


District Planning Scheme No.2 Amendment No.48


LEGEND

SCALE 1: 2500




 Boundary of Amendment
Zone Area

METROPOLITAN REGION SCHEME RESERVES

 Parks and Recreation

LOCAL RESERVES

 Parks and Recreation

 Public Use

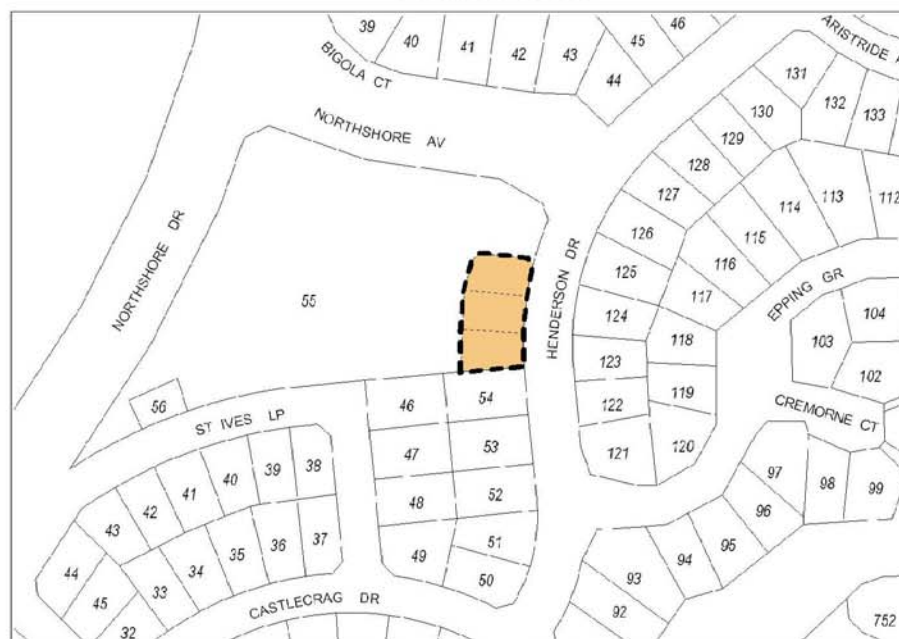
ZONES

 Residential

 Private Clubs / Recreation



EXISTING ZONING




SCHEME AMENDMENT

Residential Density Codes District Planning Scheme No.2 Amendment No.48

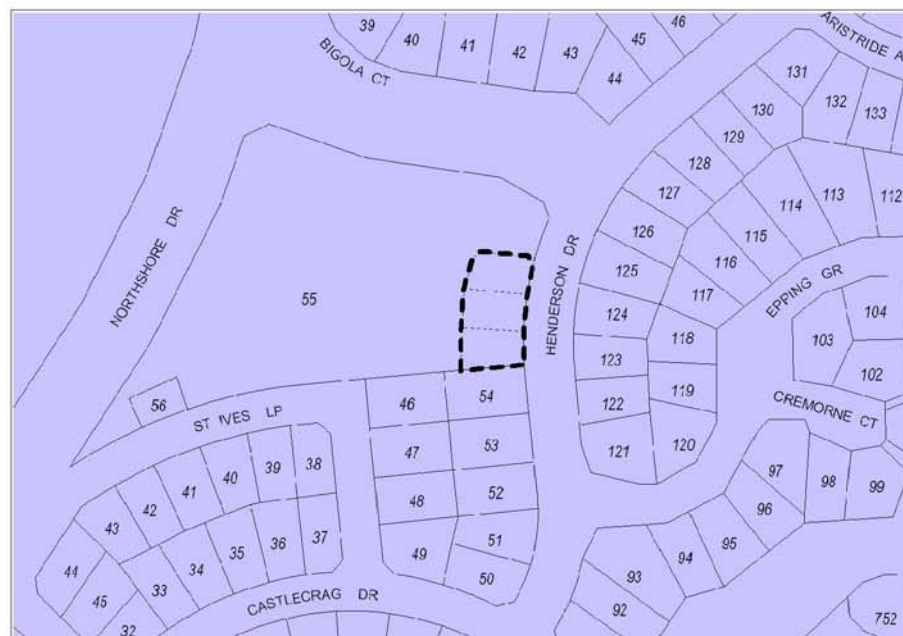
LEGEND

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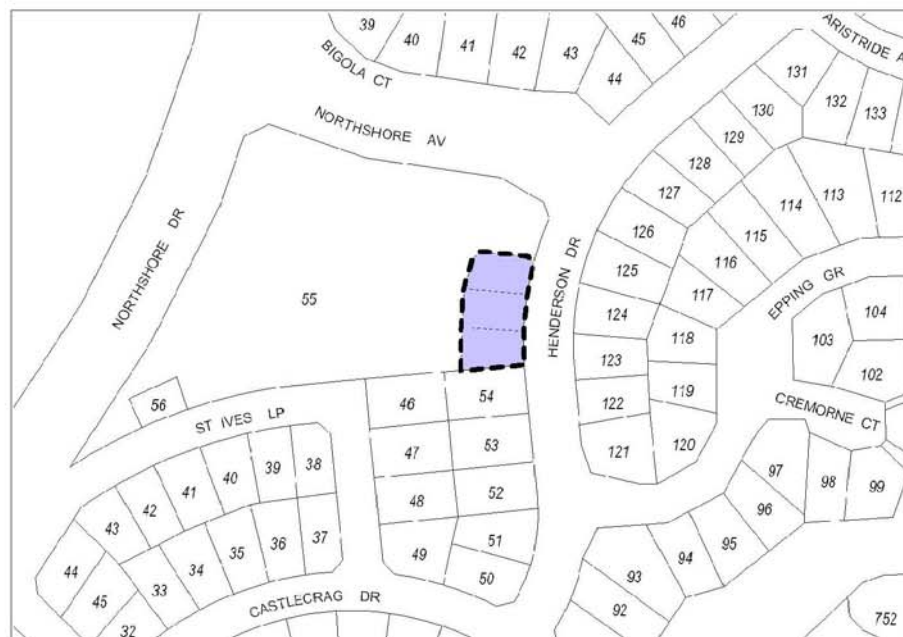
 Boundary of Amendment
Zone Area

RCODES

 R 20



EXISTING ZONING



SCHEME AMENDMENT

**PROPOSED AMENDMENT NO 48
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 29 JULY 2011)**

NO	NAME AND ADDRESS OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
1	J Griffiths 1 St Ives Loop Kallaroo WA 6025	1 St Ives Loop Kallaroo WA 6025	No Objection	Noted
2	R Repke 1 Pittwater Close Kallaroo WA 6025	1 Pittwater Close Kallaroo WA 6025	<p>Objection</p> <p>Opposed to loss of green space.</p> <p>The City needs a first class restaurant and this site may be suitable.</p> <p>Concerned that the proposed rezoning and future sale of land will only support the club for a few additional years. Recommend that the site be given to the City free of cost and turn the existing building into a community hall. Alternatively rezone the site to permit high rise redevelopment, basement parking and maximum green space surrounding.</p>	<p>Not supported.</p> <p>The proposed rezoning applies to a portion of the site only. Much of the site will be retained as open space. It is also noted that the subject site is not a reserve for public open space.</p> <p>The suggestions made are predicated on the basis that the City has control of the site. However, the site is privately owned, and alternative recommendations for the site can only be considered and pursued by the landowner, not the City.</p>
3	S Bacon 16 Henderson Drive Kallaroo WA 6025	16 Henderson Drive Kallaroo WA 6025	<p>Objection</p> <p>The submitter recently purchased a property due to its outlook of the North Shore Country Club. The proposed amendment would diminish this outlook and have a substantial impact on the property.</p>	<p>Noted</p> <p>The proposed scheme amendment and future subdivision and redevelopment will obscure views currently enjoyed by this property owner. However, it should be noted the existing Country Club could be</p>

