

## **POLICY 3-4     HEIGHT OF BUILDINGS WITHIN THE COASTAL AREA (NON-RESIDENTIAL ZONES)**

**STATUS:**                      **Council Policy** - A strategic policy that sets governing principles and guides the direction of the organisation to align with community values and aspirations.

Council policies are developed by the Policy Committee for approval by Council.

**RESPONSIBLE DIRECTORATE:**                      Planning and Community Development

**OBJECTIVE:**                      To ensure that all development within the coastal area (non-residential zones) is sympathetic to the protection and enhancement of the amenity and streetscape character of the surrounding area.

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### **Definitions**

1     “Natural Ground Level” :

- (i)     means the ground level as formed by nature; or
- (ii)    where a level exists other than the ground level as formed by nature, and that level is the subject of all approvals required by law to authorise that level, means that level.

“Height”: when used in relation to:

- (i)     a building used exclusively for residential purposes, has the same meaning given to it in the Codes; or
- (ii)    a building used other than exclusively for residential purposes, means the vertical distance measured at any point from the natural ground level to the uppermost part of the building above that point excluding any chimney or vent pipe.

### **STATEMENT**

1.     This Policy applies to all land, including local reserves, subject to the provisions of District Planning Scheme No 2, other than land within the Residential Zone. The Policy does not apply to land Reserved under the Metropolitan Region Scheme.
2.     On land within 300 metres of the horizontal set back datum of a coast, as defined in the Western Australian Planning Commission’s Statement of Planning Policy 2.6, buildings shall not exceed 10 metres in height.

## **SUSTAINABILITY**

This Policy promotes Council's sustainability objectives by:

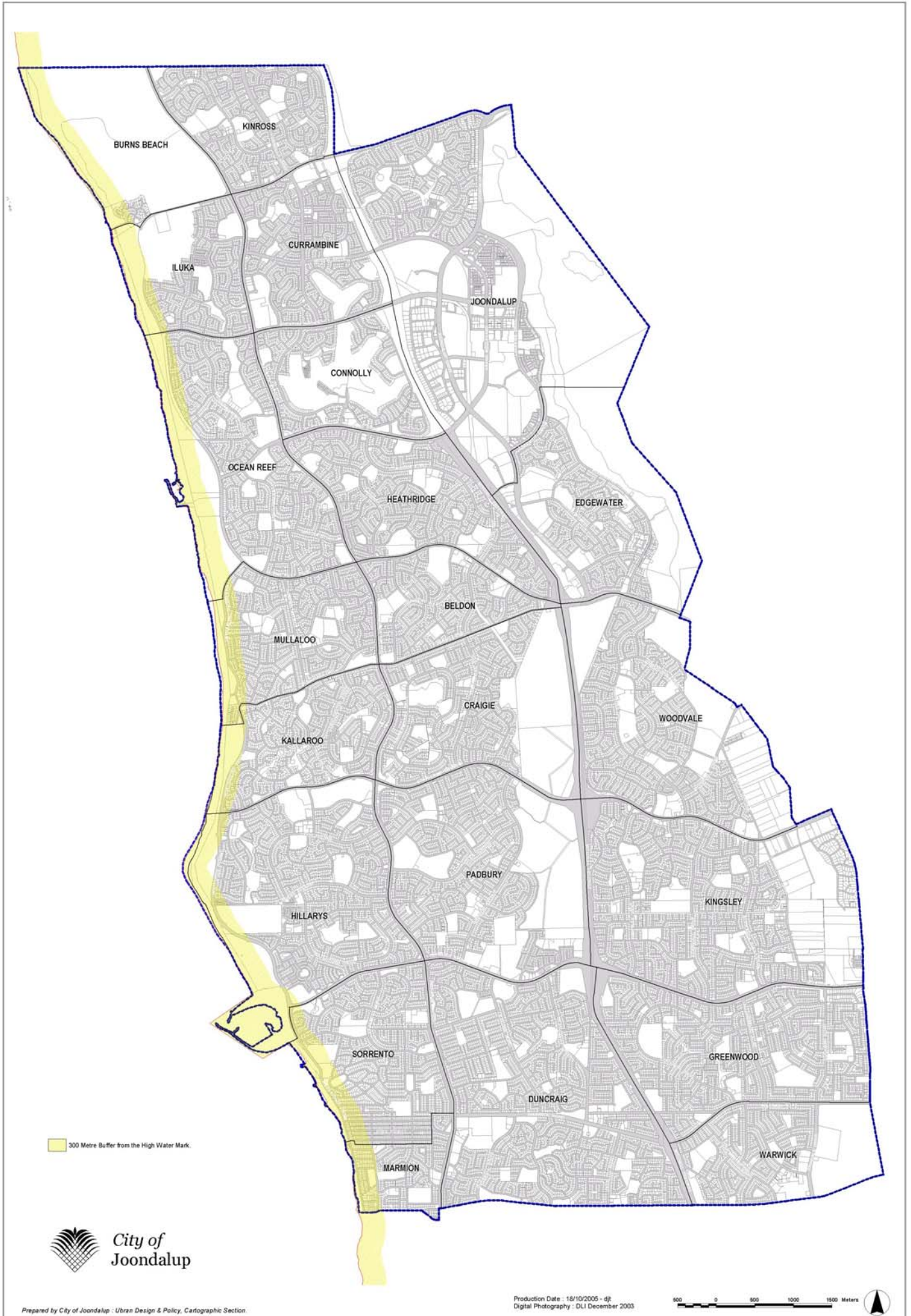
- Allowing the development of small community activity hubs near the coast that provide facilities for the local and wider community to enjoy, and that add to the social wellbeing of the community,
- Allowing small, low-rise activity nodes that will not lead to the over-development of the coastal area, and that will assist in maintaining the unique coastal setting,
- Limiting the potential overshadowing of adjoining areas, including beach areas, and limiting the visual impact of development on the coastal strip,
- Attracting small businesses and additional employment opportunities to the area,
- Attracting visitors to the City of Joondalup

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Amendments:

Related Documentation:      District Planning Scheme No 2  
   Delegated Authority Manual  
   Council Sustainability Policy 2-1

