amp; relatively new CEO will return to the community the representation they deserve and overcome and defeat the 'divide and conquer' policy employed by Council officers and return our</p>	<p>Every effort is made to ensure that reports are objective. Reports are prepared with the involvement of numerous technical viewpoints, without any influence. Although some members of the community may at times disagree/object, this does not support any assertions of undue bias in the report process.</p> <p>Refer comments in submission 15 above.</p> <p>Refer comments in submission 22 above. The R-Codes contains provisions to ensure this occurs.</p>



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			communities to the representation they deserve.	
71	Tenwest Investments Pty Ltd & P & K Petrovsky	16 Troy Avenue Marmion WA 6020	<p>Objection.</p> <p>Rejects Plan A and supports community preferred structure plan B for the following reasons;</p> <p>Unacceptable that a lower percentage of POS than is the current practice in comparable developments.</p> <p>If existing bush land on the north side of Troy Ave is permitted to be developed, it will result in the loss of privacy due to direct overlooking of out backyard, pool and entertaining area (provides drawing illustrating overlooking issue).</p> <p>New development will block out northern winter sun to our property. New development will substantially effect our amenity as our outlook will change from bush land to overbearing housing which will stand 11.5 metres above road level and approximately 14.6 metres above the floor level in our backyard.</p>	<p>Noted.</p> <p>Refer comments in submission 8 above.</p> <p>Western Australian Planning Commission policy requires 10% of the site to be provided for POS.</p> <p>Refer comments in submission 22 above.</p>
72	A & M Turner	39 Braden Way Marmion WA 6020	<p>Objection.</p> <p>Supports Plan B. Would like to see more POS.</p>	<p>Noted.</p> <p>Refer comments in submission 8 and 15 above.</p>
73	M John	36 West Coast Drive Marmion WA 6020	<p>Objection.</p> <p>Supports Plan B provided during the community consultation process.</p> <p>Community concerned with increased traffic in the area. What studies have been done to review this impact?</p>	<p>Noted.</p> <p>Refer comments in submission 8 and 15 above.</p> <p>Refer comments in submission 20 and 57 above.</p>



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			Retention of vegetation on Council verges to help incorporate the new site into the area. Average lot sizes of 600m <sup>2</sup> , not 500m <sup>2</sup> . Frontages of lots to be compatible with existing frontages in Cliff and Leach St. Additional 10% POS at the southern end of the site as per Plan B.	
74	N & L Rogerson	28 Peirse Way Marmion WA 6020	Objection. Issues of concern are loss of bush land habitat, traffic & pedestrian safety & density of development. Cliff Street is already busy and at times dangerous. Density of housing will impact on local amenities and loss of bush land will be detrimental to local wildlife.	Noted. Refer comments in submission 15 and 20 above.  Noted. Refer comments in submission 15 above.
75	Names withheld by request	Address withheld by request	Objection. Average lot size 600m <sup>2</sup> minimum to reflect marginally with surrounding residences. Minimise the new residences facing Troy Street as this intersection with Cliff Street is already dangerous & heavily used by locals to access the ocean by foot (pedestrians).	Noted. Refer comments in submission 15 and 20 above.
76	D & T Fairburn	16 High Street Sorrento WA 6020	Objection. Rejects Structure Plan A, supports Structure Plan B. Objects to land being allocated in 500m <sup>2</sup> lots resulting in large volume of double storey houses being built and interfere with the landscape we enjoy from our home. Object to only 10% POS and supports plan	Noted. Refer comments in submission 8 and 15 above.



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			B with 30% POS. Why does the City refuse to listen to its ratepayers?	
77	C Jeeves	20 Gull Street Marmion WA 6020	Objection. Concerned about the re-zoning of the land in the first pace Family has lived in the area for 30 years and seen in that time the disappearance of all bush land except Star Swamp. Concerned with the increase in traffic on Cliff Street and West Coast Drive, as it is already difficult to cross West Coast Dve. Concerned about the safety of her child who has to cross Cliff St to visit friends.	Noted. Refer comments in submission 15 and 20 above.
78	Name withheld by request	Address withheld by request	Neutral Requests that any variation in ground levels require public advertising. Concerned that purchasers will have the expectation of being able to build up their lots to access views to the southwest. Clause 8.3(ii) is incorrectly referenced in the statutory section of the structure plan. Design Guidelines to ensure development in Precinct A address, rather than back on to, Cliff Street and fencing heights limited on Cliff street frontage. Current and future embayment parking in Cliff St along Braden Park/Precinct A. Cars park on verge to use the park. With houses proposed opposite with rear access, need for visitor embayment parking (subject to appropriate sight distances)	Noted. The R-Codes contains provisions to ensure neighbour consultation is undertaken with respect to development applications lodged with the City that do not meet R-Code provisions. The draft structure plan is proposed to be amended to address this issue. It is proposed to amend the draft structure plan in order that dwellings in Precinct A would need to address both streets.  This is not considered desirable from a traffic engineering safety perspective.



