

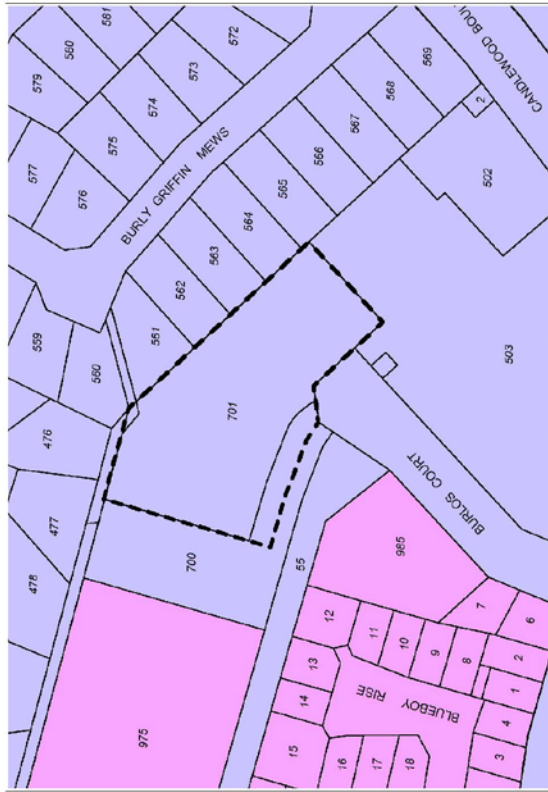


# Residential Density Codes District Planning Scheme No.2 Amendment No. 57

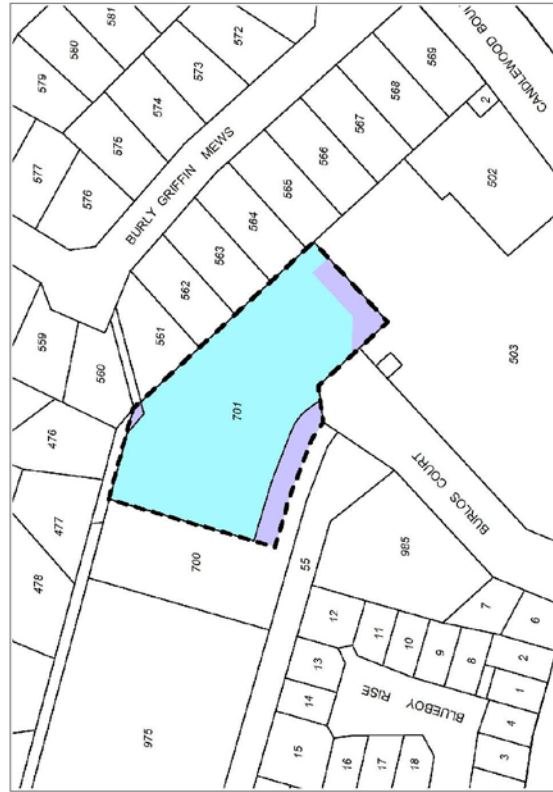
LEGEND SCALE 1:1500



## RCODES



EXISTING ZONING



SCHEME AMENDMENT

VER 2	AMENDMENT Audit Requirements	AUTHORISED BY R. Jenkins	DATE 29.04.2013	FORMER TENURE TABLE	TITLE
				LOT FORMER TENURE ON PLAN / DIAGRAM	TITLE
				LOT 700 Lot 976 D 79457 P/Ld 977 D 79456	1907 / 562 1907 / 565
				LOTS 701 D 79456	1907 / 565

TYPE <b>FREEHOLD</b>	PURPOSE SUBDIVISION	SSA - NO
<b>PLAN OF</b>		
<b>LOTS 700, 701, 702 &amp; EASEMENT</b>		
DISTRICT SWAN PERTHSHIRE	FILE	
LOCALITY JOONDALUP		
LOCAL AUTHORITY CITY OF JOONDALUP		
SEE FORMER TENURE TABLE	ON INDEX	FIELD BOOK
BG35 (2) 07.09		122280
SCALE 1:600 @ A3		
ALL DISTANCES ARE IN METRES		

<b>SURVEYOR'S CERTIFICATE - Reg 54</b>	
I, <b>Richard Jenkins</b> , hereby certify that this plan is accurate and is a correct representation of the: (a) survey; and (b) calculations from measurements. I declare if applicable that I am duly qualified under the provisions of the Survey Act 1985 to undertake for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.	Date <b>27-Mar-13</b>
Licensed Surveyor <b>RJ</b>	Date <b>27-Mar-13</b>

