



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



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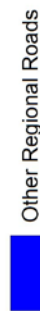
**3 Lochnagar Way KINROSS WA
6028**

District Planning Scheme No.2 Amendment No.74

LEGEND SCALE 1: 3500 @ A3



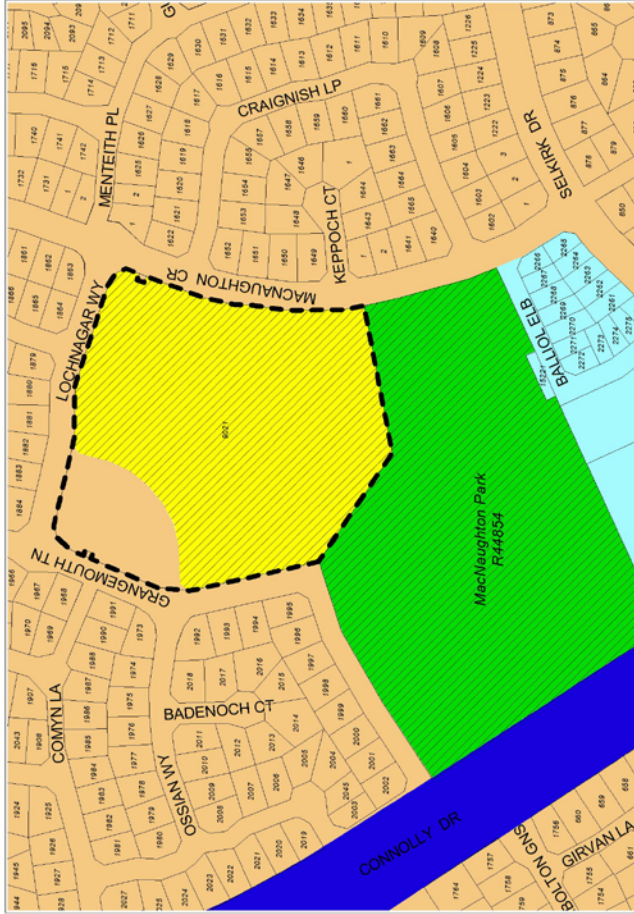
METROPOLITAN REGION SCHEME RESERVES



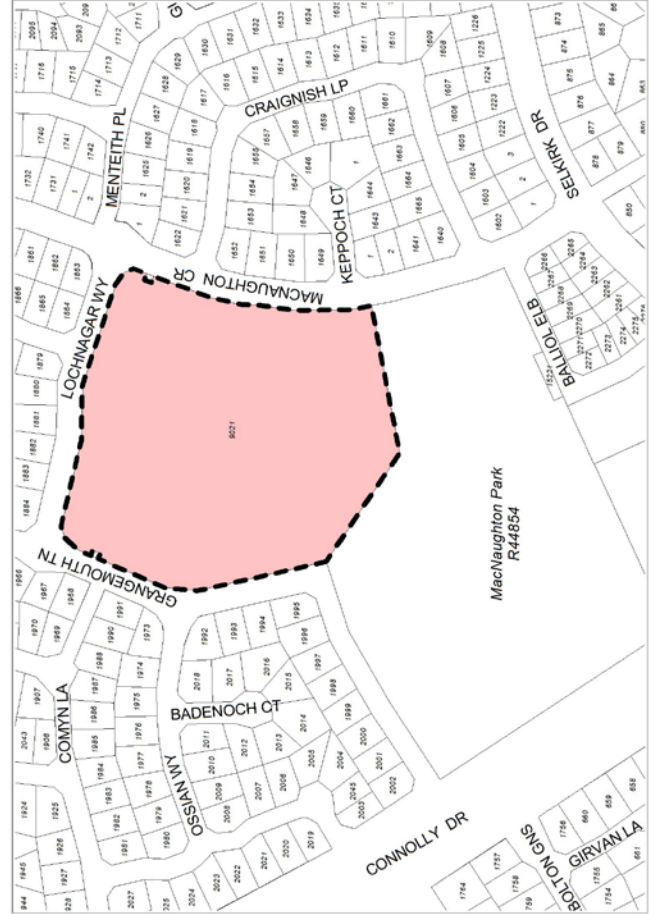
LOCAL RESERVES



ZONES




EXISTING ZONING







SCHEME AMENDMENT

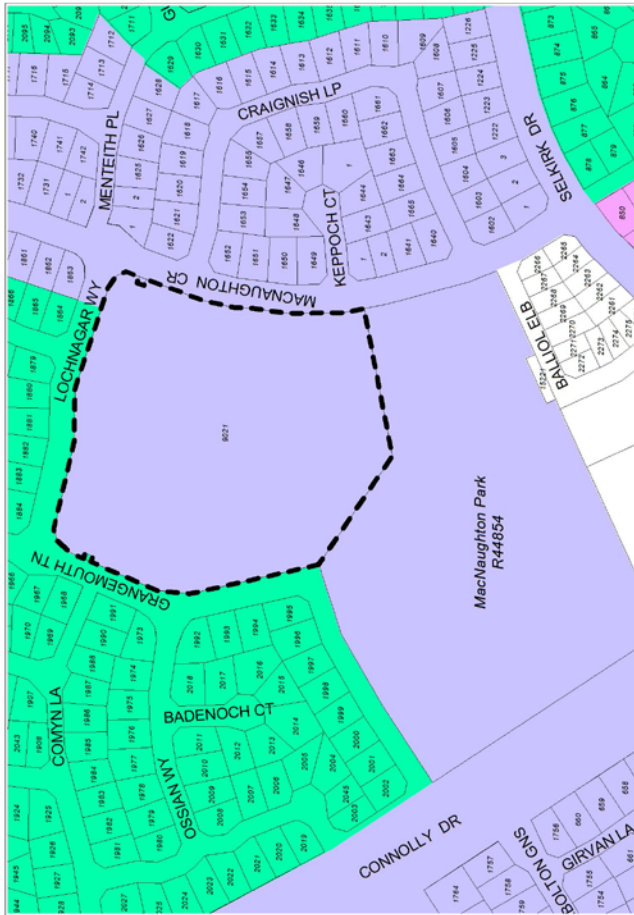
Residential Density Codes District Planning Scheme No.2 Amendment No.74

