

1. Modifying clause 4.2.4 by adding 'or otherwise provided for in the Scheme' after 'Unless otherwise specified on the map'.
2. Modifying clause 4.2.5 by deleting 'Residential Density Codes' and replacing with "Residential Design Code density".
3. Delete clauses 4.3.1 and 4.3.2 and replace with:
 - 4.3.1 For lots with a land area of less than 1000m² within the Commercial, Business or Mixed Use zone on the Scheme Map the applicable density code is R40.
 - 4.3.2 For lots with a land area of 1000m² or more within the Commercial, Business or Mixed Use zone on the Scheme Map the applicable density code is R80.
4. Following clause 4.3.2 insert new clause:
 - 4.3.3 For lots within the Residential zone with a density code of R20, where a dual density code does not apply, as depicted on the Residential Density Code Map, the provisions of the R40 density code shall apply for the purpose of the development of Aged or Dependent Persons' Dwellings provided:
 - (a) The site area is a minimum of 1100m²;
 - (b) The development consists of a minimum of five dwellings;
 - (c) No portion of a dwelling is vertically above another dwelling;

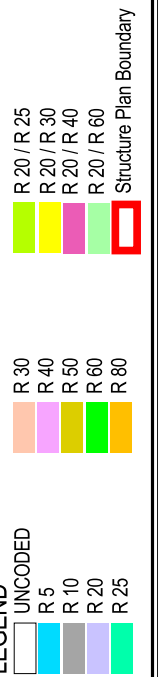
For the purposes of this subclause, no variation to the minimum and average site areas for Aged and Dependant Persons' Dwellings, as stipulated in the Residential Design Codes, shall apply.
5. Following clause 4.3.3 insert new clauses:
 - 4.3.4 Within areas where a dual density code applies as depicted on the Residential Density Code Map, the base R20 density code shall apply. This may, at the discretion of the local government, be increased to the higher code specified, subject to the requirements of the relevant local planning policy and the following criteria being met:
 - (a) With the exception of battleaxe sites, the width of any lot, excluding an access leg to rear lot(s), shall be a minimum of ten metres at both the primary street boundary and the lot frontage;
 - (b) Lots which abut a laneway shall take their vehicular access from the laneway, with the exception of retained dwellings.
 - (c) Unless a lot has a frontage to a road, pedestrian access shall be provided to the main street. The pedestrian access shall be 1.5 metres wide, unless an existing dwelling is retained in which a minimum width of one metre is acceptable.
 - (d) Multiple dwellings shall not be developed on a lot less than 2000m².

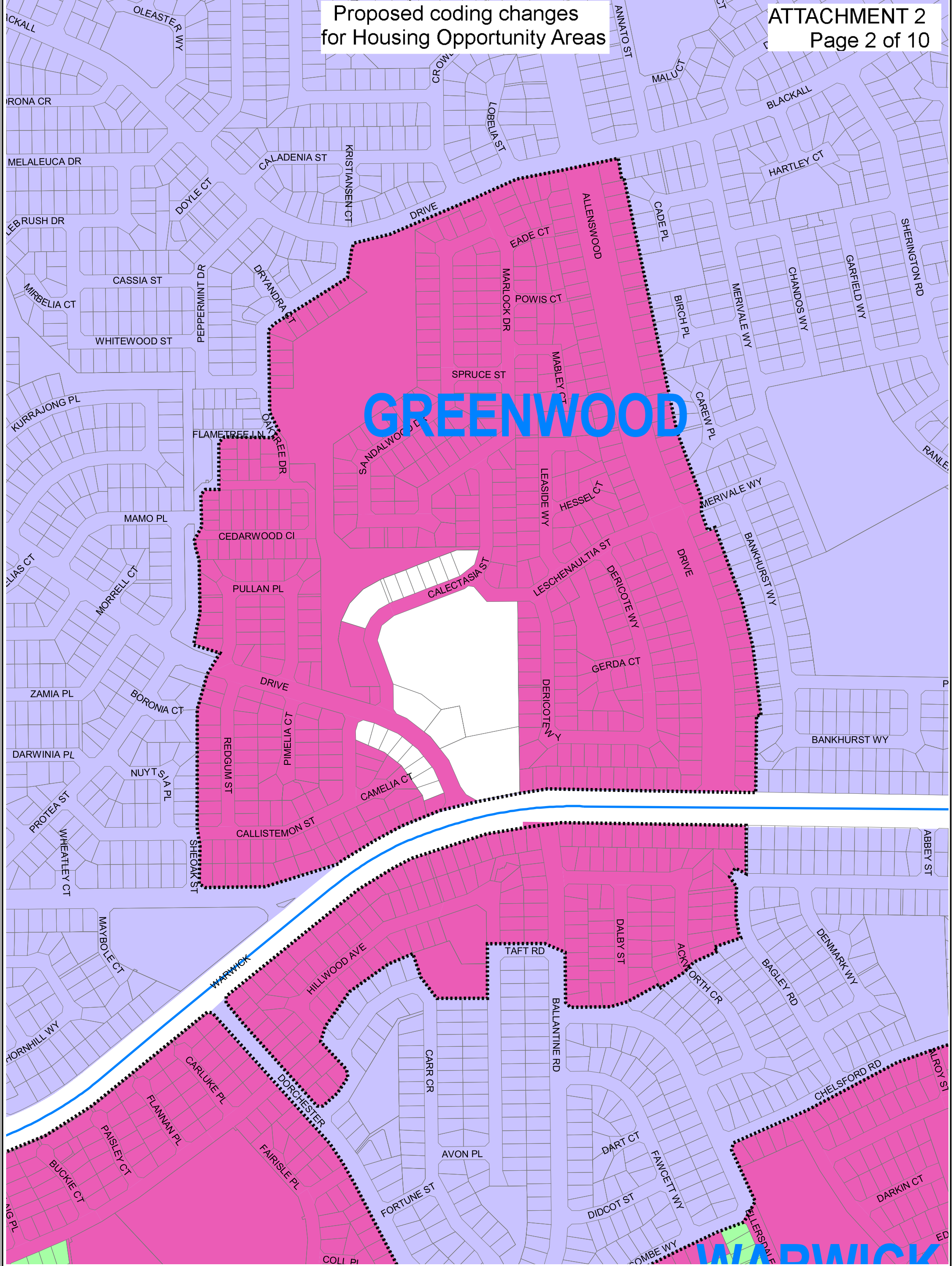
- 4.3.5 Development on a lot that has been subdivided/strata titled at the higher code shall comply with the requirements of the relevant local planning policy.
6. Insert clause number '3.4.1' before the sentence beginning with 'The Residential Zone...'
7. Following clause 3.4.1 insert new clause 3.4.2:
- 3.4.2 For lots one hectare or greater within the Residential zone with a density code greater than R20, the minimum residential density to be achieved is 25 dwellings per site hectare.
8. Following clause 3.12.4.1 insert new clause 3.12.4.2:
- 3.12.4.2 Where it is intended that a site is to be developed for residential purposes, any structure plan for that site must require that a minimum residential density of 25 dwellings per site hectare be achieved.
9. Inserting the following new definitions into Schedule 1:
- battleaxe site:** means a site that has a frontage for the purposes of servicing and access to a public road only through a strip of connecting land containing a pedestrian and/or vehicular access.
- site hectare:** means the total site area of a subdivision proposal less deductions for non-residential uses including streets, laneways, open space and community facilities
10. Rezoning various lots as outlined at Attachment 1.
11. Recoding various lots as outlined at Attachment 2.

ATTACHMENT 2
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DPS2 Residential Density Codes Amendment 73 - HOA 1





LEGEND

UNCODED
R 5
R 10
R 20
R 25

R 30
R 40
R 50
R 60
R 80

R 20 / R 25
R 20 / R 30
R 20 / R 40
R 20 / R 60
Structure Plan Boundary

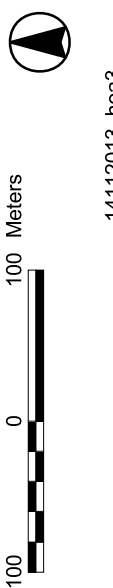
DPS2 Residential Density Codes
Amendment 73 - HOA 2



Scheme Amendment Boundary



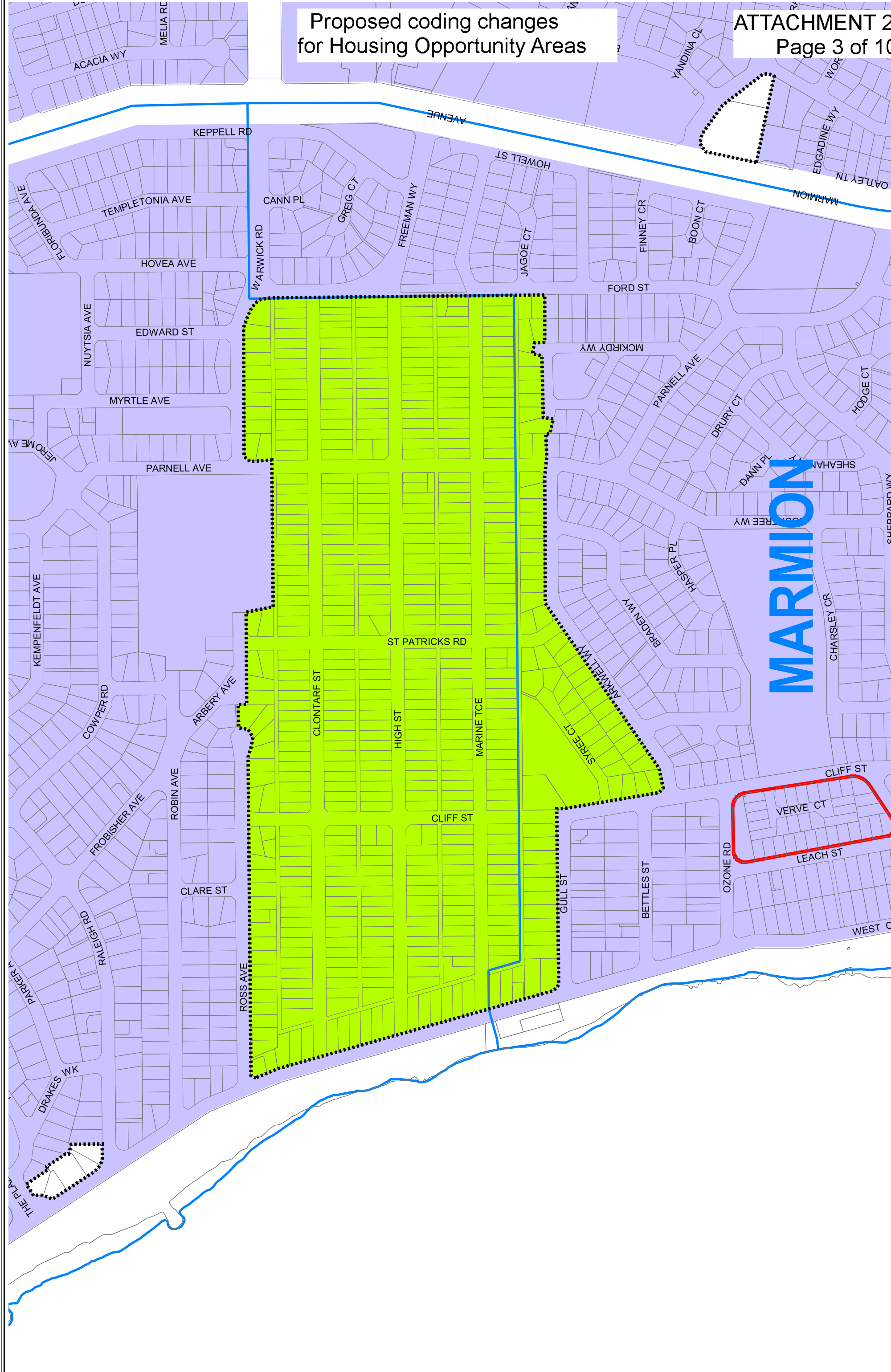
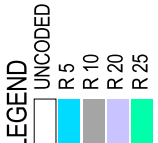
Proposed coding changes
for Housing Opportunity Areas