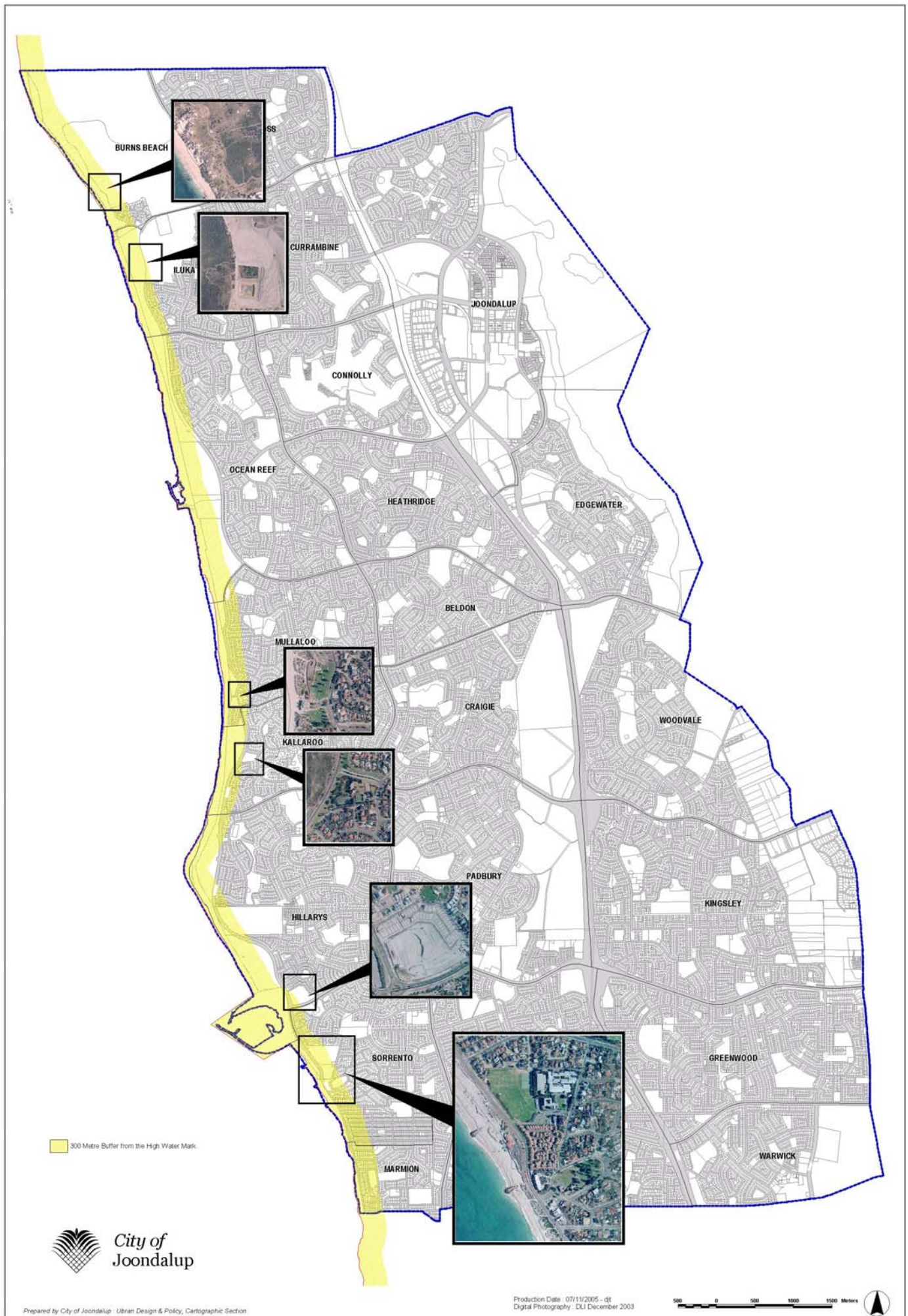
Issued:











**DRAFT POLICY 3-4 – HEIGHT OF BUILDINGS WITHIN THE COASTAL AREA (NON-RESIDENTIAL ZONES)**  
**SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**  
**(CLOSED 24 JANUARY 2006)**

<b>NO</b>	<b>NAME OF SUBMITTOR</b>	<b>ADDRESS</b>	<b>SUBMISSION SUMMARY</b>	<b>OFFICER'S COMMENT</b>
1	S Wakeling	51 Windlass Avenue Ocean Reef 6027	Support for limit to 10 metres.	Noted.
2	A, I & K Hudson	No address given	Support limit of 10 metres.	Noted.
3	J Davies	61 Marine Terrace Sorrento 6020	Support for DPS2 amendment and policy.	Noted.
4	J H Earnshaw	35 Robin Avenue Sorrento 6020	Support - see submission 3.	Noted.
5	J A Earnshaw	35 Robin Avenue Sorrento 6020	Support - see submission 3.	Noted.
6	S Kobelke	1 Hawkins Avenue Sorrento 6020	Support - see submission 3. We should be able to enjoy the coastline.	Noted.
7	N Keys	8 Ross Avenue Sorrento 6020	Support - see submission 3.	Noted.
8	P Keys	8 Ross Avenue Sorrento 6020	Support – see submission 3. Requests that all required car parking be retained within the boundary of commercial and mixed use sites.	Noted. Car parking is not the subject of this report.
9	C Scott	16 Ross Avenue Sorrento 6020	Support - see submission 3.	Noted.
10	R J & M O'Leary	3 Gull Street Marmion 6020	Support limit of 10 metres.	Noted.
11	K & M Korycin	24 Bonnie Doon Gardens Connolly 6027	Support limit of 10 metres.	Noted.
12	P Bruhn	2 Grenville Avenue Sorrento 6020	Support - see submission 3.	Noted.
13	J Toncich	32 Ross Avenue Sorrento 6020	Support - see submission 3.	Noted.
14	L Toncich	32 Ross Avenue Sorrento 6020	Support - see submission 3.	Noted.
15	J McNamara	39 Seacrest Drive Sorrento 6020	Supports a 10m height limit.	Noted.

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NO	NAME OF SUBMITTOR	ADDRESS	SUBMISSION SUMMARY	OFFICER'S COMMENT
16	M Dickie	23 Alfreton Way Duncraig 6023	<p>Objection. The definition of natural ground level is complex and confusing.</p> <p>It is not clear if the roof height is included and 10 metres is very conservative – 12 metres would be more appropriate.</p> <p>The policy should apply to MRS reserved land.</p> <p>The policy should not be absolute and should allow for suitably designed landmark buildings.</p>	<p>Noted. The defining natural ground level is problematic, however, the proposed definition has been drafted with legal assistance, and it is considered that the proposed definition will cover the various scenarios.</p> <p>Although it is acknowledged that there will different opinions on a particular height, it is considered that 10 metres is an acceptable height for the coastline within the City. The proposed height limit is of the height of the roof.</p> <p>The WAPC is responsible for determining development on MRS land, and it is not considered appropriate that this particular policy apply to MRS land.</p> <p>It is considered that the policy should reflect all buildings including land mark buildings and buildings could suitably be designed to incorporate this 10m height requirement.</p>
17	T & L Smith	14 Hood Terrace Sorrento 6020	Support - see submission 3.	Noted.
18	E A Fisher	4 Quay Court Sorrento 6020	Support - see submission 3. Rate Payers need to be heard.	Noted.
19	R De Gruchy	57 Ashmore Way Sorrento 6020	Support - see submission 3.	Noted.
20	F & K Luck	80 Oceanside Promenade Mullaloo 6027	Support - see submission 3.	Noted.
21	J Hollick	34 Ross Avenue	Support - see submission 3.	Noted.