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			Concern that the Scheme Amendment will be supported based on a majority vote/community benefit.	redeveloped in such a way that new building or facility could locate in a similar manner to that of future/proposed residential development. Whilst the proposal may have wider community benefits, the concerns of the submitter are legitimate and must be considered.
4	Western Power Locked Bag 2520 Perth WA 6000	N/A	No objection.	Noted
5	J & P Comerford 12 Henderson Drive Kallaroo WA 6025	12 Henderson Drive Kallaroo WA 6025	Comment. Would like the walkway preserved between 54 & 55 linking Henderson Drive with St Ives Loop. This is used to access the bus stop and beach.	Noted. There is no formal pedestrian access way between the subject site and St Ives Loop, and it is not considered desirable to create one. Alternative access to the bus stop and beach is available from Castlecrag Drive/St Ives Loop.
6	Water Corporation PO Box 100 Leederville WA 6902	N/A	No objection.	Noted.
7	S Atkinson 88 Castlecrag Drive Kallaroo WA 6025	88 Castlecrag Drive Kallaroo WA 6025	No objection. Supports the proposal as an initiative to raise funds for the club. Can see the benefit of providing sports and a meeting place and look forward to benefiting from new investment by the club.	Noted.
8	G H & S D Turnbull	9 Henderson Drive	Comment.	Not supported.

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	9 Henderson Drive Kallaroo WA 6025	Kallaroo WA 6025	Purchased their property on the understanding there would be no neighbour on the north side and the proposed amendment would appear to involve extensive site development. We require that any damage to our property and general outlook would be at the expense of the developer.	This comment does not relate to the proposed amendment and is not a planning consideration.
9	Name and address withheld. Contains six names.	N/A	<p>Objection.</p> <p>Concerned about the amendment as it facilitates the sale of the land to create revenue for the short term running of the club. There is a lack of clarity on the City's website about the manner in which the rezoning will translate to the sale of the land, processes involved in the sale of the land, recognition of conflict of interests regarding the sale and purchase of the land by committee or club members, the impact of the rezoning on other residential property owners. The transparent financial management of these processes is unclear.</p> <p>Concerned about the residents safety due to the entrance and exit points located near the street corner on Henderson Avenue and the increased traffic flow.</p>	<p>Noted.</p> <p>This comment relates to the operations of the club in regard to their decision making processes and the future sale and development of the proposed residential land. The City is unable to take these issues into consideration as these issues are internal to the club and do not relate to the scheme amendment.</p> <p>The land proposed to be rezoned has been identified on the basis that lots located in this position will have the least impact on the surrounding properties in regard to access and egress from the club site and the future residential lots. The traffic generated from three additional residential lots is not considered to detrimentally impact on the</p>

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			<p>High density housing in an existing large property size residential zone will impact on the resale value of surrounding properties in Kallaroo.</p> <p>Gold certificate members have only voting rights if they are current paid up members of the club. Those who hold gold certificates but are not members of the club were not consulted with regards to changes to the constitution and other amendments.</p> <p>The committee has not considered other sources of revenue, instead continued with the rezoning and selling off of the lots.</p> <p>There is a lack of clarity in documentation regarding financial management or the rezoning sale and development process.</p> <p>Considers there was a lack of consultation with residents.</p>	<p>existing traffic volume or flow currently experienced in the immediate area.</p> <p>The density of R20 is considered low density. It is proposed that the residential lots will be 600m² each which is greater than the average and minimum lot sizes for the R20 density which also applies to all the residential lots in Kallaroo. Property values are not a planning consideration and therefore can not be taken into account for the scheme amendment.</p> <p>The City is unable to take this issue into consideration as these issues are internal to the club and does not relate to the scheme amendment.</p> <p>As above.</p> <p>As above.</p> <p>The City advertised the proposal for a period of 42 days, concluding 20 July 2011, via a sign on site, letters to landowners immediately adjoining the subject site and notices on the City's website and in the local</p>