Structure Amendment Boundary

14112013_hoa3

DPS2 Residential Density Codes
Amendment 73 - HOA 3



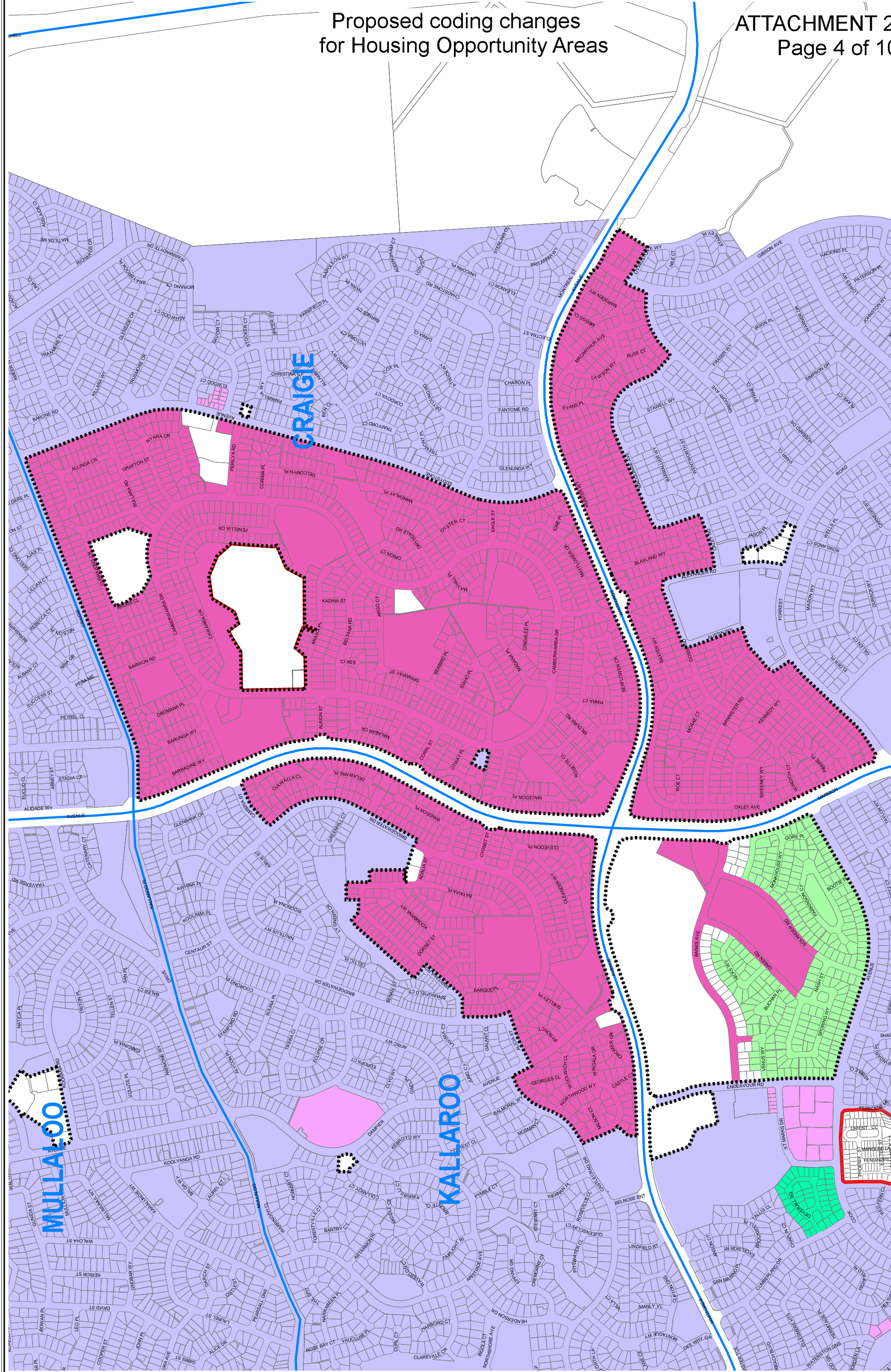
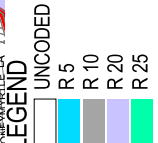
Proposed coding changes
for Housing Opportunity Areas



24022015_hoa5



DPS2 Residential Density Codes
Amendment 73 - HOA 5



Proposed coding changes
for Housing Opportunity Areas

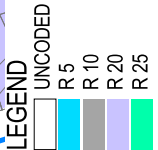


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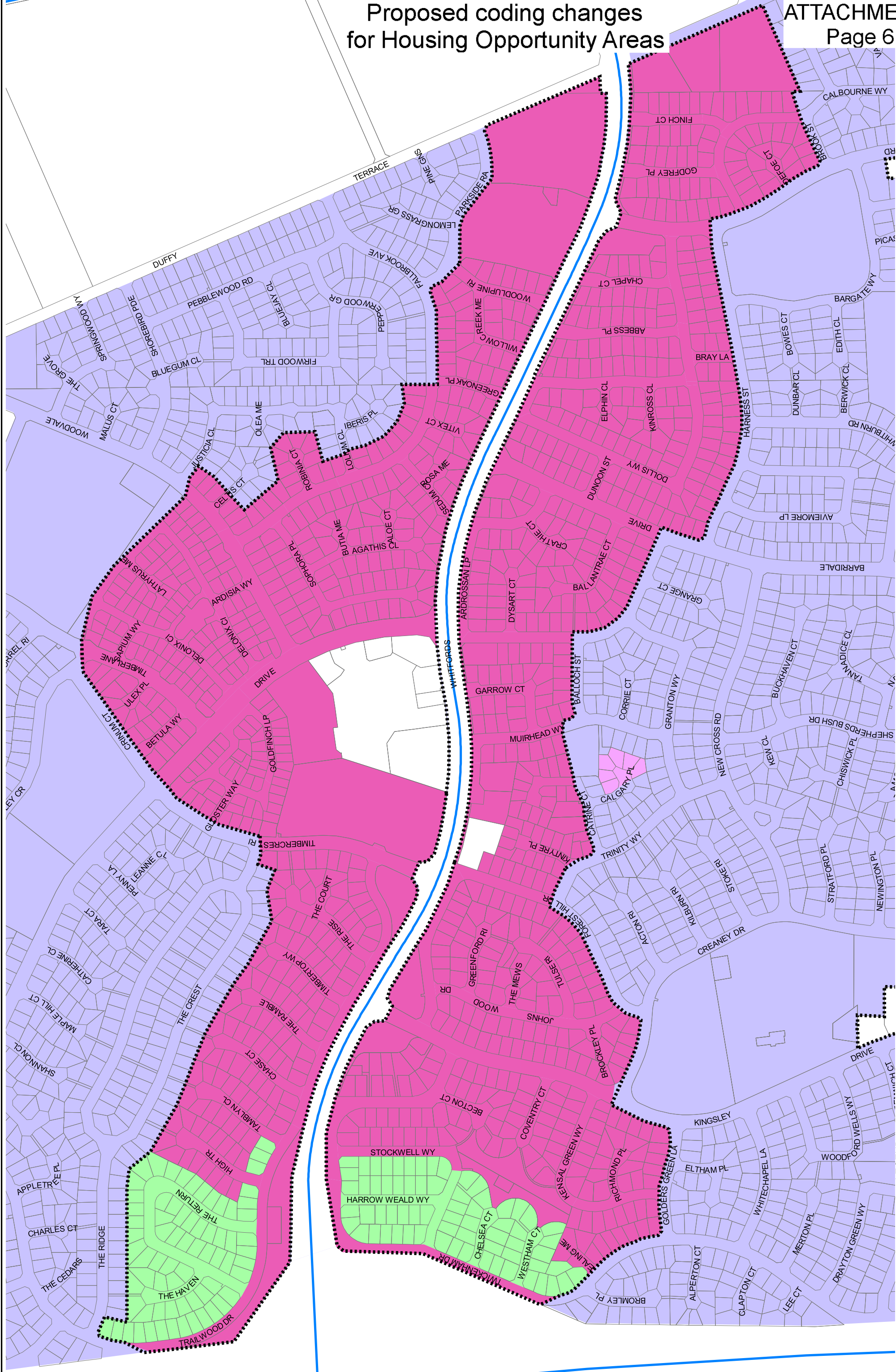


Structure Amendment Boundary

DPS2 Residential Density Codes
Amendment 73 - HOA 4



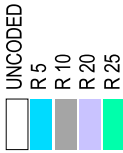
Proposed coding changes
for Housing Opportunity Areas



