

**PROPOSED DISPOSAL OF LOT 147 (25) MILLPORT DRIVE, WARWICK
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 16 MAY 2012)**

ATTACHMENT 1

NO	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
1	<p>No Objection</p> <p>Concern expressed regarding future development, access and traffic issues.</p> <p>Would like the opportunity to be notified of the developer as may be interested in moving to the site.</p>	<p>Noted.</p> <p>These matters will be considered at the planning application stage and residents may have further opportunity to comment at that time.</p> <p>As yet this information is unknown. Information may be advertised by the future developer of the proposal for the site.</p>
2	<p>Supports 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.</p> <p>Believes the City would obtain a better financial return if the land was zoned R40 or R60.</p>	<p>Noted.</p> <p>Council resolved that the density code for Lot 147 should not be increased but remain at R20.</p>
3	<p>Objects</p> <p>Concern expressed regarding future development adversely affecting visibility and would like the jarrah trees on the site protected.</p> <p>Suggests the City dispose of Springvale Park as an alternative.</p>	<p>Noted.</p> <p>These matters will be considered at the planning application stage and residents may have further opportunity to comment at that time. The significance of trees on a development site will be considered as part of the subdivision and/or development stage.</p> <p>Springvale Park is public open space and Crown land managed by the City, rather than City freehold land.</p>
4	<p>Objects to the funding from the sale of the land for the future Joondalup Performing Arts and Cultural Facility. Believes the funds should be spent in Warwick.</p>	<p>Council has resolved to commit the funds from the sale of Lot 147 to the future Joondalup Performing Arts and Cultural Facility for the overall benefit to the City and its residents.</p>

**PROPOSED DISPOSAL OF LOT 147 (25) MILLPORT DRIVE, WARWICK
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 16 MAY 2012)**

NO	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
5	<p>Supports the sale of the land for aged persons housing.</p> <p>Would like a condition imposed that the existing trees be kept.</p>	<p>Noted.</p> <p>The significance of trees on a development site will be considered as part of the subdivision and/or development stage.</p>
6	<p>Objects</p> <p>Location and immediate amenities and facilities are not appropriate for aged persons.</p> <p>Concerns regarding the type of development and traffic for the site.</p>	<p>Noted.</p> <p>Council considered the location of Lot 147 and resolved that the condition of sale would be aged persons accommodation.</p> <p>These matters will be considered at the planning application stage and residents may have further opportunity to comment at that time.</p>
7	<p>Supports the sale of the land for aged person accommodation</p>	<p>Noted.</p>
8	<p>No objection</p> <p>Would like a condition imposed that the mature tuart trees on the lot are retained.</p>	<p>Noted.</p> <p>The significance of trees on a development site will be considered as part of the subdivision and/or development stage.</p>
9	<p>Objects</p> <p>Be an increase in traffic, density in people to land ratio.</p>	<p>Noted.</p> <p>These matters will be considered at the planning application stage and residents may have further opportunity to comment at that time.</p>
10	<p>Objects</p> <p>Increase in traffic, safety concerns. What will the development look like?</p> <p>Loss of market value.</p>	<p>Noted.</p> <p>Dependent upon the scale, design, etc of the proposed future development, residents may have further opportunity to comment at that time.</p> <p>The City has no control over market conditions and any resulting fluctuations in property values.</p>

**PROPOSED DISPOSAL OF LOT 147 (25) MILLPORT DRIVE, WARWICK
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 16 MAY 2012)**

NO	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
11	<p>Objects</p> <p>Forming a Residents Action Group to take further action to oppose the move, should it proceed.</p>	<p>Noted.</p> <p>Noted.</p>
12	<p>Objects</p> <p>Increase in traffic.</p> <p>Devalue of land.</p>	<p>Noted.</p> <p>These matters will be considered at the planning application stage and residents may have further opportunity to comment at that time.</p> <p>The City has no control over market conditions and any resulting fluctuations in property values.</p>
13	<p>Objects</p> <p>Increased traffic and night time emergency vehicle disturbances.</p>	<p>Noted.</p> <p>These matters will be considered at the planning application stage and residents may have further opportunity to comment at that time.</p>
14	<p>Objects</p> <p>Block was zoned public use, would like it retained for.</p> <p>Would like the gum trees retained.</p> <p>Concern expressed regarding future development, access, floor plans.</p> <p>Like the area for park lands.</p>	<p>Noted.</p> <p>Lot 147 is zoned Residential and was set aside for community use and this was considered by Council when it resolved to dispose of the land.</p> <p>The significance of trees on a development site will be considered as part of the subdivision and/or development stage.</p> <p>These matters will be considered at the planning application stage and residents may have further opportunity to comment at that time.</p> <p>Noted.</p>