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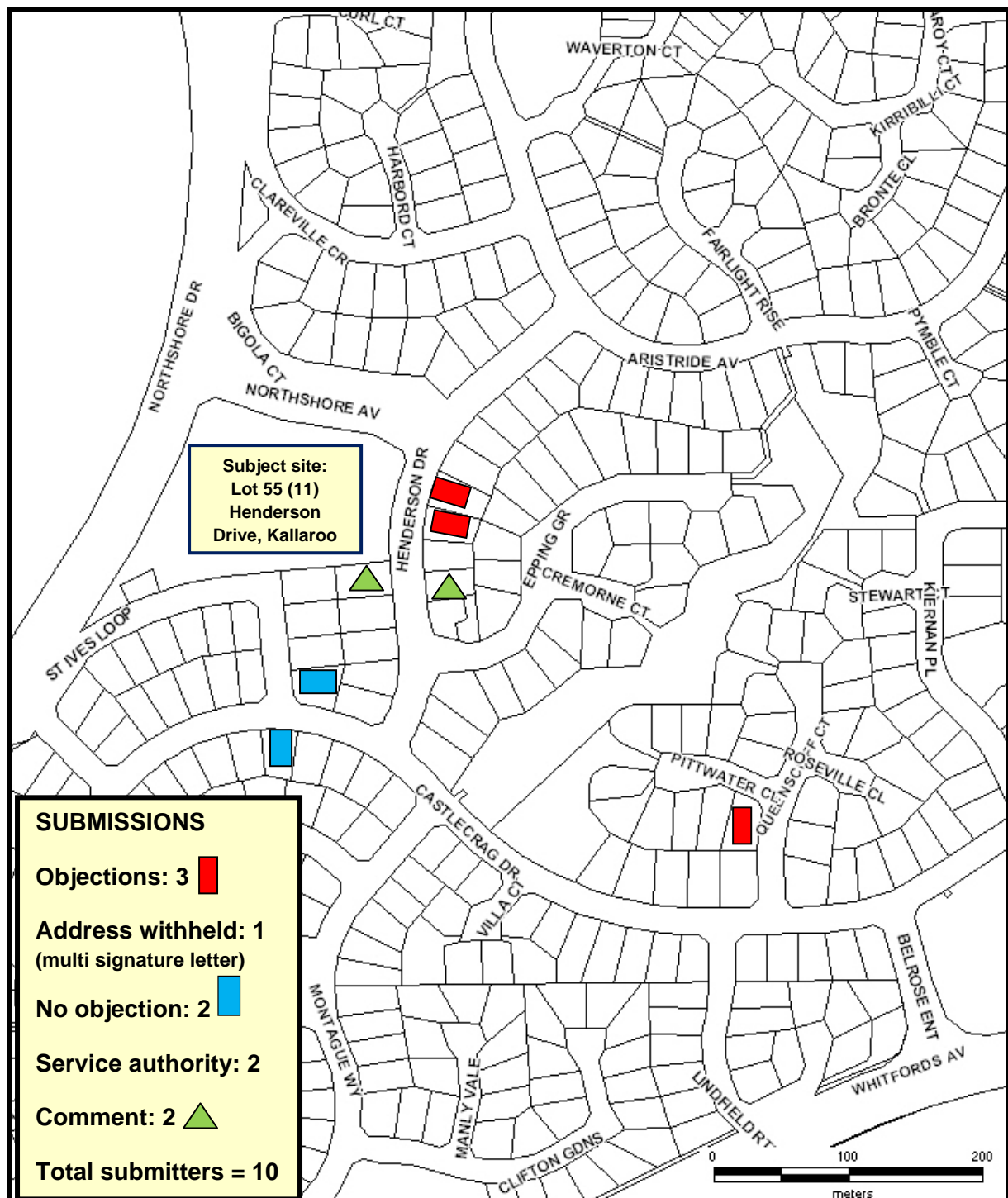
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			<p>States there is a restricted repertoire of sporting and other activities at the club.</p> <p>Lack of consideration of other alternatives for ongoing financial sustainability.</p> <p>Concerned about the use of residential parkland for residential housing establishment and the impact upon local social and ecological habitat.</p> <p>States there is a conflict of interest concerning existing committee members regarding the rezoning process, sale, purchase and development of the future properties.</p>	<p>newspapers. This is a standard procedure for all scheme amendments.</p> <p>Additionally, it is understood that prior to a report being presented to Council to consider initiating the amendment, the applicant wrote to all landowners within Kallaroo advising of the proposal and providing an opportunity to comment.</p> <p>The City is unable to take this issue into consideration as this issue is internal to the club and does not relate to the scheme amendment.</p> <p>As above.</p> <p>The portion of land proposed to be zoned is privately owned by the club and is not public open space. Any development on the club site is likely to change the character of the area.</p> <p>The City is unable to take this issue into consideration as the issue is internal to the club and does not relate to the scheme amendment.</p>
10	S & L Crickmay 18 Henderson Drive Kallaroo WA 6025	18 Henderson Drive Kallaroo WA 6025	<p>Objection.</p> <p>Concerned the location of the entry/exit of the car park is only going to increase further</p>	<p>Noted.</p> <p>The land proposed to be rezoned has been identified on the basis that lots located in this</p>

