

**Residential Density Codes  
District Planning Scheme No.2  
Amendment No. 77**

**LEGEND**      **SCALE 1: 2000**

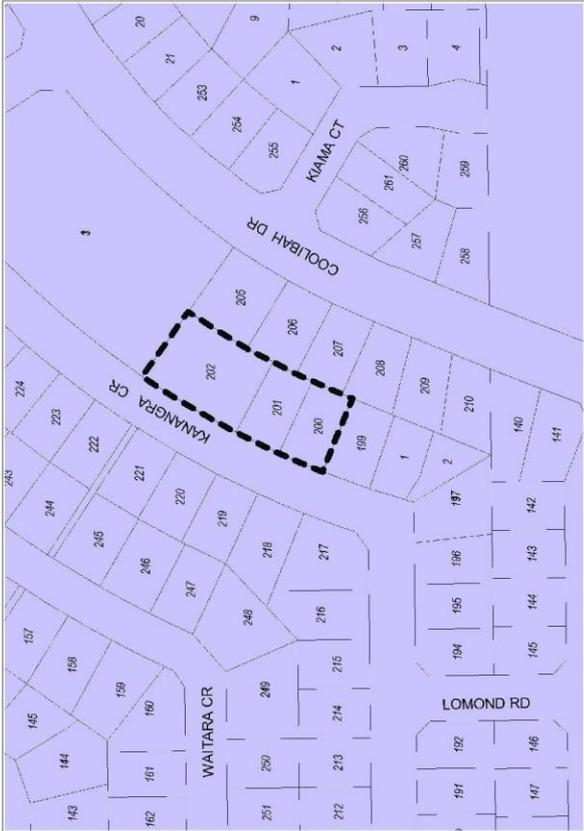
 Boundary of Amendment  
Zone Area



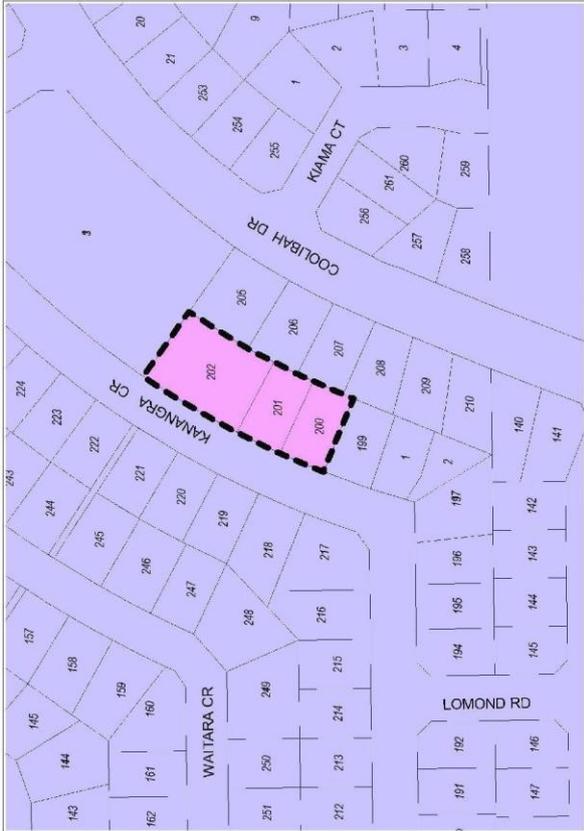
**RCODES**

 R 20

 R 40

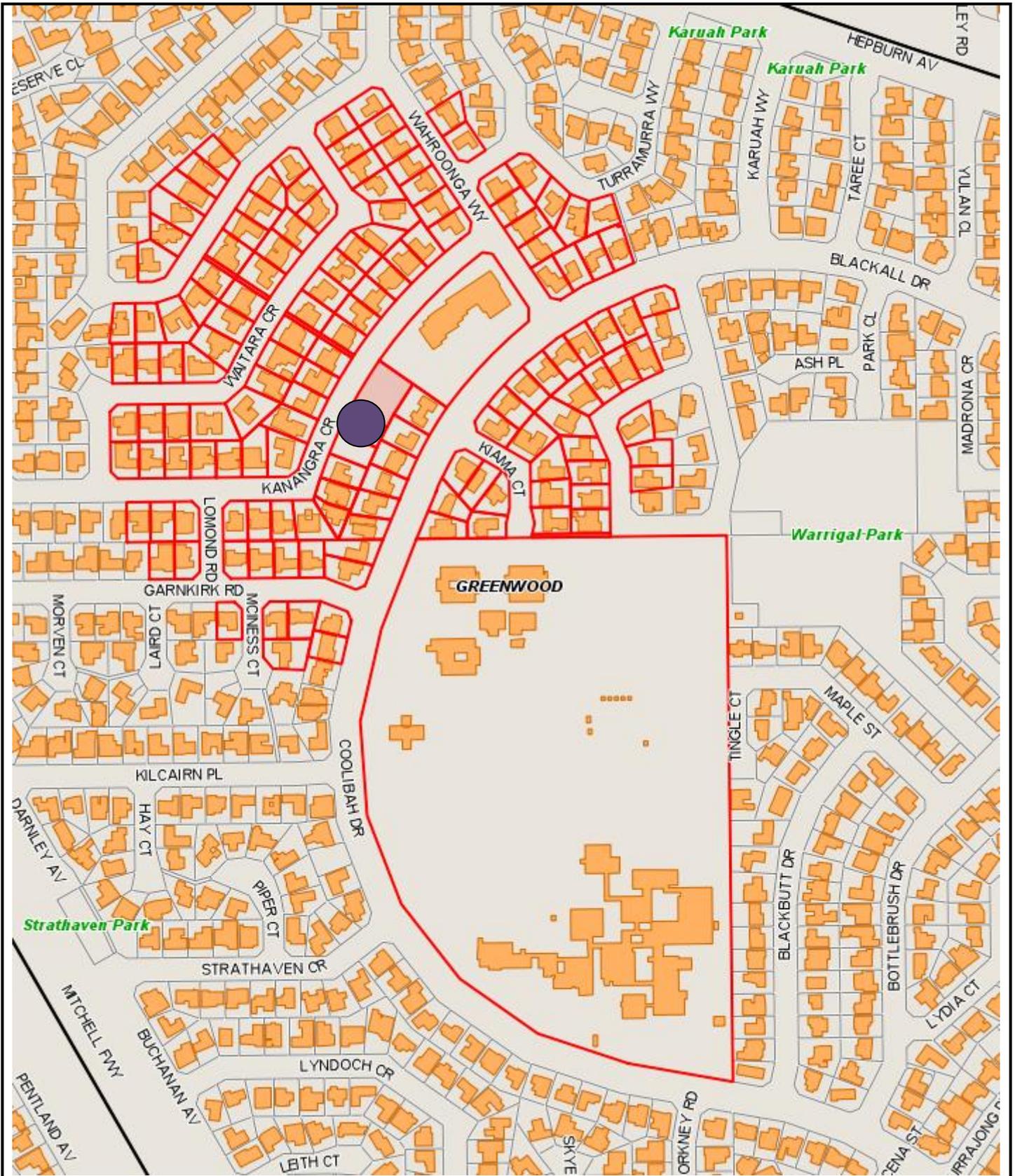


**EXISTING ZONING**



**SCHEME AMENDMENT**






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**Consultation Map**

-  **Subject site**
-  **Consultation area**

**PROPOSED AMENDMENT NO 78  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 3 DECEMBER 2015)**

NO	NAME AND ADDRESS OF SUBMITTER (AND ADDRESS OF AFFECTED PROPERTY IF NOT OCCUPIER)	SUBMISSION SUMMARY	ADMINISTRATION COMMENTS
1	Dr P Nugawela 126 Coolibah Drive GREENWOOD WA 6024	Support. Request the amendment be modified to include Lot 206 Coolibah Drive, which backs onto Lot 202 and 201 Kanangra Crescent on the basis of: <ul style="list-style-type: none"> <li>• Providing vehicle access via Coolibah Drive instead of Kanangra Crescent or Wahroonga Way to alleviate any increase in traffic which is already a concern.</li> <li>• The shopping centre has vehicle access off Coolibah Drive.</li> <li>• Lot 206 accommodates a medical centre which is congruent to an aged care facility.</li> <li>• The medical centre is adjacent to a shopping centre, primary and high school and has been in operation since 1979.</li> </ul>	Noted. Noted. It is not considered appropriate to include Lot 206 with Amendment No. 78. Development of Lot 206 in accordance with the amendment may encourage the remove of the medical centre which would otherwise be of service to the residents of the future aged or dependent persons' dwelling.  It is noted that Lot 206 is located within Housing Opportunity Area 4 and through Scheme Amendment No. 73 is to be re-coded to a dual code of R20/40 without development being restricted to aged or dependent persons' dwellings.
2	M & A Venn 29 Waitara Crescent GREENWOOD WA 6024	Support.	Noted.
3	Department of Education 151 Royal Street EAST PERTH WA 6004 For: West Greenwood Primary School 101 Coolibah Drive GREENWOOD WA 6024	Support.	Noted.