Scheme Amendment Boundary

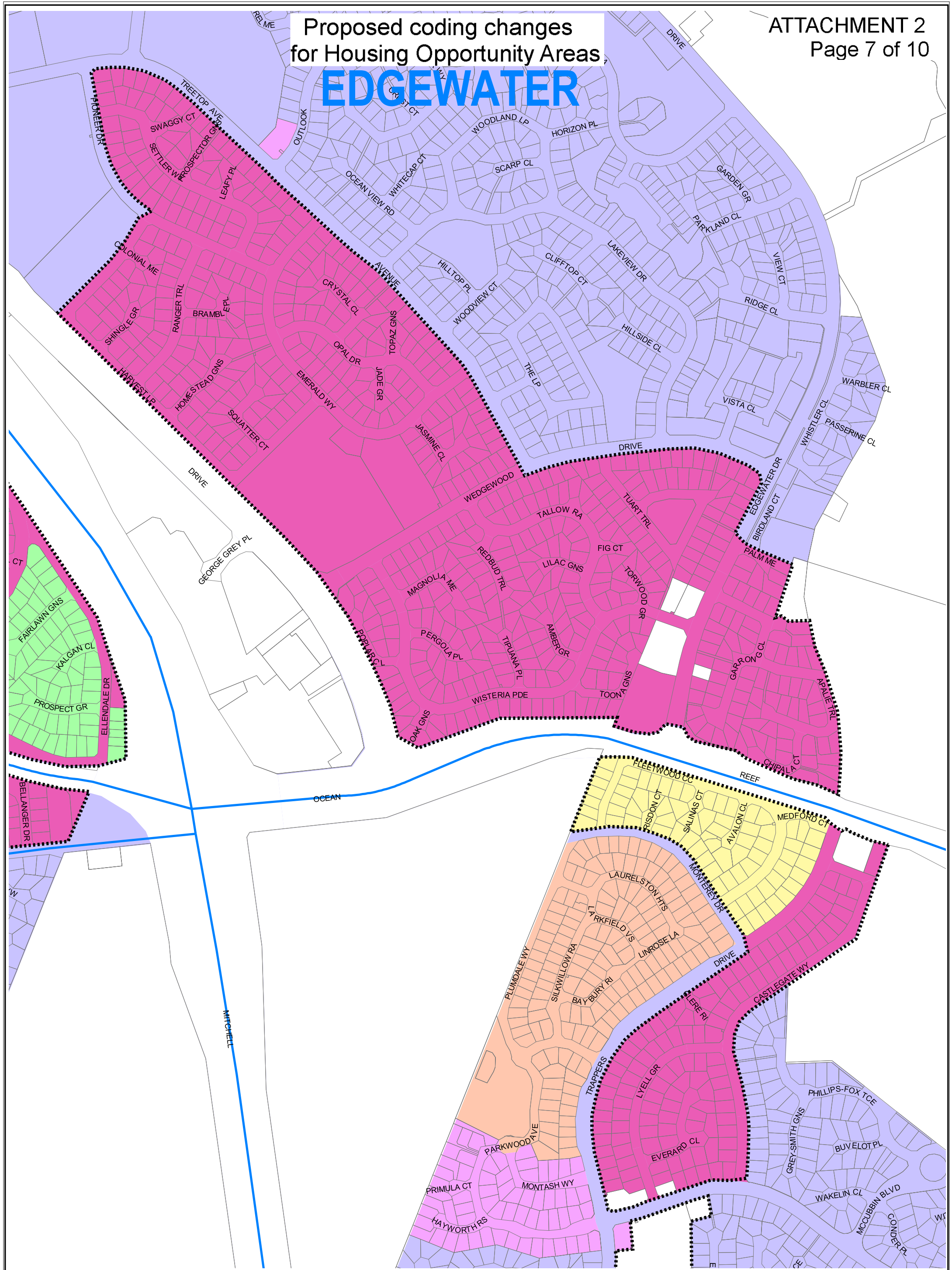
14112013_hoa6

DPS2 Residential Density Codes
Amendment 73 - HOA 6



Proposed coding changes
for Housing Opportunity Areas

EDGEWATER



LEGEND

UNCODED
R 5
R 10
R 20
R 25

R 30
R 40
R 50
R 60
R 80

R 20 / R 25
R 20 / R 30
R 20 / R 40
R 20 / R 60
Structure Plan Boundary

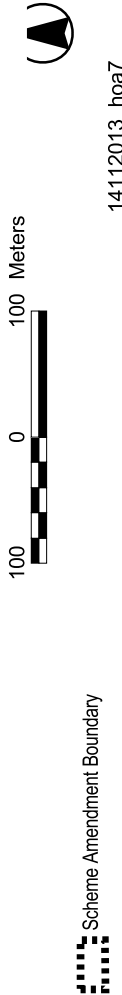
DPS2 Residential Density Codes
Amendment 73 - HOA 8



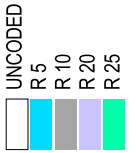
Scheme Amendment Boundary



Proposed coding changes
for Housing Opportunity Areas



DPS2 Residential Density Codes
Amendment 73 - HOA 7



Structure Amendment Boundary


14112013_hoa7

BELDON

ATTACHMENT 2
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14112013_noay



Scheme Amendment Boundary

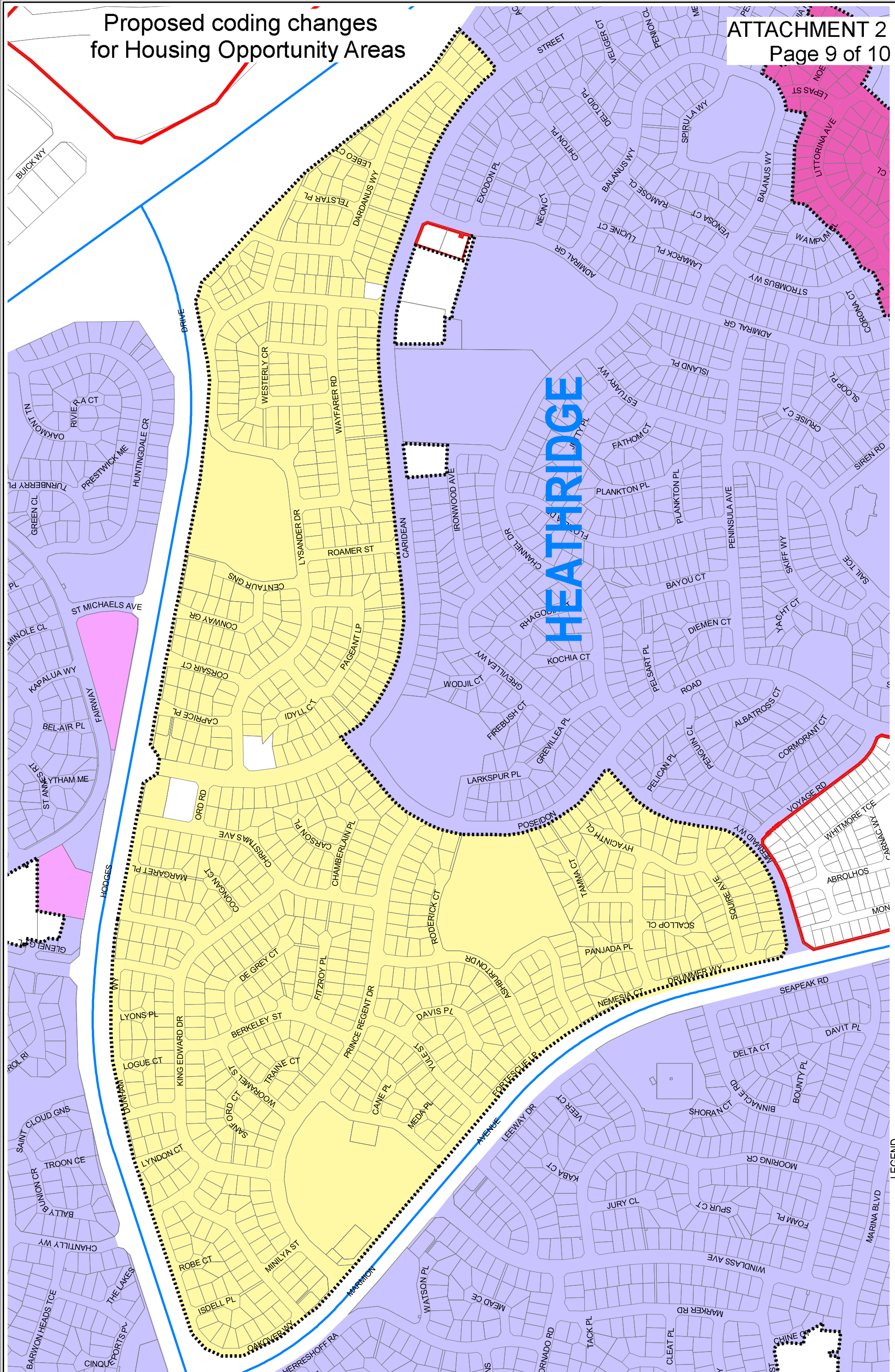
DPS2 Residential Density Codes Amendment 73 - HOA 9

R 20 / R 23
R 20 / R 30
R 20 / R 40
R 20 / R 60
Structure Plan Boundary

Color	Wavelength (nm)	Intensity (a.u.)
Red	650	0.8
Orange	600	0.6
Yellow	580	0.4
Green	530	0.2
Blue	470	0.1