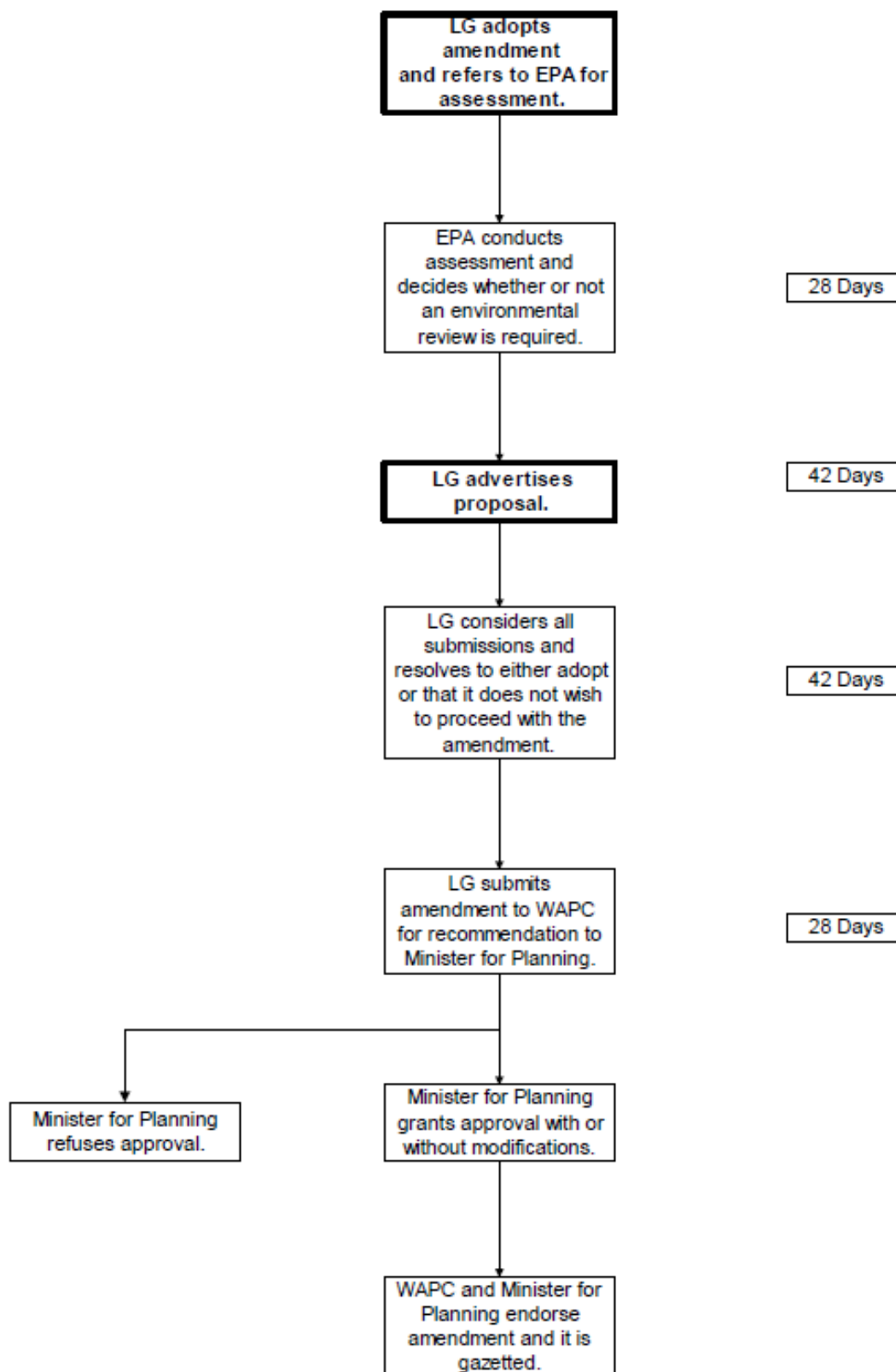
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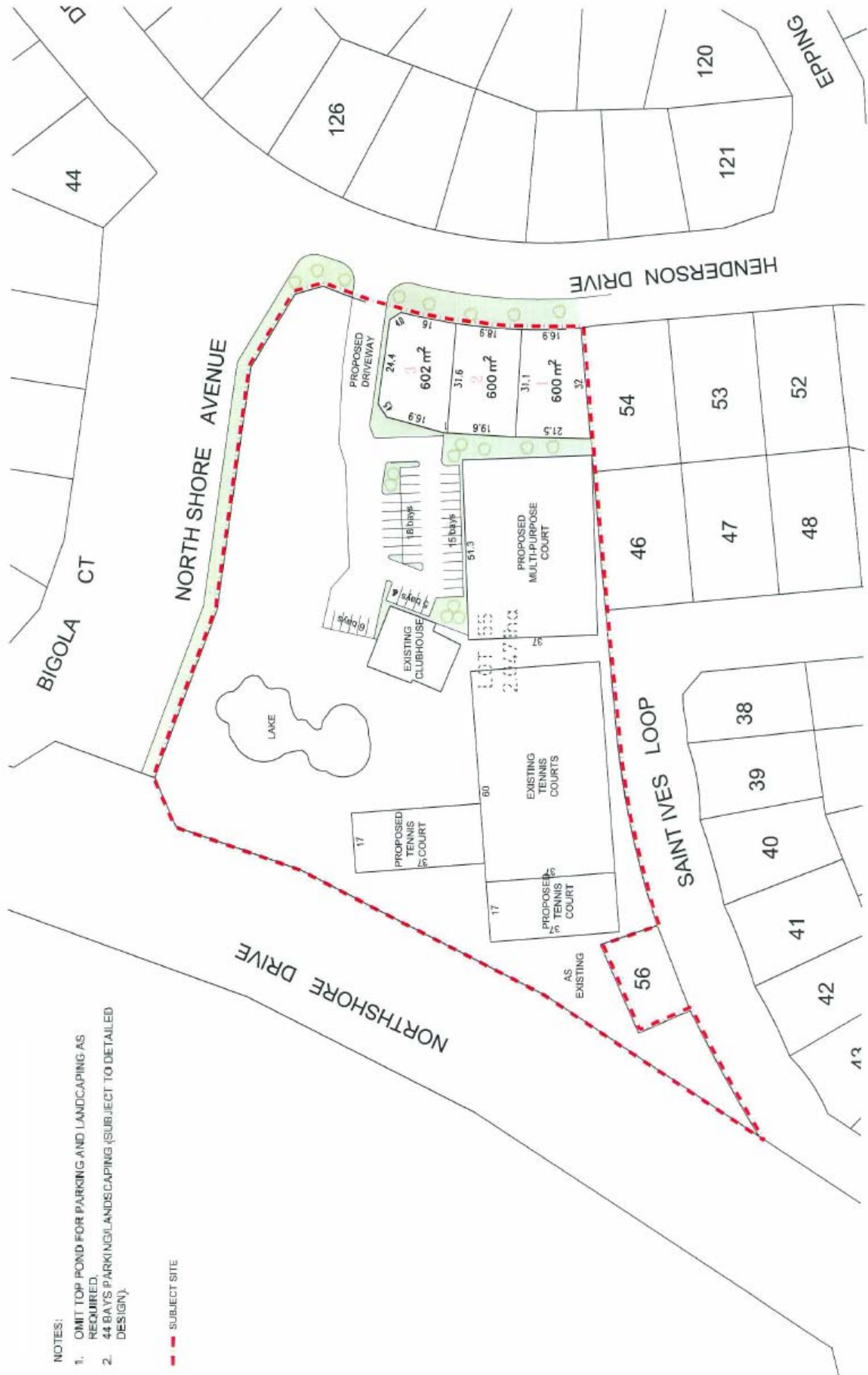
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			<p>traffic issues in the area.</p> <p>Concerned the planned development will undermine the existing outlook and the value of their property.</p> <p>Concerned that this will be the start of high density, two storey housing which will impact on property values and the social and ecological habitat in the area.</p> <p>Believes there has been a breach of truth regarding the community consultation.</p>	<p>position will have the least impact on the surrounding properties in regard to access and egress from the club site and the future residential lots. The traffic generated from three additional residential lots is not considered to detrimentally impact on the existing traffic volume or flow currently experienced in the immediate area.