

CITY OF ARMADALE

AGENDA

OF DEVELOPMENT SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 21 MAY 2012 AT 7.00 PM.

A meal will be served at 6:15 p.m.

PRESENT:

APOLOGIES:

Cr H A Zelones (Leave of Absence)
Cr J H Munn (Leave of Absence)
Cr C J MacDonald (Leave of Absence)

OBSERVERS:

IN ATTENDANCE:

PUBLIC:

“For details of Councillor Membership on this Committee, please refer to the City’s website – www.armadale.wa.gov.au/your_council/councillors.”

DISCLAIMER

The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings to be read.

DECLARATION OF MEMBERS' INTERESTS

QUESTION TIME

DEPUTATION – 7.15pm

- ♦ **Proposed Office Building, Lots 31 & 32 William Street, Armadale**
 - Mr Ian McKellar, Project Manager, Civil Technology

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Development Services Committee Meeting held on 16 April 2012 be confirmed.

ITEMS REMS REFERRED FROM INFORMATION BULLETIN

- ♦ **Outstanding Matters & Information Items**
Report on Outstanding Matters - Development Services Committee
- ♦ **Health**
Health Compliance Report - March & April 2012
- ♦ **Planning**
Planning Applications Report - April 2012
Reviews before the State Administrative Tribunal (SAT)
Town Planning Scheme No.4 - Amendment Action Table
Subdivision Applications - WAPC Approvals/Refusals - April 2012
Subdivision Applications - Report on Lots Registered for 2011/2012
PAW Closure Report - Significant Actions during April 2012
Compliance Officer's Report - April 2012
- ♦ **Building**
Building Services Manager's Report - March & April 2012
Building Compliance Report - March & April 2012
Building Applications Monthly Statistics - March & April 2012

If any of the items listed above require clarification or a report for a decision of Council, this item to be raised for discussion at this juncture.

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DEVELOPMENT SERVICES COMMITTEE

21 MAY 2012

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LOCATION PLAN
LOT 31 & 32 WILLIAM STREET, ARMADALE

***1.1 - STATE ADMINISTRATIVE TRIBUNAL REVIEW - PROPOSED OFFICE
BUILDING, LOTS 31 AND 32 (43 AND 45) WILLIAM STREET, ARMADALE***

WARD : MINNAWARRA
FILE No. : M/252/12
APPLN NO. : 10.2012.19.1
DATE : 16 May 2012
REF : MK
RESPONSIBLE MANAGER : EDDS
APPLICANT : Gold Style Homes Pty Ltd
LANDOWNER : C & K Goldsmith
SUBJECT LAND : Property size 2024m²
ZONING
MRS / : Central City Area
TPS No.4 : Strategic Regional Centre

In Brief:

- The City received an application for the development of an Office building on 13 January 2012.
- The proposal has been assessed and a shortfall in on-site parking provision identified. During discussions, the applicant was requested to submit amended plans. Applicant lodged an application for review with the State Administration Tribunal (SAT) based on deemed refusal after the statutory 60 day determination timeframe had elapsed.
- At mediation SAT ordered that the applicant submit amended plans and that the proposal be referred to Council for determination.
- Recommend that the Council refuse the application due to non-compliance with TPS No.4.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.3 Diverse and attractive development that is integrated with the distinctive character of the City.

2.3.1 Provide supportive planning and development guidance and liaison on major land developments.

2.4 Attractive and user-friendly streetscapes and open spaces

2.4.1 Implement townscape, streetscape and parkland improvements to enhance the distinctive character of the City.



AERIAL PHOTOGRAPH
LOTS 31 & 32 WILLIAM STREET, ARMADALE

Legislation Implications

Planning and Development Act 2005
Town Planning Scheme (TPS) No.4
Local Planning Strategy 2003
Metropolitan Region Scheme
State Administrative Tribunal Act 2004

State Policy Implications

SPP 4.2 Activity Centres for Perth and Peel

Council Policy/Local Law Implications

Nil.

Budget/Financial Implications

Planning Application fee paid. Additional costs have been incurred by the City in relation to defending the application for review.

Consultation

- Development Control Unit.
- The application was not required to be advertised.

BACKGROUND

A development application for the construction of a 1326m² Office Building was lodged with the City on 13 January 2012 (refer attached plans). A letter accompanying the application explained that the Office building (once built) would be leased to a Commonwealth Government organisation with 45 staff members and up to 250 customers per day in the building. The land is owned by private individuals and the applicant and builder are a private building company.

Assessment revealed that the proposed on-site parking provision (7 bays) was considerably short of the 27 bays required under TPS 4 for an Office. The TPS can allow on-street bays directly abutting the property to be credited towards parking provision. Accordingly a credit of 6 bays could be applied however, even if this credit was allowed by Council it would still leave a 14 bay shortfall. In addition, such a credit may not be appropriate given the number of customers.

The City requested the applicant submit amended plans demonstrating compliance with the parking requirement of 27 bays. The applicant chose not to submit the revised plans. On 26 March, the applicant lodged an application for review with the State Administrative Tribunal. The application was lodged on the basis of deemed refusal as the 60 day statutory timeframe had elapsed without a determination being issued. It should be noted that the City had been waiting for the requested amended plans for 30 of the 60 days.



**EXISTING BUILDING NEXT TO DEVELOPMENT SITE
PROPOSED OFFICE DEVELOPMENT
LOTS 31 & 32 WILLIAM STREET, ARMADALE**



**EXISTING CENTRELINK BUILDING ON OPPOSITE SIDE OF ROAD
PROPOSED OFFICE DEVELOPMENT
LOTS 31 & 32 WILLIAM STREET, ARMADALE**



**FRONT OF DEVELOPMENT SITE
PROPOSED OFFICE DEVELOPMENT
LOTS 31 & 32 WILLIAM STREET, ARMADALE**



**VIEW DOWN WILLIAM STREET
PROPOSED OFFICE DEVELOPMENT
LOTS 31 & 32 WILLIAM STREET, ARMADALE**



CITY'S CAR PARK LOT
LOT 2 WILLIAM STREET, ARMADALE



ON STREET PARKING
PROPOSED OFFICE DEVELOPMENT
LOTS 31 & 32 WILLIAM STREET, ARMADALE

A Mediation session was ordered by SAT and as a result SAT ordered that the applicant submit amended plans including possible options for addressing the parking shortfall. At the second Mediation session it was deemed that the amended plans lodged did not contain enough detail to assess them. The SAT Member agreed with the City's advice. SAT then ordered the applicant to submit a modified proposal and/or additional information by 8 May 2012. As the Respondent, the Council was invited to reconsider its decision at its meeting to be held on 28 May 2012 in accordance with Section 31 of the State Administrative Tribunal Act 2004 which reads as follows:

31. Tribunal may invite decision-maker to reconsider decision

- (1) *At any stage of a proceeding for the review of a reviewable decision, the Tribunal may invite the decision-maker to reconsider the decision.*
- (2) *Upon being invited by the Tribunal to reconsider the reviewable decision, the decision-maker may —*
 - (a) *affirm the decision; or*
 - (b) *vary the decision; or*
 - (c) *set aside the decision and substitute its new decision.*
- (3) *If the decision-maker varies the decision or sets it aside and substitutes a new decision, unless the proceeding for a review is withdrawn it is taken to be for the review of the decision as varied or the substituted decision.*

A Directions Hearing will be held at SAT on 1 June 2012 to determine whether the Council decision has resolved the matter and the SAT Review may be finalised or whether the applicant wishes to continue the matter and request a SAT Hearing on the matter.

It is important to note that Council needs to either refuse or approve the application. Deferral of determination of the application is not an option, in view of the need to meet the deadline set by SAT for the next Directions Hearing on 1 June 2012.

DETAILS OF PROPOSAL

The building will have a gross floor area of 1326m² and is intended to be leased by the Department of Human Services (DOHS) for occupation by Centrelink initially and eventually Medicare as well. Ownership of the property will remain with the existing land owners.

The building will be built by the applicant then handed over to the DOHS for fit out of the interior. The applicant is supposed to hand over the building to DOHS by 1 December 2012. Centrelink has a deadline of 13 February 2013 to vacate their current building and DOHS advise that an extension of the lease at their current premise is not possible.

The building will accommodate 45 staff and up to 250 customers per day. DOHS advise that they have a strategic plan that aims to, over the next three (3) years, co-locate all of the various services under their control.

COMMENT

Development Control Unit (DCU)

The Development Control Unit provided the following comments on the original proposal:

Technical Services

- Provision of bicycle and end of trip facilities is required.
- All hard standing areas including car parking areas, crossovers and driveway vehicle manoeuvring spaces shall be designed, constructed, drained, sealed, kerbed, marked and continuously maintained in accordance with approved site plans to the satisfaction of the Executive Director Technical Services.
- A stormwater drainage plan for car parking, internal driveways and buildings that reflects Water Sensitive Design Principles is to be submitted to the Executive Director Technical Services and such plan approved prior to the issue of a building licence. All drainage work to be constructed as per the approved plan.
- A building that makes use of the existing site slope to incorporate some under building parking would provide a much better outcome for the proposed use and future occupation.

Building Services

- Disabled Access and facilities are required.
- Both Building and Demolition Licences are required.
- The two lots are required to be amalgamated on a single Certificate of Title.
- Detailed assessment will occur as part of the Building Licence.

It should be noted that the original design has been amended since the Development Control Unit provided the above comments.

Assessment against Town Planning Scheme 4 requirements

Development Element	Scheme Requirement	How addressed by Proposal	Comment
Plot Ratio	There are no limits on plot ratio for the Strategic Regional Centre zone in TPS 4	0.75	N/A
Car Parking	Office – 3 spaces per 100m ² Net Lettable Area	NLA = 909.5m ² Provided 7 bays Note: the 2 bays in the enclosed garage are not counted as they will not be used as staff parking. Only used as storage for Commonwealth Vehicles that stay on site overnight and when cars are not being used during the day.	Deficient by 20 bays

Development Element	Scheme Requirement	How addressed by Proposal	Comment
Landscaping	2m wide strip between street and car parking; tree planting within car parking areas	No landscaping provided between car park and street boundary.	Areas of non-compliance with TPS 4 requirements
Design and Pedestrian Access	Continuity of development along shopping streets; Provision of pedestrian shelter; access for people with disabilities; consistency with the design and architectural character of adjoining buildings.	The building will be built to the street boundary; Does not provide for continuity of shelter for pedestrians along the street as there is not a verandah projecting over public footpath and entrance to building is approximately 1.5 metres above street level; Both ramped and stepped access to the entrance is provided: Building is modern contemporary design but presents an extremely plain façade with limited architectural character. This is magnified by the fact that the entrance to the building is considerably higher than the street and public footpath level.	Areas of non-compliance with TPS 4 requirements.

Amended Plans

Two different site plans were submitted to the City by the Applicant on 8 May 2012. Each plan shows a different possible car parking layout. Neither of the plans is dimensioned nor contain enough detail to determine if the parking bays, aisles and other elements are of the required dimensions. Both of the amended site layouts could result in the development of additional parking bays on-site above the current seven (7) bay proposal. However, both of the options rely on re-arrangement of the layout of bays in the public car park on Lot 2 William Street and Lot 28 Fourth Road and rearrangement of existing on-street parking in William Street.

As detailed above assessment of the amended parking layout provided is hampered by the lack of dimensions and the drawing being not to scale. Accordingly, assessment is only based on the bays the applicant has shown on the plan and confirmation on site as to how many bays exist in the public car park and abutting road reserve. This has identified the following:

- The number of bays that would be available on site with this amended design would be 14 bays. This is a net gain on-site of 7 bays.
- Four of the proposed new on-street bays could not be established due to traffic safety standards. This results in a net gain of only 1 more bay on-street. However, when parking is redesigned in City Centre streets it is usually done in a format that includes embayments with 2-3 bays and then an island with a tree planted in it between the next 2-3 bays. Accordingly, there is a possibility that redesigning the parking on William Street will result in less rather than more bays.