LEGEND SCALE 1: 3500 @ A3

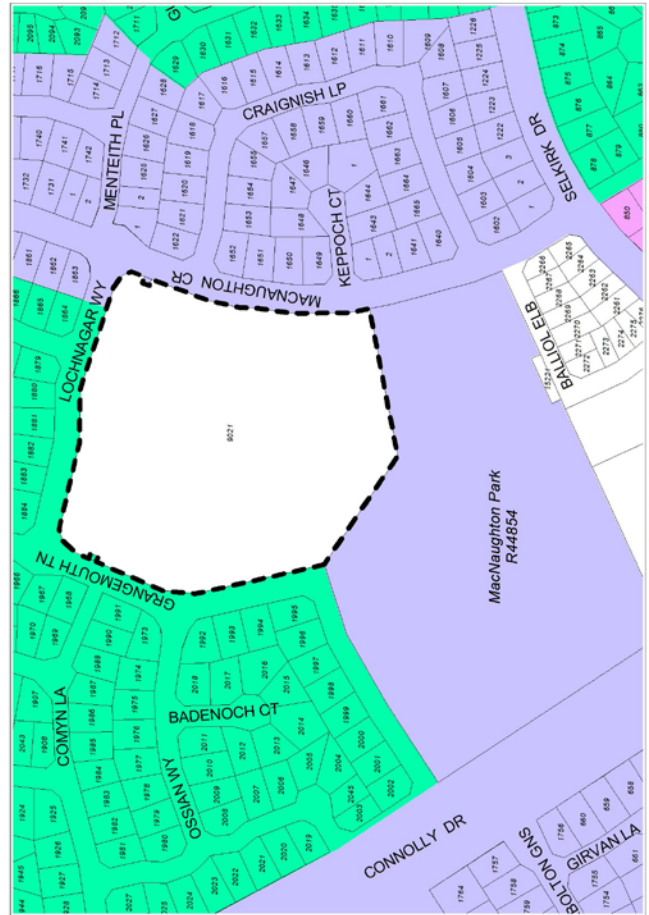
 Boundary of Amendment
Zone Area

RCODES

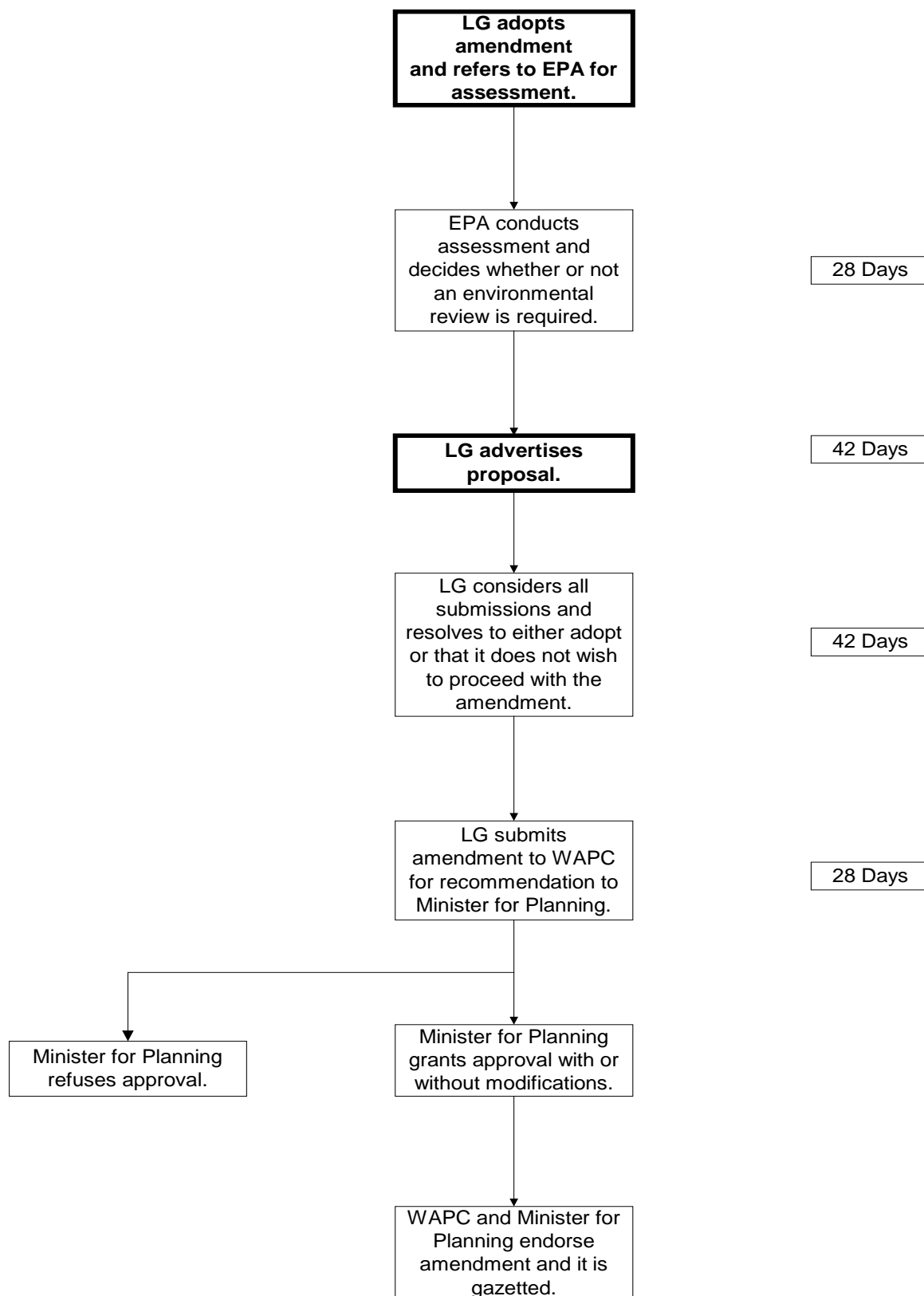
	UNCODED
	R 20
	R 25
	R 40



EXISTING ZONING



SCHEME AMENDMENT

Scheme Amendment Process

NO	NAME AND ADDRESS OF SUBMITTER	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
1	Paolo Franzoni 46 Grangemouth Turn, KINROSS WA 6028	Objection: Additional residential will worsen traffic congestion along Connolly Drive until such time as the freeway is extended to Hester Avenue.	Noted. The impact that the development of the site will have on surrounding traffic movement is important and will be required to be carefully assessed during the structure planning phase.
2	Charles Goats 1 Ericht Pass KINROSS WA 6028	Objection: Traffic congestion along Connolly Drive will worsen. If traffic increases due to the proposed higher density housing that adds to the problems now.	Noted. The impact that the development of the site will have on surrounding traffic movement is important and will be required to be carefully assessed during the structure planning phase.
		Does not want to have home values lowered by this proposed increase in population from high density housing.	The affect of a proposal on home values is not a valid planning consideration. In addition there is no evidence that the development of the site for residential uses will affect home values.
3	Christine Kain 1 Ericht Pass KINROSS WA 6028	Objection: Kinross should remain R20. There is not the road infrastructure to support any more traffic – already a problem getting onto Connolly Drive at peak hour. Urban development does not fit the lifestyle of the suburb.	Noted. For consideration during the structure planning phase.
		McNaughton Park is well used and will reduce in size though originally set aside for public use.	The site is privately owned and was set aside for a primary school and not as public open space. However, Council has advised the applicant that it requires the extent of the MacNaughton Park oval that extends onto the subject site to be incorporated into public open space as part of the structure planning process.
		Concerned that uncoded density is going to impact the property values in Kinross.	'Uncoded' does not imply 'unlimited' as the structure plan phase will determine the specific residential density of the site.
4	Christine Burroughes Email address provided.	Objection: Concerned in regard to smaller blocks.	Noted. The proposed residential density of the site will be considered at the structure plan stage.
		Concerned in regard to the amount of traffic that would be generated from a safety aspect, and the noise it will generate.	The impact that the development of the site will have on surrounding traffic movement is important and will be required to be carefully assessed during the structure planning phase.

