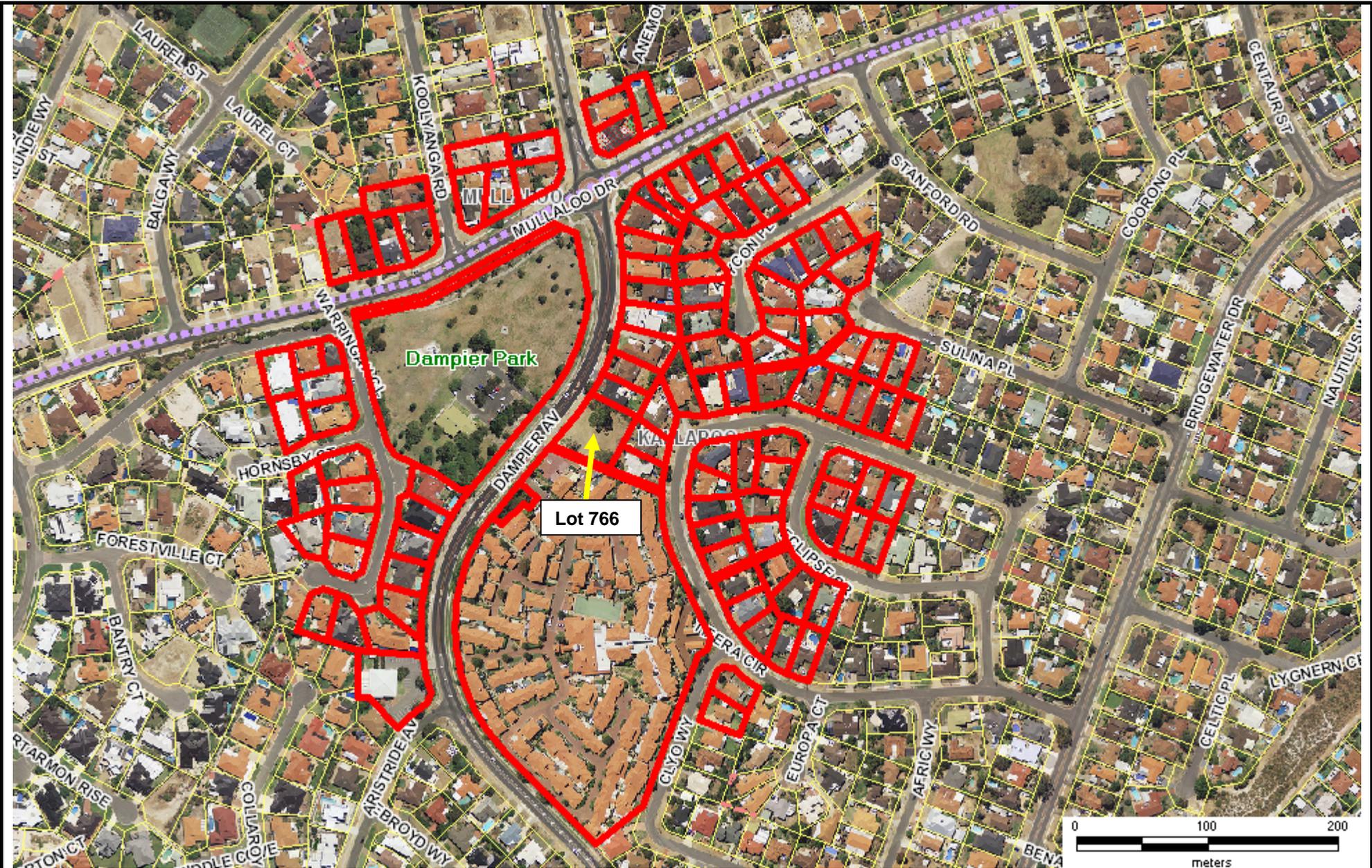


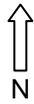
**PROPOSED DISPOSAL OF LOT 766 (167) DAMPIER AVENUE, KALLAROO  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 16 MAY 2012)**

**ATTACHMENT 1**

NO	SUBMISSION SUMMARY	OFFICER'S COMMENT OR COUNCIL'S RECOMMENDATION
1	<b>Supports</b> the sale of the lot to be developed for Aged Persons Housing	Noted
2	<b>Supports</b> the sale of the land for funding capital works, it provides a better mix of housing types and notes no significant native vegetation exists on the site.  The City would obtain a better financial return if the land was zoned R40 or R60.	Noted  Council resolved that the density code for Lot 167 should not be increased but remain at R20
3	<b>Comment</b>  Would like Council's assurance that development will be in keeping with the surrounding neighbourhood; e.g., not approve the building of a high rise tower for example.	This will be dealt with at the planning application stage and dependent upon the scale of the development, residents may have further opportunity to comment at that time.  The land is coded R20 which is defined as low density. Any future development would therefore be in keeping with the surrounding residential area.
4	<b>Supports</b> the sale of the land for Aged Persons Housing.  Would like a condition imposed that the existing trees be kept.	Noted  The significance of trees on a development site will be considered as part of the subdivision and/or development stage.