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NO	NAME OF SUBMITTOR	ADDRESS	SUBMISSION SUMMARY	OFFICER'S COMMENT
		Sorrento 6020		
22	K Hollick	34 Ross Avenue Sorrento 6020	Support - see submission 3.	Noted.
23	C Sims	7 Frobisher Avenue Sorrento 6020	Support - see submission 3.	Noted.
24	B J Meakin Sims	7 Frobisher Avenue Sorrento 6020	Support - see submission 3.	Noted.
25	W J & P J Casey	8 Nerida Place Sorrento 6020	Support - see submission 3.	Noted.
26	J McDiarmid	2 Emerald Way Edgewater 6027	Support - see submission 3.	Noted.
27	K E Hawkins	14B Raleigh Road Sorrento 6020	Support - see submission 3.	Noted.
28	S A Hawkins	14B Raleigh Road Sorrento 6020	Support - see submission 3.	Noted.
29	G Price	8 Cliverton Court Marmion 6020	Support - see submission 3.	Noted.
30	J Hawkins	22 Woodland Loop Edgewater 6027	Support - see submission 3.	Noted.
31	R Hawkins	22 Woodland Loop Edgewater 6027	Support - see submission 3.	Noted.
32	D I Price	8 Cliverton Court Marmion 6020	Support - see submission 3.	Noted.
33	J A Price	8 Cliverton Court Marmion 6020	Support - see submission 3.	Noted.
34	R Ezekiel	7 Hawkins Avenue Sorrento 6020	Support - see submission 3.	Noted.
35	R Piano	18 Hood Terrace Sorrento 6020	Support - see submission 3.	Noted.
36	H Mead	7A Padbury Circle Sorrento 6020	Support - see submission 3.	Noted.
37	D Mead	7A Padbury Circle	Support - see submission 3.	Noted.



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		Sorrento 6020		
38	M & R J O'Leary	3 Gull Street Marmion 6020	Support - see submission 3.	Noted.
39	G K Wheildon	25 Ross Avenue Sorrento 6020	Support - see submission 3.	Noted.
40	W Wheildon	25 Ross Avenue Sorrento 6020	Support - see submission 3.	Noted.
41	R Ireland	8 Raleigh Road Sorrento 6020	Support - see submission 3.	Noted.
42	B Ireland	8 Raleigh Road Sorrento 6020	Support - see submission 3.	Noted.
43	L Nunn	11 Hood Terrace Sorrento 6020	Support - see submission 3.	Noted.
44	N Woodhouse	9 Hood Terrace Sorrento 6020	Support - see submission 3.	Noted.
45	R Nunn	11 Hood Terrace Sorrento 6020	Support - see submission 3.	Noted.
46	B Godenzi	65 Kempenfeldt Avenue Sorrento 6020	Support - see submission 3.	Noted.
47	J Croome	8 Bahama Close Sorrento 6020	Support - see submission 3. The City should furthermore restrict development within 300m of the foreshore including parklands, school ovals and public open space. All buildings within 300m should be preserved within their current footprint and height. The City should be liable to pay compensation for development which devalues properties.	Noted.  Reduction (or increases) in property values are not a land use planning matter.
48	J Godenzi	65 Kempenfeldt Avenue Sorrento 6020	Support - see submission 3.	Noted.
49	K McKinnon	2 Mulloway Court	Support - see submission 3. Any alternative	Noted.

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		Sorrento 6020	height should be put to community. We should retain the beauty.	
50	S Hays	1 Hawkins Avenue Sorrento 6020	Support - see submission 3. The City of Stirling has created a disaster at Scarborough, don't destroy our coast.	Noted.
51	R Croome	4 Yandina Close Duncraig 6023	Support - see submission 3.	Noted.
52	F Nebel	17 Seaward Loop Sorrento 6020	Support - see submission 3.	Noted.
53	J Nebel	17 Seaward Loop Sorrento 6020	Support - see submission 3.	Noted.
54	D E McCauley	44 Robin Avenue Sorrento 6020	Support - see submission 3.	Noted.
55	V McCauley	44 Robin Avenue Sorrento 6020	Support - see submission 3.	Noted.
56	P J & A F West	28 Ross Avenue Sorrento 6020	Support - see submission 3.	Noted.
57	P de Graaf	25 St Helier Drive Sorrento 6020	Support - see submission 3.	Noted.
58	K Le Roux	25 St Helier Drive Sorrento 6020	Support - see submission 3.	Noted.
59	J Hamburg	8 Buckie Court Warwick 6024	Support - see submission 3.	Noted.
60	B Hamburg	8 Buckie Court Warwick 6024	Support - see submission 3.	Noted.
61	N Braccia	2 Lacepede Drive Sorrento 6020	Support - see submission 3.	Noted.
62	V Malss	27 Raleigh Road Sorrento 6020	Support - see submission 3.	Noted.
63	P & D Brown	48 Marine Terrace Sorrento 6020	Support - see submission 3.	Noted.
64	L Cornwall	19 Hawkins Avenue	Support - see submission 3.	Noted.

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		Sorrento 6020		
65	S Lawrence	15 Raleigh Road Sorrento 6020	Support - see submission 3.	Noted.
66	L Arbuckle	48 Robin Avenue Sorrento 6020	Support - see submission 3.	Noted.
67	M Arbuckle	48 Robin Avenue Sorrento 6020	Support - see submission 3.	Noted.
68	P Caiacob	32 & 34 Hawkins Avenue Sorrento 6020	Support - see submission 3.	Noted.
69	E Caiacob	32 & 34 Hawkins Avenue Sorrento 6020	Support - see submission 3.	Noted.
70	S Malss	27 Raleigh Road Sorrento 6020	Support - see submission 3.	Noted.
71	N Jones	17 Hawkins Avenue Sorrento 6020	Support - see submission 3.	Noted.
72	D Jones	17 Hawkins Avenue Sorrento 6020	Support - see submission 3.	Noted.
73	D Fisher	15A Raleigh Road Sorrento 6020	Support - see submission 3.	Noted.
74	J Fisher	15A Raleigh Road Sorrento 6020	Support - see submission 3.	Noted.
75	I L Gordon	21 Hood Terrace Sorrento 6020	Support - see submission 3.	Noted.
76	D Gordon	21 Hood Terrace Sorrento 6020	Support - see submission 3. The 10m limit should be across the whole proposed development area, max height at road level at lowest point of the site.	Noted.
77	J Moore	102 Clontarf Street Sorrento 6020	Supports the 10m height restriction.	Noted.
78	G Rees	No address provided	Objects to the limit and would like to see	The draft policy is not aimed at preventing