- There would be a net gain of 3 bays within the public car park abutting Lot 32. However, these bays straddle the boundary of Lot 32 and the public car park.
- The proposed layout of the bays within Lot 32 and the public car park is not supported by Technical Services due to non-compliance with Australian Standard AS2890 Off-Street Parking due to the blind aisles, which would make it difficult for vehicles to exit the end bays.
- All of the existing landscaping in the public car park and between the boundary of Lot 32 and the public car park would be removed and there is no room for replacement landscaping.
- The two bays within the enclosed garage are not counted in the parking bay numbers as they are not used for the parking of staff or public vehicles. The garage will only be used to store two Commonwealth cars that are used during week days, but are kept on site overnight and not used as commuter vehicles for any staff member. This constitutes storage of plant in the same way that the plant parking areas at the depot are used for rubbish trucks and tractors.

Lot 2 (41) William Street and Lot 28 Fourth Road are both owned by the City as freehold lots. These lots were purchased by the City in the 1980's for market value at the time. Accordingly, the City may decide in the future to sell the lots or change the use of/develop the lots. The amended application proposes a parking area design on Lot 32 that permanently relies on the City's land for access and parking and will prejudice any future plans the City might have for its freehold land. Whilst there may be some advantages to such a proposal, there are also financial considerations for the City that are separate to the development application/SAT processes.

There also is no any provision for landscaping between the car park and the street and tree planting within the car park. This will provide poor amenity for car park users (lack of shade) and would adversely affect the streetscape. The revised design will also result in the removal of existing mature landscaping between the public car park and Lot 32 and does not provide for shade tree planting in the public car park, particularly due to the removal of several islands.

The proposed modification to the on-street parking in William Street is not supported in the format shown. Current City design standards require new on-street parking to be developed as a series of embayments with space for tree planting in between to provide a more attractive streetscape and increased amenity through shade and visual appearance. In addition, it would be unlikely that bays would be constructed right up to the edge of a crossover as parked cars would then block exiting drivers' vision and result in an unsafe situation.

The bin collection area for the office building has also been placed in the public car park on the City's land. This would also prejudice future develop of the City's land if there is no other strategy for bin collection for the offices.

ANALYSIS

The grounds of review included in the SAT application by the applicant were as follows:

1. *As the building is to be occupied by Centrelink, the development constitutes a public work by a public authority and as such the development is exempt from the requirement to obtain approval under the City's TPS.*
2. *If the development does require approval from the City then the use should be classified as Civic Use and parking requirements calculated based on the requirements for Civic Use. Accordingly, based on a parking requirement of one (1) bay per five (5) occupants and with the building having only 45 occupants then only 9 bays would be required.*

These two grounds are not accurate. During the initial Mediation Session the above grounds of review were essentially set aside so that resolution of the matter could concentrate on the proposal's fundamental flaw of the on-site car parking being considerably deficient with regard to the amount required under the Town Planning Scheme.

The City confirmed that it was not considered to be appropriate to consider a reduction in car parking requirements for a building that would have such a large number of staff and customers. The City's population is expanding at more than twice the average rate for the Perth Metropolitan Area so the population catchment of the Strategic Regional Centre is expanding significantly and will continue to do so for the next 10-20 years. The City needs to consider not just whether the development will cause parking problems now but also plan for the future. It is also not appropriate for the City to prejudice the future development of its own freehold land to accommodate this development, without appropriate financial considerations.

Simply, the site is not big enough to support a building of the proposed floor area unless parking is placed partly or wholly underneath the building.

It may be argued that some of the staff and customers may use public transport services to access the City Centre. However, according to a recent Australian Bureau of Statistics release, about 84 per cent of West Australians use cars to get to work or study and the percentage of people that use public transport in Western Australia is only 11%. Usage surveys showed that the use of public transport was not confined to lower socio-economic groups but was predominantly comprised of people commuting to work.

The City employed a Planning Consultant to assist the City with the SAT process, who has also reviewed the modified proposal. Below is a summary of the main points of their advice:

1. *As a result of the applicant attempting to satisfy the tender requirements of Centrelink, the proposed building is, in effect, too large for site. The modified proposal does not sufficiently address areas of concerns and non-compliance to warrant approval. Specifically, the main contention is with respect to the shortfall of car parking.*
2. *The layout and form of building is broadly the same as the submitted proposal notwithstanding that vehicular access and parking is 'shared' and integrated with the adjoining public car park that is owned by the City (41 William Street).*

3. *As a result of the modified proposal, the number of car bays actually on the subject land has increased from 9 to 13.*
4. *The applicant claims that because of the reduction of access points to the site, the integration with the City's adjoining car park plus the further refinements to the design of the City's car park and adjacent street parking, the modified proposal represents an increase of 11 more bays over the original proposal and otherwise already existing (Seven (7) more bays on site, one (1) more bay on the street and three (3) more bays partly in the public car park and partly on the development site.*
5. *Although the Applicant has made a number of changes to the proposed development, the modified proposal still proposes significant variations and the exercise of discretion to be considered for approval.*
6. *Substantial issues such as a parking shortfall, difficulties in parking layout, lack of landscaping still remain with the proposed development.*
7. *With the net parking gains being so small, there is no advantage in merging access and parking with the City's adjoining car park. Whilst the principle of co-locating access points and parking arrangements is sound and not objectionable in itself, there is no merit in this particular proposal from a design point of view. In this regard, if any consideration to approving the application is to be given, it perhaps should be based on the original proposal.*
8. *The parking issues in this proposal could have been ameliorated by reducing the site cover of the proposed development or alternatively, for the development to have been multi-level to allow for greater on-site parking.*
9. *On balance, in its current form, the proposed development should be refused.*

The City's consultant's assessment of the proposal is consistent with the view formed by the City's Planning Officers.

State Planning Policy SPP 4.2 Activity Centres

SPP 4.2 emphasises that, in the Perth Metropolitan Area, Perth City and the 10 Strategic Metropolitan Centres are the only locations where State and Commonwealth Government Offices should be located. Accordingly, it is important to the success and viability of the Armadale Strategic Metropolitan Centre that State and Commonwealth Government offices are retained or continue to be attracted to the Armadale centre.

Centrelink are currently located in a building opposite the proposed development site. Due to a strategic plan by the Department of Human Services to co-locate many of the services that come under its control a much greater floor space is required for Centrelink and Medicare combined. Centrelink has a strict deadline by which to vacate its current premises of 13 February 2013 due to their lease ending and the owner of the building they occupy wanting to move into the building.

The Department of Human Services needs to take possession of the new building by 1 December 2012 to ensure they have time to fit the building out by 13 February 2013. It seems unlikely that these deadlines will be met even if Council was to issue Planning Approval for the development by the end of May 2012, however, this is not an issue for the City.

Even if Council does issue Planning Approval the applicant will need to prepare detailed specifications and technical drawings and then apply for a Building Licence. Accordingly, Centrelink may have to find alternative accommodation, either on a short term basis if the proposed building is constructed or longer term if another site needs to be found within the Armadale City Centre. It is important that the service is retained within the City Centre and does not move out to one of the District Centres such as Kelmscott or out of the City.

OPTIONS

1. Council may resolve to approve the application subject to conditions. The City's officers have prepared draft conditions should this option be recommended by the Committee.
2. Council may resolve to refuse the application on the grounds that the development does not comply with the requirements of Town Planning Scheme No.4 with regard to provision of car parking and other planning reasons.

CONCLUSION

It is important to retain the Centrelink Service within the Armadale Strategic Regional Centre. However, this should not be done in a manner that is detrimental to the amenity and efficiency of the local area. Approval of the use with insufficient on-site car parking will impact on or exacerbate parking problems in the area. Accordingly, it is recommended that Council refuse the application.

RECOMMEND

That Council:

1. **Refuse the application for Planning Approval for development of an Office building on Lots 31 and 32 (43 and 45) William Street, Armadale for the following reasons:**

- a) **Non-compliance with Clause 5C.6.1 of Town Planning Scheme No.2 whereas on-site parking is deficient by 20 bays. Clause 5C.6.1 is as follows:**

5C.6.1 Car parking is to be provided in accordance with the standards for respective uses detailed in Schedule 11A, unless otherwise approved by the City in accordance with the provisions of clause 5.5. Unless otherwise approved or required by the City, required car parking is to be provided on the site of the proposed development.

- b) **Approval of the development without sufficient car parking to support the proposed land use would not be in the interests of orderly and proper planning and preservation of the amenity of the area. If a development is approved which prejudices the**

ability of the customers of other adjacent businesses to obtain proximal car parking then this could impose a detrimental economic impact on adjacent businesses. In addition, the inability of the local area to provide for the demand for car parking may lead to an increase in ad hoc car parking on verges and other no parking areas which may impact on the safety of pedestrians and drivers.

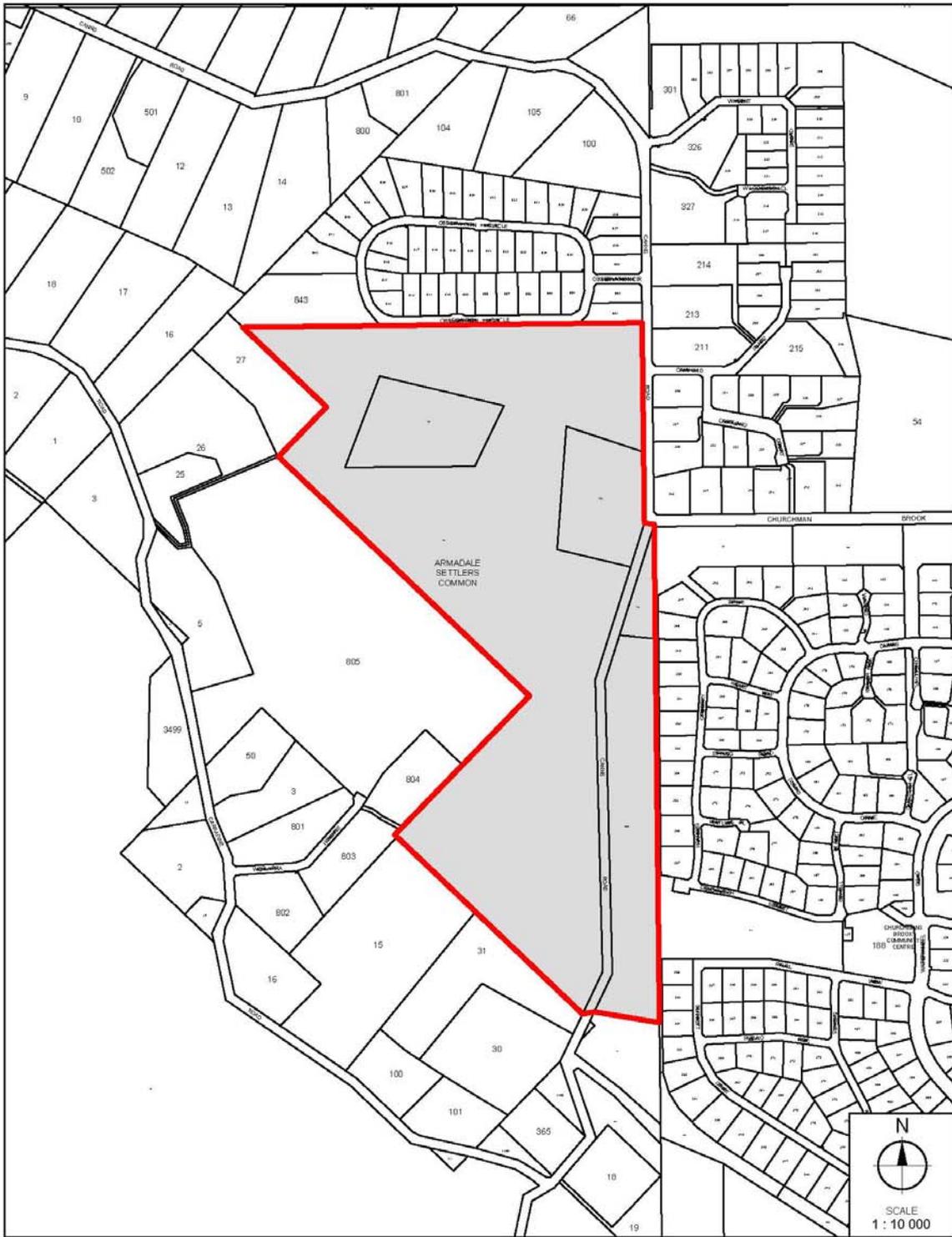
- c) It is not appropriate to approve a reduction in the amount of car parking required under the Town Planning Scheme No.4 due to the large staff numbers of the proposed occupiers (45 staff) and the significant daily customer numbers of approximately 250 people. All of the required parking should be provided on site.
- d) The development as proposed constitutes overdevelopment of the site as the size of the building leaves insufficient land for the required number of car bays to be provided on site and no provision for landscaping of the car parking areas. The overdevelopment therefore will affect both parking supply in the local area and the streetscape.

- 2. Advise the Applicant and the State Administrative Tribunal of the Council's decision in this regard.

ATTACHMENTS

- 1. Original Site Plan - Lot 31 & 32 William St
- 2. Amended Site Plan - Lot 31 & 32 William St
- 3. Elevation Plan 1 - Lots 31 & 32 William St
- 4. Elevation Plan 2 - Lots 31 & 32 William St
- 5. Elevation Plan 3 - Lots 31 & 32 William St
- 6. External Colour Scheme - Lot 31 & 32 William St
- 7. Parking Plan - Lots 31 & 32 William St

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LOCATION PLAN
ARMADALE SETTLERS COMMON EAST

2.1 - NAMING OF ARMADALE SETTLERS COMMON EAST WALK TRAILS

WARD : NEERIGEN
FILE No. : M/37/12
DATE : 5 May 2012
REF : CB
RESPONSIBLE : EDDS
MANAGER
SUBJECT LAND : Property size 71 ha approx.
ZONING
MRS / : Parks & Recreation
TPS No.4 : Parks & Recreation
Regional

In Brief:

- Council has received a proposal to name walk trails within the Armadale Settlers Common eastern portion.
- The proposed walk trail names comply with the Geographic Names Committee (GNC) criteria.
- Recommend that Council approach the Geographic Names Committee seeking approval for the walk trail names as listed in the recommendation.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

- 2.4.2. Maintain and improve where required the quality, amenity and accessibility of open spaces.
- 2.5.1 Provide a safe and efficient movement network including local and arterial roads and associated infrastructure.

Legislation Implications

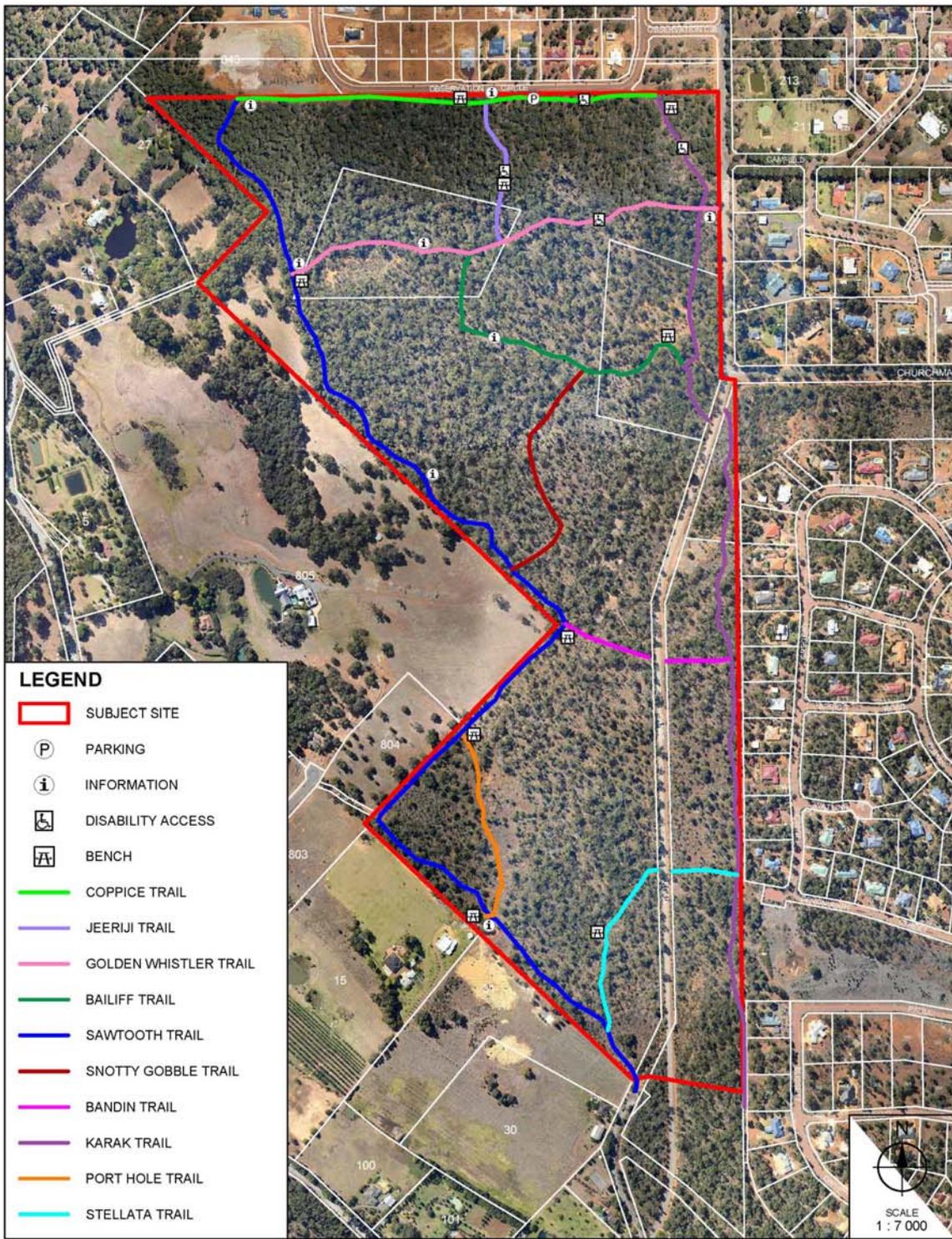
Land Administration Act 1997.

Council Policy/Local Law Implications

Nil.

Budget/Financial Implications

Nil.



PROPOSED TRAIL NAMES
PROPOSED WALK TRAIL NAMES WITHIN
ARMADALE SETTLERS COMMON EAST

Consultation

Trail names were developed by the Armadale Settlers Common Working Group in consultation with the Armadale Nyoongar Corporation. Trail names, were supported by the Darling Range Community Advisory Committee at their meetings on the 8 March 2012 and the 10 May 2012.

BACKGROUND

Armadale Settlers Common is an important regional asset for the community. It has high value as a large area of natural bushland in the metropolitan area and for the opportunities it presents for passive recreation. It has an area of approximately 383 ha of which 278 ha is vested in the City of Armadale for the purpose of “Parks and Recreation” under the title Reserve 4127.

The naming of walk trails is consistent with Recommendation 11.3 “Establish sign posted, name walking trails in the Common with informative signage at trail heads” of the Armadale Settlers Common Strategic Directions Document.

The objectives for access and recreation management within the strategic directions document are to:

- ♦ provide an appropriate level of access to minimize recreational conflicts and preserve the ecological and cultural values of Armadale Settlers Common,
- ♦ facilitate appropriate recreational activities by providing suitable resources and infrastructure, and
- ♦ provide a safe environment for passive recreation.

Trail names for the western portion of the Armadale Settlers Common were endorsed at the 21 August 2006 Council meeting (D93/8/06) and subsequently approved by the Geographic Names Committee.

DETAILS OF PROPOSAL

Council has received a proposal for the naming of 10 walk trails within the Armadale Settlers Common eastern portion. Proposed names for existing walk trails in the reserve have been developed by the Armadale Settlers Common Working Group in consultation with local Aboriginal groups. One of the Armadale Settlers Common Working Group’s roles is to assist in the implementation of the Armadale Settlers Common Strategic Directions Document.

The following proposed trail names and their origins in the Armadale Settlers Common eastern portion are as follows:-

Proposed name	Origin
Baliff Trail	Historical location – maiden name of Mrs Campbell
Bandin Trail	New Holland Honeyeater (local bird species)– local aboriginal name
Coppice Trail	Botanical feature – result of historical timber extraction
Golden Whistler Trail	Local bird species
Jeeriji Trail	Zamia Palm (local flora species) – local aboriginal name
Karak Trail	Red-tailed Black Cockatoo (local bird species) – local aboriginal name

Proposed name	Origin
Port Hole Trail	Unique scenic view
Snotty Gobble Trail	Botanical association
Stellata Trail	Botanical association
Sawtooth Trail	Description of the feature – links to historical timber extraction in the local area

Refer to the proposed walk trail names plan for Armadale Settlers Common East included in this report.

COMMENT

Previous comments from the Geographic Names Committee have indicated the trails will be recognised as ‘features’ and are likely to meet the Geographic Names Committee criteria for feature naming.

The Geographic Names Committee guidelines indicate that name duplication within local governments or adjoining local governments should be avoided, that a name should not be duplicated more than 5 times in the metropolitan region and must be at least 10km from the existing duplication and have different road type. The proposed trail names meet the Geographical Names Committee criteria. It is noted that the Disabled Access Trail is made up of four trail names (Jeeriji Trail, Golden Whistler Trail, Karak Trail and Coppice Trail) rather than one trail name.

OPTIONS

1. Approve the trail names as submitted.
2. Not approve the trail names and request the officers to consider new trail names.

CONCLUSION

Draft trail names for the Armadale Settlers Common East portion have been developed by the Armadale Settlers Common Working Group. The trail names meet the criteria stated in the Geographic Names Committee Principles, Guidelines and Procedures document. Option 1 is recommended.

RECOMMEND

That Council approach the Geographic Names Committee (GNC) seeking approval for the following walk trail names in the Armadale Settlers Common as shown on the attached plan:

- ♦ **Baliff Trail; Bandin Trail; Coppice Trail; Golden Whistler Trail; Jeeriji Trail; Karak Trail; Port Hole Trail; Snotty Gobble Trail; Stellata Trail; and Sawtooth Trail.**

ATTACHMENTS

There are no attachments for this report.

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LOCATION PLAN
LOT 7 & 65 LAKE ROAD, CAMILLO

2.2 - ROAD NAMING - CHAMPION GLADES SUBDIVISION

WARD : HERON

FILE No. : M/221/12
SUB/131740
R/A/2

DATE : 20 April 2012

REF : KC

RESPONSIBLE MANAGER : EDDS

APPLICANT : The Reserve
Development Pty Ltd

LANDOWNER : The Reserve
Development Pty Ltd

SUBJECT LAND : Lots 7 & 65 Lake Road,
Camillo
Property size 3.07 ha
approx.