PROPOSED AMENDMENT NO 74 SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING (Closed 8 August 2014)

NO	NAME AND ADDRESS OF SUBMITTER	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
5	Paul Ambrosius 15 Grangemouth Turn KINROSS WA 6028	Objection: Allowing additional residential on the site will compound existing traffic congestion, particularly in relation to Connolly Drive & Burns Beach Road. Increased traffic congestion may lead to “rat-running” through the suburb.	Noted. The impact that the development of the site will have on surrounding traffic movement is important and will be required to be carefully assessed during the structure planning phase.
		Noise levels are already high due to local traffic and the proximity of the train line.	Local traffic and associated noise is part of suburban development. Addressing noise levels associated with TransPerth infrastructure would be beyond the scope of the structure planning phase.
6	Name and address provided.	Objection: Existing road network is already overloaded and additional development will affect the liveability of the locality.	Noted. See comment 1 above.
		Changing the existing density coding to uncoded may favour developers at the expense of environmental & social sustainability.	‘Uncoded’ does not imply ‘unlimited’ or ‘open-ended’, as the structure plan phase will determine the specific residential density for the site.
		The amenity value of MacNaughton Park and the bushland that surrounds it must be protected and improved if the rezoning is approved.	The site is privately owned and was set aside for a primary school and not as public open space. However, Council has advised the applicant that it requires the extent of the MacNaughton Park oval that extends onto the subject site to be incorporated into public open space as part of the structure planning process. In addition, the EPA has advised that it expects Carnaby’s black cockatoo habitat trees to be retained as part of the detailed design of the structure plan.
7	Mina Guirgis & family 26 Grangemouth Turn KINROSS WA 6028	Submission: Curious to know why it is necessary to change the zoning to “Urban Development” and to remove the R20 coding in favour of an “uncoded” designation.	Noted. The change in zoning to ‘Urban Development’ and the use of the ‘Uncoded’ designation ensures that a structure plan is required to be prepared for site.
		Anticipates multi-unit housing and “commission” housing and the related	The City will require that the ultimate development of the site is consistent with the Council’s broader strategies relating to housing infill

