

SUMMARY OF ISSUES RAISED IN SUBMISSIONS IN RESPONSE TO THE ADVERTISING OF THE PROPOSED EXTENSIONS TO THE LAKESIDE SHOPPING CENTRE IN THE CENTRAL BUSINESS DISTRICT OF JOONDALUP

In the following table one of three recommendations will be made in response to each of the issues raised. Some submissions raise multiple issues:

1. Disagree – that the submission issue raised should not be supported and no change should be made to the Development Application.
2. Note – that the submission has merit but does not warrant a change to the Development Application
3. Uphold - that the submission should be supported and appropriate changes should be made to the Development Application.

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1 & 2 (Duplic ates)	1. Grant Denness (Inner city resident and business person) 2. Brett K Bourne CD (Acting President, Inner City Residents of Joondalup)	1	The proposed extensions to the Lakeside Shopping Centre are not in the best interest to either the City of Joondalup or its community	Concerns have been raised on commercial and competition grounds. The development of the land for commercial purposes of the scale proposed has long been contemplated as the intended future planning scenario for the City Centre.	Disagree
	3.	2	The claim that future parking ratios (demand) at the shopping centre will decrease owing to deregulation of shopping hours is false in view of the recent referendum result not to allow general extended trading hours	Practical experience has been that where trading hours have been extended elsewhere in Australia there has been a reduction in demand for parking during peak periods as visits to centres are spread through a greater choice of shopping hours.	Note
		3	The proposed development does not include provision for residential, which given the proximity to public transport would promote its use and also be beneficial to both business owners at Lakeside and the surrounding area	The composition of the proposed expansion of Lakeside for shops and offices falls within the CBD of Joondalup and broadly conforms to the land use and design objectives for this area. Other areas of the City Centre are intended to provide a greater focus on residential development mixed with commercial land uses.	Disagree
		4	The report states that based on experience in Sydney and Melbourne as well as overseas a parking ratio of 4.5 cars per 100 m2 retail floorspace for a centre of 85,000 m2 is adequate. This contradicts another	The amount of car parking bays provided in this application is evaluated in accordance with the DPS and the JCCDPM. The provision and availability of car parking and availability is a key mechanism to achieve	Disagree

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			statement which says that the design of the expansion must be commercially competitive – namely reducing parking provision does not increase competitiveness	a balance of activity, viability, vibrancy, and use of other modes of transport to access the City Centre. The report includes details on this aspect.	
		5	The 35 bays lots in Collier Pass, 6 in Grand Boulevard and 4 in Boas Avenue to be lost owing to the proposed development serve other businesses outside Lakeside which will not be (as well) served by the 45 on-site replacement bays planned	The 35 bays in Collier Pass are intended commuter parking bays irrespective that some may be used for short term parking for nearby businesses. The proposal includes significant opportunities for parking in nearby locations, which needs to be weighted against the loss of some bays on the street.	Disagree
		6	Access to the parking areas off Grand Boulevard will cause bottlenecks along this road, especially at Boas Avenue which is already a bottleneck. Residents would face long delays entering and exiting their homes in favour of patrons to the centre. Rather improve the parking and entrances to the shopping centre on Collier Pass.	The proposed development will result in increased traffic along Grand Boulevard, Collier Pass and to a lesser extent Boas Avenue. This is an inevitable with the maturation of the City Centre. The application models the predicted changes and increases of volume on the road network, and includes commitments and recommendations to ameliorate an unreasonable amount of congestion..	Disagree
		7	ING Real Estate and their parent headquarters in Amsterdam are committed	The composition of the proposed expansion of Lakeside for shops and	

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			to sustainable development. In Amsterdam the group has undertaken many wonderful designs blending both commercial and residential uses. In contrast what is proposed for Joondalup is another unimaginative shopping centre.	offices falls within the CBD of Joondalup and broadly conforms to the land use and design objectives for this precinct in the adopted City structure plan.	Disagree
		8	Contrary to the statement in the Report that the proposed expansion will greatly benefit Joondalup's residents, visitors and workforce, the only beneficiary will be ING getting higher returns through increased rentals.	The assessment of the proposal is based on its town planning merits, and conformity with the intended form of the City Centre. Regardless of the form of this development application, the growth and development of the City Centre can add to the offer of services provided, and contributes to it becoming a more sustainable commercial centre	Disagree
		8	Giving Joondalup its third supermarket and discount department store lacks creativity. This triplication will offer residents nothing which does not already exist except the risk of increased traffic and parking problems.	One of the major advantages of multiple similar large and small shops is that it allows easy comparison shopping – where goods and prices can be compared in the same centre. This is very much favoured by customers. As regards parking problems. The provision of 1710 parking bays of Grand Boulevard with convenient access to the CBD as a whole will benefit the community, local businesses as well as serving the centre.	Disagree.