ZONING : Residential R15/40
MRS / TPS No.4

In Brief:

- Council has received a proposal to name new road reserves within the 'Champion Glades' Estate on Lots 7 and 65 Lake Road, Camillo.
- The proposed road names, including access lanes situated on private property, have a theme centred on famous rowers to acknowledge the proximity to Champion Lakes, and are anticipated to comply with the Geographic Names Committee (GNC) criteria.
- Recommend that Council approach GNC seeking approval for the new road names for application to the road reserves and private property access laneways, as listed in the recommendation.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

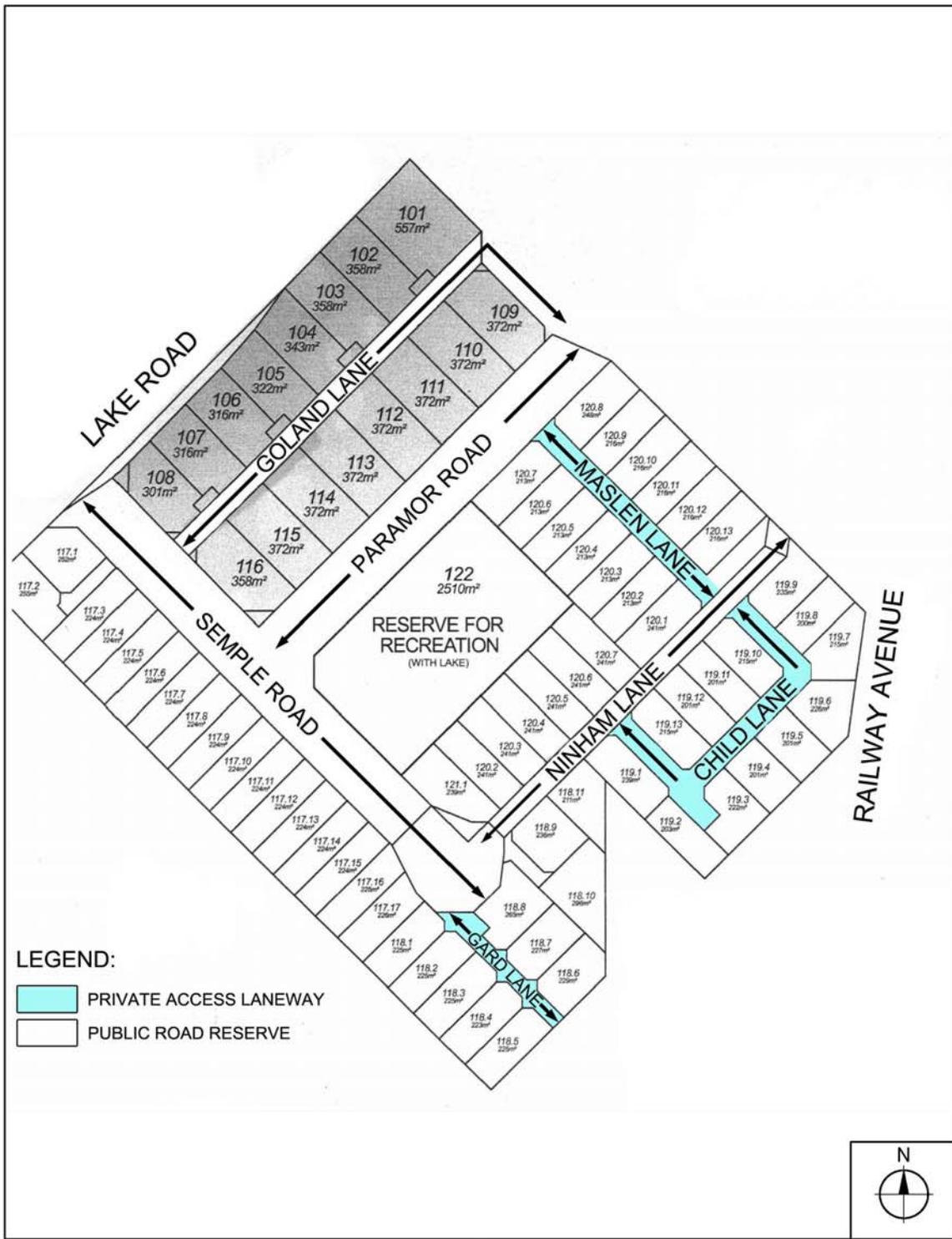
2.5.1 Provide a safe and efficient movement network including local and arterial roads and associated infrastructure.

Legislation Implications

Land Administration Act 1997.

Council Policy/Local Law Implications

Nil.



Budget/Financial Implications

Nil.

Consultation

- ♦ Geographic Names Committee
- ♦ The Reserve Development Pty Ltd

DETAILS OF PROPOSAL

Council has received a proposal for the naming of road reserves, and access laneways constructed on private property as common property, created by a subdivision proposed for Lots 7 and 65 Lake Road, Camillo (SUB/131740; Deposited Plan 65809). The developers have named the development 'Champion Glades' and are following a theme based on famous rowers or associated people. Both the name of the estate and the proposed road names acknowledge the proximity of the development in relation to Champion Lakes, the only international standard purpose-built rowing, dragon boating & kayaking facility in Western Australia.

The applicant proposes names to be allocated to the new road reserves and laneways on private property in the positions indicated on the attached road name plan. The public road reserves are designated as per the roads indicated on Deposited Plan 65809 and are indicated in white on the road name plan. The access laneways for construction on private property are indicated in blue.

Road Reserves:

- ♦ **Goland Lane:** William Goland was on staff of the Royal Mint for 30 years and was the Secretary of the WA Rowing Association (1900-1905). He was Captain of the West Australian Rowing Club (1904-1910) and coached Scotch College to 17 Head of the River victories between 1901 and 1942.
- ♦ **Ninham Lane:** Bill Ninham was a boat-builder who rowed in three South Australian Kings Cup crews during the mid-1930s. He moved to WA and established a boat-building business in Victoria Park, which ran from 1937 to 1976. He was a master craftsman, whose boats dominated every club fleet in the state. His boats earned an Australian-wide reputation for speed and durability. This name also honours Roger Ninham, a member of the winning Kings Cup crew in 1960.
- ♦ **Paramor Road:** Richard (Dick) L Paramor was a member of the winning 1938 Kings Cup crew.
- ♦ **Sample Road:** Bob Sample was a member of the winning Kings Cup crew in 1955, and a bookmaker. He was a member of the Fremantle Rowing Club. Sample was part of a stroke of eight which enjoyed enormous success and achieved a rapid climb through the status grades in the late 1940s and early 1950s. Sample stroked in the Kings Cup crew from 1951 to 1956, including a victory in 1955. He then coached the Kings Cup crew in 1967 and was also the Association secretary during this year. Sample was a licensed Australian boat race official.

Private Property Laneways:

- ♦ **Child Lane:** Jim Child was a member of the winning Kings Cup crews in 1921 and 1925. He was also in the winning CBC Head of the River crew in 1909 and rowed in seven WA representative eights, with wins in 1921 and 1925. He was the Rowing Association Secretary during the years 1924 to 1947 and President from 1952 to 1956. Child was an influential member of Swan River Rowing Club for over 50 years and a life member of the Rowing Association.
- ♦ **Gard Lane:** Dick Gard was a builder who rowed with great success for Swan River Rowing Club (1922-1932). He rowed in the 1924 Kings Cup, and coached four Kings Cup and four Penrith Cup (lightweight four) crews. He moved from Swans to University in the late 1950s and continued to achieve success as a senior coach. Gard later transferred to Joondalup Rowing Club, where his technical knowledge and diagnostic ability complemented the drive and enthusiasm of Coach Joe Saunders. He became the Vice President and boat race official of the WA Rowing Association for many years and was a life member of the Rowing Association.
- ♦ **Maslen Lane** – Ted Maslen was a physicist and Rhodes Scholar. He was a member of the University Boat Club and a distance athlete of note. He rowed Intervarsity in both eights and sculls on several occasions and was part of the crew for the Kings Cup in 1965. Maslen participated in the successful senior strokes at University in the 1950s and during the early 1960s. He was the Association Secretary from 1963 to 1964.

Suggested names to hold in reserve in the case that GNC finds a name not suitable are:

- ♦ **Yewers:** Gordon Yewers was a member of the winning Kings Cup Crew in 1938, and was a silver medallist at the 1938 British Empire Games (rowing eight) in Sydney.

COMMENT

Investigation has shown the proposed road names should conform to Geographic Names Committee (GNC) criteria for road naming. Each of the road names are duplicated less than five times in the metropolitan area and are more than 10 kilometres from existing duplications.

ANALYSIS

Informal consultation with officers of the Geographic Names Committee (GNC) suggests the majority of names will meet the GNC criteria for road naming.

The proposed road name of Semple is duplicated once in the Perth Metropolitan area according to the Greater Perth 2012 Street Directory, in Cockburn Central, 17 kilometres from Champion Lakes.

The proposed private laneway name of Maslen is not duplicated within the Perth Metropolitan area according to the Greater Perth 2012 Street Directory, however there are two instances of 'Maslin' in Darlington and Burns Beach, approximately 30km and 60km from Champion Lakes respectively.

In accordance with the Australian and New Zealand Standard 'Rural and urban addressing' (AS/NZS 4819:2011), "*all formed roads, including private roads, that are generally open to the public or to services shall be named*". The additional laneways proposed for construction over private property as common property constitute as "*roads within complexes*" as per Clause 4.2.1 of AS/NZS 4819:2011, which lists examples of formed roads.

It is advantageous to name private roads on common property as in this instance where it is anticipated several houses will use the laneway as vehicular access to their property. This allows ease of allocation of services by the City, such as rubbish bins, to each property; accurate provision of services by service authorities and accurate location of properties for emergency response services and the public.

As per AS/NZS 4819:2011, the naming of a "*road on private land does not mean that the naming authority is accepting responsibility for that road, other than ensuring its name is in terms of this Standard*". In this instance, the City takes no responsibility for these private roads, except to ensure they meet the road naming criteria of GNC and AS/NZS 4819:2011.

OPTIONS

1. Approve the road names as submitted.
2. Not approve the road names and request the developer to provide alternative road names complying with GNC criteria.
3. Not approve the road names and that Council recommend new road names to GNC and the developer.

CONCLUSION

The road names as chosen by the developer should meet GNC criteria and appear to be an appropriate proposal for Council to approve. Option 1 is recommended.

RECOMMEND

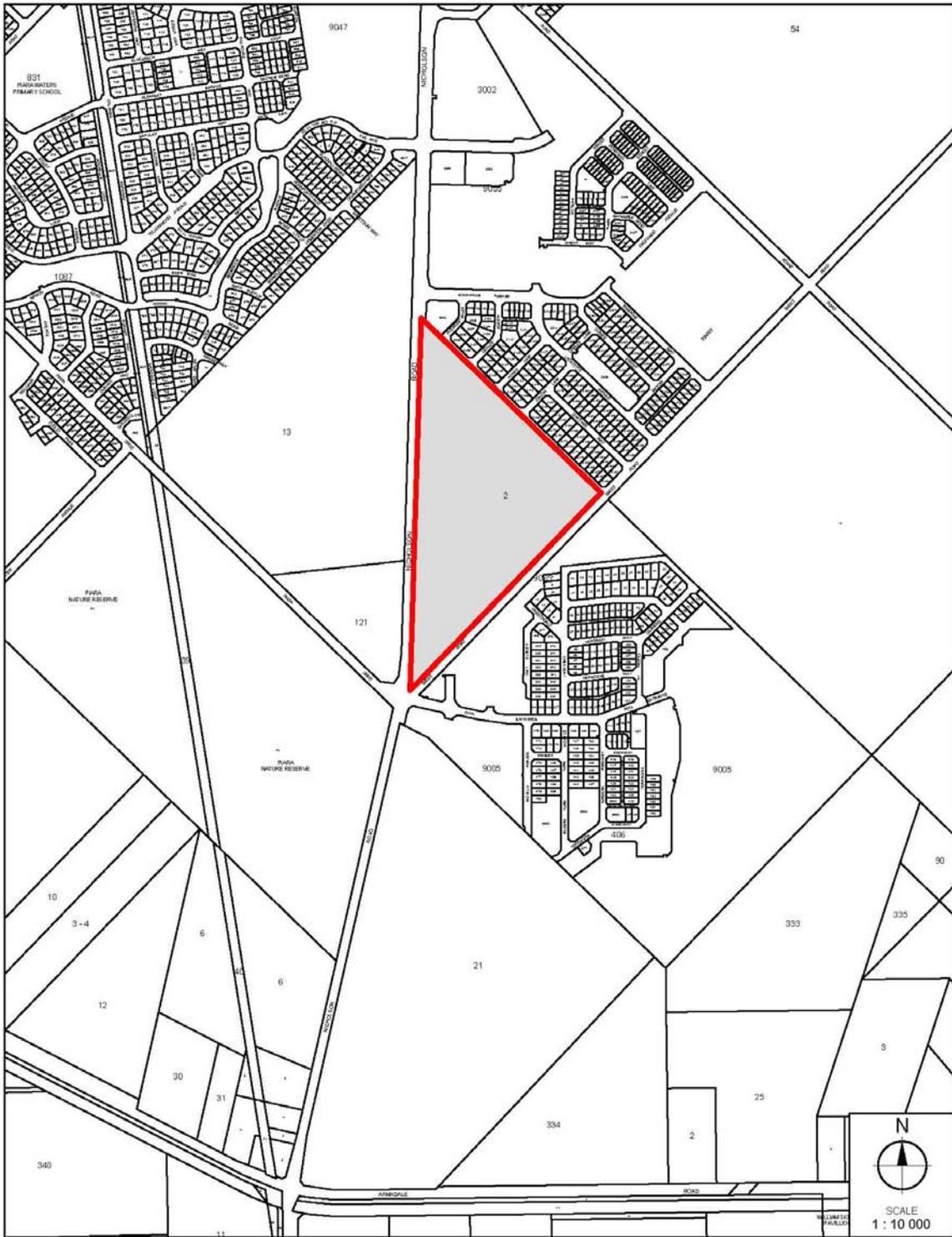
That Council:-

- 1. Approach the Geographic Names Committee (GNC) seeking approval for the following new road names for the naming of roads on road reserves: “Goland Lane”, “Ninham Lane”, “Paramor Road” and “Semple Road” (or suitable road types acceptable to the GNC) in the ‘Champion Glades’ Estate subdivision on Lots 7 and 65 Lake Road, Camillo as shown on the attached plan.**
- 2. Approach the GNC seeking approval for the following new road names for the naming of laneways constructed on privately-owned common property: “Child Lane”, “Gard Lane” and “Maslen Lane” (or suitable road types acceptable to the GNC) in the ‘Champion Glades’ Estate subdivision on Lots 7 and 65 Lake Road, Camillo as shown on the attached plan.**
- 3. Hold in reserve for the present the name ‘Yewers’ until the GNC has approved the names above, or use it as necessary where any of the names above may not meet GNC approval or future stages of this estate or Champion Lakes.**

ATTACHMENTS

There are no attachments for this report.