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NO	NAME OF SUBMITTOR	ADDRESS	SUBMISSION SUMMARY	OFFICER'S COMMENT
			development on the coastline. Our state needs development. We should be forward thinking.	development. Rather, it is aimed at facilitating development that is appropriate and compatible with the coastal location and surrounding development.
79	J Matthews	7B Hood Terrace Sorrento 6020	Support - see submission 3 . We must protect amenities and beauty of the coast line.	Noted.
80	T Tasker	7A Hood Terrace Sorrento 6020	Support - see submission 3. Don't spoil the beach with high rise buildings.	Noted.
81	J Tasker	7A Hood Terrace Sorrento 6020	Support - see submission 3. We don't want another gold coast in WA.	Noted.
82	K Cilkos	6 Nerida Place Sorrento 6020	Support - see submission 3.	Noted.
83	A Beaton	16A Raleigh Road Sorrento 6020	Support - see submission 3.	Noted.
84	R Cole	1A Gull Street Marmion 6020	Support - see submission 3.	Noted.
85	B Morton-Stewart	64 Clontarf Street Sorrento 6020	Support - see submission 3. Well done.	Noted.
86	J A Khoury	19A Raleigh Road Sorrento 6020	Support - see submission 3.	Noted.
87	B Prunty	3 Quay Court Sorrento 6020	Support - see submission 3.	Noted.
88	F Byrne	5 Anitra Court Sorrento 6020	Support - see submission 3.	Noted.
89	F A Khoury	19A Raleigh Road Sorrento 6020	Support - see submission 3.	Noted.
90	P & L Gangemi	7 Nerida Place Sorrento 6020	Support - see submission 3.	Noted.
91	D M Hooper	14 Cliff Street Marmion 6020	Support - see submission 3.	Noted.
92	K J Darmody	10 Quay Court	Support - see submission 3.	Noted.

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		Sorrento 6020		
93	R Greenhalgh	38 Robin Avenue Sorrento 6020	Supports 10m height restriction. Development would be out of character with the surrounds.	Noted.
94	M E Moore	80 Ashmore Way Sorrento 6020	Support - see submission 3.	Noted.
95	G C Moore	80 Ashmore Way Sorrento 6020	Support - see submission 3.	Noted.
96	F Papasergio	16B Raleigh Road Sorrento 6020	Support - see submission 3.	Noted.
97	A Sgro	18 Raleigh Road Sorrento 6020	Support - see submission 3.	Noted.
98	J Sgro	18 Raleigh Road Sorrento 6020	Support - see submission 3.	Noted.
99	R Thornhill	3/14 Padbury Circle Sorrento 6020	Support - see submission 3.	Noted.
100	G Wallis	13 Padbury Circle Sorrento 6020	Support - see submission 3. The area has always been considered a high a residential area, not a high rise tourism area.	Noted.
101	G & S Baines	3 Hood Terrace Sorrento 6020	Support - see submission 3. The area should not be spoilt for financial reward.	Noted.
102	M Rushack	21A Parker Avenue Sorrento 6020	Support - see submission 3.	Noted.
103	M Rushack	21A Parker Avenue Sorrento 6020	Support - see submission 3.	Noted.
104	C Ghersinich	17 Leach Street Marmion 6020	Support - see submission 3 . The city has an obligation to protect the coastal strip.	Noted.
105	N Dixon	108 Clontarf Street Sorrento 6020	Support - see submission 3.	Noted.
106	M Green	26A Anaconda Place Sorrento 6020	Support - see submission 3.	Noted.
107	N Green	5B Frobisher Road	Support - see submission 3.	Noted.

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		Sorrento 6020		
108	R & M Green	19 Ross Avenue Sorrento 6020	Support - see submission 3.	Noted.
109	C A & B J Angove	16 Renown Way Sorrento 6020	Support - see submission 3. We don't want to be like the Gold Coast.	Noted.
110	B J Angove	16 Renown Way Sorrento 6020	Support - see submission 3.	Noted.
111	R Green	19 Ross Avenue Sorrento 6020	Support - see submission 3.	Noted.
112	S Kobelke	1 Hawkins Avenue Sorrento 6020	<p>Support - see submission 3.</p> <p>If alternative heights are considered it should be put to the community.</p> <p>A WAPC survey showed that 72% of people were concerned about high-rise development on the coast.</p> <p>The City of Joondalup should put together a public relations / marketing plan to promote and defend the City's position on this issue with funding in the order of \$50000 to \$100 000.</p> <p>We should treat the coastline with respect.</p>	<p>Noted.</p> <p>Noted.</p> <p>Any budget allocation as suggested would require Council consideration.</p>
113	H G Nairn	110 West coast Drive Sorrento 6020	Support - see submission 3.	Noted.
114	G & E Spivey	106 Keans Avenue Sorrento 6020	Support - see submission 3.	Noted.
115	M Hodge	110 West Coast Drive Sorrento 6020	Support - see submission 3.	Noted.
116	E Angove	16 Renown Way Sorrento 6020	Support - see submission 3. "Definitely no higher".	Noted.



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117	V M & F L Parin	3 Manakoora Rise Sorrento 6020	Support - see submission 3.	Noted.
118	B & B Callaghan	3A Amity Close Sorrento 6020	Support - see submission 3.	Noted.
119	L Ghersinich	17 Leach Street Marmion 6020	Support - see submission 3. It would be a step forward for our future generation It would prevent overshadowing, visual pollution and parking issues.	Noted.
120	A & M Hooper	17 Raleigh Road, Sorrento 6020	Support - see submission 3.	Noted.
121	C Meikie	3 Ross Avenue, Sorrento 6020	Support - see submission 3.	Noted.
122	M Jakovich	9B Hawkins Avenue Sorrento 6020	Support - see submission 3.	Noted.
123	P Jakovich	9B Hawkins Avenue Sorrento 6020	Support - see submission 3.	Noted.
124	P Goodes	6 Hood Terrace Sorrento 6020	Support - see submission 3.	Noted.
125	S Goodes	6 Hood Terrace Sorrento 6020	Support - see submission 3.	Noted.
126	J & G Walter	48 St Helier Drive Sorrento 6020	Support - see submission 3.	Noted.
127	O Went	7 Leach Street Marmion 6020	Support - see submission 3.	Noted.
128	A Went	7 Leach St Marmion 6020	Support - see submission 3.	Noted.
129	C McLean	4 Hibernia Rise Joondalup 6027	Support - see submission 3.	Noted.
130	P Mclean	4 Hiberna Rise Sorrento 6020	Support - see submission 3.	Noted.