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3	Robertsday, Town Planning Consultants to Westfield Limited (Shopping centre developers/owners)	1	The extension increasing the floor area from 42,0785 m2 to 71,128.7 m2 would result in Lakeside having three major discount department stores and three major supermarkets (by inference an undesirable situation).	Having three major supermarkets and discount departments stores will be a benefit to Joondalup by increasing competitiveness through easy comparison shopping. The resulting increase in drawing power to the centre will benefit all business in the Strategic Regional Centre not only those in Lakeside Shopping Centre itself.	Disagree.
		2	Applying on Centres Policy Appendix 4 categories to the calculation of retail floor area the expansion increase the floorspace for policy purposes for the whole Strategic Regional Centre to 77,672 m2 This is slightly less than the 80,0000 m2 imposed by the Western Australian Planning Commission's Centres Policy (SPP 4.2)	Given that the proposal (if implemented) will open end 2007, the 77,672 m2 for the Strategic Regional Centre accords aligns very closely with retail modelling undertaken for the Western Australian Planning Commission in the formulation of the current Centres policy.	
		3	An increase in the total (retail) floorspace area of Joondalup above 80,000 m2 has major implications including the requirement under the City's Centres Strategy for a structure plan to guide growth up to 100,000 m2 of floorspace and the requirement for WAPC approval. Westfield would also be concerned id retail exceeded 80,000 m2 without these requirements being addressed, as any increase has the potential to impact on the	Conditional upon the approval of the application for expansion of Lakeside Shopping Centre as proposed, the Council has programmed a review of its Commercial Centres hierarchy. The ceiling to retail floor area it wishes to set for the future will be re-evaluated through this process. As regard a structure plan, the currently	Note

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			viability and competitiveness of other centres in the north west corridor, including Westfield's Whitford City Centre	approved structure plan (namely the Joondalup City centre Development Plan and Manual) accommodates expansion to over 100,000 m2.	
		4	There is concern about the percentage of shop/retail that is allocated to the traditional retail format of the Lakeside Joondalup Shopping Centre (65,392 or 84%) compared with the limited area available for more innovative retailing outside this shopping centre (12,280 or 16%).	The scenario for the City Centre is that the bulk of the retailing in Joondalup Strategic Regional Centre would be on the Lakeside Shopping Centre site, both east and west of the railway line. The expansion falls within the CBD precinct of the Strategic Regional Centre and has been designed accordingly with shop fronts at street front in addition to those in internal malls to ensure a link between various type and scale of retail land uses.	
		5	Retailing located outside the shopping centre has greater capacity to perform functions that are more consistent with the higher order function intended for Joondalup, including main street retailing, mixed use development and retail outlets that can be accessed outside normal business hours and that are highly attuned to pedestrian access and activity.	The JCCDPM provides no impediment to such proposals coming to fruition in other areas of the City Centre.	Disagree
		6	Contrary to the WAPC Centres Policy	Lakeside Shopping Centre comprises only	

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			<p>strategic objective that Joondalup Strategic Regional Centre be a sophisticated, multifunctional transit oriented centre that offers a broad range of facilities and services, second only to Perth CBD, we contend that the proposed extension to Lakeside is typical of suburban shopping centre development with limited capacity to contribute to the intended function of Joondalup.</p> <p>The expansion does not meet the City of Joondalup Centres Strategy objective for Joondalup Centres as: <i>“...the primary commercial social and cultural centre for the North West corridor, and as a city in the suburbs’ and the preferred location for major offices and retailing as well as a rich mix of leisure, entertainment, recreation and community facilities.”</i></p>	<p>part of the Joondalup Strategic Regional Centre.</p> <p>There are seven precincts within the Strategic Regional Centre each designed to have a different character and different emphasis on land use. Cumulatively each of those contributes to the total make-up of the Strategic Regional Centre.</p>	Disagree
		7	<p>The proposed extension does not meet the objectives of the Joondalup City Centre Development Plan and Manual for the CBD precinct (in which the expansion is located), namely: <i>“The Central Business District is intended to epitomise the urbanity of a bustling city.</i></p>	<p>The assessment of the Development Application shows that the proposed expansion with its street front shops and treatment of ‘Station Square’ as a public palace substantially meets the design objectives in the Development Plan and manual – which is the adopted structure</p>	Disagree