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LOCATION PLAN
LOT 2 SKEET ROAD, HARRISDALE

2.3 - ROAD NAMING - LOT 2 SKEET ROAD, HARRISDALE

WARD : LAKE
FILE No. : M/227/12
DATE : 26 April 2012
REF : HC
RESPONSIBLE : EDDS
MANAGER
APPLICANT : Cedar Woods Properties
Limited
LANDOWNER : Zamia Property Pty Ltd
SUBJECT LAND : Property size 15.0272 ha
approx.
ZONING
MRS / : Urban
TPS No.4 : Urban Development

In Brief:

- Council has received a proposal to name new road reserves within the Piara Central Estate on Lot 2 Skeet Road, Harrisdale.
- The proposed road names have a mineral rock theme and comply with the Geographic Names Committee (GNC) criteria.
- Recommend that Council approach the Geographic Names Committee seeking approval for the new road names as listed in the recommendation.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2.5.1 Provide a safe and efficient movement network including local and arterial roads and associated infrastructure.

Legislation Implications

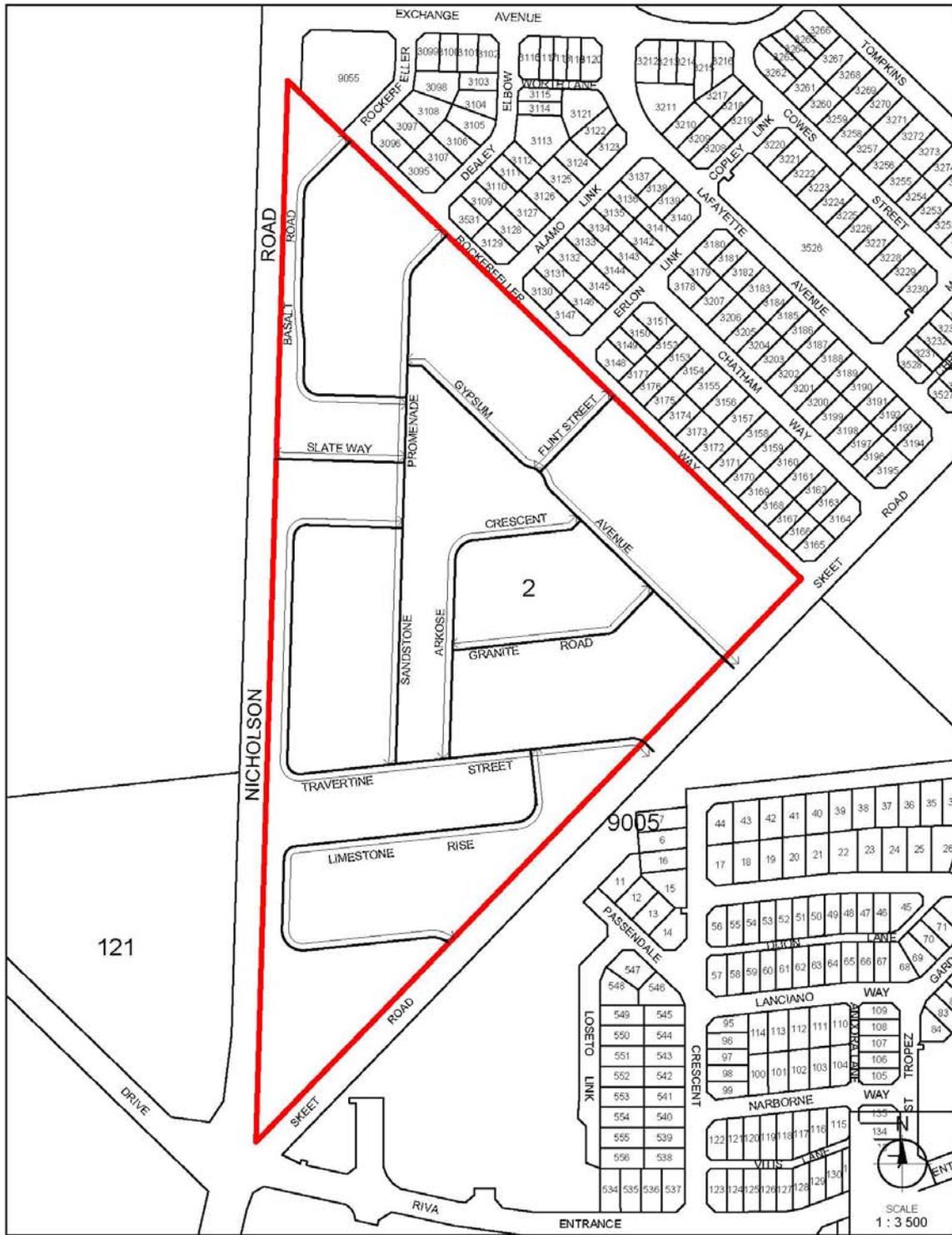
Land Administration Act 1997.

Council Policy/Local Law Implications

Nil.

Budget/Financial Implications

Nil.



ROAD NAMING
LOT 2 SKEET ROAD, HARRISDALE

Consultation

- ♦ Geographic Names Committee.

DETAILS OF PROPOSAL

Council has received a proposal for the naming of road reserves for new streets which are being created by a subdivision proposed for Lot 2 Skeet Road, Harrisdale (SUB/136948). The developers are calling the development Piara Central and are following a mineral rock theme.

The applicant proposes the following names to be allocated to the new road reserves in the positions indicated on the attached subdivision plan:

1. **Arkose Crescent** – Arkose is a detrital sedimentary rock, specifically a type of sandstone containing at least 25% feldspar.
2. **Basalt Road** – Basalt is a common extrusive volcanic rock.
3. **Flint Street** – Flint is a hard, sedimentary cryptocrystalline form of the mineral quartz.
4. **Granite Road** – Granite is a common and widely occurring type of intrusive, felsic, igneous rock.
5. **Gypsum Avenue** – Gypsum is a very soft sulphate mineral composed of calcium sulphate dehydrate.
6. **Limestone Rise** – Limestone is a sedimentary rock composed largely of the minerals calcite and aragonite, which are different crystal forms of calcium carbonate.
7. **Sandstone Promenade** – Sandstone (sometimes known as arenite) is a clastic sedimentary rock composed mainly of sand-sized minerals or rock grains.
8. **Slate Way** – Slate is a fine-grained, foliated, homogenous metamorphic rock derived from an original shale-type sedimentary rock composed of clay or volcanic ash through low-grade regional metamorphism.
9. **Travertine Street** – Travertine is a form of limestone deposited by mineral springs, especially hot springs.

The applicant has also provided several names for consideration to hold in reserve in case GNC decides later that a name or names are not suitable. The suggested names to hold in reserve are:

- ♦ **Gritstone** – Gritstone or grit is a hard, coarse-grained siliceous sandstone.
- ♦ **Siltstone** – Siltstone is a sedimentary rock which has a grain size in the silt range, finer than sandstone and coarser than claystone.
- ♦ **Shale** – Shale is a fine-grained, clastic sedimentary rock composed of mud that is a mix of flakes of clay minerals and tiny fragments (silt-sized particles) of other minerals, especially quartz and calcite.

COMMENT

Informal consultation with officers of the Geographic Names Committee (GNC) suggests the names will meet the GNC criteria for road naming. Each of the road names are duplicated less than 5 times in the metropolitan area and are more than 10 kilometres from existing names.

OPTIONS

1. Approve the road names as submitted.
2. Not approve the road names and request the developer to provide alternative road names complying with GNC criteria.
3. Not approve the road names and that Council recommend new road names to GNC and the developer.

CONCLUSION

The road names, chosen by the developer, should meet GNC criteria and appear to be an appropriate proposal for Council to approve. Option 1 is recommended.

RECOMMEND

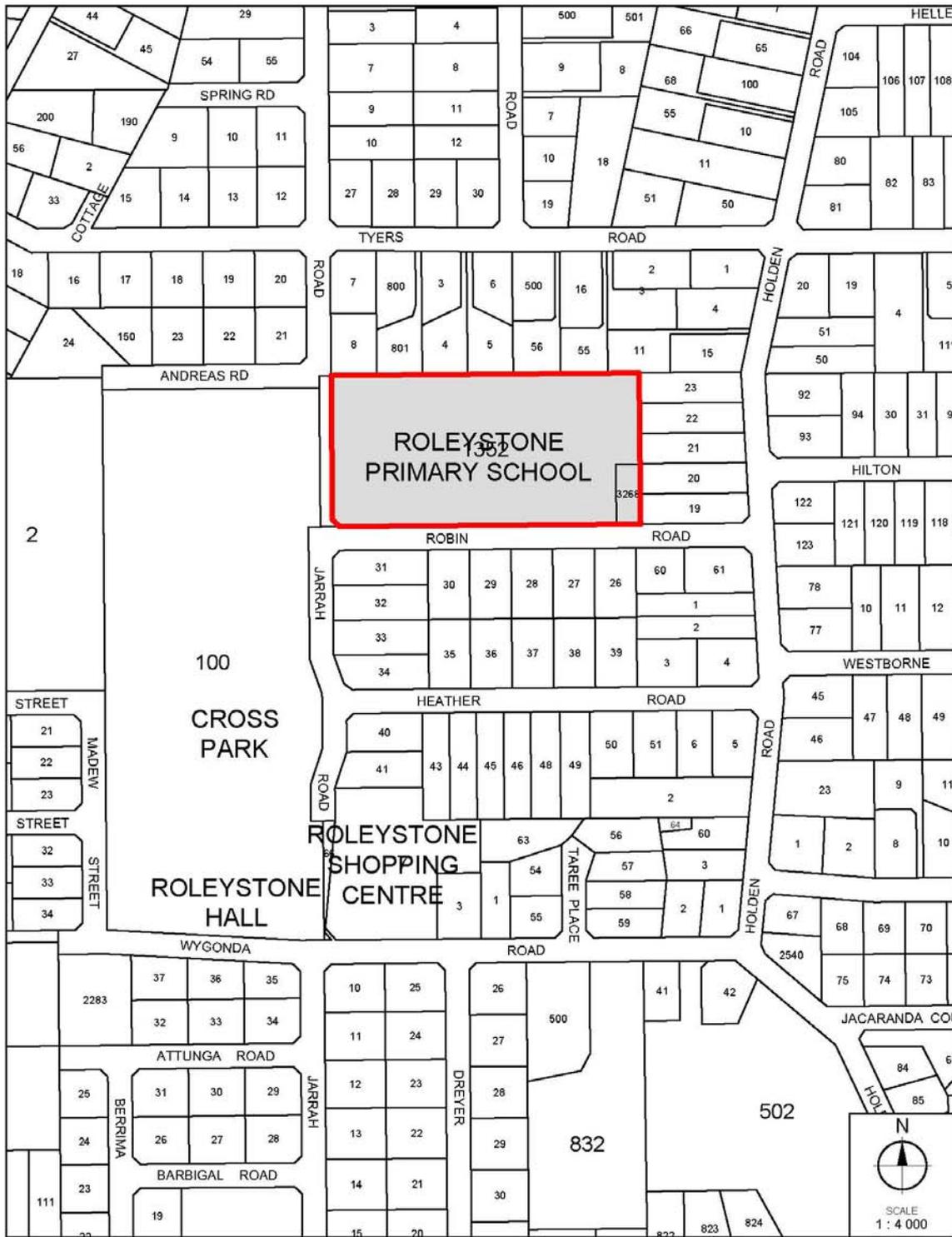
That Council:

1. **Approach the Geographic Names Committee (GNC) seeking approval for the following new road names (or suitable road types acceptable to the GNC) for the subdivision of Lot 2 Skeet Road, Harrisdale as shown on the attached plan:**
 - ♦ **Arkose Crescent; Basalt Road; Flint Street; Granite Road; Gypsum Avenue; Limestone Rise; Sandstone Promenade; Slate Way and Travertine Street.**
2. **Hold in reserve for the present the names: Gritstone, Siltstone and Shale, until the Geographic Names Committee has approved the names above, or use them as necessary where any of the road names may not meet GNC approval.**

ATTACHMENTS

There are no attachments for this report.