LEGEND


UNCODED
R 5
R 10
R 20
R 25



ATTACHMENT 2
Page 10 of 10

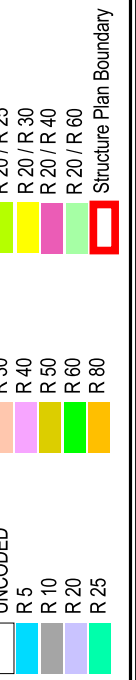


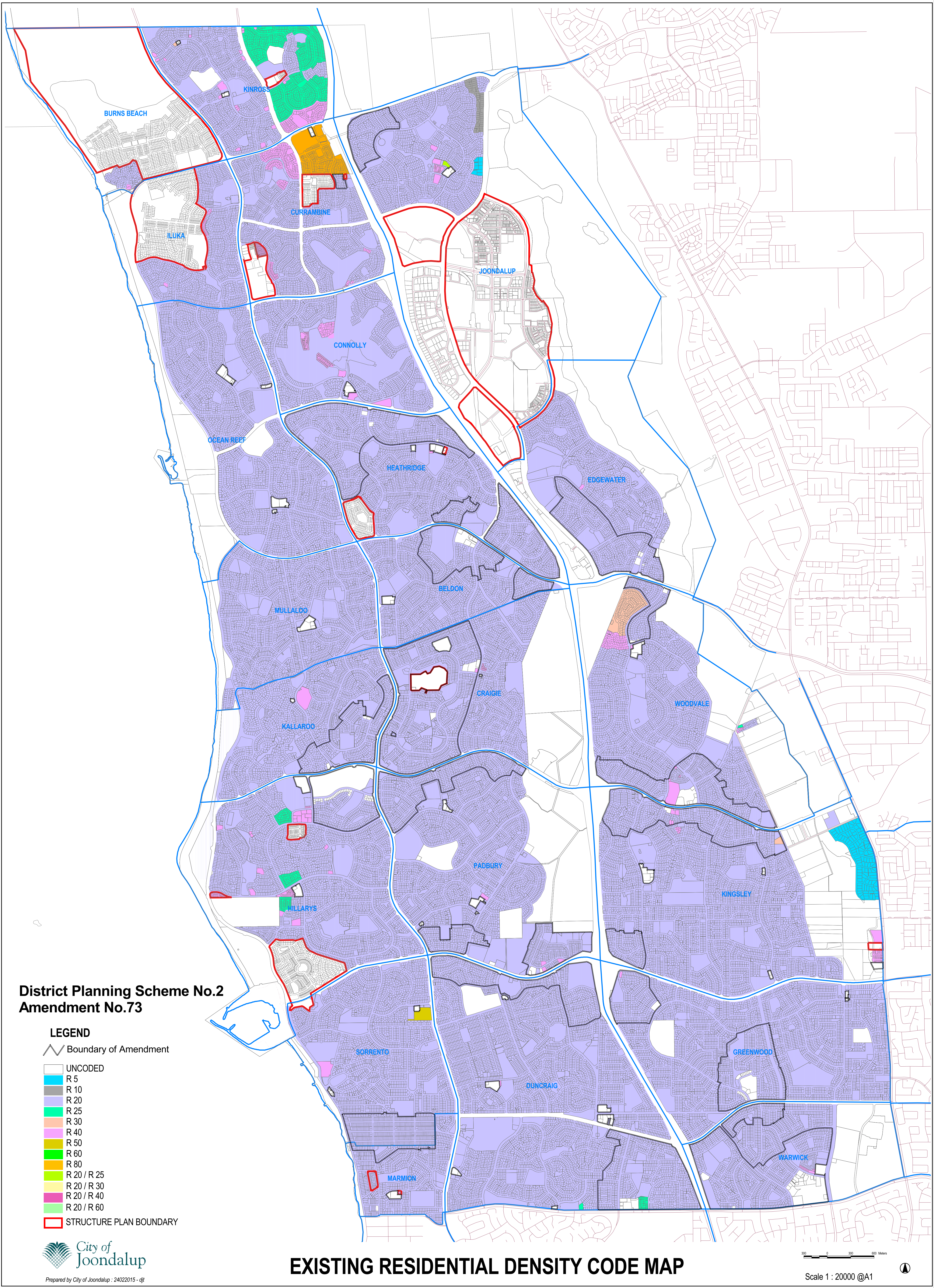
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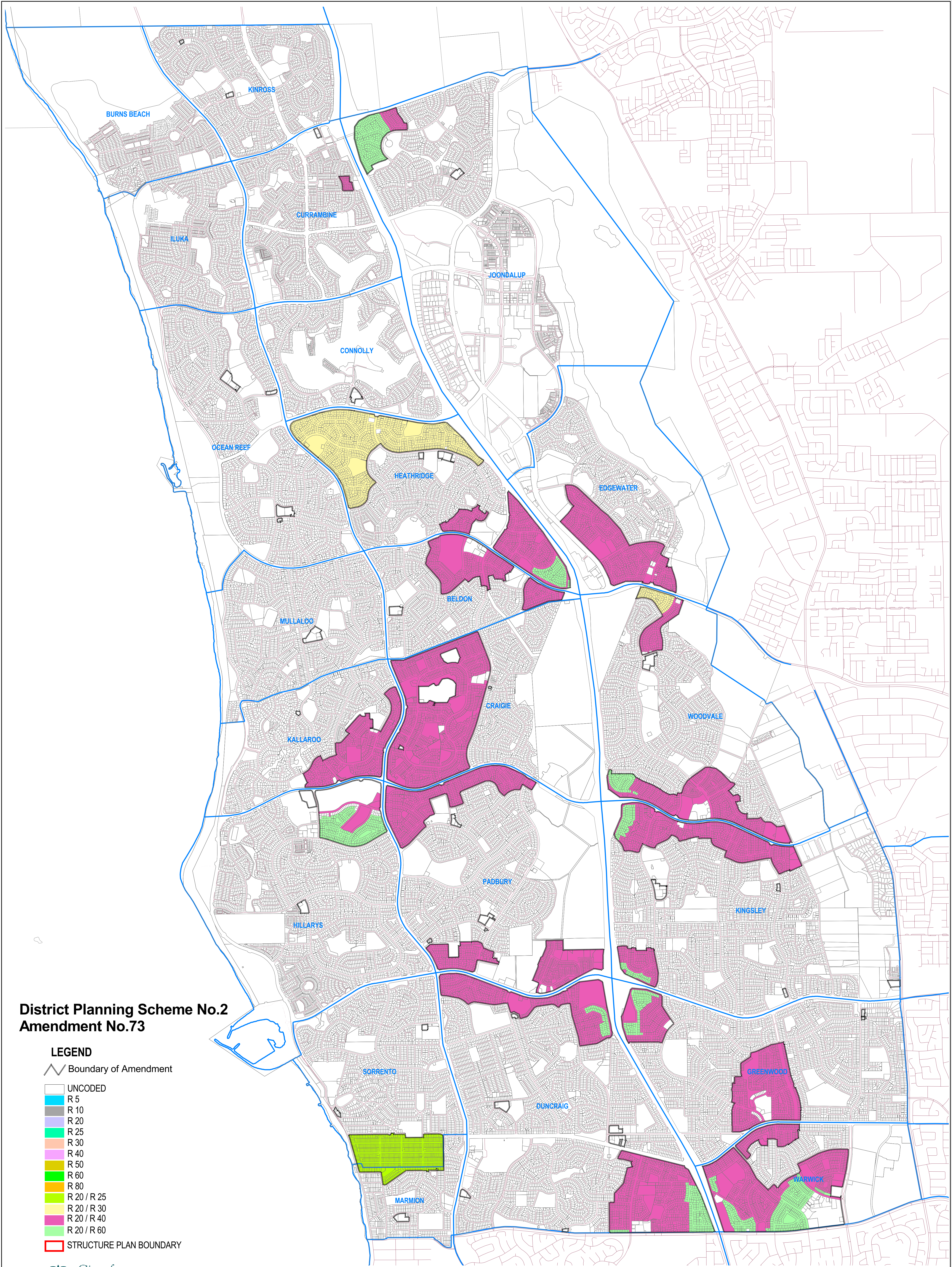


Scheme Amendment Boundary

DPS2 Residential Density Codes Amendment 73 - HOA 10







District Planning Scheme No.2
Amendment No.73

LEGEND

- Boundary of Amendment
- UNCODED
- R 5
- R 10
- R 20
- R 25
- R 30
- R 40
- R 50
- R 60
- R 80
- R 20 / R 25
- R 20 / R 30
- R 20 / R 40
- R 20 / R 60
- STRUCTURE PLAN BOUNDARY