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131	M Went	7 Leach Street Marmion 6020	Support - see submission 3.	Noted.
132	R Went	7 Leach Street Marmion 6020	Support - see submission 3. This policy allows the existing amenity to be maintained.	Noted.
133	P M Lowe	36 Cliffe Street Marmion 6020	Support - see submission 3.	Noted.
134	D Ireland	108 Warrendyte Craigie 6025	Support – see submission 3.	Noted.
135	B Ridgeway	22 Naval Parade Ocean Reef 6027	Support – see submission 3.	Noted.
136	R Poliwka	45/189 Lakeside Drive Joondalup 6027	Support – see submission 3.	Noted.
137	K Couanis	5/189 Lakeside Drive Joondalup 6027	Support – see submission 3.	Noted.
138	I & S Ilich	1 Frobisher Avenue Sorrento 6020	Support – see submission 3.	Noted.
139	S & A Monteath	16 Clontarf Street Sorrento 6020	Support – see submission 3.	Noted.
140	N & B Bilton	6 Robin Avenue Sorrento 6020	Support – see submission 3.	Noted.
141	M J Johnstone	91 Clontarf Street Sorrento 6020	Support – see submission 3.	Noted.
142	S Aspland	16 Frobisher Avenue Sorrento 6020	Support – see submission 3.	Noted.
143	J A Yarwood	21 Clontarf Street Sorrento 6020	Support – see submission 3.	Noted.
144	P A Yarwood	21 Clontarf Street Sorrento 6020	Support – see submission 3. Has attended recent Coastal Planning Strategy workshops supported restricting coastal height.	Noted.
145	K Mol	6B Raleigh Road	Support – see submission 3.	Noted.

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		Sorrento 6020		
146	L Mol	6B Raleigh Road Sorrento 6020	Support – see submission 3.	Noted.
147	L Gannon	79 Clontarf Street Sorrento 6020	Support – see submission 3. Thanks Council for the effort to preserve the coastline for future generations.	Noted.
148	N F Gannon	79 Clontarf Street Sorrento 6020	Support – see submission 3. Our coastline is unique and should not be similar to the Queensland gold coast disaster.	Noted.
149	K Bruce	5 Hawkins Avenue Sorrento 6020	Support – see submission 3.	Noted.
150	J Bruce	5 Hawkins Avenue Sorrento 6020	Support – see submission 3. Keep up the pressure.	Noted.
151	R Greenhalgh	38 Robin Avenue Sorrento 6020	Support – see submission 3. The 10 metre will protect this environment from unsightly overdevelopment by interest groups.	Noted.
152	K & J Nykyforak	13 Robin Avenue Sorrento 6020	Support – see submission 3.	Noted.
153	R Greenhalgh	38 Robin Avenue Sorrento 6020	Support – see submission 3.	Noted.
154	S Kelly	18A Alfred Road Claremont 6010	Support – see submission 3.	Noted.
155	L & V Simms	12 Madrona Crescent Greenwood 6024	Supports policy. Don't want to see a Queensland Gold Coast here in WA.	Noted.
156	S H Foggo	5 Hamersley Road Sorrento 6020	Support – see submission 3.	Noted.
157	K R Foggo	15 Hawkins Avenue Sorrento 6020	Support – see submission 3.	Noted.
158	R D & I L Philpott	17 Frobisher Avenue Sorrento 6020	Support – see submission 3. We should not pander to greedy developers, this is not what ratepayers expect of Council.	Noted.
159	B McDonald	57 Clontarf Street	Support – see submission 3.	Noted.



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		Sorrento 6020		
160	G Harrington	24 Robin Avenue Sorrento 6020	Support – see submission 3.	Noted.
161	R Harrington	24 Robin Avenue Sorrento 6020	Support – see submission 3.	Noted.
162	S F Rodi	11 Drakes Walk Sorrento 6020	Support – see submission 3.	Noted.
163	A L Rodi	11 Drakes Walk Sorrento 6020	Support – see submission 3.	Noted.
164	S Aspland	16 Frobisher Avenue Sorrento 6020	Support – see submission 3.	Noted.
165	R Dupuy	23 Ross Avenue Sorrento 6020	Support – see submission 3.	Noted.
166	B Dupuy	23 Ross Avenue Sorrento 6020	Support – see submission 3.	Noted.
167	D & H Hugo	127 Clontarf Street Sorrento 6020	Support – see submission 3.	Noted.
168	B L Gilligan	17 Ross Avenue Sorrento 6020	Support – see submission 3. We should try to make this type of development a blueprint for coastal redevelopment.	Noted.
169	G C & A Brown	7 Gull Street Marmion 6020	Support – see submission 3. Supports council on this matter.	Noted.
170	M McGinnity	20B Raleigh Road Sorrento 6020	Support – see submission 3.	Noted.
171	V McGinnity	29B Raleigh Road Sorrento 6020	Support – see submission 3.	Noted.
172	T Thorp	75 High Street Sorrento 6020	Support – see submission 3. Thanks council, staff and commissioners for listening to people's wishes.	Noted.
173	D Smart	3 Delambre Place Sorrento 6020	Support – see submission 3.	Noted.
174	T Smart	3 Delambre Place	Support – see submission 3.	Noted.

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		Sorrento 6020		
175	V K Zakrevsky	49 Korella Street Mullaloo 6027	Support – see submission 3. There must be strict enforcement provisions.	Noted
176	M G Zakrevsky	49 Korella Street Mullaloo 6027	Support – see submission 3. There should be no surfers paradise or Observation City developments. The amenity and natural attractions should be protected.	Noted.
177	A & F Cilkos	9 Anitra Court Sorrento 6020	Support – see submission 3.	Noted.
178	A & M Carleton	99 Clontarf Street Sorrento 6020	Support – see submission 3.	Noted.
179	E Walton	35B Contour Drive Mullaloo 6027	Support – see submission 3.	Noted.
180	V Walton	35B Contour Drive Mullaloo 6027	Support – see submission 3.	Noted.
181	R & B England	111 Clontarf Street Sorrento 6020	Support – see submission 3.	Noted
182	V J Flanagan	5 Ross Avenue Sorrento 6020	Support – see submission 3.	Noted.
183	I D Lucas	2/14 Padbury Circle Sorrento 6020	Support – see submission 3.	Noted.
184	L & D Hancock	25 Parker Avenue Sorrento 6020	Support – see submission 3.	Noted.
185	R L Heilbronn	Unit 8A Harbour Management Building Southside Drive Sorrento Quay 6020	Support – see submission 3.	Noted.
186	C Rumpol	6 Cromer Grove Kallaroo 6025	Support – see submission 3.	Noted.
187	R E Fryer	57 Griffell Way Duncraig 6023	Support – see submission 3.	Noted.

