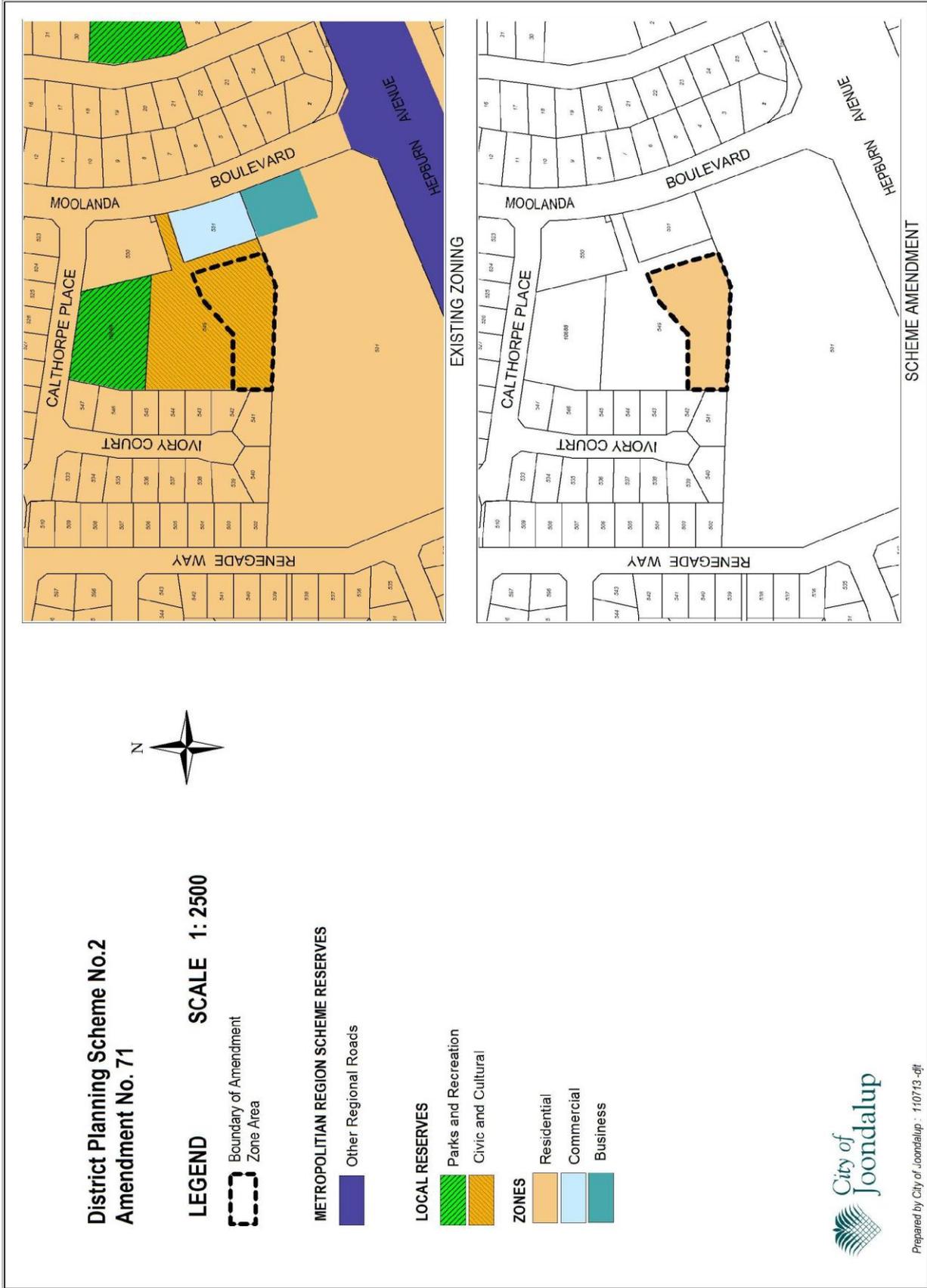


Location plan





PROPOSED SCHEME AMENDMENT NO 71 TO CITY OF JOONDALUP DISTRICT PLANNING SCHEME NO 2

NO	NAME AND ADDRESS OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
1	Western Power 363 Wellington Street Perth WA 6000	Not applicable	<p>Comment.</p> <p>Would appreciate being kept informed of developments as there are overhead power lines or underground cables adjacent to or traversing the property which should be considered prior to any works commencing on the site.</p>	<p>Noted.</p> <p>Noted.</p>
2	Water Corporation PO Box 100 Leederville WA 6902	Not applicable	<p>No objection.</p> <p>Advises there is a wastewater gravity main on the boundary of the property and an easement or relocation may be required when the site is developed.</p>	<p>Noted.</p> <p>Noted.</p>
3	D Blackburn 15 Celina Court Kingsley WA 6026	Not applicable	<p>Comment.</p> <p>Advertising was undertaken to only six private residences sharing a boundary with Lot 549. This seems inadequate as many more residents would view the large Masonic site and its trees. In the interest of good community relations and transparency the City should have sent letters to residences within 200m of the site.</p>	<p>Noted.</p> <p>Letters were sent to landowners surrounding the subject site, including six residential properties, two commercial properties, and the retirement village. The purpose of the letter is to advise those that are directly adjacent the subject site, with information widely available to the public through other means including notice in the local newspaper and the City's website as well as a sign on site. It is considered that the method of consultation was transparent and accords with the <i>Town Planning Regulations 1967</i>, City's DPS2 and Council Policy. It is also noted that the Scheme Amendment does not deal directly with the future development on the parcel of land, including the removal of trees.</p>