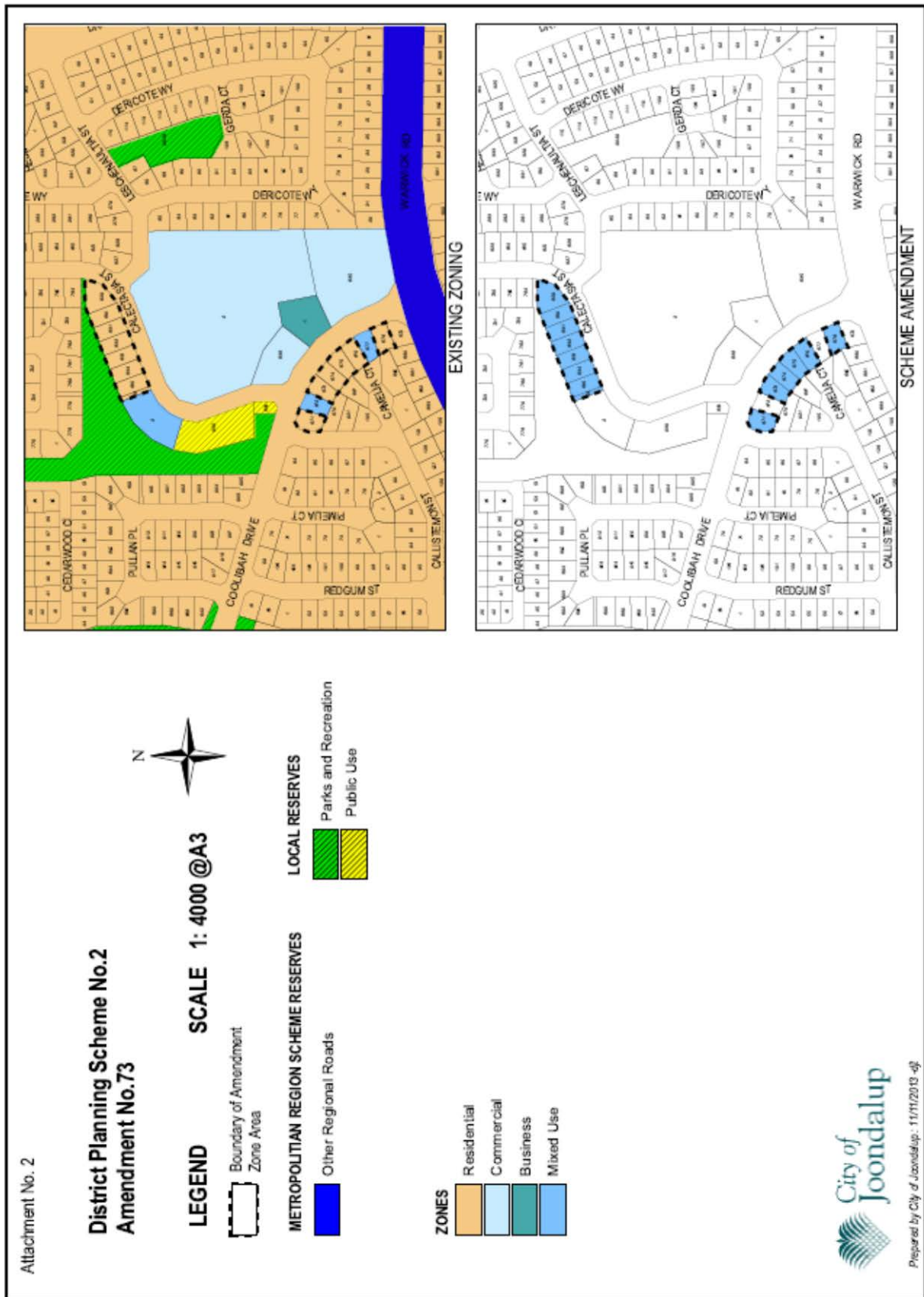


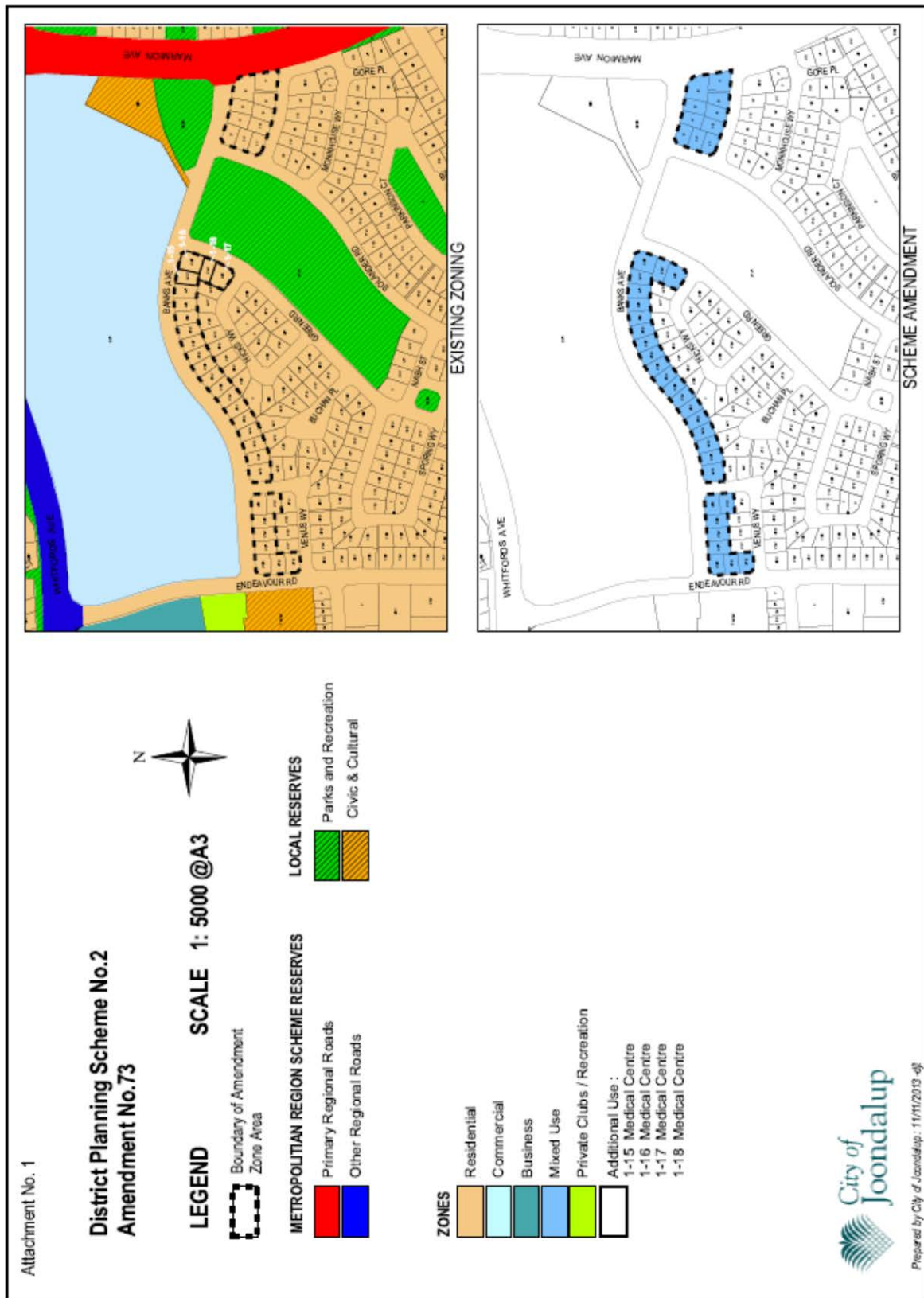
Prepared by City of Joondalup : 24022015 - djt

SCHEME AMENDMENT

Scale 1 : 20000 @A1







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2. Modifying clause 4.2.5 by deleting 'Residential Density Codes' and replacing with "Residential Design Code density".
3. Delete clauses 4.3.1 and 4.3.2 and replace with:
 - 4.3.1 Unless a density code is specified on the Residential Density Code Map, for lots with a land area of less than 1000m² within the Commercial, Business or Mixed Use zone on the Scheme Map the applicable density code is R40.
 - 4.3.2 Unless a density code is specified on the Residential Density Code Map, for lots with a land area of 1000m² or more within the Commercial, Business or Mixed Use zone on the Scheme Map the applicable density code is R80.
4. Following clause 4.3.2 insert new clause:
 - 4.3.3 For lots within the Residential zone with a density code of R20, where a dual density code does not apply, as depicted on the Residential Density Code Map, the provisions of the R40 density code shall apply for the purpose of the development of Aged or Dependent Persons' Dwellings provided:
 - (a) The site area is a minimum of 1100m²;
 - (b) The development consists of a minimum of five dwellings;
 - (c) No portion of a dwelling is vertically above another dwelling;

For the purposes of this subclause, no variation to the minimum and average site areas for Aged and Dependant Persons' Dwellings, as stipulated in the Residential Design Codes, shall apply.
5. Following clause 4.3.3 insert new clauses:
 - 4.3.4 Within areas where a dual code applies as depicted on the Residential Density Code Map, the base R20 density code shall apply, unless it is determined that the higher code is acceptable having regard to clause 4.3.5.
 - 4.3.5 The City may permit development or support subdivision at the higher code subject to the requirements of the relevant local planning policy and the following criteria being met:
 - (a) With the exception of battleaxe sites, the width of any lot, excluding an access leg to rear lot(s), shall be a minimum of ten metres at both the primary street boundary and the lot frontage;
 - (b) Lots which abut a laneway shall take their vehicular access from the laneway, with the exception of retained dwellings.
 - (c) Where sole vehicular access is via a laneway and a lot does not have access to another street pedestrian access shall be provided to the main

street. The pedestrian access shall be 1.5 metres wide, unless an existing dwelling is retained in which a minimum width of one metre is acceptable.

(d) Multiple dwellings shall not be developed on a lot less than 2000m².

- 4.3.6 Development on a lot that has been subdivided/strata titled at the higher code shall comply with the requirements of the relevant local planning policy.
6. Insert clause number '3.4.1' before the sentence beginning with 'The Residential Zone...'
7. Following clause 3.4.1 insert new clause 3.4.2:
- 3.4.2 For lots one hectare or greater within the Residential zone with a density code greater than R20, the minimum residential density to be achieved is 25 dwellings per site hectare.
8. Following clause 3.12.4.1 insert new clause 3.12.4.2:
- 3.12.4.2 Where it is intended that a site is to be developed for residential purposes, any structure plan for that site must require that a minimum residential density of 25 dwellings per site hectare be achieved.
9. Inserting the following new definitions into Schedule 1:
- battleaxe site:** means a site that has a frontage for the purposes of servicing and access to a public road only through a strip of connecting land containing a pedestrian and/or vehicular access.
- site hectare:** means the total site area of a subdivision proposal less deductions for non-residential uses including streets, laneways, open space and community facilities.
10. Rezoning various lots as outlined at Attachment 1.
11. Recoding various lots as outlined at Attachment 2.

NO	NAME AND ADDRESS OF SUBMITTER (AND ADDRESS OF AFFECTED PROPERTY IF NOT OCCUPIER)	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
1	K Traeger 89 Wahroonga Way Greenwood WA 6024	No objection Supports the high coding and believes it will improve traffic congestion.	Noted. The City is liaising with Main Roads regarding the traffic impacts from the increases in density. The HOAs are centred around public transport, including high frequency bus routes and/or train stations promoting alternative form of transport.
2	P Roche email address provided	Comment Believes R30 coding in Heathridge would be more viable if increased to R40.	HOA9 is based on the proximity of the high frequency bus routes along Marmion Avenue and Hodges Drive. At the proposed R20/R30 a total of 838 properties (94%) within the HOA will be able to potentially develop a second dwelling. As this HOA is not in the immediate vicinity of a train station it is considered that an R20/R40 density is not appropriate.
3	E Traeger 89 Wahroonga Way Greenwood WA 6024	No objection. Support the higher coding particularly near public transport as it will be far more economical and beneficial than urban sprawl.	Noted.
4	P West 28 Ross Avenue Sorrento WA 6024	No objection. Supports the higher coding in Sorrento (HOA3)	Noted.
5	C & M O'Reilly	No objection. Supports the higher coding as an opportunity to	Noted.

