

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME
CITY OF JOONDALUP
DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO 49

Resolved that the Council, in pursuance of Part 5 of the Planning and Development Act 2005 amends the above Town Planning Scheme by rezoning Lot 500 (1) Arawa Place, Craigie from 'Civic and Cultural' to 'Urban Development' and changing the density code from R20 to uncoded.

DATED THIS 16TH DAY OF FEBRUARY 2010

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CHIEF EXECUTIVE OFFICER

PLANNING AND DEVELOPMENT ACT 2005

CITY OF JOONDALUP

DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO 49

The Council of the City of Joondalup under and by virtue of the powers conferred upon it in that behalf by Part 5 of the Planning and Development Act 2005 hereby amends the above Town Planning Scheme by:

1. Rezoning Lot 500 (1) Arawa Place, Craigie from 'Civic and Cultural' to 'Urban Development'.
2. Changing the density code for Lot 500 (1) Arawa Place, Craigie from R20 to uncoded.

PLANNING AND DEVELOPMENT ACT 2005

CITY OF JOONDALUP

DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO 49

SCHEME AMENDMENT REPORT

BACKGROUND

Lot 500 (1) Arawa Place, Craigie forms part of the former Craigie Senior High School Site.

In 2002, the Craigie Senior High School was considered surplus to the requirements of the Department of Education (DOE) and ceased operating in 2003. In 2004, all buildings on the site were demolished. In June 2008, a Metropolitan Region Scheme (MRS) amendment was finalised whereby the reservation for 'Public Purposes – High School' was removed and the subject land was zoned 'Urban.'

Lot 500 was excised from the former Craigie Senior High School site for use by the Department of Child Protection (DCP). The intent was that the site would be used for a community facility which would provide a range of services such as early learning activities, parenting programs and local support groups. The rezoning of Lot 500 to 'Civic and Cultural' was finalised on 5 June 2009 (DPS2 Amendment 40).

The remaining former Craigie Senior High School site was created as Lot 501. Scheme Amendment No. 40 also included the zoning of Lot 501 to 'Urban Development' to facilitate the future redevelopment of the site.

DETAILS

Amendment No. 49 to District Planning Scheme No. 2 (DPS2) proposes to rezone Lot 500 (1) Arawa Place, Craigie from the 'Civic and Cultural' zone to the 'Urban Development' zone, and change the density code from 'R20' to 'uncoded'.

The DOE advised the City on 22 December 2009 that the DCP will not be proceeding with the community facility previously planned for Lot 500. As such the existing 'Civic and Cultural' zoning is no longer appropriate.

The proposed amendment would enable the City to consider future residential subdivision and development on the site that will provide additional dwellings. Being an infill site, this will contribute to environmental, economic and social sustainability by providing dwellings near existing facilities and infrastructure in an established suburb.

COMMENT

Scheme Amendment

The existing 'Civic and Cultural' zoning is no longer appropriate to the site given the State Government will not be proceeding with the development of the site for community purposes. The proposed rezoning will align the site with the balance of the former Craigie Senior High School site which is zoned 'Urban Development'.

Under DPS2, the site has a density code of R20. The density coding of land within the Urban Development zone is considered within the structure plan itself. Therefore, the proposed amendment includes the removal of the density code from the site.

Structure Plan

DPS2 requires the development of land zoned 'Urban Development' be coordinated by a Structure Plan. The development of the structure plan will enable the City to consider requirements such as solar orientation of lots, minimum lot frontage, road layout and vehicular access. In addition, issues such as the amount of public open space and density will be considered during the development of the structure plan.

Community Consultation

In addition to the consultation required for the Scheme Amendment, community consultation is also required as part of the consideration of a structure plan, which will give the surrounding landowners further opportunity to comment on the proposed development of the site. The applicant has advised that the structure plan will be prepared in the near future, and will include community consultation in its development. Due to the anticipated high level of community interest in the proposal, it is recommended that the applicant submit a community involvement and consultation plan to supplement the formal consultation process.

Conclusion

The proposed rezoning of Lot 500 to the 'Urban Development' Zone will ensure a Structure Plan is prepared for the site to ensure that development occurs in an orderly manner which can respond to the unique nature of the site in addition to ensuring further community consultation is undertaken.

Adopted by resolution of the Council of the City of Joondalup at the Meeting of the Council held on the 16th day of February 2010.

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MAYOR

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CHIEF EXECUTIVE OFFICER

Adopted for final approval by resolution of the City of Joondalup at the Meeting of the Council held on the day of 201 and the Common Seal of the City of Joondalup was hereunto affixed in the presence of:

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MAYOR

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CHIEF EXECUTIVE OFFICER

Recommended/Submitted for final approval

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DELEGATED UNDER S.16 OF
THE PD ACT 2005

DATE

Final Approval Granted

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MINISTER FOR PLANNING

DATE