



SCHEME AMENDMENT MAPS

ATTACHMENT 2



District Planning Scheme No.2 Amendment No. 87

LEGEND

SCALE 1: 2000

 Boundary of Amendment

METROPOLITAN REGION SCHEME RESERVES

 Other Regional Roads
 Parks and Recreation

LOCAL SCHEME RESERVES

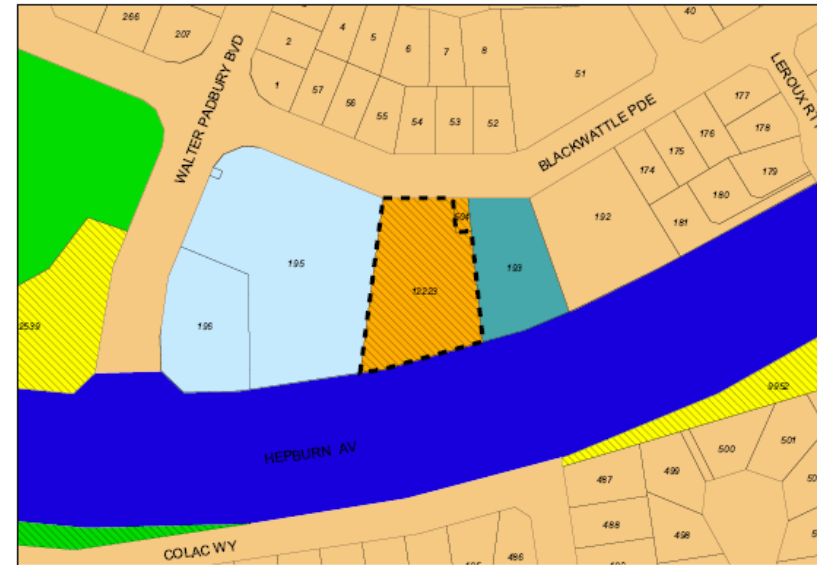
 Parks and Recreation
 Public Use
 Civic and Cultural