NO	NAME AND ADDRESS OF SUBMITTER (AND ADDRESS OF AFFECTED PROPERTY IF NOT OCCUPIER)	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
	114 Marine Terrace Sorrento WA 6020	downsize and remain in the area and also allow for their children to locate in the area.	
6	K Hollick 34 Ross Avenue Sorrento WA 6020	No objection. Supports the higher coding in Sorrento (HOA3).	Noted.
7	S Traeger email address provided	No objection. Supports the recoding.	Noted.
8	B Grant email address provided	No Objection. Supports the recoding. Is concerned about how long process is taking and believes it is worse than what is expected from a third world country and wants the City to "get on with it".	Noted. Due to the complexity of the process, which involves external agencies, as well as the far reaching impacts on the City has a whole it is not possible to shortcut this process.
9	B Yearwood 20 Landells Rise Hillarys WA 6025	No objection. Supports the recoding as it will allow redevelopment of ageing dwellings and will allow for more compact, sustainable and affordable living.	Noted.
10	A West 28 Ross Avenue Sorrento WA 6020	Objection. Does not support the proposed increase to density in Sorrento (HOA3) in particular between Ross Avenue and Clontarf Street. Due to the topography of the land many lots do not have vehicle access to	Noted. Options for requiring upgrades to the laneways within the HOA and implementing development criteria which requires additional parking provided on site to cater for the additional

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		<p>Clontarf Street and therefore will be required to take access from the laneway. These laneways are not adequate to take additional traffic.</p> <p>Increase in population will diminish the aesthetics of the area.</p>	<p>parking demands are being investigated.</p> <p>The increases in density will result in changing streetscapes however development criteria, which will guide desirable streetscape outcomes are being developed.</p>
11	<p>B & P Wintle 52 Sporing Way Hillarys WA 6025</p>	<p>Objection.</p> <p>Believe that the increases to residential density will be detrimental to the area. For sites where up to four units may be developed this will result in overlooking to adjacent properties and will force people to relocate to other areas. Concerned that this will result in devaluing of properties and will spoil a family friendly area.</p> <p>Will increase traffic to the area.</p> <p>Questions what the City has put in place to address community needs considering the substantial increase in population which will occur. There is a myriad of services which will be under pressure as a result of these increased and the City has not indicated how this will be supported.</p> <p>There should be a requirement for underground power prior to subdivision.</p>	<p>Noted.</p> <p>The provisions of the Residential Design Codes of WA, which include building and visual privacy setbacks, are applicable regardless of the density. These will assist in minimising overlooking and building bulk to adjoining properties.</p> <p>Due to the increase in population, traffic is likely to increase within the HOAs and surrounding areas. However it is anticipated that due to the proximity of the HOAs to public transport that residents will be able to easily utilise these alternative forms of transport.</p> <p>The demand for community facilities will continue to be monitored and provision made for additional facilities when and where the demand arises.</p> <p>Power supply is controlled and managed by Western Power. Western Power has not indicated that the provision of underground power prior to subdivision will be required.</p>

NO	NAME AND ADDRESS OF SUBMITTER (AND ADDRESS OF AFFECTED PROPERTY IF NOT OCCUPIER)	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
12	D Gerber email address provided	Comment. Recommends increasing the proposed R20/R60 sites around train stations.	Noted. The areas of density increase to R20/R60 are based on certain criteria including walkable catchments around train stations. Areas identified for density increase to R20/R60 are considered to be appropriate.
13	Department of Housing 99 Plain Street East Perth WA 6004	No objection. Generally supports the HOA and increases in density. Department requests the opportunity to review policy provisions relating to the dual coded areas to assess the extent to which the policy will facilitate or inhibit housing that is affordable, appropriate and available for people on low/middle incomes. The Department is concerns with the proposal to limit multiple dwellings on lots less than 2000m ² . It acknowledges this provision may encourage amalgamation of land to facilitate development outcomes and higher development yields but it may inhibit small suburban scale multiple dwellings that have been successfully delivered on lots less than 1000m ² . It recommends the provision be removed and consideration be given to other opportunities such as preparing guidelines for multiple dwellings built form or incentives for amalgamation redevelopment.	Noted. The dual coded provisions incorporated into future policies will be made available for public comments once endorsed by Council for advertising. The proposed requirement limiting multiple dwellings on lots less than 2000m ² is aimed at promoting good design outcomes where adequate room is provided for site planning requirements, including parking and utilities. In addition to the above, limiting multiple dwellings to lots greater than 2000m ² this minimise the impact of these developments on adjoining properties.
14	Water Corporation	No objection. Water Corporation expressed concerns regarding	Noted. Further to the submission, discussions were held with the

NO	NAME AND ADDRESS OF SUBMITTER (AND ADDRESS OF AFFECTED PROPERTY IF NOT OCCUPIER)	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
	PO Box 100 Leederville WA 6902	<p>potential future upgrades to water and sewerage reticulation within the HOA. Further investigation is required into any potential future upgrades and the funding of these upgrades. Suggests the City engages a suitably qualified engineer to assess the need and extent of future upgrades.</p> <p>Water Corporation recommends that the odour buffer around Beenyp Waste Water Treatment Plant (WWTP) be formalised in the City's Planning Controls, ie local planning policy or local planning scheme.</p>	<p>Water Corporation. The key issue raised was regarding which party would fund the upgrades to reticulation required as a result if the increased development within the HOA.</p> <p>While the Water Corporation identified that the City should engage a suitably qualified engineering consultant it was advised that this was not essential for the scheme amendment to progress. A consultant would be able to identified long term issues which may arise from the increases to density however any report would not be detailed enough to be able to inform development contribution scheme. See comment section of report for further detail.</p> <p>The City has taken into consideration the proximity of proposed increases to density to the Beenyp WWTP. No increases to density are proposed within 500m of the Beenyp WWTP.</p>
15	A & S Cox 174 Trailwood Drive Woodvale WA 6026	<p>No objection.</p> <p>Given proximity to the train station it is a logical move and it will reinvigorate the older parts of Woodvale.</p> <p>Request that the R20/R40 density increase be applied to both sides of Timbercrest Rise down to Trappers Drive as homes built on the eastern side of Timbercrest Rise were built in late 80's are less likely to be redevelopment than those properties on the western side which were developed in the early</p>	<p>Noted.</p> <p>The selection criteria for HOA6 is based on proximity to Whitfords station as well proximity to local shopping and high frequency bus services within the area. Rejuvenation of the area due to ageing housing stock was not one of the selection criteria for this HOA.</p>

NO	NAME AND ADDRESS OF SUBMITTER (AND ADDRESS OF AFFECTED PROPERTY IF NOT OCCUPIER)	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
		80's.	
16	Shrapnel Urban Planning on behalf of Jowebo Investments Pty Ltd 3 Glenelg Place Connolly WA 6027	<p>No objection.</p> <p>The proposed increase in residential density for commercial properties is in line with their client's future plans for the site.</p> <p>Request that specific codings be applied to the residential coding map for commercial, mixed use and business sites so that developers know the density of these sites or apply cross hatching to alter people to the coding which may be applicable under the scheme.</p>	<p>Noted.</p> <p>Including the specific densities for "Commercial", "Mixed-use" and "Business" zoned lots is impractical as lots may be subdivided and/or amalgamated which could change the applicable density if the overall lot sizes change to above or below 1000m².</p>
17	D Blackburn 15 Celina Crescent Kingsley WA 6026	<p>Objection.</p> <p>Supports the scheme amendment in parts. Is supportive of the infill housing to reduce urban sprawl. Believes increase in density should be limited to Activity Centres and large opportunity sites. Current proposal will facilitate high concentration of infill housing.</p> <p>More in-depth consultation should have been undertaken as per the 2010 consultation survey.</p>	<p>Noted.</p> <p>The proposed HOAs have been based on certain selection criteria and these areas have been identified as been suitable for increase density as they are services by regular public transport and/or are within a walkable distance of shopping centres.</p> <p>The LHS was extensively advertised in 2010 with all owner and occupiers of properties within the City of Joondalup directly consulted with via letter. When modifications to the HOAs were proposed in 2013, owners and occupiers which were initially not included within HOA, however were proposed to be included were again directly consulted with via letter. The community were advised of the proposed scheme amendment through notices placed in both the local newspaper and the West Australia newspaper.</p>

NO	NAME AND ADDRESS OF SUBMITTER (AND ADDRESS OF AFFECTED PROPERTY IF NOT OCCUPIER)	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
		<p>Objects to lack of transparency regarding height provisions and that the revision of height policies should have been completed prior to the advertising of Scheme Amendment 73 so that residents could have an appreciation for the bulk and scale of potential development at the various densities.</p> <p>Comments that the “Commercial”, “Business” and “Mixed use” lots should be coded on the R-coding map rather than being “uncoded”.</p> <p>Objects to the increase in density permitted for Aged and Dependent Persons dwellings as it is an intrusion of the HOA into the R20 areas. These density bonuses should be limited to within the HOAs.</p>	<p>The existing height policies are currently being reviewed and provisions developed regarding height both inside and outside the HOAs. Once the above has been finalised and presented to Council they will be advertised for public comment. At that point in time the community will be able to make further submissions regarding these matters.</p> <p>Indicating the coding of “Commercial”, “Business” and “Mixed use” lots on the coding map can result in issues if a property is subdivided and/or amalgamated. It is therefore considered more appropriate to have the scheme text specify the coding of these properties.</p> <p>The proposed “density bonus” for Aged and Dependent Persons dwellings aligns with recommendation 4 of the LHS which encourages amalgamation and development between two and four residential lots. It is noted that a one third reduction to the site area requirements is already permitted under the R-codes.</p> <p>It is considered that limiting the development of multiple dwellings to lots greater than 2000m² will provide better design outcomes than preventing multiple dwellings in all areas coded less than R60.</p>

NO	NAME AND ADDRESS OF SUBMITTER (AND ADDRESS OF AFFECTED PROPERTY IF NOT OCCUPIER)	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
		Objects to multiple dwellings being permitted in areas coded less than R60.	
18	Kingsley and Greenwood Residents Association Inc email address provided	<p>Objection.</p> <p>Objects to lack of transparency regarding height provisions and that the revision of height policies should have been completed prior to the advertising of Scheme Amendment 73 so that residents could have an appreciation for the bulk and scale of potential development at the various densities.</p> <p>Objects to increases in density of "Commercial", "Business" and "Mixed use" lots due to lack of supporting information and lack of consultation.</p>	<p>Noted.</p> <p>See submission 17 comments.</p> <p>The proposed increases to the residential density of density of "Commercial", "Business" and "Mixed use" lots formed recommendation 5 of the LHS. Consultation on the LHS was performed in 2010 and again in 2013. The proposed higher densities are in accordance with <i>State Planning Policy 4.2 – Activity Centres Policy for Perth and Peel</i> which encourages medium and high density in centres. In relation to the supporting information regarding the proposed density increase, the existing height policies are currently being reviewed and provisions regarding height both inside and outside the HOAs are being developed. Once these policies have been finalised and presented to Council they will be advertised for public comment. At that point in time the community will be able to make further submissions</p>

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			regarding these matters.
19	Dr M Lindsay A/Director Department of Health PO Box 8172 PBC WA 6849	No objection. All development is to be connected to reticulated sewerage and scheme water. Recommends that the City considers ways to minimise noise, odour and light impacts which result from mixed use development.	Noted. This is a requirement of Health Act 1911. The control of noise and odour impacts are controlled by existing environmental health legislation and the Building Codes of Australia and are not able to be addressed through the design criteria.
20	Name and address withheld	Objection. They feel the existing areas are already under pressure from the stresses and dangers of congestion. The area is already unable to cope with the parking of vehicles and any further development will ruin the suburbs.	Noted. Options for additional parking to be provided on site or within the road reserve to cater for the additional parking demands are being investigated.
21	Name and address withheld	Objection. Concerned insufficient information has been provided on the reason for the proposed coding changes to Commercial and Mixed use lots as well as the lack of details regarding the locations affected and what is likely to be permitted in terms of density and height. Requests that recommendations 5 and 6 be opposed until further discussion on the proposed changes.	Noted. See submission 18 comments.