**City of Joondalup**  
 90 Boas Ave, Joondalup WA 6027  
 PO Box 21, Joondalup WA 6919  
 Ph: 08 9400 4000  
 Fax: 08 9300 1383  
 info@joondalup.wa.gov.au  
 www.joondalup.wa.gov.au

 N	Scale(A4):1:4000	Date: 3 July 2012
	DISCLAIMER: While every care is taken to ensure the accuracy of this data, the City of Joondalup makes no representations or warranties about its accuracy, completeness or suitability for any particular purpose and disclaims all liability for all expenses, losses, damages and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.	

**Lot 766 (167) Dampier Avenue, Kallaroo  
Consultation – 200m Radius**



## BUSINESS PLAN

### MAJOR LAND TRANSACTION

#### THE PROPOSED DISPOSAL OF LOT 766 (167) DAMPIER AVENUE, KALLAROO



**FEBRUARY 2012**

SUBMISSIONS ARE INVITED ON THIS PROPOSAL AND SHOULD BE ADDRESSED TO:

City of Joondalup  
PO BOX 21  
JOONDALUP WA 6919

TO BE RECEIVED BY: (SUBMISSION CLOSING DATE)

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## 1. INTRODUCTION

This business plan has been prepared with respect to the proposed disposal of Lot 766 (167) Dampier Avenue, Kallaroo [Certificate of Title Volume 1462/Folio 842 on Plan 11913]. The intended development of this land is for aged persons' housing.

At its meeting on 21 September 2010 Council supported the disposal of the above lot, and have prepared a Business Plan to be exhibited for public comment. Since this Council decision, legislation changed on 27 September 2011 involving the disposal of major land transactions and as a result Council are now not required to prepare Business Plans for land disposals with a value of less than \$10 million. However the City wishes to undertake this form of consultation in accordance with Council resolution on 21 September 2010.

A formal consultation period will commence for six weeks. Please send any submission by email to [info@joondalup.wa.gov.au](mailto:info@joondalup.wa.gov.au) or by mail to

City of Joondalup  
PO BOX 21  
JOONDALUP WA 6919

Council seeks the input of its community as an integral part of the decision making process.

**Garry Hunt**  
**Chief Executive Officer**

## 2. BACKGROUND

On 12 September 1978, Lot 766 (167) Dampier Avenue, Kallaroo was transferred to the City free of charge by North Whitfords Estate Limited, the developer of the area. The recorded purpose for the land is detailed as being required for a kindergarten. The land area is 2000m<sup>2</sup> and currently zoned 'Residential' with a density code of R20 under the City's District Planning Scheme No. 2. The land is zoned 'Urban' under the State Government's Metropolitan Regional Scheme.

Lot 766 is located in a residential area with grouped housing on its eastern, northern and southern boundaries and Dampier Park on its western boundary. Council resolved at its meeting dated 21 September 2010, to support the disposal of Lot 766 and restrict the use to aged persons' housing by the inclusion of a suitable condition on the contract of sale.

## 3. LOCAL GOVERNMENT ACT 1995 REQUIREMENTS

This business plan has been prepared to comply with the former provisions of Section 3.59 of the *Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996*. On 27 September 2011, the *Local Government (Functions and General) Regulations 1996* were amended to state local governments will only be required to prepare and advertise a business plan if the value of the disposal had a minimum value of \$10 million.

In accordance with Council resolution of 21 September 2010, this business plan will be advertised in the *West Australian* inviting public submissions on the proposal detailed in the business plan for a period of six weeks. Additionally, a public notice will be included in the Joondalup Community newspaper and a notification sign will be placed in a prominent position on Lot 766. For the duration of the consultation period, the business plan will be available online at [www.joondalup.wa.gov.au](http://www.joondalup.wa.gov.au)

Following the final day for submissions, Council will consider any submissions made during the advertising period and may resolve by Absolute Majority to proceed with the transaction as proposed. In the event that Council makes significant changes to the proposal, a further six week advertising period will take place.

The notice to be used for this proposal is provided as Attachment No. 1.

Submissions on this business plan are to be forwarded to the City of Joondalup, PO BOX 21, JOONDALUP WA 6919.