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			<p>New footpath should be constructed on the eastern boundary of the site. Significant walking activity from Braden Park to the coast and pedestrians use footpath on eastern side of Cliff St and cross below the crest where visibility is poor. Residences in Precinct A will have direct pedestrian access.</p> <p>Troy Avenue/Cliff street intersection needs either to have the road pavement reduced so the intersection is more right angled, or an island installed at the intersection to stop vehicles cutting the corner.</p>	<p>Clause 8.7 ii) of the Structure Plan addresses this issue.</p> <p>Clause 8.7 i) of the Structure Plan addresses this issue</p>
79	K & C Vidler	52 Cliff Street Marmion WA 6020	<p>Neutral</p> <p>Do not object to the structure plan in principle, but have several concerns regarding the subdivision design and access/egress arrangements to the area. Primary concern is the traffic likely to be generated, significantly impacting on local traffic during peak times in particular.</p> <p>The current draft Plan proposes a cul-de-sac through the centre of the site. Prefer a design that would have the internal subdivision road continue to provide an access/egress point onto Leach Street in order to reduce traffic along Cliff &amp; be a more permeable design. Permeability and walkability representing major themes throughout Liveable Neighbourhoods.</p> <p>Developer should contribute to the upgrading of Cliff Street, particularly between Troy Avenue and Ozone Road</p>	<p>Noted.</p> <p>Refer comments in submission 20 above.</p> <p>Whilst an original concept plan identified a road link from Cliff Street to Leach Street, the residents of Leach Street did not wish for the proposed internal road to connect with Leach Street and was subsequently deleted from the structure plan in favour of an internal cul-de-sac road as proposed.</p> <p>Clause 8.7 i) of the Structure Plan addresses this issue</p>



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			<p>Considers the developer should also fund the relocation of the existing bus stop to a safer location. This bus stop having proved to be notoriously dangerous over the last decade.</p> <p>Supports the location of the POS and believes that the most valuable vegetation present on the site can be retained in the proposed area.</p> <p>Proposed POS will minimise the impact of traffic resulting from the proposed development at the intersection of Ozone Road and Cliff Street.</p> <p>POS also results in an equitable distribution of Park land throughout the locality.</p> <p>Not opposed to the development of the site and believe the gentrification will significantly benefit the amenity of the area.</p>	Refer comments in submission 7 above.
80	S Hays	1 Hawkins Avenue Sorrento WA 6020	<p>Objection.</p> <p>Considers the document prepared by planning consultants a figment of their imagination, misleading and no resemblance to community consultation discussions.</p> <p>Council should reject the plan and appoint an independent Planning Consultant to prepare a factual document that reflects the developer and the community &amp; other stakeholder's positions.</p> <p>Expects and requests COJ to include in the report that I consider the structure plan document misleading, factually incorrect and does not present a balanced view.</p>	<p>Noted.</p> <p>All information is provided to the Council for its consideration to assist in its decision making.</p>



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			Document does not put community structure plan B, provides POS estimates that are misleading and inaccurate, that traffic and pedestrian safety totally ignored, density of development doesn't fit with the amenity of the area, claims on existing bush land outrageous and rely on earlier reports of the developers "landscapers". The City has forgotten the southern suburbs for too long.	Refer comments in submission 8, 15 and 20 above.
81	S Kobelke	1 Hawkins Avenue Sorrento WA 6020	Objection. Community input during the consultation process has been ignored or altered to support the developers view. The community members represented on the Stakeholders Reference Group advocated: POS provided on southern end of site to balance the northern end. Refers to POS provision for redevelopment of high school sites in Nedlands and Swanbourne. Average lot sizes be 600m <sup>2</sup> not 500m <sup>2</sup> . All housing fronting Cliff Street & Troy Avenue to have rear access 18m frontage of proposed lots to be compatible with lot frontages/housing opposite the site Retention of significant vegetation, and planting of street trees Believes that Plan A presents Satterley view. Urges Council to reject this Plan and consider community wishes for the future of Marmion and abandoned southern suburbs.	Noted.  Refer comments in submission 15 and 36 above.          Clause 8.2 iii) of the Structure Plan addresses this issue The draft structure plan reflects the landowner's development intentions for its landholding. Noted.