NO	NAME AND ADDRESS OF SUBMITTER (AND ADDRESS OF AFFECTED PROPERTY IF NOT OCCUPIER)	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
		Should the proposal be accepted they are concerned regarding the impact of the additional density being out of character with the broader residential and community area in terms of public safety and lifestyle and will have a detrimental impact on the existing residents.	The development resulting from the density increase is likely to change the character in the area. The development of additional residential design criteria aimed at minimising the impact of the higher density on the existing residential areas is underway.
22	Name and address withheld	<p>Objection.</p> <p>Objection to recommendation 5 and 6 of the LHS as they don't believe sufficient information has been provided.</p> <p>Very concerned that the likely density and height will not be in keeping with the existing residential and community area in terms of public safety and lifestyle and will have a detrimental impact on the existing residents.</p> <p>Requests that recommendations 5 and 6 be opposed until further discussion on the proposed changes.</p>	<p>Noted.</p> <p>See submission 18 comments.</p> <p>See submission 21 comments.</p>
23	Marmion Sorrento Duncraig Progress and Rate Payers Association Inc.	<p>Objection</p> <p>Object to HOA3 as it is not near main roads, shopping centres or train stations and the laneways present a fragile issue for planning.</p>	<p>Noted.</p> <p>The basis for HOA3 was that the area presents excellent opportunities for greater housing choices, taking advantage of the laneways, bus services and local amenities (such as the beach). The area is unique in that it will be able to utilise</p>

NO	NAME AND ADDRESS OF SUBMITTER (AND ADDRESS OF AFFECTED PROPERTY IF NOT OCCUPIER)	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
		<p>They are concerned regarding development which is pre-empting the density increases.</p> <p>Concern regarding how development will access primary roads for essential services (rubbish, postal).</p> <p>Concerns regarding lack of detail about traffic movement in the laneways, given more people will be using the laneways.</p> <p>Government and media sources recently reporting</p>	<p>the existing laneways for vehicle access.</p> <p>Some property owners within the area have commenced redevelopment of their properties with the proposed future subdivision potential of the properties in mind. These developments comply with the current standards and requirements for the area. These owners have been advised that while these developments have been supported it does not mean that future subdivision of the properties will be guaranteed.</p> <p>As part of Scheme Amendment 73 it is proposed that unless a lot has a frontage to a road, pedestrian access shall be provided to the main street. This will aid in the provision of essential services including rubbish collection and postal deliveries.</p> <p>Due to the increase in population traffic is likely to increase within the HOA and surrounding areas. However it is anticipated that due to the proximity of the HOA to high frequency bus routes that residents will utilise these alternative forms of transport.</p> <p>Generally service authorities have indicated support for the proposed increase in residential density.</p>

NO	NAME AND ADDRESS OF SUBMITTER (AND ADDRESS OF AFFECTED PROPERTY IF NOT OCCUPIER)	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
		<p>growing community concern about broader aspects of urban infill and the inability of infrastructure and roads to handle the increase.</p> <p>Request recommendation 5 and 6 be removed until further detail regarding what is proposed is provided in regards to coding, locations, no explanation or reason for changes. Most of the commercial and mixed used centres are not within HOAs. They note that in the 2010 consultation for the LHS limited feedback was provided on recommendations 3 to 7. It is their belief that this was due to limited detail being provided and the majority of rate payers would be unaware of the intent of recommendations 5 and 6 and the impact it will have on the amenity of the surrounding suburbs.</p> <p>Requests that recommendation 5 and 6 be removed.</p> <p>After reviewing Directions 2031 and the Property Council's "Transforming Perth" this type of ad hoc rezoning is cautioned against.</p>	<p>See submission 18 comments.</p> <p>The proposed HOA have been based on certain selection criteria and these areas have been identified as been suitable for increase density as they are serviced by regular public transport and/or are within a walkable distance of centres.</p>

NO	NAME AND ADDRESS OF SUBMITTER (AND ADDRESS OF AFFECTED PROPERTY IF NOT OCCUPIER)	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
		In their catchment there are a few locations within residential areas which may be impacted by the R80 proposal and the City has provided no detail as to what will occur.	The development resulting from the density increase is likely to change the character in the area. The City is continuing the development additional residential design criteria aimed at minimising the impact of the higher density on the existing residential areas.
24	M Needham 110 Clontarf Street Sorrento WA 6020	Objection. Reiterate concerns expressed by the Marmion Sorrento Duncraig Progress and Rate Payers Association Inc.	Noted. See submission 23 comments.
25	Sonia Makoare 55 Sherington Road Greenwood WA 6024	Objection Objects to increase in residential density of "Commercial", "Business" and "Mixed use" properties. States there has been a lack of explanation around the proposed changes. Insufficient information regarding height has been provided and the scheme amendment should not be progressed until these issues are address and future heights are understood and commented on by residents.	Noted. See submission 18 comments.
26	Stephen Kobelke 1 Hawkins Avenue Sorrento WA 6020	Objection. Objects to increase in residential density of "Commercial", "Business" and "Mixed use" properties. States there has been a lack of explanation around the proposed changes.	Noted. See submission 18 comments.

NO	NAME AND ADDRESS OF SUBMITTER (AND ADDRESS OF AFFECTED PROPERTY IF NOT OCCUPIER)	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
		Insufficient information regarding height has been provided and the scheme amendment should not be progressed until these issues are address and future heights are understood and commented on by Residents.	
27	Western Power GPO Box L921 Perth WA 6842	<p>No objection.</p> <p>New distribution infrastructure or upgrades may be required in the future to meet the demands from increased infill development.</p> <p>All subdivision and development should maintain adequate setbacks from Western Power Infrastructure and easements. Where development is adjacent to Western Power Infrastructure it should be referred to Western Power for comment.</p>	<p>Noted.</p> <p>As part of the subdivision process the Western Australian Planning Commission refers the application to relevant service authorities, including Western Power. It is considered that at this time adequate arrangements will be made for setbacks from Western Power Infrastructure.</p>
28	Name and address withheld	<p>No objection.</p> <p>Requests that the lots 159 – 167 (inclusive) Dorchester Avenue, Warwick be included in the proposed recoding areas and recoded to R20/R40. The western and southern portions of Dorchester Avenue are located within HOA1. These lots should be included for the following reasons:</p> <ul style="list-style-type: none"> • Within 800 metres walkable catchment around Warwick Grove Shopping Centre. SPP 4.2 recommends a minimum density within this area of R25. A range of dwelling types should be provided for housing 	<p>Noted.</p> <p>The proposed lots are located beyond the selection criteria for HOA1 which is based on a 800m walkable catchment of Warwick Station and 400m walkable catch of Warwick Secondary Centre. It is therefore recommended that these lots not be included within the HOA.</p>

NO	NAME AND ADDRESS OF SUBMITTER (AND ADDRESS OF AFFECTED PROPERTY IF NOT OCCUPIER)	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
		<p>diversity and access to housing supported by public transport.</p> <ul style="list-style-type: none"> • Within 400 metre walkable catchment around a high frequency bus route. • Housing stock in Warwick is some of the oldest in the City of Joondalup and would benefit from revitalisation. • Increasing the density along only one side of the road will result in inconsistent streetsapces. 	
29	<p>Gary and Hannah James 14b Maybole Court Greenwood WA 6024</p>	<p>Comment</p> <p>Requests that properties along the eastern side of Dorchester Avenue should be included in HOA1 for the following reasons:</p> <ul style="list-style-type: none"> • These properties are within 800 metres of Warwick Grove Shopping Centre. • Old housing stock developed 40 years ago. • If one side of the street has been increased than so should the other to meet streetscape requirements. • High Frequency bus route runs down Dorchester Avenue. <p>Requests that properties which are adjacent to Sheoak Park, Calectais Reserve and Blackall</p>	<p>Noted.</p> <p>See submission 28 comments.</p> <p>HOA2 was developed based on the selection criteria of a 400m radius from the Greenwood Village Centre. The lots</p>

NO	NAME AND ADDRESS OF SUBMITTER (AND ADDRESS OF AFFECTED PROPERTY IF NOT OCCUPIER)	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
		<p>parking should be included in HOA2 for the following reasons:</p> <ul style="list-style-type: none"> • Increase population around the City assets to increase their use. • Area has been built 30 to 40 years ago and required revitalisation. 	<p>requested for inclusion fall outside this walkable catchment area. It is therefore recommended that these lots not be included within the HOA.</p>
30	<p>N S Gannon 79 Clontarf Street Sorrento WA 6020</p>	<p>Objection</p> <p>Concerns regarding HOA3 and that the increases to residential density will destroy the community and turn the area into what would become a suburban ants' nest.</p> <p>Lots at an already ideal size and increases to the density will result in small lots, more houses, more people, more traffic and more problems.</p> <p>Increase to the number of dwellings will result in additional traffic along the laneways. The laneways are not suitable for two way traffic and a system of one way traffic will have to be introduced to allow safe use of these laneways. Parking within laneways will have to be removed.</p> <p>The increases to density within HOA3 will not result in an improvement to the quality of life. When full developed the area will no longer resemble the current situation The influx of people will bring social and infrastructure problems associated with overdevelopment. The only winner from the scheme</p>	<p>Noted.</p> <p>The basis for HOA 3 was that the area presents excellent opportunities for greater housing choices, taking advantage of the laneways, bus services and local amenities (such as the beach). The area is unique in that it will be able to utilise the existing laneways for vehicle access.</p> <p>Options for requiring upgrades to the laneways within the HOA and implementing development criteria which requires additional parking provided on site to cater for the additional parking demands are being investigate.</p> <p>The increases in density will result in changing streetscapes however development criteria which will achieve desirable streetscape outcomes are being developed.</p>