**PROPOSED DISPOSAL OF LOT 147 (25) MILLPORT DRIVE, WARWICK
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 16 MAY 2012)**

15	Objects	Noted.
	Unknown details about the proposed facility.	Dependent upon the scale, design, etc of the proposed future development, residents may have further opportunity to comment at that time.
	Traffic and safety issues.	These matters will be considered at the planning application stage and residents may have further opportunity to comment at that time.
	Guarantee the trees will not be harmed.	The significance of trees on a development site will be considered as part of the subdivision and/or development stage.
	Devalue property.	The City has no control over market conditions and any resulting fluctuations in property values. Lot 147 density code is R20 which is defined as low density. Any future development would therefore be in keeping with the surrounding residential area.
	Already have two aged homes in Warwick.	Existing aged persons accommodation and future demographics Council resolved on 21 September 2010 to support the disposal of Lot 147 restricting the use of the land to aged persons development.

**PROPOSED DISPOSAL OF LOT 147 (25) MILLPORT DRIVE, WARWICK
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 16 MAY 2012)**

16	<p>Objects</p> <p>Lack of detail in the Business Plan.</p> <p>Other uses for the site.</p> <p>Poor communication in business plan.</p>	<p>Noted.</p> <p>Council resolved on 21 September 2010 to support the disposal of Lot 147 restricting the use of the land to aged persons development. Dependent upon the scale, design, etc of the proposed future development, residents may have further opportunity to comment at that time.</p> <p>Council resolved on 21 September 2010 to support the disposal of Lot 147 restricting the use of the land to aged persons development.</p> <p>Cannot make assumptions of what will be developed and the actual configuration. Dependent upon the scale, design, etc of the proposed future development, residents may have further opportunity to comment at that time.</p>
17	<p>Objects</p> <p>Unknown details about the proposed facility, traffic.</p> <p>Property values impacted.</p>	<p>Noted.</p> <p>Dependent upon the scale, design, etc of the proposed future development, residents may have further opportunity to comment at that time.</p> <p>The City has no control over market conditions and any resulting fluctuations in property values.</p>

**PROPOSED DISPOSAL OF LOT 147 (25) MILLPORT DRIVE, WARWICK
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 16 MAY 2012)**

18	<p>Objects</p> <p>Unknown details about the proposed facility.</p> <p>Traffic concerns.</p> <p>Devalue property.</p> <p>Money not going back into the immediate area.</p>	<p>Noted.</p> <p>Dependent upon the scale, design, etc of the proposed future development, residents may have further opportunity to comment at that time.</p> <p>This issue will be dealt with at the development application stage, and residents may have further opportunity to comment at that time.</p> <p>The City has no control over market conditions and any resulting fluctuations in property values.</p> <p>Council has resolved to commit the funds from the sale of Lot 147 to the future Joondalup Performing Arts and Cultural Facility for the overall benefit to the City and its residents.</p>
19	<p>Comment</p> <p>Concern for the actual facility and wish for more consultation.</p>	<p>Noted.</p> <p>This issue will be dealt with at the development application stage, and residents will be given a further opportunity to comment at that time</p>
20	<p>Objects</p> <p>Increased traffic flow.</p> <p>Consult with community about their wishes.</p>	<p>Noted.</p> <p>This issue will be dealt with at the development application stage, and residents may have further opportunity to comment at that time.</p> <p>Council resolved on 21 September 2010 to support the disposal of Lot 147 restricting the use of the land to aged persons development. Other issues will be dealt with at the development application stage, and residents may have further opportunity to comment at that time.</p>

**PROPOSED DISPOSAL OF LOT 147 (25) MILLPORT DRIVE, WARWICK
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 16 MAY 2012)**