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
82	G Kolomyjec	4 Braden Way Marmion WA 6020	<p>Objection. Prefers Structure Plan B as a better option in terms of bush land retention and traffic visibility. Concerned that the proposed residences to be built as part of the subdivision at the corner of Cliff Street &amp; Troy Ave will become a traffic hazard, as it is already a dangerous area, particularly when approaching the crest of the hill or when turning right onto Cliff Street as it is then difficult to see cars coming south. Where will visitors to the new residences park, as parking on Cliff Street would be extremely hazardous.</p> <p>Would appreciate a response to concerns raised.</p>	<p>Noted. Refer comments in submission 8, 15 and 20 above.</p> <p>Refer comments in submission 20 above.</p> <p>All car parking associated with future dwellings is to be provided on site in accordance with the Residential Design Codes. All submitters will be advised in writing of Council's decision.</p>
83	Marmion Sorrento Duncraig Progress & Ratepayers Association Incorporated	Hawkins Avenue Sorrento WA 6020	<p>Objection. Do not support proposed Plan States that the Council Report in Item CJ058 – 04/06, 4<sup>th</sup> April 2006 Page 87, uses incorrect information provided by landowners planning consultants. Stakeholder Group did not put forward a suggestion for the City of Joondalup to purchase 20% of the land at the southern end &amp; that there was never a suggestion that a group of residents would approach the City on this issue. Stakeholder Reference Group did ask that the proposed structure plan include a 2<sup>nd</sup> option retaining bush land to the south and</p>	<p>Noted.</p> <p>All information is provided to the Council for its consideration and to assist its decision making.</p> <p>Refer comments in submission 8 and 15 above.</p>



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			<p>for this to be included for public comment. This did not occur. Proposed Plan does not clearly demonstrate the application of the principles of sustainability, Council Policy 2.6.4 &amp; does not provide any information on the Commissioners amended motion to ensure the Structure Plan requires buildings to be constructed on site in conformity with sustainable energy &amp; environmental design. No attention to retention of natural vegetation within road reserves and planning consultants revert to highly questionable flora and fauna reports that are out of date and have been proven inaccurate.</p> <p>Officers state that structure plan provisions relate to future subdivision of the site and conditions can be imposed at that stage. Given the history of misinformation and comments by at least one Commissioner that the Officers reports were biased in favour of the applicant, conditions should not be decided or approved at a later date with so many items not resolved. Plan should never have gone to public comment with so many items unresolved. Community needs to know the full picture to make a decision, not half the picture like now.</p> <p>Officers report suggests there is goodwill on behalf of the developer. Community has been steamrolled on this site from the beginning. The developer has not exhibited any goodwill towards the community on this</p>	<p>Clause 7.0 iii) of the structure plan contains provisions relating to sustainability. The BCA and Residential Design Codes require residential dwellings to be constructed that meet sustainable energy design and efficiency requirements thus promoting environmental sustainability.</p> <p>Clause 8.2 iii) of the structure plan addresses this issue</p> <p>In the event that the structure plan is approved, any future subdivision will require detailed engineering design drawings to be submitted, and will include intersection treatments.</p>



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			project. Urge Council to reject Proposed Draft Structure Plan in favour of a plan that considers the residents of Marmion and the neglected southern suburbs of the City.	
84	WM Cohen	12A Troy Avenue Marmion WA 6020	<p>Objection.</p> <p>Amenity of whole community will be changed for the worse</p> <p>Why wasn't Plan B presented and Council employees always represent developers not the community where 70% of submissions were against rezoning of the site.</p> <p>Unhappy about low POS, citing similar redevelopments e.g. Hollywood High School, with much higher POS provided.</p> <p>Significant traffic concerns regarding Cliff Street &amp; provision of traffic calming devices.</p> <p>All lots facing Troy Avenue &amp; Cliff Street should be accessed from the internal road shown on both plans.</p> <p>Troy Avenue will need boulevard treatment</p> <p>Lots to be 600m<sup>2</sup> to coincide with the even larger lot sizes throughout the rest of Marmion.</p> <p>Frontages compatible with existing frontages.</p> <p>Vegetation retained and restored on council verges.</p> <p>Acquired copy of title for site with conditions set out in it, stating that if the site were not required for a marine facility within 21 yrs (1996) it should be returned to the State. Since it wasn't, requests the community get</p>	<p>Noted.</p> <p>Refer comments in submissions 8 and 15 above.</p> <p>Refer comments in submission 81 above.</p> <p>Refer comments in submission 20 above.</p> <p>Clause 8.2 iii) of the structure plan addresses this issue</p> <p>This issue was previously raised during Council's consideration of Amendment No. 24. No substantiation of the claim was found.</p>