</p> <p>Any development on the club site is likely to change the character of the area. Property values are not a planning consideration and therefore can not be taken into account for the scheme amendment.</p> <p>As above.</p> <p>The proposed density of R20 is considered to be low density and is consistent with the existing density within Kallaroo. Two storey dwellings are currently permitted within the City of Joondalup subject to compliance with the Residential Design Codes and the City's policy <i>Height and Scale of Buildings within the Residential area</i>.</p> <p>It is unclear exactly what the submitter is referring to. It is presumed this comment</p>

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			<p>The proposed development is aimed at providing funds for a club which doesn't service the needs or interest of the community. Past suggestions from the community for development or other facilities have been ignored by the committee.</p> <p>Does not feel there has been an open and transparent inclusion of the wider Kallaroo community in this development decision which is focused on improving the club for a select few in the community.</p>	<p>relates to the operations of the club as the City advertised the proposal for a period of 42 days, concluding 20 July 2011, via a sign on site, letters to landowners immediately adjoining the subject site and notices on the City's website and in the local newspapers. This is a standard procedure for all scheme amendments.</p> <p>The City is unable to take this issue into consideration as it is internal to the club and does not relate to the scheme amendment.</p>



Scheme Amendment Process



NOTES:

1. OMIT TOP POND FOR PARKING AND LANDSCAPING AS REQUIRED.
2. 44 BAYS PARKING/LANDSCAPING (SUBJECT TO DETAILED DESIGN).

— SUBJECT SITE