**DRAFT POLICY 3-4 – HEIGHT OF BUILDINGS WITHIN THE COASTAL AREA (NON-RESIDENTIAL ZONES)**  
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NO	NAME OF SUBMITTOR	ADDRESS	SUBMISSION SUMMARY	OFFICER'S COMMENT
188	C L Heilbronn	32 Raleigh Road Sorrento 6020	Support – see submission 3. Thanks for opportunity to consider amenity and coastal lifestyle for future generations.	Noted.
189	S Lee	6 Barbados Turn Hillarys 6025	Support – see submission 3.	Noted.
190	L Johnson	3 Vigors Court Duncraig 6023	Support – see submission 3.	Noted.
191	J Cox	15 Ross Avenue Sorrento 6020	Support – see submission 3.	Noted.
192	M Apostolou	3A Hood Terrace Sorrento 6020	Support – see submission 3.	Noted.
193	H C Apostolou	3A Hood Terrace Sorrento 6020	Support – see submission 3.	Noted.
194	M Caiacob	7 Rowan Place Mullaloo 6027	<p>Support – see submission 3. The policy is silent on structure plans and landmark buildings.</p> <p>The delegated authority manual should also be amended to remove discretion with regard to height and scale provisions.</p> <p>Definitions for low and high rise are required Will the R-Code review have an impact on this policy.</p> <p>A stronger definition for natural ground level is required.</p>	<p>If a particular lot within a structure plans area falls within the 300m coastal area, then development will be subject to the policy. However, structure plans often contain their own height controls, which may or may not be more restrictive than the policy. It is unclear in what context the term landmark is used. The draft policy would apply to all buildings cover by the policy equally.</p> <p>The delegation manual is proposed to be amended to remove delegation on this policy.</p> <p>It is unclear why definitions of high and low rise are requested. This would not appear to add any value to the policy.</p>

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			Sustainability issues.	
195	B Caiacob	7 Rowan Place Mullaloo 6027	Support – see submission 3.	Noted.
196	T & I Prestage	4 Northshore Drive Mullaloo 6027	Support – see submission 3. Allow the future generations to have the benefits.	Noted.
197	R & L Prestage	6 Northshore Drive Mullaloo 6027	Support – see submission 3. Maintain our City which has an attractive and unspoilt atmosphere.	Noted.
198	H Murphy	4 Howell Street Marmion 6020	Support for the 10 metre height restriction.	Noted.
199	M John	36 West Coast Drive Marmion 6020	<p>Support – see submission 3 – supports the changes assuming that:</p> <p>The policy is silent on structure plans and landmark buildings.</p> <p>The delegated authority manual should also be amended to remove discretion with regard to height and scale provisions.</p> <p>Definitions for low and high rise are required</p> <p>For existing established localities a stronger definition of Natural Ground Level is required in order to achieve the policy objectives of sympathetic protection and enhancement of the amenity and</p>	<p>Noted.</p> <p>If a particular lot within a structure plans area falls within the 300m coastal area, then development will be subject to the policy. However, structure plans often contain their own height controls, which may or may not be more restrictive than the policy.</p> <p>It is proposed to amend the planning delegations to remove delegation to officers</p> <p>It is unclear why definitions for high and low rise are needed. The draft policy stipulates a maximum height of 10m for development. The proposed definition of natural ground level is drafted to recognise existing natural ground levels, and levels appropriately approved for existing development. The definition does not mean that the highest</p>

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			<p>streetscape character of the surrounding area.</p> <p>This level should be taken from the closest adjacent kerb line. For large developments covered by this policy a staggered effect would be created maintaining a 10 meter height when viewed by the public. Rather than a development being 10mts above the highest point of land and resulting in the possibility of 20mts high when viewed from the front façade.</p> <p>Development west of West Coast Drive, Ocean side Promenade or Merrifield place should not occur.</p>	<p>point of a site becomes the starting point to measure the maximum 10m height for the whole development.</p> <p>The draft policy does not intended to specify where development can or can't take place.</p>
200	P & D McKenzie	12B Troy Avenue Marmion 6020	Support – see submission 3.	Noted.
201	T & T Brooke	15 Renown Way Sorrento 6020	Support – see submission 3.	Noted.
202	S Wasley	28 Delambre Place Sorrento 6020	Support – see submission 3.	Noted.
203	D Kelsall	11 Clontarf Street Sorrento 6020	Support – see submission 3. There should be the same height limit or even less in residential areas.	Noted.
204	B Wood	26 Ross Avenue Sorrento 6020	Support – see submission 3.	Noted.
205	S Cornish	11 Raleigh Road Sorrento 6020	Support – see submission 3.	Noted.
206	R Hasleby	59 Alder Way Duncraig 6023	Support – see submission 3.	Noted.
207	A Prince	8 Yagoona Street Duncraig 6023	Support – see submission 3.	Noted.



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208	N E Giles	57 Alder Way Duncraig 6023	Support – see submission 3.	Noted.
209	P Cornish	11 Raleigh Road Sorrento 6020	Support – see submission 3.	Noted.
210	C Bailey	Unit 4 2 Frobisher Avenue Sorrento 6020	Support – see submission 3. Concerns that “within 300 metres of the high water mark” is too close.	Noted.
211	C & G Donald	5 Dempster Place Sorrento 6020	Support – see submission 3.	Noted.
212	J Cavanagh	10 Drakes Walk Sorrento 6020	Support – see submission 3. Do not agree with rezoning lot 141 Drakes Walk, Sorrento and Lot 158 from residential to residential commercial.	Noted. These other matters are not the subject of this report.
213	M L Wapnah	18 Hawkins Avenue Sorrento 6020	Support – see submission 3.	Noted.
214	J Bailey	PO Box 18 Grass Valley 6403	Support – see submission 3. It is not necessary at all.	Noted.
215	Mr & Mrs Westenhaver	120 West Coast Drive Sorrento 6020	Support – see submission 3.	Noted.
216	S Cooperwhite	52 Cowper Road Sorrento 6020	Support – see submission 3.	Noted.
217	A Cooperwhite	29 Clontarf Street Sorrento 6020	Support – see submission 3.	Noted.
218	R & L Shurman	21 Raleigh Road Sorrento 6020	Support – see submission 3.	Noted.
219	W Pryde	24 Leviathan Way Padbury 6025	Support – see submission 3.	Noted.
220	H Robins	36 Brighton Mews Hillarys 6025	Support – see submission 3.	Noted.
221	Name illegible	3 Ranford Way Hillarys 6025	Support – see submission 3.	Noted.

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222	B Kelly	1A Cervantes Place Sorrento 6020	Support – see submission 3.	Noted.
223	D Jackson	20 Renown Way Sorrento 6020	Support – see submission 3	Noted.
224	F S Jackson	20 Renown Way Sorrento 6020	Support – see submission 3.	Noted.
225	A N Jackson	20 Renown Way Sorrento 6020	Support – see submission 3.	Noted.
226	G Duncan	3 Hawkins Avenue Sorrento 6020	Support – see submission 3.	Noted.
227	B Duncan	3 Hawkins Avenue Sorrento 6020	Support – see submission 3.	Noted.
228	L & R Lane	68 Clontarf Street Sorrento 6020	Support – see submission 3. Rejects any proposal for high rise along our beaches.	Noted.
229	C P Smith	7 Mott Court Hillarys 6025	Support – see submission 3. Would prefer to see a 2 storey height restriction whether residential or non residential.	Noted.
230	A Pollard	22 Halliday Grove Hillarys 6025	Support – see submission 3.	Noted.
231	J R Ranson	106 Clontarf Street Sorrento 6020	Support – see submission 3.	Noted.
232	W & E Cohen	12A Troy Avenue Marmion 6020	Support – see submission 3. In Israel residential developments have limits on the first three rows so that each row has uninterrupted sea views.	Noted.
233	N M MacKinnon	23 Hood Terrace Sorrento 6020	Support – see submission 3.	Noted.
234	C MacKinnon	23 Hood Terrace Sorrento 6020	Support – see submission 3. The varied coastline of the City of Joondalup should be reserved. The City of Joondalup has the most interesting, varied and beautiful coastline.	Noted.