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			a strip of bush land on both ends at least, for amenity & wildlife.	
85	V Walton	35B Contour Drive Mullaloo	Objection. Supports community in their preferred Structure Plan B.	Noted. Refer comments in submission 8 and 15 above.
86	E Cohen	12A Troy Avenue Marmion, WA, 6020	Objection. Why, as has happened throughout this whole scandalous affair, was the developers plan presented as a fait accompli without showing the community's alternative plan? Concerned about loss of amenity. Refers to comments in Marmion Community Alert No 8 letter. Big money should not oust overwhelming community wishes.	Noted. Refer comments in submission 8 and 15 above.  Noted.
87	B Alcock	11 Lennard Street Marmion WA 6020	Objection. Wants Structure Plan B Wants to see as much native bush land retained as possible. At least 30% POS, refers to other subdivisions having higher POS. Larger block sizes to maintain Marmion style	Noted. Refer comments in submission 8 above.
88	C & E Morley	10 Cliff Street Marmion WA 6020	Objection. Concerned that developers Plan A is being promoted in the developers interests and against the community's wishes. Accepts that development of the site is inevitable, community plan B is a more sensible alternative offering improved traffic safety, better retention of bush land, more aesthetic	Noted. Refer comments in submissions 8 and 15 above.



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			development, lower density in keeping with established areas of Marmion. Concerned that recent developments in Marmion resulted in removal of mature trees and plan B will slow this alarming trend.	Clause 8.2 iii) of the structure plan addresses this issue
89	M Caiacob	7 Rowan Place Mullaloo WA 6027	Objection. States the City advised that due to early advice the Structure Plan "Land Use Class" reference had been amended to reflect Single House/Dwelling. But that this is not the case in clause 8.1 after all. Unless the Council sees fit to conditionally approve the Structure Plan by amending the "Land Use", then the issue should be re-advertised accordingly. Very loose document that allows and permits uncontrolled development and use classes beyond public expectation. Presentation of this Plan to Council and its possible approval will fetter future Councils decision making ability over this land. What are the specific development controls governing other use classes permissible under this structure plan.	The draft structure plan is proposed to be amended to address this issue by replacing the term 'residential' with 'single house' at Clause 8.1  If approved, the structure plan would be used to consider development upon the land in accordance with the provisions of the Residential zone in DPS2.
90	M Moon	6 Carew Place Greenwood WA	Objection. Objects to Plan for not reflecting the consensus reached by the community and developer - Use: Single House Plan should clearly state the permitted use is single house/dwelling and remove the statement USES 'as for the residential	Noted. Refer comments in submission 8 and 15 above.  The draft structure plan is proposed to be amended to address this issue.



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			<p>zone'.</p> <p>The structure Plan contains no development controls through the DPS2.</p> <p>R20 code must apply to all residential development.</p> <p>The height policy must apply to all residential development</p> <p>The use must be single house to uphold the community participation process and avoid future conflict, reconsultation and long approval times.</p>	<p>The draft structure plan is aligned to the DPS2 and the R-Codes that provide development controls.</p> <p>The site is coded R20.</p> <p>The structure plan proposes to apply the City's residential building height policy.</p> <p>Permissible land uses are proposed to be as per the 'Residential' zone in Table 1 of DPS2 in order to align with the adjoining residential area.</p>
91	R Wilkinson	16 Rountree Way Marmion WA 6020	<p>Objection.</p> <p>Prefer community Structure Plan B as it gives new housing a buffer of bush at each end.</p> <p>Prevention of any reflective roofs from being installed.</p> <p>Attached Marmion Community Alert No. 8 letter.</p>	<p>Noted.</p> <p>Refer comments in submission 8 and 15 above.</p> <p>Reflective roofing materials is not prohibited elsewhere in the City and it is unclear why it should be prohibited on this site.</p> <p>Refer comments in submission 15 above.</p>
92	Name withheld by request	Address withheld by request	<p>Objection.</p> <p>Believes the top of the hill on Cliff Street is too close to the exit entrance of the proposed development and will cause accidents.</p>	<p>Noted.</p> <p>The proposed internal road access point onto Cliff St has been investigated and is satisfactory from a traffic engineering perspective</p>
93	Name withheld by request	Address withheld by request	<p>Objection.</p> <p>10% POS insufficient.</p> <p>Blocks too small and too many and fears it will become a slum area in the future. Will be a traffic hazard.</p>	<p>Noted.</p> <p>Refer comments in submission 8 above.</p> <p>Refer comments in submission 15 above.</p> <p>Refer comments in submission 20 above.</p>
94	M Van Wonderen	13 Ozone Road	Objection.	Noted.