			<p>As only a portion of the lot is being rezoned the sign advertising the rezoning should have had a map on it. Whilst the sign has reference to the City's website, passersby would not know what portion is being referenced.</p> <p>Notes Council's resolution that included a statement encouraging the retention of mature trees on site or should the trees be removed offering them to a timber merchant. The City should investigate ways of implementing this resolution.</p> <p>Notes the report stated that the future development of the site may require the existing car park to be modified. Suggests the car park modification should be designed to minimise tree loss.</p>	<p>Wording for the amendment and sign is required to include details as specified in the <i>Town Planning Regulations 1967</i>. The City's signage standards provide sufficient information to allow the public who are interested in the proposal to be able to source additional information through the City's website or by visiting the City's Administration, which included a plan demonstrating the area the subject of the amendment.</p> <p>The City will work with the applicant as part of the development application process to ensure that trees are retained where possible, or that timber is sold to a timber merchant in accordance with Council's resolution.</p> <p>The modifications to the car park have not yet been finalised. However, wherever possible trees of high value will be retained.</p>
4	A Swanson 12 Illawong Way Kingsley WA 6026	Not applicable	<p>Comment.</p> <p>Wants the site to be redeveloped with a sensitive development to protect and preserve all trees.</p> <p>Wants trees within the City to be protected. Suggests that prior to cutting down trees over a certain height that a financial penalty be implemented if such mature trees are felled without consent from the City. Suggests that a plaque be erected warning people a tree is under preservation.</p> <p>Where a tree has a destructive root system what can a landowner do if a neighbour's tree is planted too close to the boundary and likely to push over a boundary wall.</p>	<p>Noted.</p> <p>The City will work with the applicant as part of the development application process to ensure that trees are retained where possible, or that timber is sold to a timber merchant in accordance with Council's resolution.</p> <p>This comment does not relate to the Scheme Amendment currently being considered, and relates to the broader concern about the trees within the City of Joondalup being protected.</p> <p>This comment does not relate to the Scheme Amendment currently being considered. Where the trees are located on private property this is a civil matter.</p>

<p>5</p>	<p>N &amp; M Crocker 8 Ivory Court Kingsley WA 6026</p>	<p>Not applicable</p>	<p>Comment</p> <p>My recommendation to the City of Joondalup is to have more direct mail to residents surrounding such proposed changes, from what I learned about this Lot was that only information was sent to six (6) residents immediately adjoining this Lot. I feel that this communication should have been extended further.</p> <p>I would hate for example if the City of Joondalup was to use this same approach should they ever decide to try and sell off any parkland.</p> <p>In this case we are in favour of using the land for other purposes and see the opportunity to sell the land to Masonic Care as worthwhile.</p> <p>My only other concern lies with the statement <i>"...and in the event that these very large trees need to be cut down that they should be offered to a timber merchant so that they can be value-added as high quality furniture."</i> We would like to ensure that Masonic Care in the submission of plans for the redevelopment take into account these mature trees and aim to retain their nature beauty as we should be doing our most to keep natural vegetation and maintain and habitat for our native birds as well. This view is shared by a number of residents on the streets nearby but did not receive any letters etc.</p>	<p>Noted.</p> <p>Letters were sent to landowners surrounding the subject site, including six residential properties, two commercial properties, and the retirement village. The purpose of the letter is to advise those that are directly adjacent the subject site, with information widely available to the public through other means including notice in the local newspaper and on the City's website as well as a sign on site. It is considered that the method of consultation was transparent and accords with the <i>Town Planning Regulations 1967</i>, City's DPS2 and Council Policy.</p> <p>Consultation on the Scheme Amendment does not relate to the sale of public open space. Consultation is determined on a case-by-case basis taking into consideration statutory requirements, City policies, and potential impact.</p> <p>Noted.</p> <p>Noted. The City will work with the applicant as part of the development application process to ensure that trees are retained where possible, or that timber is sold to a timber merchant in accordance with Council's resolution.</p>
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			<p>I would be OK for some professional tree management to be taken into account to slightly reduce the size of these trees should it mean/cause a safety concern for the development and new residents of the Masonic Village, but in no way should these trees be removed. There needs to be a condition on the re-zoning of this land to ensure that we retain as much as possible of the existing trees/flora as possible. I still stand by this in that if these very large trees are dangerous or pose a threat to safety then to seek a "professional" tree surgeon to reduce the size of these trees so as to not pose such a risk would be fine.</p> <p>Has the City asked Masonic Care about its intentions in keeping these very large trees? They can for example, take the opportunity to turn the area surrounding these trees as a courtyard or open area for its future residents.</p> <p>In summary, I would like to city of Joondalup to  A) improve its level of communications to residents by increasing the range of direct contact about such matters  B) ensure that in the submission of plans to the council from Masonic Care that it is noted that consideration is made to retain these large trees where possible, and if not possible then for them to state what options were considered to retain them.</p>	<p>Noted. Consideration of the retention of trees is not considered as part of the Scheme Amendment process, however will be considered further as part of future development.</p> <p>Masonic Care have been advised of Council's resolution. At this stage as future development of this portion of land has not been determined, however Masonic Care have advised that the trees will add value to future development of aged persons accommodation.</p> <p>Noted. Refer to response above.</p> <p>Noted. Refer to response above.</p>
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**Scheme Amendment Process**