NO	NAME AND ADDRESS OF SUBMITTER (AND ADDRESS OF AFFECTED PROPERTY IF NOT OCCUPIER)	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
		<p>amendment will be the City through the additional rates revenue.</p> <p>Requests that HOA3 be dropped from the proposed amendment.</p>	
31	<p>Department of Education</p> <p>151 Royal Street</p> <p>East Perth WA 6004</p>	<p>Comment</p> <p>Based on the maximum take up of development the anticipated increase in student yield would place significant accommodation pressure on some schools.</p> <p>This level of infill may lead to insufficient accommodation being available at these schools without the availability of excess land to add additional facilities.</p>	<p>Noted.</p> <p>Following further discussions, the Department advised that it would be possible to accommodate the additional population through the expansion of existing schools. It was advised that in some instances this may require development to extend on to school ovals. The Department advised that the co-location of active open spaces with the City may be required to be investigated in the future.</p>
32	<p>S Hawkins</p> <p>14B Raleigh Road</p> <p>Sorrento WA 6020</p>	<p>Objection.</p> <p>Concerns regarding increases to residential density proposed under Recommendation 5 of the LHS as well as the removal of height restrictions proposed as part of Recommendation 6.</p> <p>Recommends an R50 zoning be applied within certain height limits.</p>	<p>Noted.</p> <p>Refer to submission 17 and 18 comments.</p>
33	<p>M Rose</p> <p>115 Clontarf Street</p> <p>Sorrento WA 6020</p>	<p>Objection</p> <p>Objection to HOA3. Does not comply with the selection criteria stated for other HOA being</p>	<p>Noted.</p> <p>Refer to submission 23 and 30 comments.</p>

NO	NAME AND ADDRESS OF SUBMITTER (AND ADDRESS OF AFFECTED PROPERTY IF NOT OCCUPIER)	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
		<p>proximity to public transport and commercial areas.</p> <p>Recoded will result in loss of amenity and increases to density will result in changes to the existing streetscapes, character and charm of the area.</p> <p>Properties within the area are already being redeveloped in anticipation of the higher coding.</p>	

Late submissions

34	Main Roads WA PO Box 6202 East Perth WA 6892	<p>Comment</p> <p>Understands that the proposed increases to residential density are in line with Directions 2031. Main Roads requires a traffic impact study to be undertaken as part of the scheme amendment process. Main Roads has been working with the City to undertake these studies and requests the continued opportunity to comment on the outputs of the traffic impact studies.</p> <p>Any noise sensitive development adjacent to an existing major transport corridor must implement measures to ameliorate the impacts of transport noise. A noise study is a current planning requirement setback out in WAPC State Planning Policy 5.4.</p>	The City will continue to work with Main Roads regarding the necessary traffic impact studies.
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35	Department of Transport	<p>Comments.</p> <p>Consideration should be given to proximity of houses to the railway network, specifically in reference to SPP 5.4.</p>	<p>Noted.</p> <p>The provisions of SPP 5.4 align more with large greenfield development and structure plans. SPP5.4 recommends appropriate segregation of noise-sensitive uses from major transport corridors and freight handling facilities. As the HOAs proposed density increases to existing residential areas it is considered that there is sufficient awareness within the community regarding the proximity of lots to major transport corridors and potential noise issues.</p>
36	Public Transport Authority	<p>Comments</p> <p>Appreciates the increase to residential densities are focussed around train stations and commercial centres however advises the proposed densities are insufficient to support an attractive high level of public transport services and requests the densities are increased above and beyond what is currently proposed.</p> <p>Restrictions on multiple dwellings being limited to lots over 2000m² is considered overly restrictive and detrimentally to achieve high urban densities and housing diversity.</p>	<p>Noted.</p> <p>The proposed increases to densities are in keeping with Directions 2031 and beyond. It is considered that further increases to the density should not be considered at this time.</p> <p>The proposed requirement limiting multiple dwellings on lots less than 2000m² is aimed at promoting good design outcomes where adequate room is provided for site planning requirements, including parking and utilities. In addition to the above, limiting multiple dwellings to lots greater than 2000m² this minimise the impact of these developments on adjoining properties. Development of single houses and grouped dwellings will still be able to occur at the applicable density regardless of the lot size.</p>
37	<p>Royston Colam</p> <p>31 Ripley Way</p> <p>Duncraig WA 6023</p>	<p>Comment.</p> <p>Requests his property (Lot 2 (31) Ripley Way, Duncraig) and his neighbour's property (Lot 192 (33) Ripley Way, Duncraig) which are currently proposed to increase in density to R20/R40, be</p>	<p>Noted.</p> <p>The proposed HOA and the proposed various densities were based on certain selection criteria as well as an attempt to maintain consistency of densities. The selection criteria for the proposed R20/R60 density in this location</p>

		<p>increased to R20/R60. This is on the basis that the properties to his southern and eastern boundary at proposed to be recoded to R20/R60.</p>	<p>were based on a 400 metres walkable distance from the Greenwood Train Station. In addition, the point at which the proposed density changes from R20/R60 to R20/R40 was chosen at the point where Ripley Way changes directions. As changing the proposed density of 31 and 33 Ripley Way would affect the consistency of density along the southern portion of Ripley Way, the City would not recommend Council implement changes to the proposed density of these two lots.</p>
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Our Ref: TPS/1321
Your Ref: AM2/0073
Enquiries: Natalie Cox (65519442)

City of Joondalup Record DOCUMENT REGISTRATION
INW REF: INW14/25781
CONTAINER: 103924
DATE RECEIVED: 21-10-2014
RESPONSIBILITY: Urban Design & Policy Inwards Mail
ACTION: ASSIGNED - No Written response. Must record action
NOTES: ORIG TO URBAN DESIGN BOOK NOT SCANNED

Chief Executive Officer
City of Joondalup
PO Box 21
JOONDALUP WA 6919

Dear Sir

**DISTRICT PLANNING SCHEME No 2
AMENDMENT No 73**

I refer to your letter of 13 February 2014 and advise that the Western Australian Planning Commission has given its consent for the above amendment to be advertised for public inspection subject to:

1. Section 82 of the *Planning and Development Act 2005* and Section 48C(6)(a) of the *Environmental Protection Act 1986* (as amended) being complied with (if compliance is required) before the amendment is advertised for public inspection;

The Commission advises Council of the following:

- a. Consent to advertise does not represent the Western Australian Planning Commission's support for final approval of the amendment, rather the view that the proposed amendment should proceed to advertising. Full and comprehensive consideration will be given to the proposal following advertising.
- b. The amendment will require further detailed consideration following advertising, including but not limited to:
 - (i) general wording of clause 4.3.4;
 - (ii) dual code criteria of clauses 4.3.4 (a)-(d); and
 - (iii) clause 4.3.5 may not be necessary.
- c. Additionally, it is essential that the City consults with the Water Corporation to determine future infrastructure needs for the proposed areas and to ensure any potential capacity matters/issues are appropriately addressed.

Council's particular attention is drawn to the time constraints placed by the provisions of regulations 17(1), 18(1) and 25(fb) of the *Town Planning Regulations, 1967 (as amended)* for finalisation of the amendment following the close of the advertising period.

When final approval is sought, please confirm IN WRITING compliance with the above condition(s) and whether any submissions were received during the advertising period. (Should any submissions be received, your attention is drawn to the requirements of regulation 18(1) of the *Town Planning Regulations, 1967 (as amended)*.)

Council may wish to submit the executed documents for the Minister's approval under regulation 22(2) at the same time as resubmitting the amending documents for the Minister's approval under regulation 21. Irrespective of whether or not submissions are received on the amendment, this combining of the requirements of regulations 18 and 22(1) can reduce the processing time of the final approval stage.

One set of the amending documents are returned herewith.

Council is reminded that the amending documents are not on display at the Commission's offices during the advertising period. When forwarding the amendment to the Commission for final approval advice on the commencement and expiry dates of the advertising period and the steps taken by Council to advertise the amendment should be submitted, together with the documentation outlined in regulation 18 of the *Town Planning Regulations, 1967 (as amended)*.

Also attached is a Local Planning Scheme (LPS) Amendment Checklist that has been prepared to assist Local Governments in providing the necessary information required when submitting local planning scheme amendments to the Commission for consideration for final approval. The LPS Amendment Checklist has been prepared to assist in the efficient processing and determination of LPS amendments and ensure that the required information is provided. Local Governments can complete the LPS Amendment Checklist or include such information in its letter to the Commission at the final approval stage.

Local Governments are reminded that LPS amendments need to be accompanied by sufficient rationale to enable the Commission to fully understand the purpose of the amendment.

Local Governments are also reminded of their obligation when passing a resolution on the amendment at final approval to have regard to regulations 17(2) and 25 of the *Town Planning Regulations 1967*, and to word their resolution in accordance with either regulation 17(2)(a) or (b), ie either -

- (a) that the amendment be adopted with or without modification; or



(b) that it does not wish to proceed with the amendment.

In the case of this amendment, and any submissions received, Council must consider the submissions, make a decision on final approval, and forward its advice of that decision within 28 days to the Western Australian Planning Commission together with:

1. the commencement and expiry dates of the advertising period;
2. the steps taken by Council to advertise the amendment, that is, advertising in newspaper, signs on-site, owners/authorities being notified, etc;
3. a plan showing which landowners were notified in writing during the advertising period;
4. a schedule of submissions (see regulations 18 (1) and (2) of the *Town Planning Regulations 1967 (as amended)* and planning bulletin 24) (if submissions received), together with copies of those submissions;
5. Council's recommendations in respect of those submissions;
6. particulars of modifications (if any);
7. a copy of Council's resolution; and
8. the amending documents (three bound sets if council has executed the documents).

Yours faithfully



Tim Hillyard
Secretary
Western Australian Planning Commission

Attach

17 October 2014



Scheme Amendment Process