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
		Marmion WA 6020	Prefers community Structure Plan B  Concerned about traffic accidents on Cliff Street with the proposed entry point. Poor design. Prefer no development at all but something for all residents. Marmion has no community service. Long way to Joondalup.	Refer comments in submission 8 and 15 above. Refer comments in submission 93 above.  Noted.
95	N Moore & C Rooney	3A Ozone Road Marmion WA 6020	Objection. Rejects Plan A Proposed Blocks too small	Noted. Refer comments in submission 8 and 15 above.
96	S Burnett	3B Ozone Road Marmion WA 6020	Objection. Rejects Plan A 10% POS insufficient Blocks too small & too many houses proposed.	Noted. Refer comments in submission 8 and 15 above.
97	K O'Halloran & M Goodwin	58 Parnell Avenue Marmion WA 6020	Objection. Prefers Plan B Wants to keep all the POS and use the foundations there to build a conservatorium (greenhouse)	Noted. Refer comments in submission 8 and 15 above.
98	R Thompson	27 Leach Street Marmion WA 6020	Objection. Rejects Plan A POS of 10% not enough Pedestrian safety on Cliff Street a concern thinks the blocks need rear access from internal roads Block sizes below average for area	Noted. Refer comments in submission 8 and 15 above.
99	R Westenhavar	52 West Coast Drive Marmion WA 6020	Objection So many new houses on top of the hill will create an unsafe environment for neighbouring residents or newcomers	Noted. Refer comments in submissions 8 and 15 above.



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			More POS required at southern end of site	
100	CR Hey	14 Bettles Street Marmion WA 6020	Objection. Increased Traffic Loss of bush land Loss of quality of living Too many houses crammed together on minute blocks	Noted. Refer comments in submissions 8, 15 and 20 above.
101	D Harvey	54 West Coast Drive Marmion WA 6020	Objection. Surprised at the small blocks compared with others in the area. Concerned with drivers backing out onto Cliff St which is dangerous now, even when making right hand turns from Ozone Rd or Troy Ave.	Noted. Refer comments in submission 15 above. Refer comment in submission 20 above.
102	H Westenhaver	4 Ozone Road Marmion WA 6020	Objection. Strongly objects to Plan A & believes its not in keeping with the area. Was assured block sizes would be comparable with neighbouring properties and they aren't. Ozone Road, Cliff Street & Troy Avenue are problem areas and the proposed plan will increase the chances of accidents in that already dangerous area. Consider the views and wishes of the ratepayers that are left to live in the environment approved after the developer has moved on. Less peaceful but deserve safe streets for drivers, pedestrians and children on bikes.	Noted. Refer comments in submission 8 above.  Refer comments in submission 15 above. Refer comments in submission 20 above. Noted.  Noted.  Noted.
103	A Van Wonderen	13 Ozone Road Marmion WA 6020	Objection Prefers Plan B but both plans have	Noted. Refer comments in submission 8 and 15



**PROPOSED MARMION STRUCTURE PLAN NO 9  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 18 MAY 2006)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COMMENT
			problems with entry point to Cliff Street. Entry from Ozone Rd and Troy Ave already difficult.	above. Refer comments in submission 20 above.

**LATE SUBMISSIONS**

104	M & R Rauschenberger	26 Braden Way Marmion WA 6020	Objection. Supports comments contained in Marmion Community Alert No. 8 letter. Issue of rezoning should have been held over for decision until the newly elected Council was in place. Main concern is the small amount of POS. Requests safeguards to be put in place to ensure what they do get to keep is permanently retained.	Noted. Refer comments in submission 15 above. Amendment No. 24 has been determined by the Minister for Planning and Infrastructure.  The Vegetation Management Plan would ensure that the POS is developed and maintained for conservation purposes.
105	J Crooks	33 Parnell Ave Marmion WA 6020	Support. Plan incorporates robust planning principles and delivers an excellent outcome for the community once it's built out. Was a member of the SRG and rejects the claim all members advocated extra POS. Additional POS on southern side of site will degrade the streetscape on Troy Ave and will become unsightly due to its lack of critical mass.	Noted.









N.T.S. 2006-27A



**PROPOSED SUBDIVISION - 30% OPTION**  
**LOT 61 LEACH STREET, MARMION - CITY OF JOONDALUP**