4	R Mullins 27 Kanangra Crescent GREENWOOD WA 6024	Comment. Hopes that the existing trees on site are considered in the planning and approval stage of the development as the trees assist in supporting the local bird life and keep the green in Greenwood.	Noted. Noted. Given the site is intended to be developed at a residential density of R40 it may not be possible for all the existing trees to be retained. The future developers of the site will be encouraged to identify trees suitable for retention and where possible design the development to retain such vegetation.
5	Water Corporation PO Box 100 LEEDERVILLE WA 6902	Support. As the Water Corporation's water and wastewater infrastructure planning for this area is based on the current R20 density code, the potential increase in	Noted. Noted.

		<p>services that will arise from this development should not compromise the Corporation's long term planning for the area.</p> <p>It is however possible that some upgrading may be required to the local reticulation in order to service the future aged persons' accommodate. The need for upgrades will be determined at the building stage.</p>	<p>Noted. This comment relates to the development application and building permit stage and not directly to the current scheme amendment.</p>
6	<p>Department of Water 7 Ellam Street VICTORIA PARK WA 6100</p>	<p>No comment.</p>	<p>Noted.</p>
7	<p>E De Turt 30B Kanangra Crescent GREENWOOD WA 6024</p>	<p>Comment.</p> <p>Understands the land was to be used for aged pensioners, which would be a great idea given it is next to the shops, totally makes sense.</p> <p>Doesn't mind whether the site is R20 or R40 as long as units are developed that are neat and don't spoil the look of the street after losing the lovely trees. Shame on you.</p> <p>Would object to an apartment building.</p>	<p>Noted.</p> <p>Noted</p> <p>Noted. The form in which the development will take is currently unknown. There is potential for the dwellings to be in the form of single, grouped or multiple dwellings and may be between one and two storeys in height.</p> <p>Noted.</p>
8	<p>D Blackburn 15 Celina Crescent KINGSLEY WA 6026</p>	<p>Comment.</p> <p>There are over 20 trees on the combined lots that total 3005m<sup>2</sup>. On Lot 200 there is a Tuart tree not far inside the boundary, relatively close to the road. There is a clump of five trees further into Lot 200. These trees are remnant from the time of development of the area. In a sensitive development at least these trees could be retained to add streetscape and development amenity.</p> <p>At the time of the subdivision of the area in 1977 the three lots would have been ceded free of cost by the developer to the local government authority. The development would not have included these lots in any calculation for the 10% public open space for the overall development area. As the lots are now to be sold for development, the 10% public open space should be required by the new developer. This could be as land or cash in lieu to retain the trees on Lot 200.</p> <p>In the amendment report no guidance is provided to local residents about the development potential of multiple dwellings for the site. It is possible referring to the Residential Design Codes to provide a qualified development potential estimate based on typical unit sizes</p>	<p>Noted.</p> <p>Noted. Given the site is intended to be developed at a residential density of R40 it may not be possible for all the existing trees to be retained. The future developers of the site will be encouraged to identify trees suitable for retention and where possible design the development to retain such vegetation.</p> <p>At the time the area was originally developed it was determined that sufficient public open space had been provided. These lots were not intended to be public open space. Given the sites are within walking distance to Kanangra Park and Warrigal Park it is not considered appropriate to require part of the subject sites to be given up for the purpose of public open space nor is it considered appropriate to create small 'pocket' parks that are not functional.</p> <p>It is not possible to provide an estimated number of multiple dwellings that may be accommodated on a site at the R40 code as there are a number of factors which influence the dwelling yield. These factors include, but are not limited to, lot size and shape, building height and</p>