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		impacts that these would have on the quality of the community environment, property values and safety.	and densification.
		Increased densities lead to increased traffic and traffic congestion especially at intersection of Selkirk & Connolly Drives.	The extent to which any additional residential development on the site will impact traffic congestion is important and will be required to be carefully assessed during the structure planning phase.
		Supports R20 housing.	Noted.
8	Bob and Kathy Taaffe 27 Craignish Loop KINROSS WA 6028	Submission: Anticipated multi-unit and high-density housing would clash with surrounding housing and residents and would increase traffic and congestion.	Noted. The City will require that the ultimate development of the site is consistent with the Council's broader strategies relating to housing infill and densification. The extent to which any additional residential development on the site will impact traffic congestion is important and will be required to be carefully assessed during the structure planning phase.
		Development of the site would cause disruptions in the form of traffic and noise during the construction phase.	Appropriate regulations govern these aspects to construction activity.
		Would like the status quo to remain.	The site is privately owned and was set aside for a primary school and not as public open space. However, Council has advised the applicant that it requires the extent of the MacNaughton Park oval that extends onto the subject site to be incorporated into public open space as part of the structure planning process.
9	Glen and Denise Farquhar 15 Ossian Way KINROSS WA 6028	Submission: - Requires that if the development of the site goes ahead that it correspond with R20 so that the scale is in keeping with the surrounding area; that large trees are maintained along with the sports oval; that access into the development takes into account large trees and the need to improve adjoining roundabouts and verges; that the design of the development allows	Noted. The points raised have relevance for the future development of the site and will be required to be carefully assessed during the structure planning phase. The need, desirability and legality of requiring purchasers of lots to develop within 12 months lies beyond the scope of the planning process and is determined by the developer as well as market conditions.

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		surrounding residents “thoroughfare” opportunities; that the nature of the development discourages the need for street parking and that a covenant be introduced requiring that alienated lots be developed within 12 months to avoid protracted site works.	
10	Kinross Residents Association (KRA)	Submission: See submission 9 above.	Noted. See comments in 9 above.
11	Tania Patterson 14 Lochnagar Way KINROSS WAS 6028	Submission: By developing the site there will be an increase in population, which cannot be supported by existing levels of infrastructure. Increased traffic in turn will lead to further congestion on the roads.	Noted. The impact that the development of the site will have on surrounding traffic movement is important and will be required to be carefully assessed during the structure planning phase.
		Would be a shame to see existing bushland disappear.	The site is privately owned and was set aside for a primary school and not as public open space. However, Council has advised the applicant that it requires the extent of the MacNaughton Park oval that extends onto the subject site to be incorporated into public open space as part of the structure planning process. In addition, the EPA has advised that it expects Carnaby’s black cockatoo habitat trees to be retained as part of the detailed design of the structure plan.
12	Richard Maitland Ossian Way KINROSS WA 6028	Objection: The submitters oppose the proposal in principle and pose various questions and seek assurances about the process and the outcome.	Noted. The questions raised relate to the the structure plan stage of the planning process. The site is privately owned and was set aside for a primary school and not as public open space. However, Council has advised the applicant that it requires the extent of the MacNaughton Park oval that extends onto the subject site to be incorporated into public open space as part of the structure planning process. There is no correlation between the term ‘uncoded’ and ‘high-density living units’. The structure plan phase of the planning process will determine the specific residential density and guide the development of the site.

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13	Joanne Speddy 34 Craignish Loop KINROSS WA 6028	Submission: Requests a density cap of R25, no double storey dwellings, the preservation of as many trees as possible, the imposition of a time limit on the development of the site, the need to avoid street parking, the need for future housing to relate to the surrounding housing and the need to improve the verges surrounding the site.	Noted. The submitter raises a number of points that are relevant for consideration during the structure planning phase. However, it should be noted that double storey dwellings are currently permitted in the adjoining residential areas. In addition, the ability to impose time limits on development is beyond the scope of the planning process and is determined by the developer as well as market conditions.
14	Mr. & Mrs. Murrell 16 MacNaughton Cres KINROSS WA 6028	Objection: The submitters claim that the City has already resolved to approve the rezoning and change of usage.	Noted. The Council's resolution was for the purposes of initiating public consultation and does not infer any final adoption of the proposed scheme amendment by Council.
		There is already a shortage of land for sporting activities in the northern suburbs (including Kinross), as has been identified by Curtin University in a 2011 – 2012 study. The submitters also emphasise the need to retain the open space and trees for the benefit of the community and are concerned that it would appear that no prior environmental impact assessments have been undertaken.	The site is privately owned and was set aside for a primary school and not as public open space. However, Council has advised the applicant that it requires the extent of the MacNaughton Park oval that extends onto the subject site to be incorporated into public open space as part of the structure planning process. In addition, the EPA has advised that it expects Carnaby's black cockatoo habitat trees to be retained as part of the detailed design of the structure plan.
		The submitters listed the three objectives set out in the Kinross Structure Plan (No. 2) that should be followed in regard to residential development, stating that these were not being recognised.	The submitters have equated an 'uncoded' provision with a high-density development outcome. 'Uncoded' does not imply 'unlimited' as the structure plan phase will determine the specific residential density of the site.
		The submitters require that should development of the site take place at a density that exceeds R20 – R25 that parking should be provided wholly within the site.	The subject application requires the preparation of a structure plan and DPS2 in turn requires consideration be given to a wide range of factors. The concerns raised by the submitters are important and will be required to be carefully assessed during the structure planning phase.