ZONES

 Residential
 Commercial
 Business



Prepared by City of Joondalup: 08022017



EXISTING ZONING



SCHEME AMENDMENT




Residential Density Codes District Planning Scheme No.2 Amendment No. 87

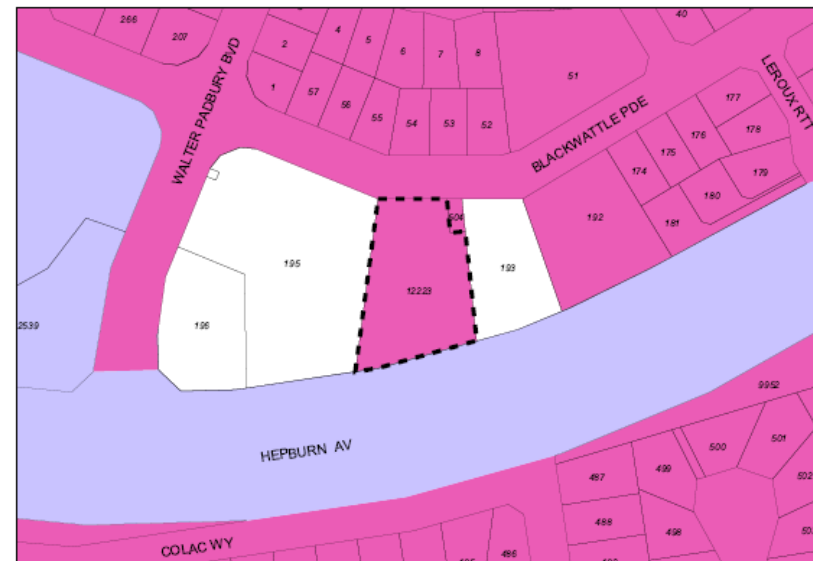
LEGEND

SCALE 1: 2000

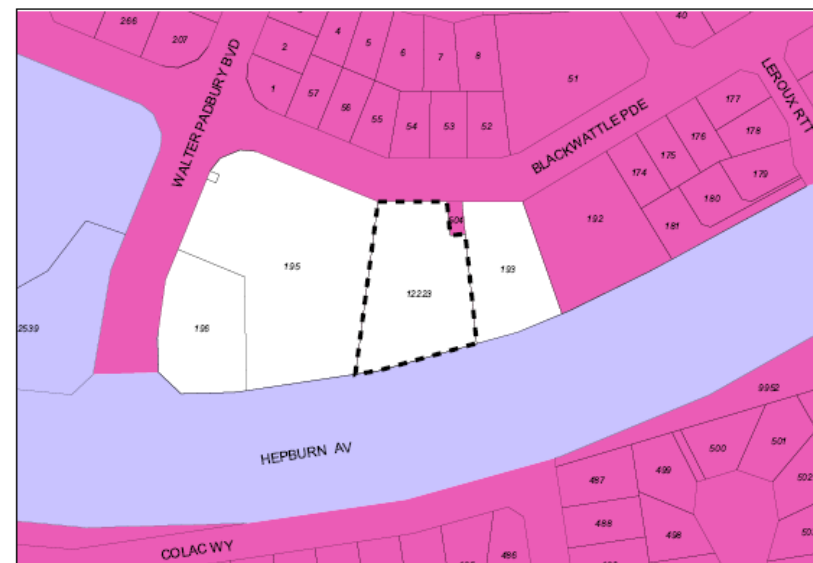
 Boundary of Amendment

RCODES

 UNCODED
 R 20
 R 20/40



EXISTING RESIDENTIAL DENSITY CODE



SCHEME AMENDMENT



Prepared by City of Joondalup : 08022017

PROPOSED AMENDMENT NO 87
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

| NO | NAME AND ADDRESS OF SUBMITTER (AND ADDRESS OF AFFECTED PROPERTY IF NOT OCCUPIER) | SUBMISSION SUMMARY | ADMINISTRATION COMMENTS |
|----|--|---|--|
| 1 | ATCO Gas Australia 81 Prinsep Road JANDAKOT WA 6164 | <p>Comment.</p> <p>ATCO Gas has gas mains of varying pressures and infrastructure predominantly within the road reserves of the nominated areas, along with a gas service lines and meter sets supplying properties within Padbury and Hepburn Heights.</p> <p>There is a DN80PVC 1.5MP 70kPa (medium pressure) gas main within Blackwattle Parade and also a DN155PVC 1.5MP 70kPa (medium pressure) to the rear of Lot 12223 along Hepburn Avenue Padbury.</p> | Noted. Relevant to future development on the site. |
| 2 | Water Corporation PO Box 100 LEEDERVILLE WA 6007 | <p>Comment.</p> <ul style="list-style-type: none"> • An existing sewerage reticulation main is located within the subject land near the Southern boundary within an easement and due consideration will be required when developing the lot. The developer is required to fund the full cost of protecting or modifying any of the existing infrastructure. • Infrastructure contributions and fees may be required to be paid prior to approval being issued by the Building Services section. If there is a significant increase in development density above the current density code, upgrading of the current system and connections may be required to prevent existing customers being affected by the proposed development. | Noted. Relevant to future development on the site. |

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| 3 | D Deeny 46 Blackwattle Parade PADBURY WA 6025 | <p>Comment.</p> <p>Depending on what sort of tenant mix Lot 12223 will be made up of, consideration needs to be given to the effect of traffic congestion, particularly at the intersection of Walter Padbury Blvd and Hepburn Ave. Even at present, getting across/onto Hepburn when wishing to proceed west from Walter Padbury is difficult and dangerous.</p> | <p>Noted.</p> <p>Traffic generated from the future development of the site will be assessed through the development application process when the specific land use and development details are known.</p> |
| 4 | VC & ME Rucks 19 Tipperary Rise PADBURY WA 6025 | <p>No objection.</p> <p>Does not object to the proposed amendment however is concerned that these changes are going to generate an increase in the volume of traffic exiting Hepburn Heights. The only exit from Hepburn Heights is Walter Padbury Boulevard. This is presently a most congested exit/entry point due to the usage by mosque, church, school, service station, residents and now this proposed development.</p> <p>It is their understanding that this was to be made a roundabout but this has not materialised. In any emergency such as a fire in the Pinnaroo area, this entry/outlet is inadequate, therefore the traffic generated by this new proposed development would compound the already existing exit difficulty.</p> <p>They suggest a roundabout intersecting with Brookmount Ramble, Fernwood Square and Blackwattle Drive, connecting to Hepburn Avenue would assist to alleviate congestion.</p> | <p>Noted.</p> <p>The comments on the existing traffic conditions in the area are noted, however, traffic generated from the future development of the site will be assessed through the development application process when the specific land use and development details are known.</p> |

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| 5 | Name and Address Withheld | <p>No objection.</p> <p>Does not object to the change of zone but wants traffic lights to be installed at the intersection of Hepburn Ave & Walter Padbury Boulevard. States this already is a dangerous intersection due to speed and to exit the estate turning right to head west, when there is a queue of cars going into the estate you cannot see past them to pull out. Residents are already affected in peak hour, school times, church or mosque times or accessing the petrol station with the alternative one slip road in (Brookmount Ramble) rarely used and only known about by church and early learning centre.</p> | <p>Noted.</p> <p>This proposal only relates to the proposed scheme amendment. Traffic improvements, such as a signalised intersection, are beyond the scope of this proposal. Traffic generated from the future development of the site will be assessed through the development application process when the specific land use and development details are known.</p> |
| 6 | D Peach 1A Millfarm Close PADBURY WA 6025 | <p>Objection.</p> <p>Have lived nearby for the past 18 years, and in that time have witnessed a large increase in local traffic, particularly all the parents delivering children to the school and extra vehicles coming into the petrol station.</p> <p>Would not like a commercial building on this site as it would only make the traffic problem worse. It is only pure luck that there have not been any bad traffic accidents at the only access road in the estate. States there is a need for traffic lights here. Suggests building some units for over 55s.</p> | <p>Noted.</p> <p>The comments on the existing traffic conditions in the area are noted, however, traffic generated from the future development of the site will be assessed through the development application process when the specific land use and development details are known.</p> <p>The proposed zoning would allow the site to be developed for aged or dependent persons' dwellings.</p> |