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LOCATION PLAN
LOT 1352 AND 3268 ROBIN ROAD, ROLEYSTONE

***3.1 - FINAL ADOPTION - AMENDMENT NO.61 - TOWN PLANNING SCHEME NO.4 -
REZONING OF RESERVE 24458 ROBIN ROAD, ROLEYSTONE***

WARD : JARRAH
FILE No. : M/183/12
DATE : 10 May 2012
REF : PR
RESPONSIBLE MANAGER : EMPS
APPLICANT : Whelans
LANDOWNER : State of Western Australia
SUBJECT LAND : Reserve 24458 Robin Road, Roleystone (3.1492 hectares)
ZONING MRS / : Urban
TPS No.4 : Public Purpose Reserve – Primary School

In Brief:

- At its 19 September 2011 meeting, Council initiated an amendment to rezone Reserve 24458 Robin Road, Roleystone from “Public Purpose – Primary School” to “Residential – Restricted Use”.
- The amendment was advertised for public comment for 54 days (extended from 42 days due to Christmas period) and attracted 187 submissions.
- Council is required to consider the submissions received during the advertising period and the amendment for final adoption.
- The proposal should be supported as it is consistent with the objectives of the Town Planning Scheme, the orderly and proper planning of the area and Council’s previous decisions relating to the land.
- Recommend that Council adopt the amendment with modifications and request that the Hon. Minister for Planning grant final approval to the amendment.

Tabled Items

Nil.

Officer Interest Declaration

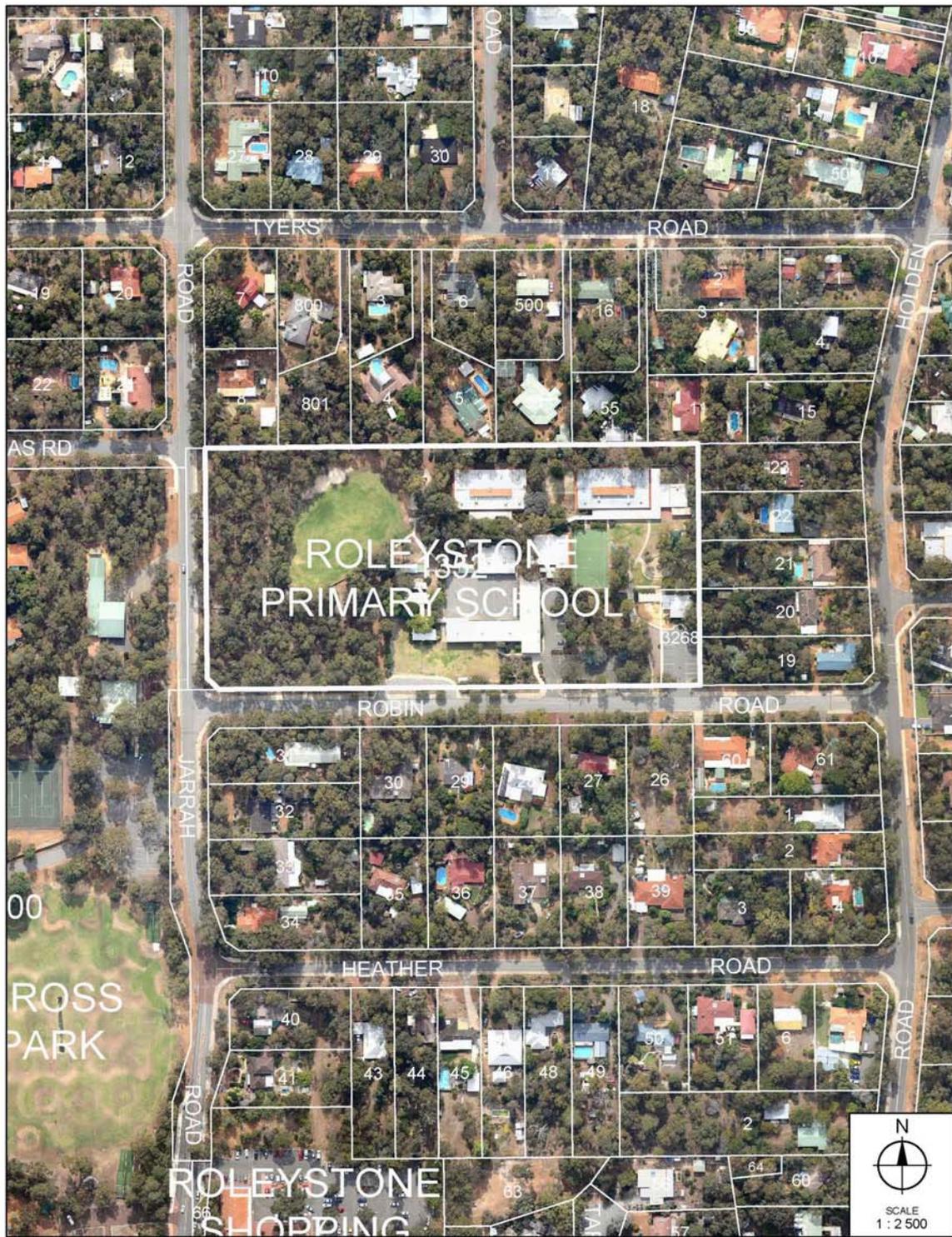
Nil.

Strategic Implications

- 2.1 Long term planning and development that is guided by a balance between economic, social and environmental objectives.
 - 2.1.1 Review, update and implement the City’s Town Planning Scheme, taking into account the Local Biodiversity Strategy and other environmental considerations.

Legislation Implications

Land Administration Act 1997
Planning and Development Act 2005
Metropolitan Region Scheme
Town Planning Scheme (TPS) No.4



AERIAL PHOTOGRAPH
LOT 1352 AND 3268 ROBIN ROAD, ROLEYSTONE

Council Policy/Local Law Implications

Local Planning Strategy 2005

Budget/Financial Implications

Nil.

Consultation

- ◆ Development Control Unit.
- ◆ The Environmental Protection Authority (EPA) advised that the amendment did not warrant an environmental assessment.
- ◆ The WAPC's consent to advertise the amendment was not required.
- ◆ Advertised for public comment for 54 days.

BACKGROUND

The City Strategy Committee considered a Councillor item regarding the Roleystone Primary School site in July 2009. It was argued that the site had merit as aged accommodation or as an aged care facility. The Councillor item advocated the City procuring the site from the State Government, on-selling it to an aged care provider and spending the proceeds on Roleystone parkland. At its meeting in August 2009 Council deferred further consideration of this matter until the outcome of a community stakeholders meeting was known.

Community stakeholders (including Roleystone Seniors Club, St. Christopher's Anglican Church, Roleystone Family Church, Dale Cottages, Roleystone-Karragullen Community Bank, Member for Darling Range Tony Simpson and (then) Ward Councillors) met twice to investigate the possibilities of using the Roleystone Primary School site for aged care housing and/or aged care in mid-2009. It was concluded that a feasibility study needed to be undertaken to prove the viability of an aged care housing/care facility on the site. In the event of the need being proven, the Roleystone/Karragullen community would request the City of Armadale to consider having the site rezoned for that purpose. In this event the site would be presented for sale by the State on the condition that the purchaser would have to develop for aged housing.

In March 2010, the City was contacted by State Land Services who advised that the Department of Education had identified Reserve 24458 as surplus to requirements and was proposing to sell the land. The correspondence officially requested any comments Council may have. It was noted at the time that the Community Stakeholders suggested that the land be sold after the land was zoned specifically for aged accommodation/aged care. As there is no specific zoning for aged person's in the City's Town Planning Scheme (TPS) No.4, the City suggested a proposal could be formulated to rezone the land to "Residential" with a "Restricted Use" limited to aged persons development or similar.

Council considered the request for comment from State Land Services at its meeting of 27 April 2010 (CS38/4/10), resolving that:

- ♦ *in view of the past use of the site and the identified community needs, disposal in the first instance should be restricted to a purpose relating to aged person's accommodation or care;*
- ♦ *the land is reserved for "Public Purpose (Local)" in the City's TPS No.4 and the land needs to be rezoned before it be disposed of; and*
- ♦ *participation by the City in any planning or facilitation of the reuse of the site would be welcome.*

In June 2011 the City received a request to initiate an amendment to TPS No.4 to rezone Reserve 24458 Robin Road, Roleystone from "Public Purpose – Primary School" to "Residential – Restricted Use" (the Restricted Use would be numbered as to the next numeral available in sequence) for 'Aged or Dependant Person's Dwellings' (a specific land use within TPS No.4).

At its 19 September 2011 meeting, Council initiated the amendment (D69/9/11) and it proceeded to be advertised for public comment. This report refers the submissions received to Council for consideration and provides a recommendation to finally adopt the amendment.

DETAILS OF PROPOSAL

This report proposes the final adoption of a scheme amendment to rezone Reserve 24458 (Lots 1352 and 3268) Robin Road, Roleystone from "Public Purpose – Primary School" to "Residential – Restricted Use" to cater for an Aged or Dependant Person's development. A base residential density already exists over the site. As no R-Code border surrounds the Primary School, a density of 'R5' is currently applicable and does not need to be updated by way of the proposed amendment.

The amendment is proposing to make available an increase to a density of R12.5 for the site via the 'Restricted Use' provisions. The Government Sewerage Policy may permit R12.5 as a maximum in respect of development not connected to sewer. The ability to apply for a density higher than R5 (i.e. up to R12.5) would be dependant on finalisation of various reports demonstrating site capability for effluent disposal. Assuming effluent disposal capability can be demonstrated, a density of R12.5 could see the development of approximately 40 aged persons dwellings.

Application for an increased density (i.e. one-third reduction of the required R12.5 site area per dwelling) normally available under the RD-Codes for aged persons housing would be subject to acceptance by the State Government's Department of Health and the local authority in terms of the Government Sewerage Policy. If approved this would mean approximately 60 dwellings could be considered on site at a density similar to R18.5.

The applicant's justification for the proposal is summarised as follows:

- (i) The site is surplus to the Department of Education's requirements and requires rezoning to be sold and developed;
- (ii) Further Residential R5 (2000m²) lots are a low priority for Roleystone;
- (iii) The City's 'Seniors Plan 2005-2010' recognises the need for additional seniors housing within the City;
- (iv) The population of the City generally and Roleystone specifically is ageing; and
- (v) The subject site is in close proximity to the Hillandale Retirement Village, Roleystone Seniors Centre, public transport (a bus stop), Cross Park recreational facilities and the Roleystone neighbourhood centre.