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235	L & B Thomas	12 Renown Way Sorrento 6020	Support – see submission 3.	Noted.
236	M Zaggia	114 Clontarf Street Sorrento 6020	Support – see submission 3.	Noted.
237	M & T Campbell	46 Campbell Drive Hillarys 6025	Support – see submission 3.	Noted.
238	D Graham	23B Raleigh Road Sorrento 6020	Support – see submission 3.	Noted.
239	C & J Cypher	78 High Street Sorrento 6020	Support – see submission 3.	Noted.
240	E J Morris	29 Gemmell Way Hillarys 6025	Support – see submission 3.	Noted.
241	N Hill	30 Burley Griffin Mews Joondalup 6027	Support – see submission 3.	Noted.
242	K Douglas	4 Acron Lane Hillarys 6025	Support – see submission 3.	Noted.
243	M Holmes	10 Viewcrest Way Sorrento 6020	Support – see submission 3.	Noted.
244	S Harris	11 Moyle Place Hillarys 6025	Support – see submission 3. Don't let our coast look like the sunshine coast.	Noted.
245	E Scott	15 Hasper Place Marmion 6020	Support – see submission 3.	Noted.
246	J Green	5 Magenta Rise Clarkson 6030	Support – see submission 3.	Noted.
247	B G Beahan	94 Venturi Drive Ocean Reef 6027	Support – see submission 3.	Noted.
248	D Cronk	3 Alder Way Duncraig 6023	Support – see submission 3.	Noted.
249	S Fitch	8 Woolwich Close Kallaroo 6025	Support – see submission 3.	Noted.
250	S Wood	5 Wakatipu Way	Support – see submission 3.	Noted.

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		Joondalup 6027		
251	R Barr	c/o Unit 4 2 Frobisher Avenue Sorrento 6020	Support – see submission 3.	Noted.
252	F R Hutchinson	1 Clontarf Street Sorrento 6020	Support – see submission 3.	Noted.
253	C Bailey	Unit 4 2 Frobisher Avenue Sorrento 6020	Support – see submission 3. Not another gold coast.	Noted.
254	M Cooperwhite	29 Clontarf Street Sorrento 6020	Support – see submission 3.	Noted.
255	Y Lee	7 Parker Avenue Sorrento 6020	Support. Objects to any buildings above 10m in height. Would hate to see the same thing as in Surfers Paradise. Currently there are constant cooking smells from the many restaurants and there is lots of litter left lying around their premises and something needs to be done regarding this matter.	Noted.
256	A G Bryant	6B Stocker Court Craigie 6025	Support. Agrees with the proposed height limit and hopes the Commissioners also agree.	Noted.
257	M Macdonald	5 Mair Place Mullaloo 6027	Objection. To ensure that all development within the coastal area (non residential zones) is sympathetic to the protection and enhancement of the amenity and streetscape character of the surrounding area. 1. The key activity map is not explained or referenced and these areas are the only areas covered by the policy. Reserves under the MRS are not included. It is deceptive because it applies to a small area of coast only.	The maps are for illustration and information purposes. The draft policy is an interim measure while an amendment to DPS2 is progressed. As the provisions of DPS2 do not apply to land reserved under the MRS, to provide consistency, this land is not included

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			<p>2. The 300m setback covered by this policy is not adequate as the coastal view shed extends further back than 300m.</p> <p>3. The policy can not meet its objective because DPS2 can override a policy. Provision should be made to DPS 2. Structure plans may also have different provisions</p> <p>4. The policy is aimed at deceiving ratepayers. Most ratepayers will not understand that the policy has limited application and can be over ridden by Council approval.</p> <p>5. The City should amend DPS2 to give ratepayers a third party right of appeal.</p>	<p>in the interim policy.</p> <p>The WAPC policy on coastal height initiates a 300m coastal area. In order to provide consistency on this definition and avoid confusion, it is proposed to utilise the same definition. It is not considered appropriate to treat the City as an homogenous entity, and variations in development standards (eg height) may be appropriate. The proposed 300m coastal area recognises the particularly sensitive nature of that area.</p> <p>An amendment to DPS2 is currently being progressed.</p> <p>The policy is not aimed at deceiving ratepayers. All policies are non-statutory in nature, however, must be taken into consideration by Council.</p> <p>This is not relevant to the draft policy.</p>
258	M Moon	6 Carew Place Greenwood 6024	<p>Objection. Definitions are ambiguous and need to be tightened</p> <p>Natural Ground Level – the definition is inappropriate and should be modified</p> <p>Height</p> <p>It is not clear if development other than dwellings are considered for residential purposes. A definition for residential</p>	<p>The policy will apply to all development in the non-residential zones within the defined coastal area, regardless of the type of</p>



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			<p>purposes is required and if a residential building and short term accommodation are not considered residential purposes then this policy does not meet sustainability criteria.</p> <p>Local reserves are open for development of up to 10m. Do not support local reserves being included</p> <p>“and there should be no discretion” should be included in the policy</p> <p>Does not support the 300 metres, it should state shall be a minimum of 300 metres</p> <p>Generally supports the 10metre height but there should be no discretion. Does not support development within coastal areas and all development on the coast should go out for public consultation and not delegated authority</p> <p>The intent of the policy should be implemented in DPS2 and delegated authority manual amended.</p>	<p>development. A definition of residential purposes is therefore not required.</p> <p>The policy provides for a maximum height. This does not take away Council's ability to consider that a lower height may be appropriate on planning grounds in certain circumstances.</p> <p>It is proposed to amend the planning delegations to remove delegation to officers.</p> <p>See comment in 257</p> <p>See previous comment above.</p> <p>An amendment to DPS2 is currently being progressed.</p>
259	M Rose	115 Clontarf Street Sorrento 6020	Objection – does not support the Council position to create a policy to define a non residential building height limits within 300 metres of the high water mark and would	See comment in 257