		<p>and allowable plot ratio.</p> <p>Suggests the following template for future reports where multiple dwellings may be provided.</p> <p>“The Residential Design Codes specify a ‘Maximum Plot Ratio’ for multiple dwellings in areas coded R40. This enables an indicative estimate to be made of the number of units that could be constructed by making an assumption about unit size. If a single bedroom unit of 40m<sup>2</sup> and two bedroom units of 60m<sup>2</sup> are proposed then there could be up to 22 x one bedroom and 15 x two bedroom units in a two storey building form’</p>	<p>setbacks, the provision of car parking, site constraints such as frontage width, easements and topography.</p> <p>To provide an estimate without all these factors being taken into consideration may result in misleading information be provided to the community.</p>
		<p>If the new <i>Residential Development Local Planning Policy</i> is approved will mean that as the area is proposed to be coded R40 that only two storey maximum residential development will be allowed?</p> <p>The report states that Amendment 73 and the dual code policy provisions will not apply if the lots are recoded to single code R40. If amendment 73 provisions were applied what would be the impact on the potential development? As it would be coded R20/40 through Amendment 73 why is it necessary to expedite and code it at R40 when the provisions of Amendment 73 should be beneficial to the amenity of the local area?</p>	<p>Under the City’s <i>Residential Development Local Planning Policy</i>, building heights of up to two storeys could be accommodated.</p> <p>If the dual code provisions of the City’s <i>Residential Development Local Planning Policy</i> didn’t apply to the future development on the subject sites then development would be in accordance with the Residential Design Codes for the R40 coding as a right.</p> <p>Scheme Amendment No. 73 does not limit the use of the sites to ‘Aged or Dependent persons’ dwellings’ and therefore there would be no way to require the sites to be developed for a use that would be of benefit to the community. Given the intention for the sites to only be used for ‘Aged or Dependent Persons’ dwellings’ it is considered appropriate to progress this amendment separate to Scheme Amendment No. 73.</p>
		<p>There is likely to be a development generated increase in traffic on Kanagra Crescent onto Coolibah Drive. How will this be managed to ensure safety is maintained?</p>	<p>Through the development application process a traffic impact assessment will be required to be submitted to demonstrate how vehicle movements and traffic generated from the development will be managed.</p>
9	T McCauley 23 Kanagra Crescent GREENWOOD WA 6024	<p>Comment.</p> <p>Believes the residents would lose the outlook and bird life. They have family members who live close and utilise this area. It would benefit from more trees closer to the road and to be up kept to a higher standard to encourage more families to enjoy.</p>	<p>Noted.</p> <p>Through the development application process the applicant will be required to provide a landscaping plan for the site. The landscaping plan may include the retention of some existing vegetation as well as the implementation of new vegetation to complement the development.</p>

10	R Repke 1 Pittwater Cl KALLAROO WA 6026	Comment. Requests the Tuart tree be kept as part of the 10% public open space.	Noted. Noted. Given the site is intended to be developed at a residential density of R40 it may not be possible for all the existing trees to be retained. The future developers of the site will be encouraged to identify trees suitable for retention and where possible design the development to retain such vegetation.
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