Public Advertising of the Amendment

The proposed amendment was advertised for 54 days, extended from the usual 42 days due to the Christmas/New Year period, closing on 9 January 2012. This advertising was carried out by way of a sign on-site, notification to relevant Government/service agencies, advertisements in the West Australian, Community and Examiner newspapers and the Roleystone Courier, details being available on the City's website/at the City's office and letters to all landowners within a 400m radius of the site.

Total No. of letters sent to residents/owners	:	240
Total No. of submissions received	:	187
No. of submissions of conditional support/no objection	:	121
No. of submissions of objection	:	45
No. of submissions of comment	:	17
No. of submissions of general advice by Agencies	:	4

The issues raised by the submissions have been summarised and recommendation made on each submission (refer to the Attachments of the Agenda).

The issues raised by the submissions have been summarised (refer to the Attachments of the Agenda) and responded to as described under Analysis below.

The main issues raised in the submissions, together with a comment on each issue are outlined below. Four (4) submissions of comment were received from government / service agencies.

Survey

The City also received 212 surveys in a format that did not form part of the formal public advertising process undertaken by the City. The City notes that there were a number of people who had completed the survey and also made a formal submission, resulting in duplication in terms of numbers. The covering letter did not make it clear which community group put forward the survey, only stating that it ran from September to December 2011. The covering letter also stated that a copy of the summary that accompanied the survey was attached, but such was not provided to the City's officers.

The reasoning provided for undertaking the survey was that it was “open to all ages and all options”, citing that a previous survey undertaken “fell short of canvassing options for retaining bushland, oval and community use of existing buildings. It was also not representative of the Roleystone Community at large because it excluded residents under 55”. The survey posed several options as to the future of the site, asking people to number all options in order of preference, with no repeats.

Of the 212 surveys received, 47 were not completed in accordance with the instructions on the survey form and had to be discounted from the tallying of results, leaving 165 correctly completed surveys. In numbering the options 1-7, “1” represented the most preferred option and “7” represented the least preferred. The City has simply added all the numbers together by option, meaning the lower the total tally the higher the option was valued. The options (listed in the order they appeared in the survey) and the results were as follows:

OPTION	RESULT
Save the Green* irrespective of the remaining Development	422 - Second
Save the Green* with Seniors Accommodation to the East	274 - First
Save the Green* with Residential Lots to the East	612 - Third
Save the 55 year old School Building with Seniors Accommodation	633 - Fourth
All Seniors Accommodation	661 - Fifth
All Residential Lots	987 - Sixth
No Preference/Other	1031 - Seventh

* The “Green” being the western bushland and grassed oval.

Via the survey there was a preference for the retention of the oval and bushland with the remainder of the site being developed as aged person’s accommodation. This issue is addressed in greater detail in the Key Issues section to follow. The City notes that a greater weight should always be afforded to the formal advertising process and written submissions as opposed to surveys, as it is never clear what information has been provided to people completing the survey, or the intentions of the group that has prepared it in the first instance.

Key Issues

Issue 1 – Retention of the oval/trees on the western portion of the site for public use.

Comment

This is the primary issue to be addressed for this proposal. Amongst both those submissions in support of and objecting to the proposal, there were three very distinct groups divided on the basis of the tree / oval topic. There were those that supported the retention of the trees and (all or part of) the oval on site (49 submissions or 26%), those that did not want to keep the oval but wanted to keep trees (55 submissions or 29%), and those who made no mention of the topic (the remaining 83 submissions or 45%).

The report to the September 2011 meeting addressed this issue, noting that whilst a Public Open Space (POS) contribution would be appropriate consistent with the Western Australian Planning Commission’s (WAPC) Development Control Policy 2.3, the amount to be provided would probably be between 5-10% of the site area depending on negotiations with the owner. This is because 10% POS is the standard requirement in Residential zoned areas, but Roleystone in general is of a lower residential density than the wider metropolitan area.

However, given the density of an aged person's development will likely be greater than R5, a 10% contribution (3250m²) may be justified. A 10% POS contribution would not secure the entirety of the areas mentioned in the correspondence received from the public, being the oval and trees at the western end of the site, which account for approximately 1.3ha (comprised of 3600m² oval, 9400m² vegetation) or 41% of the site.

When other elements are considered, such as:

- the likelihood that the Department of Education or a future landowner may not simply hand over land for public use other than in accordance with State Government Policy;
- the utilisation of limited City resources and availability of water for the upkeep of POS;
- the proximity of Cross Park (on the other side of Jarrah Road) and the significant amount of infrastructure already available;
- Council's Policy ADM 11 – *Vesting of Crown Reserves in Urban Areas* which indicates areas less than 4000m² should not be accepted unless there are inadequate neighbourhood parks in the area; and,
- the need to comply with more modern Fire Management practices such as the WAPC's *Planning for Bushfire Protection* and Australian Standard AS 3959 *Construction of Buildings in Bushfire Prone Areas*, which mean a greater number of trees and understorey are required to be removed for fire management;

it becomes apparent that acquiring a small portion of the site for public use in line with Development Control Policy 2.3 may not be the most viable option.

It is possible, though unlikely, that the State Government may see fit to "gift" the land to the community. However, altering the Amendment resolution to include Conditions in the Restricted Use (or otherwise) to require a significantly greater amount of land for POS to be ceded than that required under the WAPC's Policy may mean the loss of the opportunity for development of anything other than R5 lots. In addition, as the land is owned by the Crown, and the Minister for Planning must give final approval to any Amendment request, it is reasonable to expect that an Amendment containing such requirements would not receive support at the final adoption stage.

In respect of future development of the Primary School site, a Provision within a Detailed Area Plan (which would be required by a Condition within the Restricted Use) that requires the retention of as many trees as is possible and safe (i.e. accounting for separation distances to structures etc) given fire management requirements is appropriate. The oval could be used in whole or in part as dwelling area, or for effluent disposal (i.e. kept grassed) or for private recreation, but private land would only be available to the public on invitation, much as is the current situation.

Applicant's Response to Issue 1

Given the amount of debate on this issue the applicant was requested to provide their client's point of view. The City was advised that:

"The Department of Education has indicated that there are no objections with retaining, as part of the scheme amendment, the standard requirement for the ceding of 10% POS land, or, providing an equivalent cash in lieu contribution. This would be a consideration at the subdivision/development stage by a prospective purchaser. The Department would not support inclusion in the scheme amendment of a provision which would require the Department, or any prospective purchaser, to give up any land (or cash in lieu equivalent) in excess of the required 10% POS contribution without compensation or offsets. The Department believes that it should not have to give up more than the normal 10% POS requirement, notwithstanding the community's reasoning or use of the school oval in the past. However, the Department might consider giving up more than the 10% POS requirement if the Department were appropriately compensated.

The Department is willing to consider options presented to it in this regard, such as payment for land in excess of the 10% POS requirement, or the granting of a higher density of development, in order to offset the loss of land being ceded above the 10% POS requirement. Notwithstanding the community's past use of the school's oval (i.e. recreation, events etc), the Department would like to reiterate that it provides school ovals for the pursuit of physical activity for its pupils. It is not the Department's role to provide and maintain ovals as a replacement for local public open space".

If Council believes that the land in question is of such value to the community that it must be provided for public use, Council can certainly consider purchasing the portion of the oval/treed land in excess of 10% of the site (approx. 9750m² after 3250m² is provided free of cost) from the DoE. The City notes that such a purchase and all associated ongoing maintenance costs are not budgeted for and is not likely to be the most appropriate use of Council's funds.

With regard to the suggestion that a further density increase above that which the amendment already caters for would compensate for the loss of additional land, the City is not certain how this could be achieved. The Government Sewerage Policy allows for up to R12.5 to be considered without sewer, which the Restricted Use conditions cover. The conditions also mention the one-third reduction of the required R12.5 site area per dwelling generally allowed under the RD-Codes for Aged Person's Dwellings can be considered (subject to obtaining necessary approvals), although the state government policy is silent on this matter. Given it is uncertain at this stage whether it will be possible for a developer to get all the approvals to obtain a density of R12.5 plus the one-third site area reduction, considering a density above what has already been catered for would not be based on sound planning principles and the City would not recommend pursuit of this course.

A third possibility has also been discussed, which is leaving the land in private ownership, ensuring the trees and oval are retained through appropriate provisions in the amendment, and imposing a 'public access easement' on title over the western third of the site via the Land Administration Act 1997. Public access easements can be limited to suit the needs of the scenario at hand. General access to private land at all hours would not be conducive to a senior's development on site, so for example, the easement might stipulate that access be granted to the public for infrequent events, such as the market and concerts that have been held on occasion.

This may not necessarily result in a loss of any lots/units because, as a for instance, instead of being more widely spread the development could condense into a smaller portion of the site, and the oval used for waste water disposal. Such an easement would not be imposed at this stage, but the amendment would contain a requirement for such to be established via a condition of development, subdivision or strata approval. This is because such applications would be made by the new owner and the City would be able to negotiate appropriate terms with that owner. The City sees this as a feasible option, but notes some prospective purchasers may be put off by the requirement.

If Council does not require a land contribution, and/or decides to pursue the public access easement option, Council has the option to accept POS cash-in-lieu for the public open space requirement which can then be used to improve existing POS in the area, such as Cross Park or other parks. This may be a better option given Roleystone already has a considerable amount of POS based on its low residential density of R5. The City has included a Condition in the Restricted Use that notes "*A Public Open Space contribution to be negotiated between the landowner / developer and the City*". The Condition does not tie down an amount nor does it state whether it is a land or cash-in-lieu contribution, allowing the matter to be addressed in detail at a later stage.

Recommendation

That the issue is supported in part.

Issue 2 – Object as the density is too high.

Comment

Some submissions indicated that the density would be too high and out of character with the area. Whilst a final density is not known at this point as it depends on a number of factors, it is true that if approved a development on the site would be a higher density than the surrounding residential area, which is usually one of the main aims of aged person's accommodation – smaller units with less land to manage. In addition, both R5 and R12.5 (and even R12.5 with a one-third reduction of the required R12.5 site area per dwelling, should that scenario eventuate) would be considered low density in terms of the Residential Design Codes of Western Australia (RD-Codes). Several submissions expressed concerns at the precedent this would create for higher density development elsewhere in Roleystone. Precedent only applies where there is a very similar set of circumstances. Council supported the initiation of this Scheme amendment as it had sound planning grounds to do so. It would be difficult for a developer to recreate such a particular set of circumstances.

Recommendation

That the issue is not supported.

Issue 3 – Object as Roleystone already has senior’s accommodation.

Comment

Whilst it is true Roleystone already has some Aged Person’s units at the Hillandale facility, these are at capacity and more are needed. Roleystone has an aging population with some residents looking to downsize from the large residential lots (i.e. 2000m² plus), and the provision of further aged care facilities will allow people to remain in the area. Many submissions indicated that there was a need for Aged Person’s Housing (refer to Issue 7), which is a discretionary (and appropriate) use within the Residential zone. Council’s stance of supporting the initiation of this amendment was to increase the supply of aged housing in Roleystone.

Recommendation

That the issue is not supported.

Issue 4 – Object as development will mean increased traffic.

Comment

The primary school traffic will no longer frequent the immediate area and would be replaced with traffic associated with an aged person’s development. Whilst no figures have been submitted, a primary school is a much higher impact use than an aged person’s development, as it has peak periods and high parking demand based on the number of staff and students. With an aged person’s development, the trips generated will be less than the school but spread across the day, making them less noticeable.

Recommendation

That the issue is not supported.

Issue 5 – Inclusion of Men’s Shed / Community Garden site.

Comment

Community Services have had extensive contact with Roleystone community members who are looking to find a suitable site for a Men’s Shed / community garden in the area. Whilst that group’s first preference would be to locate the facility on Cross Park, the proximity of the subject site makes it a viable second option from their point of view. It has been suggested that the use would be compatible with an aged person’s complex, providing a communal activity focal point.