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			<i>There will be an intensely developed mix of city centre activities within a “pedestrianised” environment where street level entertainment facilities will predominate. There will be an emphasis on specialty shops, cinemas, personal service establishments, restaurants, al fresco dining, offices and residential accommodation. The combination will contribute to a 24 hour character with nightlife focused upon entertainment, leisure, arts and cultural activities.”</i>	plan for the Strategic Regional Centre.	
		8	Westfield objects to the proposed extension on the grounds that it does not contribute to Joondalup’s Strategic Regional Centre status, but rather would duplicate the form of convenience retailing intended for surrounding centres. This would significantly affect the viability and competitiveness of these centres, which include Whitford City, Ocean Keys Shopping Centre and Currambine Market Place.	The expansion of Lakeside Shopping Centre does enhance Joondalup’s Strategic Regional Centre status by making it the primary retailing centre in the north west corridor. This is a strategic objective for the development of the north west corridor and Joondalup. With regard to viability, the floor areas of the centres named has been restricted by policies aimed at ensuring that Joondalup achieves primacy while retaining sufficient trade potential to support the other centres.	Disagree with objection
		9	If the City resolves to endorse this proposal, Westfield trusts that a level	The objective for the Joondalup Strategic Regional Centre is that it be the primary	

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			playing field is extended to these other centres, whereby a similar level of support is extended should market conditions determine that there future expansion is necessary to remain commercially viable.	commercial centre in the North West Corridor comprising the cities of Joondalup and Wanneroo. Any other applications for other centres will be considered by the Council on its merits.	Note
4	Ray Goldstein, Business Proprietor, Grand Boulevard.	1	The proposed extensions seem a very exciting proposition.	Noted	Note
		2	Joondalup is growing and the shopping centre must expand too to avoid shoppers going further afield. When shoppers do not frequent local shopping centres all businesses fail – not just the retailers.	Noted	Note
		3	The additional parking to be provided is long overdue to alleviate parking difficulties in the Joondalup Business Area	The additional 1710 car bays planned as part of the expansion will be convenient for visitors to the whole of the CBD businesses – not only the expanded centre itself.	Note
5	John D Hughan, Company Director	1	As proprietors of an adjoining commercial complex in Boas Avenue, the expansion of the Lakeside Shopping Centre is welcomed, which will no doubt cater for the increasing needs of the district population by providing more comprehensive shopping and/or business and medical services	Noted	Note
		2	The expansion is in conformity with the	Full support noted. The expansion	

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			original planning of the Joondalup City Centre and has this company's full support for approval from Council and implementation.	substantially conforms to the planning intent for this part of the CBD in the original planning – which has now mostly been carried through to the Joondalup City Centre Development Plan and Manual.	Note
6	Fleur Gowland (local resident)	1	The existing Lakeside Shopping Centre has the same sorts of shops as Whitfords. If the purpose of the expansion is to further increase the number of shops that already exist in the local area, eg at Whitfords, then it is not considered a priority. What is required is more alternatives in terms of coffee shops, boutiques stores like those that exist in Fremantle, gift shops and healthy food outlets.	It is probable that the added strength of the centre will attract more specialist shops. It is likely that the expansion will also add vitality to the reset of the CBD along Grand Boulevard and Boas Avenue which will then attract a greater diversity of restaurants, cafes and coffee shops. In terms of the similarity of shops with other centres, the separation between centres is intended to ensure that each provides a suitable range of services to their own catchment areas.	Note
		2	The council should work on encouraging small business in the area by reducing the high price of rent in the area rather than spend more on developing an already poor selection of local shops. The roadside along Grand Boulevard would be perfect for this purpose.	Noted	Note
		3	There was no opportunity provided for direct input or consultation on the proposed expansion.	The proposal was advertised and public comments were invited. Submissions can and sometimes do make a difference to the outcome of an application.	

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7	Rosalind M Baxter (Mrs) Local Resident	1	The proposed expansion looks fantastic, is long overdue, will help alleviate parking shortages and has the support of my family, work colleagues and myself.	Noted	Note
8	Albert Purnomo (Inner City Resident and Business Proprietor at Currambine Shopping Centre.	1	The proposed expansion is welcomed but there is concern regarding the increased traffic that will result – particularly as it affects traffic flows on Joondalup Drive at the entrance exit to the existing centre.	This issue is addressed in detail within the report. If the proposal was implemented, changes to road access are proposed to ensure that this occurs efficiently	Note
		2	When will the Council allow expansion of Currambine shopping centre, desirably to include a Big W on land adjacent land set aside for it? The tenants at Currambine want expansion to strengthen the centre to protect/enhance their businesses.	Although not related to this application - proposals for Currambine are being considered separately by the Council. Currambine functions as a district retail centre. It should be noted that there is significant scope for expansion of Currambine within the existing Commercial Centres Strategy and proposals to capitalise on that potential are afoot by the centre owners	Note.
Late Subms sion	Michael Caiacob	1	Having two (or any service entries) off Boas Avenue is undesirable because it will detract from and have a detrimental effect on Boas Avenue as a “ high volume	The proposal does present concerns in regard to access from Boas Avenue. Alternative solutions using either Collier Pass and/or the northern left in – left out	

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