Further enquiries should be directed to the Acting Property Coordinator on 94004362 or by email to [martine.baker@joondalup.wa.gov.au](mailto:martine.baker@joondalup.wa.gov.au)

#### **4. EXPECTED EFFECT ON THE PROVISION OF FACILITIES AND SERVICES BY THE LOCAL GOVERNMENT**

Lot 766 is surplus to the City's requirements from a community purpose site perspective, its disposal will have no effect on the provision of existing facilities and services by the City of Joondalup. However, the net proceeds from the disposal of Lot 766 are to be transferred to the Joondalup Performing Arts and Cultural Facility reserve. The Joondalup Performing Arts and Cultural Facility will have numerous benefits to the community and external stakeholders, bringing major events and programs to the City.

#### **5. EXPECTED EFFECT ON OTHER PERSONS PROVIDING FACILITIES AND SERVICES IN THE DISTRICT**

Information from the Australian Bureau of Statistics (2006) details the City of Joondalup's population with regard to ageing is as follows:

- 13.2% (19,507) of City's population aged over 60 years (2006)
- 15.1% (22,226) of City's population aged between 50 and 59 years (2006)
- 41,733 people living in City aged over 50 (2006)

Source: Australian Bureau of Statistics, Census of Population and Housing, 2006, 2001, 1996, and 1991.

Council has recognised the need to assist in accommodating the housing needs for an ageing population by supporting the disposition of freehold land specifically for this purpose. Developers of aged persons' housing will be advantaged by Lot 766 becoming available on the market having a suitable zoning and density code. Developers will be provided with an opportunity to enhance facilities and services available to the aging population and will contribute to the connectivity of the existing services and facilities provided within the City.

#### **6. EXPECTED FINANCIAL EFFECT ON THE LOCAL GOVERNMENT**

Lot 766 has been in the City's ownership since 1978 and the land is surplus to the City's requirements. The revenue provided by the disposal of Lot 766, will assist in funding the design and development of the Joondalup Performing Arts and Cultural Facility.

Valuation information dated May 2010 for Lot 766 stated that the City could achieve approximately \$1,300,000 (exclusive of GST) if the land is developed for aged persons' housing. Consideration needs to be given to the related real estate agent fees and settlement costs for the sale of Lot 766, with the surplus being included in the Joondalup Performing Arts and Cultural Facility reserve fund.

**7. EXPECTED EFFECT ON MATTERS REFERRED TO IN THE LOCAL GOVERNMENT'S PLAN PREPARED UNDER SECTION 5.56**

Section 5.56 of the *Local Government Act 1995* requires that a local government plan for the future. As part of complying with this section, the City of Joondalup has developed a Strategic Plan 2008 – 2011. This plan encompasses values and principles that address the desires of the Joondalup community both currently and for the future. Proceeds from the sale of the land will be allocated to the Joondalup Performing Arts and Cultural Facility reserve fund which forms part of the City of Joondalup's 20 year Strategic Financial Plan.

**8. THE ABILITY OF THE LOCAL GOVERNMENT TO MANAGE THE UNDERTAKING OR THE PERFORMANCE OF THE TRANSACTION**

The City of Joondalup ordinarily administers large-scale financial undertakings in its day-to-day business as a Local Government entity, with the assistance of suitably qualified professionals and specialist advisors as required.

The City has the capability and capacity to implement the proposed transaction as set out in the business plan.

Development of the site will be subject to normal planning and building approval processes administered by the City's directorate of Planning and Development. The management of this disposal is within the resources and capacity of the City of Joondalup.

ATTACHMENT 1:

**ADVERTISEMENT FOR THE SALE OF LOT 766 (167) DAMPIER AVENUE,  
KALLAROO**

**PROPOSED DISPOSAL OF LOT 766 (167) DAMPIER AVENUE, KALLAROO**

The City of Joondalup currently has freehold ownership of Lot 766 (167) Dampier Avenue, Kallaroo, and is proposing to dispose of it for the purpose of Aged Persons Housing.

A Business Plan has been prepared in accordance with Council resolution 21 September 2010. A copy of the Business Plan can be inspected or obtained from the City's Administration Centre, Joondalup; Whitfords Customer Service Centre, Hillarys; Craigie Leisure Centre, Craigie; all of the City's libraries and the City's website [www.joondalup.wa.gov.au](http://www.joondalup.wa.gov.au)

Comments must be made in writing to:

City of Joondalup  
PO Box 21  
Joondalup WA 6919

Or by email to [info@joondalup.wa.gov.au](mailto:info@joondalup.wa.gov.au)

For further information contact Martine Baker on 9400 4362.

Submissions close: XXXX

**Garry Hunt**  
**Chief Executive Officer**