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15	Ian O'Doherty 4 Dundaff Turn KINROSS WA 6028 Email address provided	Submission: Traffic congestion along Connolly Drive will worsen.	Noted. The impact that the development of the site will have on surrounding traffic movement is important and will be required to be carefully assessed during the structure planning phase.
		Any new housing should be compatible with existing housing surrounding the site.	The point raised by the submitter will need to be carefully considered during the structure planning phase.
		The existing sports oval should be maintained and the full extent thereof respected.	Council has advised the applicant that it requires the extent of the MacNaughton Park oval that extends onto the subject site to be incorporated into public open space as part of the structure planning process.
		Supports the submission by KRA.	Noted.
16	Fiona Whitefoot Email address provided	Submission: The existing sports oval should be maintained.	Noted. Council has advised the applicant that it requires the extent of the MacNaughton Park oval that extends onto the subject site to be incorporated into public open space as part of the structure planning process.
		Home sizes should be kept within the average for Kinross.	The point raised by the submitter will need to be carefully considered during the structure planning phase.
17	Brian Lynn 4 Keppoch Court KINROSS WA 6028	Submission: - See submission 9.	Noted. See comments in 9 above.
18	Brad Freeman 56 MacNaughton Cres KINROSS WA 6028	Submission: Expresses a preference for the open space to remain as it and that, given the school was no longer required, that this was an opportunity to address open space shortcomings in the area.	Noted. The site is privately owned and was set aside for a primary school and not as public open space. However, Council has advised the applicant that it requires the extent of the MacNaughton Park oval that extends onto the subject site to be incorporated into public open space as part of the structure planning process.
		Additional residential development will bring about increased traffic congestion that will require alternative traffic solutions in order to reduce impacts (eg. providing a new dedicated access to / from Connolly Drive).	The concerns raised about traffic and related issues are important and will need to be carefully considered during the structure planning phase.

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19	Debbie Munro Email address provided	Submission: A reduction in the area of the park would have a major impact on the community.	Noted. The site is privately owned and was set aside for a primary school and not as public open space. However, Council has advised the applicant that it requires the extent of the MacNaughton Park oval that extends onto the subject site to be incorporated into public open space as part of the structure planning process.
		An R20 coding would be preferred over an 'uncoded' site, which is a concern.	There is no correlation between the term 'uncoded' and a high-density housing outcome. The designation 'uncoded' is a requirement of the structure planning process as the structure plan phase will determine the specific residential density of the site.
		The existing large trees should be retained.	The need to retain habitat trees is an issue that will need to be addressed at the structure planning stage of the planning process. In addition, the EPA has advised that it expects Carnaby's black cockatoo habitat trees to be retained as part of the detailed design of the structure plan.
		Additional residential development will impact on traffic, which is already an issue. Sufficient on-site parking should be provided so that spillage onto surrounding streets does not present.	Traffic and related issues (eg. parking, connectivity, etc.) are important and will need to be carefully considered during the structure planning phase.
20	Nicki Haynes 12 Ossian Way KINROSS WA 6028	Submission: - See submission 9 above	Noted. See comments in 9 above.
21	Briony Bartlett 23 Craignish Loop KINROSS WA 6028	Submission: - See submission 9 above.	Noted. See comments in 9 above.
22	Water Corporation PO Box 100 Leederville WA 6902	No objection.	Noted.
		Advises that water and wastewater reticulation main extensions will be required depending on the configuration of the	Noted.

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		proposed subdivision.	
		Densification above R20/R25 may require upgrading of water and wastewater reticulation, at developer's cost, to be determined at structure planning stage.	Noted.
Late submissions (submitted after 6 August 2014)			
23	Karen Heys Macalpine Retreat KINROSS WA 6028	Objection Additional homes on the site will be detrimental to the facilities of Kinross.	Noted. The specific facilities that may be determinably affected are not outlined in the submission, however, the extent to which the development of the site may impact the surrounding area will be assessed during the structure planning phase.



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3 Lochnagar Way
Kinross

Friday, 28 March 2014

1:6000

