

Proposed Amendment to Burns Beach Structure Plan

Frequently Asked Questions

What is the purpose of the community consultation?

The City is seeking community feedback on an application to amend the Burns Beach Structure Plan. The amendment proposes to change the allowable land uses, general development provisions and reduce the size of the Local Shop Precinct.

What is a structure plan?

A structure plan is a plan for the coordination of the future subdivision and development of an area of land. It includes the layout of roads, lots, open space, land use, zoning and proposed density.

The development of the Burns Beach Estate has been guided by the Burns Beach Structure Plan. You can find a copy of the current Burns Beach Structure Plan via the City's website at joondalup.wa.gov.au

Who has prepared the proposed amendment?

The proposed amendment has been prepared by Creative Design and Planning (planning consultants) on behalf of the estate developers Peet Pty Ltd.

The City is required to assess the proposed amendment and make a recommendation to the Western Australian Planning Commission who will make the decision on the proposed amendment.

What is included in the proposed amendment?

An application has been received to amend the Burns Beach Structure Plan as follows:

- Modify the definition of 'Local Shop'
- Modify the land use permissibility, objectives and general provisions within the Local Shop Precinct, primarily to allow the land use Child Care Premises
- Modify the boundary of the Local Shop Precinct to Lots 243 and 244 only (currently vacant land)

- Rezone Lots 313, 314 and 315 Grand Ocean Entrance from 'Local Shop Precinct' to 'Residential R40' (already developed with houses)
- Update references from District Planning Scheme No 2 to Local Planning Scheme No 3.

What is the Local Shop Precinct?

The Local Shop Precinct is intended to allow for the development of a small retail facility in the centre of the estate to cater for the daily needs of the local community.

Where is the Local Shop Precinct?

The Local Shop Precinct is located in the southern central part of the structure plan area over five lots totalling 1,860 square metres (Lots 243, 244, 315, 314 and 313 Grand Ocean Entrance, Burns Beach). A map showing the location of the Local Shop Precinct can be found overleaf.

Why is the amendment proposing to change the definition of 'Local Shop'?

In 2010, three lots in the eastern portion of the Local Shop Precinct (Lots 313, 314 and 315) were developed with three single houses, thereby reducing the area of land which may be developed for commercial purposes to 877 square metres over two lots. The applicant has advised that this has reduced the commercial viability of a small retail facility at this location.

What will be developed on the site if the proposed amendment is supported?

The applicant has advised that it is the owner's intention to develop a Child Care Premises within the modified Local Shop Precinct.

Notwithstanding the above, any of the permitted or discretionary land uses in the Local Shop Precinct could be developed on the site (subject to approval).

Does the amendment propose to change the height limit?

No. The Burns Beach Structure Plan allows a maximum height of two storeys within the Local Shop Precinct; no changes are proposed to this height limit.

Who is being consulted with on the proposed amendment?

The City is consulting directly with the following stakeholders:

- All City of Joondalup residents and landowners of properties within the Burns Beach Structure Plan area
- Community Engagement Network members living in Burns Beach
- Burns Beach Residents Association.

In addition, all information is available on the City's website and anyone interested in the proposed amendment can submit feedback. Submissions are limited to one per person.

How do I provide feedback?

Submissions can be made using the Online Submission Form available via the 'Community Consultation' section of the City's website at joondalup.wa.gov.au. Hard-copy Submission Forms are also available on request.

Alternatively, submissions can be made in writing to **City of Joondalup, PO Box 21 Joondalup WA 6919** or by email to info@joondalup.wa.gov.au

When does the community consultation period close?

The community consultation period is open for 28 days from **Thursday 6 February 2020 – Wednesday 4 March 2020**.

Will my submission or personal details be released to the public?

The City will not publish your name and address in the Council report on the outcomes of the community consultation. However, your full (anonymous) comments may be published.

What happens next?

The City will consider all submissions received and prepare a report for Council on the outcomes of consultation and the assessment of the proposed amendments to the structure plan.

Council will then make a recommendation to the Western Australian Planning Commission who will decide whether to approve the proposed amendment (with or without modifications) or refuse the amendment.

This process may take many months and the exact timing of any final decision by the State Government is unknown.

If you would like to be informed via email when the outcomes of the consultation are presented to Council, please tick the appropriate box on the Submission Form and ensure you provide your email address.

Who do I contact for further information?

For further information on the proposed amendment to the Burns Beach Structure Plan, please contact the Planning Services team on **9400 4100** or email info@joondalup.wa.gov.au

Location of Local Shop Precinct:

