Draft Amendment to the Iluka Local Structure Plan and Local Development Plans
Frequently Asked Questions

What is the purpose of the consultation?
In accordance with the requirements of the Planning and Development (Local Planning Scheme) Regulations 2015, the City is seeking community feedback on a draft amendment to the Iluka Local Structure Plan (LSP) as well as two draft Local Development Plans (LDPs) for Lots 1754 and 1840 (98 and 99) O’Mara Boulevard, Iluka.

Who has prepared and submitted the proposals?
The draft LSP amendment and draft LDPs have been prepared by Roberts Day (Planning Consultants) on behalf of Satterley Property Group. The City did not prepare the draft amendment to the LSP or the draft LDPs, however is required to assess the proposals. Advertising of the proposals does not indicate support or otherwise from the City for the proposals.

Where are the subject sites?
The subject sites are Lots 1754 and 1840 (98 and 99) O’Mara Boulevard, Iluka (see Figure 1).

What is the Iluka Structure Plan?
A Structure Plan establishes a framework to guide the assessment of future subdivision and development proposals. The development of the Beaumaris Beach Estate has been guided by the Iluka Local Structure Plan.

Why are amendments proposed to the Iluka Structure Plan?
The local centre was originally identified as potentially accommodating up to 3,300m² of retail floor space. The applicant has stated that a lack of market interest in the site has resulted in an inability to secure a viable anchor retail tenancy. As such, amendments to the LSP are proposed to change the land use zoning allocated to the subject sites as well as to revise the identified retail floor space area originally allocated to the sites. The main amendments have been summarised in Table 1 below.

<table>
<thead>
<tr>
<th>Current Iluka LSP</th>
<th>Proposed amendment</th>
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<tbody>
<tr>
<td>Three storey building height</td>
<td>Three storey building height unless demonstrated that additional height will comply with the Design Principles of the Residential Design Codes.</td>
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<tr>
<td>A retail floor space figure of 3,300m² is included within Part 2 – explanatory report.</td>
<td>The retail floor space figure of 3,300m² is to be replaced with a minimum of 1,500m² of street activating non-residential floor space in Part 1 – Implementation Section.</td>
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<td>Within Part 1 – Statutory Planning, the subject sites have an allocated land use zoning of ‘Centre’ which requires a separate Structure Plan over the subject sites prior to commencing development</td>
<td>Within Part 1 – Implementation Section, replacement of the ‘Centre’ land use zoning with a ‘Commercial’ land use zoning. A requirement for a Local Development Plan to be prepared prior to commencing development will also be inserted.</td>
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Table 1: Proposed amendments to the Iluka LSP
What is a Local Development Plan?
A LDP is a plan which sets out specific and detailed development standards applicable to future development on the subject site.

What do the draft LDPs propose?
The draft LDPs contain the following details for the local centre:

- Indicative lot boundaries
- Location of desired active frontages
- Preferred primary and secondary vehicle access points
- Development standards such as building height and street and lot boundary setbacks.

What residential densities are proposed?
A R60 density coding would apply to residential development within the local centre. This remains unchanged from the current Iluka Local Structure Plan.

How many dwellings are proposed?
The draft LDPs outline a potential dwelling yield of up to 200 units/apartments over both sites. There is potential for housing options to include retirement units, single dwellings, grouped dwellings (townhouses/units) and/or multiple dwellings (apartments).

What building heights are proposed?
A height of three storeys is proposed for both subject sites. However, additional height in the form of a fourth storey may be permitted where it can be demonstrated that there is no undue impact on surrounding residents.

How much non-residential floor space is proposed?
A total of 1,500m² non-residential floor space is proposed with a mix of land uses.

Who is being consulted on this project?
The City will be consulting directly with all landowners and occupiers within the Iluka Local Structure Plan area. To verify this, landowners and occupiers were given a specific property number within their letter, which will need to be quoted within the comment form. In addition, anyone interested in the proposals can provide feedback.

How do I provide feedback?
To provide feedback, you are encouraged to complete the Online Comment Form via the City’s website joondalup.wa.gov.au

Hard copy comment forms will also be made available upon request.

While submissions will be accepted in other formats, (i.e. emails and letters) the comment form remains the City’s preference in maintaining a consistent approach to collating feedback across all its community engagement projects. Collecting responses through this method allows the demographic information provided to be easily authenticated and enables a more efficient data analysis process.

When does the consultation period close?
In accordance with the requirements of the Planning and Development (Local Planning Scheme) Regulations 2015, community consultation will be conducted over a 28-day period, from Thursday 12 October to Wednesday 8 November 2017.

If you would like to be informed via email on the progress of these proposals, please tick the box on the Online Comment Form and ensure your email address is provided in the ‘Your details’ section.

What happens next?
After the close of the advertising period, the City will consider all submissions received and prepare a report for Council on the outcomes of the consultation and the assessment of the local structure plan amendment and local development plans.

Council will then make a recommendation on the draft LSP amendment to the Western Australian Planning Commission (WAPC) who will decide to either approve the proposed amendment (with or without modification/s) or refuse the amendment.

As the determining authority for LDPs, Council can approve (with or without modification/s) or refuse the draft LDPs.

Development of the local centre cannot occur until the following steps have been completed:

- The WAPC has granted approval to the structure plan amendment.
- Council has granted approval to the local development plans.
- A development application(s) has been lodged by the applicant and is subsequently approved by the determining authority.

Who do I contact for more information on the project?
For further information, please contact the City’s Planning Services team on 9400 4100 or email info@joondalup.wa.gov.au