21	<p>Objects</p> <p>Traffic, and parking issues and the retention of trees.</p>	<p>Noted.</p> <p>These issues will be dealt with at the development application stage, and residents may have further opportunity to comment at that time. The significance of trees on a development site will be considered as part of the subdivision and/or development stage.</p>
22	<p>Objects</p> <p>Should not be for aged care.</p> <p>Keep the trees.</p>	<p>Noted.</p> <p>Council resolved on 21 September 2010 to support the disposal of Lot 147 restricting the use of the land to aged persons development.</p> <p>The significance of trees on a development site will be considered as part of the subdivision and/or development stage.</p>
23	<p>Objects</p> <p>The area is used as part of the public space.</p> <p>The trees provide nesting sites and habitat for birds and fauna.</p>	<p>Noted.</p> <p>Lot 147 is not zoned Public Recreation but Residential and owned in freehold by the City. It is not a park.</p> <p>The significance of trees on a development site will be considered as part of the subdivision and/or development stage.</p>
24	<p>Objects</p> <p>Traffic and noise issues</p> <p>Land should be used for the local people.</p>	<p>Noted.</p> <p>These issues will be dealt with at the development application stage, and residents may have further opportunity to comment at that time.</p> <p>Council resolved on 21 September 2010 to support the disposal of Lot 147 restricting the use of the land to aged persons development.</p>

**PROPOSED DISPOSAL OF LOT 147 (25) MILLPORT DRIVE, WARWICK
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 16 MAY 2012)**

25	<p>Objects</p> <p>Sale funds will go to the Joondalup Performing Arts and Cultural facility.</p> <p>Cut down the trees.</p> <p>Devalue of land.</p>	<p>Noted.</p> <p>Council has resolved to commit the funds from the sale of Lot 147 to the future Joondalup Performing Arts and Cultural Facility for the overall benefit to the City and its residents.</p> <p>The significance of trees on a development site will be considered as part of the subdivision and/or development stage.</p> <p>The City has no control over market conditions and any resulting fluctuations in property values.</p>
26	<p>Objects</p> <p>Land forms part of Hawker Park.</p> <p>Building size, traffic and parking issues.</p> <p>Sale funds will go to the Joondalup Performing Arts and Cultural facility.</p>	<p>Noted.</p> <p>Lot 147 is not zoned Public Recreation but Residential and owned in freehold by the City. It is not a park.</p> <p>These issues will be dealt with at the development application stage, and residents may have further opportunity to comment at that time.</p> <p>Council has resolved to commit the funds from the sale of Lot 147 to the future Joondalup Performing Arts and Cultural Facility for the overall benefit to the City and its residents.</p>
27	<p>Objects</p> <p>Building size, traffic issues</p>	<p>Noted.</p> <p>These issues will be dealt with at the development application stage, and residents may have further opportunity to comment at that time.</p>

**PROPOSED DISPOSAL OF LOT 147 (25) MILLPORT DRIVE, WARWICK
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 16 MAY 2012)**

28	<p>Objects</p> <p>(Multiple signature submission - 49 entries, approximately ¼ received as individual submissions). Build a community facility for the community</p>	<p>Noted.</p> <p>Council has resolved to commit the funds from the sale of Lot 147 to the future Joondalup Performing Arts and Cultural Facility for the overall benefit to the City and its residents.</p>
29	<p>Comment</p> <p>Prefer land not be sold.</p>	<p>Noted.</p>
30	<p>Objects</p> <p>Remain as public open space.</p> <p>Traffic issues, and design issues.</p> <p>Council should consult with the community.</p>	<p>Noted.</p> <p>Lot 147 is not zoned Public Recreation but Residential and owned in freehold by the City. It is not a park.</p> <p>These issues will be dealt with at the development application stage, and residents may have further opportunity to comment at that time.</p> <p>Council resolved on 21 September 2010 to support the disposal of Lot 147 restricting the use of the land to aged persons development. Other issues will be dealt with at the development application stage, and residents may have further opportunity to comment at that time.</p>
31	<p>Objects</p> <p>Increase noise and traffic.</p> <p>Leave as Public Open Space.</p>	<p>Noted.</p> <p>These issues will be dealt with at the development application stage, and residents may have further opportunity to comment at that time.</p> <p>Lot 147 is not zoned Public Recreation but Residential and owned in freehold by the City. It is not a park.</p>

**PROPOSED DISPOSAL OF LOT 147 (25) MILLPORT DRIVE, WARWICK
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 16 MAY 2012)**

32	Supports the development provided it is for retirement or single dwellings not nursing home.	Noted. Council resolved on 21 September 2010 to support the disposal of Lot 147 restricting the use of the land to aged persons development.
33	Objects Will mean increased traffic issues and lack of detail regarding the proposed facility design etc.	Noted. These issues will be dealt with at the development application stage, and residents may have further opportunity to comment at that time.