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| 7 | Name and Address Withheld | <p>Objection.</p> <p>Their main concern is the flow of vehicles into and out of Hepburn Heights via Walter Padbury Boulevard and believes there would be benefit from traffic lights. States that currently it takes between 15-20 minutes to negotiate the intersection.</p> <p>Believes there is already enough commercial businesses in the area, some of which are struggling to remain. Would prefer the site to be developed for homes for seniors looking to down size or a recreational centre for a seniors club.</p> | <p>Noted.</p> <p>This proposal only relates to the proposed scheme amendment. Traffic improvements, such as a signalised intersection, are beyond the scope of this proposal. Traffic generated from the future development of the site will be assessed through the development application process when the specific land use and development details are known.</p> <p>At this stage it is unknown what the site will be developed for. The 'Commercial' zone can accommodate residential development in the form of 'Aged or Dependent Persons' Dwellings, 'Nursing Home' or 'Retirement Village'.</p> |
| 8 | Name and Address Withheld | <p>Objection.</p> <p>States, the land was promised to be for original purchasers of land in this subdivision in 1993 and was the main reason for buying land in the area.</p> <p>Hopes Council agrees to having a facility for Seniors and others in the area. If not, they would like to see something similar to 'Carine Fresh' developed.</p> | <p>Noted.</p> <p>The rezoning of the site will still facilitate a number of land uses, which will benefit the surrounding community by either providing goods and services or housing options.</p> |
| 9 | A Childs 10 Skerne Rise PADBURY WA 6025 | <p>Objection.</p> <p>States it is distressing to see such valuable and useful land going to waste. A lot of the businesses and restaurants are struggling because a lack of infrastructure to support</p> | <p>Noted.</p> <p>Whilst the proposed rezoning may not directly impact the surrounding businesses, it will facilitate a number of land uses which may have reciprocal benefits for the businesses and</p> |

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| | | them. Would like to see a small shopping centre on the land to make the area more vibrant. | residents in the area. The proposed zoning would allow for the development of a small shopping centre. |
| 10 | Name and Address withheld | <p>Objection.</p> <p>States that Hepburn Heights is a small area which includes a mosque, 2 churches and a kindergarten. From these sites the vehicles exit to the west using Walter Padbury, Boulevard Only people going east use Brookmount Ramble, which was supposed to alleviate the traffic from Walter Padbury Boulevard.</p> <p>There is already a commercial area with Real Estate office, several restaurants and a garage. Would prefer the land being used for over 55 housing and not commercial.</p> | <p>Noted.</p> <p>It is unknown what the site will be developed for however, the 'Commercial' zone can accommodate residential development in the form of 'Aged or Dependent Persons' Dwellings or 'Retirement Village'.</p> |
| 11 | William John Gregory 3 Whitepeak Place PADBURY WA 6025 | <p>Objection.</p> <p>States that Hepburn Heights has less than 240 houses and they strongly oppose commercial development, as it means 'Fast Food' etc. We do not need more traffic issues. It is difficult to exit the estate already.</p> <p>The area already includes 1 mosque, 1 anglo-Indian worship, 1 Christian worship, 1 kindergarten, 1 Real Estate complex, 1 garage, several small businesses of which 2 are in Whitepeak Place (corner Walter Padbury Boulevard and 12 Whitepeak Place). There is also a shopping complex of restaurants/ dog grooming, beautician etc. Would prefer the site to be developed for housing or an Over 55's or retirement village.</p> | <p>Noted.</p> <p>The comments on the preferred land uses are noted, however at this stage it is unknown what the site will be developed for. The 'Commercial' zone can accommodate a number of land uses including residential development in the form of 'Aged or Dependent Persons' Dwellings, 'Nursing Home' or 'Retirement Village'.</p> |
| 12 | Name and Address withheld | Objection. | Noted. |

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| | | <p>They have resided in the area since 1994 and over that time have seen a dramatic increase in the traffic on Hepburn Avenue and Walter Padbury Boulevard. Further commercial business would only add to the current problem</p> <p>Suggests either a roundabout at Hepburn Avenue and Walter Padbury Boulevard or the site be developed for residential properties.</p> | <p>This proposal only relates to the proposed scheme amendment. Traffic improvements, such as a signalised intersection, are beyond the scope of this proposal. Traffic generated from the future development of the site will be assessed through the development application process when the specific land use and development details are known.</p> |