LOGGED	TYPE OF VALIDATION	SURVEY FIRM
DATE <b>4-Apr-13</b>	DATE ---	<b>THE LAND DIVISION</b>
LEGAL COMPONENT <b>J.S.</b>	LEGAL COMPONENT ---	APPROVED BY WESTERN AUSTRALIAN PLANNING COMMISSION
RECAP <b>\$374.00</b>	RECAP ---	FILE <b>146600</b>
CERTIFIED CORRECTED <b>12455378</b>	CERTIFIED CORRECTED ---	E.C. ---
F.S.C. <b>12455378</b>	F.S.C. ---	F.S.C. ---
TYPE OF VALIDATION		
SUBJECT TO ---		
OWNERS ---		
SEC 167 P.A.D.A. ---		
SEC 162 P.A.D.A. ---		

FOR INSPECTOR OF PLANS & SURVEYS / DATE AUTORIZED LAND OFFICER		APPROVED	

DEPOSITED PLAN		76105	
SHEET 1 OF 2		VERSION 2	

## PROPOSED AMENDMENT NO 57 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	K Jarvis & J Lake	45-49 Candlewood Boulevard Joondalup WA 6027	<p>Comment</p> <p>We strongly support the rezoning of lots 700,701 and 702.</p> <p>Lot 701 is currently unused and is often the site of youths gathering leading to anti-social behaviour. This adversely affects our shopping area. By developing this area you would remove this problem. An aged care site is an obvious choice given the proximity to the shopping area and transport. We operate the Pharmacy in the area and this would be a welcome improvement to our business as well.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
2	T Melrose-Swinney & M Swinney 23 Taupo Glade Joondalup WA 6027	23 Taupo Glade Joondalup WA 6027	<p>Comment</p> <p>States their property backs directly onto the subject sites.</p> <p>I have no issue with the area being reasoned as "Aged and Dependent Persons Dwelling" but have a reservation on what the height of the building will be. There is a privacy concern with anyone able to look into my backyard as I have small children. Any development that will limit the height of any structure to single storey only, would allay any privacy issue I have.</p> <p>I do not wish to lose the passageway or lane way I have utilised for many years. Your proposal seeks to stop the pathway at Lot 702 and having Lot 701 back onto existing residential lots from Lot 561-565. If an amendment could be made to keep the existing</p>	<p>Noted.</p> <p>Noted.</p> <p>This comment relates to the development of the site and not the current amendment being considered. However, any proposed development on the subject lot will be assessed against the provisions of the Residential Design Codes of Western Australia which includes provisions for privacy setbacks.</p> <p>The existing footpath along the north eastern boundary of Lot 701 provided informal pedestrian access for years to the nearby shopping centre. It was created as a result of people traversing the area rather than being a formal pedestrian access way. There is still</p>

### Schedule of Submissions

			<p>footpath from the bush land near the water tower to the Candlewood Shopping Centre. This path travels past the telecommunications tower. This would then still provide all residents along this footpath and surrounding thoroughfares to access the Candlewood Shopping Centre.</p> <p>This particular aspect would adversely affect my family!</p>	<p>suitable pedestrian access via Burley Griffin Mews and Candlewood Boulevard is still available and would require an additional 100 metres to 150 metres walk to the centre.</p>
3	<p>B &amp; M Riemer 28 Burley Griffin Mews, Joondalup, 6027</p>	<p>28 Burley Griffin Mews, Joondalup, 6027</p>	<p>Objection</p> <p>Objects to the proposal on the grounds of:</p> <ol style="list-style-type: none"> <li>1. the negative impact the proposed changes will have on their property value. With the planned development and closure of the footpath on Lot 702 and 701, which leads from Burley Griffin Mews through to the adjacent shopping centre, we believe that property values will be negatively affected by these changes as easy access to the shopping centre was one of the selling points of their property. Also at the time of purchasing their property the adjacent land had been zoned as 'civic and cultural' and not as 'residential'.</li> <li>2. the proposed zoning changes would allow for multiple storey residential accommodation to be built on this lot that would look straight into their property not allowing them privacy in their back garden or the bedrooms in the rear of the property.</li> </ol>	<p>Noted</p> <p>As property values are determined through a range of influencing factors beyond the scope of planning it is not possible to take property values into consideration. It is considered the amendment will result in a benefit to the community as it will allow for aged persons dwellings to be provided close to existing services.</p> <p>This comment relates to the development of the site and not the current amendment being considered. However, any proposed development on the subject lot will be assessed against the provisions of the Residential Design Codes of Western Australia which includes provisions for privacy setbacks.</p>
4	<p>Water Corporation PO Box 100 Leederville WA 6902</p>	<p>Not applicable.</p>	<p>Comment</p> <p>Confirm that water and wastewater services are available for the site.</p>	<p>Noted. Noted.</p>





**Scheme Amendment Process**