Properties within 200m radius



Responses by Household

-  OBJECT (36)
-  NO OBJECTION (2)

*46 signatures were received from 36 households due to households having more than one resident signing.



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 : 3 000	Date: 06/07/2012	Compiled: A Gilbert
	File: 25 Millport Drive - Multi Sig Submissions.WOR		
	Folder: \\coj-carbon\Spatial_Data_Server\GIS Projects\Consultation		
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.			

**Multiple Signature Submission for
 Lot 147 (25) Millport Drive, Warwick
 Households responding within 200m Radius**



BUSINESS PLAN

MAJOR LAND TRANSACTION

THE PROPOSED DISPOSAL OF LOT 147 (25) MILLPORT DRIVE, WARWICK



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)

Contents

1. INTRODUCTION	3
2. BACKGROUND	4
3. LOCAL GOVERNMENT ACT 1995 REQUIREMENTS	4
4. EXPECTED EFFECT ON THE PROVISION OF FACILITIES AND SERVICES BY THE LOCAL GOVERNMENT	5
5. EXPECTED EFFECT ON OTHER PERSONS PROVIDING FACILITIES AND SERVICES IN THE DISTRICT	5
6. EXPECTED FINANCIAL EFFECT ON THE LOCAL GOVERNMENT	5
7. EXPECTED EFFECTS ON MATTERS REFERRED TO IN THE LOCAL GOVERNMENT'S PLAN PREPARED UNDER SECTION 5.56	6
8. THE ABILITY OF THE LOCAL GOVERNMENT TO MANAGE THE UNDERTAKINGS OR THE PERFORMANCE OF THE TRANSACTION	6
ATTACHMENT 1: ADVERTISEMENT FOR THE SALE OF LOT 147 (25) MILLPORT DRIVE, WARWICK	7

1. INTRODUCTION

This business plan has been prepared with respect to the proposed disposal of Lot 147 (25) Millport Drive, Warwick [Certificate of Title Volume 1701/Folio 899 on Plan 4951]. 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 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 28 June 1985, Lot 147 (25) Millport Drive, Warwick was transferred to the City free of charge by Residential Sites Limited, the developer of the area. The recorded purpose for the proposed use of the land is 'community purposes.' The approximate land area is 2490m² and currently zoned 'Residential/R20' under the City's District Planning Scheme No. 2. The land is zoned 'Urban' under the State Government's Metropolitan Regional Scheme.

Lot 147 is located in a residential area with grouped housing on its western and southern boundaries and Hawker Park on its western boundary. Council resolved at its meeting dated 21 September 2010, to support the disposal of Lot 147 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 147. For the duration of the consultation period, the business plan will be available online at www.joondalup.wa.gov.au

Following the last 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

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

Lot 147 is surplus to the City's requirements from a community purpose site perspective; its disposal will be no effect on the provision of existing facilities and services by the City of Joondalup. However, the net proceeds from the disposal of Lot 147 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 147 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 147 has been in the City's ownership since 1979 and the land is surplus to the City's requirements. The revenue provided by the disposal of Lot 147, will assist in funding the design and development of the Joondalup Performing Arts and Cultural Facility.

Valuation information dated May 2010 for Lot 147 stated that the City could achieve approximately \$1,300,000 (exclusive of GST) if the land is developed for housing. Consideration needs to be given to the related real estate agent fees and settlement costs for the sale of Lot 147, 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 147 (25) MILLPORT DRIVE,
WARWICK**

PROPOSED DISPOSAL OF LOT 147 (25) MILLPORT DRIVE, WARWICK

The City of Joondalup currently has freehold ownership of Lot 147 (25) Millport Drive, Warwick, 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

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

For further information contact Martine Baker on 9400 4362.

Submissions close: XXXX

Garry Hunt
Chief Executive Officer