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			prefer to set the distance at 500m.  Support for remaining issues.	
260	M Sideris	12 Page Drive Mullaloo 6024	<p>Objection.</p> <p>The policy makes no reference to the plans attached.</p> <p>The plans attached nominate 'key areas' and yet 'key areas' are not defined in the draft policy.</p> <p>The plans attached have not nominated foreshore reserves as key areas and yet they fit within the framework of the proposed policy.</p> <p>No policy comments are made dealing with these foreshore reserves, including Tom Simpson Park, Ern Halliday, Ocean Reef Boat Harbour, etc.</p> <p>The policy should make reference to the fact that the original West Coast Hwy, now Marmion Avenue, was relocated to define and ensure that the coastal strip was planned to be retained as a residential buffer, and that any major coastal development was to be to the east of Marmion Avenue.</p>	<p>The maps are for illustrative and information purposes. The area that the draft policy is proposed to relate is specified in the policy. The draft policy is an interim measure while an amendment to DPS2 is progressed. As the provisions of DPS2 do not apply to land reserved under the MRS, to provide consistency, this land is not included in the interim policy.</p> <p>The draft policy relates to the height of buildings, and does not propose to alter any zonings. The area between the coast and Marmion Avenue will remain a predominately residential area.</p>
267	I Brshaw	Not stated	<p>Objection</p> <p>1. Development applications and application of built form should be considered in the context of the site and its landform;</p> <p>2. The policy proposal does not comply with</p>	<p>Applications should also be considered in regard to development control provisions (eg setbacks, provision of car parking, height)</p> <p>It is made clear by the Minister that Local</p>

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			<p>the Minister for Planning and Infrastructures directive to consider applications of five storeys in nodal locations and up to eight storeys in areas agreed by the community;</p> <p>3. A 10 metre or three storey limit does not accord with the intent of the Commercial Zone and its current ability to enable development without height restriction;</p> <p>4. The Scheme and its intent and objectives for the Commercial Zone is a statute and presides over any policy;</p> <p>5. The intent of the Commercial Zone carries with it an expectation for development as granted by the zone.</p> <p>6. Limitations placed on the Commercial Zone will limit if not prevent the ability to fulfil the intent of the commercial zone.</p> <p>7. Considerations for development should consider the viability of proposals and as such take into account the implications of height limitation on development.</p> <p>8. The proponents of the development at Sorrento Village (Plaza) believe that the formulation of the (interim) policy is in direct response to matters raised in discussion with Officers and Commissioners in the creation and lodgement of the Sorrento</p>	<p>Governments have the discretion to determine height limits that are appropriate for their area.</p> <p>This statement is not supported as the commercial zone encourages a wide range of land uses. A height limit does not restrict those land uses.</p> <p>The draft policy is an interim measure while an amendment to DPS2 is progressed. DPS2 requires that due regard be given to policies.</p> <p>There is no intent to stop commercial development being developed in a commercial zone.</p> <p>The proposed policy does not conflict with the intent of the commercial zone. The intent of the commercial zone does not address height.</p> <p>While the economic viability of a development should not be excluded, nor should amenity and community desires for their locality.</p> <p>The development of coastal height provisions stems from a request from the Minister for Planning and Infrastructure to examine the issue. It is not related to any specific development proposal.</p>

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			<p>Village Structure Plan.</p> <p>9. Accordingly, due process should consider direct consultation with those proponents and at least direct answers to questions on the matter of policy proposals (refer attached sequence of events for Sorrento proposal).</p> <p>10. On behalf of the owners of the Sorrento Village project we reserve the right as development proponents with application before the Council and request the ability to present to Council on the matter and enlarge on this submission.</p>	<p>See comments at 8. above.</p> <p>Noted.</p>
<b>Late Submissions</b>				
261	D Donovan	8 Frobisher Avenue Sorrento 6020	Support – see submission 3.	Noted.
262	S Charleson	20 Lymburner Drive Hillarys 6025	Support – see submission 3.	Noted.
263	P Cookson	16 Delambre Place Sorrento 6020	Support – see submission 3.	Noted.
264	R McFarlane	9 Frobisher Avenue Sorrento 6020	Support – see submission 3.	Noted.
265	J McFarlane	9 Frobisher Avenue Sorrento 6020	Support – see submission 3.	Noted.
266	V Bloor	14 Parker Avenue Sorrento 6020	Support – see submission 3.	Noted.
268	B Grosvenor & U S Abbehusen	28A Raleigh Road Sorrento 6020	Support – see submission 3.	Noted.
269	R & N Grosvenor	28 Raleigh Road Sorrento 6020	Support – see submission 3.	Noted.

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270	S Hawkes	7/9 Steele Road Sorrento 6020	Support – see submission 3.	Noted.
271	H Kraus	6 Bluewater Rise Mullaloo 6027	Support – see submission 3.	Noted.
272	G & R Reed	1 Hibernia Rise Sorrento 6020	Objection Do not support the policy, do not support the amendment to DPS2.	
273	M Wollens	5 Delambre Place Sorrento 6020	Support – see submission 3.	Noted.
274	D Chapman	5 Delambre Place Sorrento 6020	Support – see submission 3.	Noted.
275	G Brice	25 Robin Avenue Sorrento 6020	Support – see submission 3.	Noted.
276	J Arnold (received 6/2/06)	5 Clontarf St Sorrento 6020	Support – see submission 3.	Noted
277	M Latsky (received 8/2/06)	90 Clontarf Street Sorrento 6020	Support – see submission 3.	Noted
278	I Brashaw (Urbanplan) on behalf of the Peard (Sorrento) property owners' syndicate. (received 10/2/06)		<p>Objection</p> <p>Have to question the likelihood of final adoption of a scheme amendment given the Minister's recent review of State Policy 2.6</p> <p>A blanket policy often brings a simple design response to that limitation or leaves the Council open to challenge.</p> <p>Any particular zone in DPS2 brings with it a right to development, in this case the Commercial zone and its lack of a height limit</p> <p>Consideration should be given to the merits</p>	<p>As with any scheme amendment, the Minister makes the final decision.</p> <p>An alternative view is that such limitations can in fact promote better or innovative designs in response to those limitations.</p> <p>There is no intent to stop commercial development being developed in a commercial zone.</p> <p>On this particular issue, it is considered that</p>



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			<p>of each site. With the Sorrento Village redevelopment, the 12m gradient enables built form to be nestled into the cusp of the hill. This landform has separate consideration to that of a blanket policy. This highlights the weakness of the policy. Suggests that a better way to control height is by a mini planning scheme in the form of a structure plan. This gives the community, including the developers, the opportunity to consider and debate proposals.</p> <p>Believes that the proposed policy is incongruent or at odds with a range of State and City policies and strategies.</p> <p>Believes that the proposed policy has been promulgated in direct rebuttal to the Sorrento Village redevelopment.</p>	<p>clear guidance on height within the coastal area in its entirety is required, and expected by the community.</p> <p>Although detailed comments on how the proposed height limit is incongruent with those State and City policies are not outlined, it is noted that amendments to SPP 2.6 states: "Town planning schemes may specify lower maximum height limits in particular localities in order to achieve outcomes which responds to the desired character, built form and amenity of the locality"</p> <p>The development of coastal height provisions stems from a request from the Minister for Planning and Infrastructure to examine the issue. It is not related to any specific development proposal.</p>