It is noted that whilst a Community Purpose land use would be able to be considered in the Residential zone if the site is rezoned, there is no statutory obligation on the current (or any future) landowner to provide the required land. The group has negotiated a short term lease with the DoE to locate in some of the unused school buildings at present, and may be able to liaise with whoever purchases the land to arrange a further agreement for a portion of the site or not. Whilst this is somewhat beyond the City's control, the City acknowledges the importance of the role such facilities play in communities and will continue to provide assistance to find a suitable location.

Recommendation

That the issue is noted.

Issue 6 – Recognition of the former Primary School Site as part of development.

Comment

A number of submissions requested recognition of the site's history through a plaque (or similar) recognising the former Primary School. Whilst the site is not included in the City's Municipal Heritage Inventory, such a plaque could be accommodated as part of any redevelopment of the site, via a condition of development approval, or the City could request the landowner to provide such a plaque.

Recommendation

That the issue is supported.

Issue 7 – Support the development of the site for Aged Person's Accommodation.

Comment

121 submissions, or 64.7% of the total received, indicated their support for a future Aged Person's development on the site. The submissions cited a range of issues for this support, from needing to downsize to a smaller property whilst wanting to remain in the area, to the site's location near the Local Centre, bus route and Cross Park. These factors are part of the reason Council viewed the site as suitable for Aged Person's Accommodation and advised State Land Services that a rezoning should consider this option a priority.

Recommendation

That the issue is supported.

Issue 8 – Object as the oval and surrounding bushland is a community asset, used for community events.

Comment

The use of the site has been at the behest of the Department of Education. Whilst the community sees the land as their asset, ownership is vitally important. The land is not a City asset, though it facilitated a community use. It is in fact a state government asset that has been deemed surplus to requirements.

The City is aware that events take place on the school oval and that Cross Park is utilised for organised sport. It is acknowledged that these events have taken place on land owned by the Department of Education, not on land that is within the City's control. If Council opt to take cash-in-lieu of the public open space contribution land for the site, future events would need to be relocated, perhaps to the high school, unless agreed to by the new owner.

Recommendation

That the issue is supported in part.

Issue 9 – Form of development, size of units, nature of units (independent or high care), cost of units, management of units.

Comment

Some submissions provided comments on what was perceived as an appropriate form of development for an aged person's complex, covering a range of issues from the number of bedrooms to appearance. The final form of development has not been determined (other than the rezoning catering for a senior's development), as a comprehensive design for the site would only be submitted as part of a future application if the site is rezoned.

One element that is already determined by statutory standards that would be applicable is size. Individual Aged Person's Dwellings are limited by the Residential Design Codes to a maximum plot ratio area of 100m². This can include whatever design layout the developer prefers (i.e. number of bedrooms etc), but does not include parking areas or verandahs, patios etc.

In respect of the nature of the units, several submissions queried whether the facility would be high care. The City believes it less likely the development would be proposed along these lines although it is possible. It is more likely that the development would be based around independent units to cater for those aged over 55 who still lead active lives. Cost of the units was also raised, however the City notes it cannot control how much the units are sold / rented for if the development does eventuate.

Generally, based on similar developments, the units themselves would have a small private courtyard, but would be surrounded by communal grounds. The communal areas can include things like a common room, swimming pool, gardens or the like managed by a strata or management body that had control of maintenance issues. Some aged care providers also have a "live in" manager on site.

Recommendation

That the issue is noted.

Issue 10 – Impact on the character/amenity of the area.

Comment

The final form of development has not been determined, other than the rezoning catering for a senior's development, though the City believes it likely it would be similar to Hillandale. If the development were to proceed, the City would require the retention of as many trees as is possible and safe given fire management requirements, and see that the development integrates well into its surrounds. The City does not believe the proposal will alter the quiet village aspect of Roleystone, rather it is providing alternate housing options for the older existing members of the community.

Recommendation

That the issue is supported in part.

Restricted Use Table

Discussions with aged care providers revealed that limiting the Restricted Use table to the specific land use "Aged or Dependant Person's Dwellings" may be too restrictive. For example, one provider advised their model was based on the "Park Home Park" land use class and another on a Use Not Listed scenario where the development was simply described as a "Lifestyle Village". As such, the City recommends amending the wording of the Restricted Use table from "Aged or Dependant Person's Dwellings" to "a development catering for aged and/or dependent persons". This should allow sufficient flexibility as to the form of land use when it comes to classifying it within the land uses defined by TPS No.4 which will make the site more attractive to a prospective developer, whilst still ensuring the development is for aged persons. The following changes to the Restricted Use table are proposed:

'Restricted Use' column:

- Altered reference to "Aged and/or Dependent Persons' Dwellings" to "a development catering for aged and/or dependent persons".
- Added reference to "Park Home Park" being a discretionary land use within the Residential zone.

'Conditions' column:

- Altered reference to "Aged and/or Dependent Persons' Dwellings" to "a development catering for aged and/or dependent persons".
- Added a new Condition X.2 to prevent the establishment of a 'Park Home Park' at the base code of R5. Renumbered existing X.2-X.5 as X.3-X.6.
- Altered X.4a) to refer to the definition of 'Aged Persons' as described within the Residential Design Codes of Western Australia.
- Altered X.6 from "may impose Conditions on any development, subdivision and/or strata approval and shall require proposed developments to specifically address the following issues" to "may impose Conditions on any development, subdivision and/or strata approval to require".

- Altered X.6b) from “A Public Open Space contribution to be negotiated between the landowner / developer and the City” to “The negotiation of a Public Open Space contribution between the landowner / developer and the City”.
- Added a new X.6d) to allow the inclusion of a public access easement on any future approval issued.

OPTIONS

1. Council may adopt the amendment without modification and request that the Hon. Minister for Planning grant final approval to the amendment.
2. Council may adopt the amendment with modifications and request that the Hon. Minister for Planning grant final approval to the amendment.
3. Council may resolve to not adopt the amendment giving reasons and request that the Hon. Minister for Planning refuse to approve the amendment. The Minister for Planning can grant final approval to the amendment or refuse it.

CONCLUSION

Whilst the Roleystone community has expressed many different views, there appears to be two viewpoints on whether the oval should be retained on site or not. It can be said of both those groups that the rezoning has been overwhelmingly supported. Of the 187 submissions received, 121 (or 64.7%) were in favour of the proposal. This many submissions indicating support for a proposal is unusual and not often seen.

In very general terms, when the community agrees with a proposal, often no submissions are received, as it is not seen as necessary to raise concerns. It is generally only when a community disagrees or wishes to make comment on a proposal that a high number of submissions are received. The opposite is true here, and the City believes that the support is a clear indication of the work done to this point and that the end product (i.e. and aged person's development) is something the community sees as critical.

The main outstanding issue is the ability to retain more than 10% of the area for open space. While it is difficult to establish at this stage what a future developer may accept it would be appropriate to include provisions in the scheme to guide future development to maximise the possibility of protecting some of the trees and open areas, particularly where this would better facilitate effluent disposal and the achievement of a more desirable development.

It is recommended that Council resolve to adopt the amendment with modifications in accordance with Option 2 above.

RECOMMEND

That Council:

1. Pursuant to Part 5 of the *Planning and Development Act 2005* to adopt, with modification, Amendment No.61 to Town Planning Scheme No.4 to:
 - a) rezone Reserve 24458 (Lots 1352 and 3268) Robin Road, Roleystone from “Public Purpose - Primary School” to “Residential - Restricted Use No.X”;
 - b) include a new entry within Schedule 3 - Restricted Uses in appropriate numerical order as follows:

No.	Description of Land	Restricted Use	Conditions
X.	Reserve 24458 (Lots 1352 and 3268) Robin Road, Roleystone	<p>The Residential Zone (Restricted) acknowledges that the location and accessibility characteristics make this site suitable for a development catering for aged and/or dependent persons up to a maximum density as permitted under the Government Sewerage Policy.</p> <p>The following uses listed in the base Residential zone shall be uses that are Not Permitted ("X") in the Restricted Use Area:</p> <ul style="list-style-type: none"> • Single Dwelling (other than for Aged or Dependent Persons Dwellings) • Single Bedroom Dwelling (other than for Aged or Dependent Persons Dwellings) • Grouped Dwelling (other than for Aged or Dependent Persons Dwellings) <p>The following uses that are Not Permitted (X) in the Residential zone shall be uses that are discretionary (“D”) in the Restricted Use Area:</p> <ul style="list-style-type: none"> • Park Home Park 	<p>X.1 All other permitted use classes listed in the base Residential zone shall be Discretionary (“D”) in the Restricted Use area.</p> <p>X.2 ‘Park Home Park’ shall only be considered as a discretionary land use where an application proposes to maximise the development potential of the site in accordance with Condition X.4.</p> <p>X.3 Reserve 24458 (Lots 1352 and 3268) Robin Road, Roleystone being amalgamated prior to any approvals for development, subdivision or strata being issued.</p> <p>X.4 The base density of R5 may be increased to R12.5, and the one-third reduction of the required R12.5 site area per dwelling applicable from the Residential Design Codes of Western Australia in respect of development catering for aged and/or dependant persons, may be applied in addition to the R12.5 density subject to:</p>

			<p>a) The development catering for aged persons, as per the definition within the Residential Design Codes of Western Australia.</p> <p>b) The provision of independent soil testing and a detailed geotechnical investigation that supports the design, construction and location of the proposed development and wastewater treatment facilities.</p> <p>c) Approval from the Department of Health Western Australia (and if required the Economic Regulation Authority) and / or the City in respect of wastewater treatment facilities.</p> <p>d) Submission and approval of a Detailed Area Plan (DAP) prior to any approvals for development, subdivision and / or strata being issued.</p> <p>X.5 The DAP referred to in the previous Condition shall address the following issues:</p> <p>a) A common set of design principles in keeping with the area, including roof pitch, built form, building materials, fencing, tree retention and landscaping, setbacks, and privacy.</p> <p>b) Vehicular access to be derived from Robin Road.</p>
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			<p>X.6 The City may impose Conditions on any development, subdivision and/or strata approval to require:</p> <ul style="list-style-type: none">a) The preparation and implementation of a Fire Management Plan for the site, including a specific requirement that all development shall be constructed to ‘AS3959 – Construction of Buildings in Bushfire Prone Areas’ standards or superseded standard.b) The negotiation of a Public Open Space contribution between the landowner / developer and the City.c) The relocation and / or upgrade of stormwater drainage pipes on site as necessary at the landowner / developer’s cost.d) The inclusion of a Public Access Easement on the Certificate of Title allowing for occasional public access to, and use of, the western portion of the site that includes the oval and substantial vegetation.
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c) amend the Scheme Maps accordingly.

- 2. Authorise the Mayor and Chief Executive Officer to execute the Amendment documents.**
- 3. Forward the amendment documentation to the Western Australian Planning Commission for its consideration and requests the Hon Minister for Planning and Infrastructure grant final approval to the amendment.**

- 4. Endorse the comments made in this report regarding the submissions received on this scheme amendment for inclusion in the schedule of submissions to be forwarded to the Western Australian Planning Commission.**

- 5. Advise the submitters and the applicant of its decision.**

ATTACHMENTS

1. TPS No.4 - Amendment No.61 - Schedule Of Submissions
2. TPS No.4 - Amendment No.61 - Proposed Zoning Plan
3. Roleystone Primary - Concept Plan

**3.2 - FINAL ADOPTION - AMENDMENT NO.65 - TOWN PLANNING SCHEME NO.4:
DELETION OF 'ADVERTISEMENT' FROM THE USE CLASS ZONING TABLE AND
MODIFICATIONS TO SCHEDULE 5 'EXEMPTED ADVERTISEMENTS'**

WARD : ALL
FILE No. : M/255/12
DATE : 9 May 2012
REF : ASC
RESPONSIBLE : EDSS
MANAGER
APPLICANT : City of Armadale
LANDOWNER : N/A
SUBJECT LAND : N/A
ZONING : N/A
MRS /
TPS No.4

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

- 2.1 Long term planning and development that is guided by a balance between economic, social and environmental objectives.
- 2.1.1 Review, update and implement the City's Town Planning Scheme, taking into account the Local Biodiversity Strategy and other environmental considerations.
- 2.4 Attractive and user-friendly streetscape and open spaces.

Legislation Implications

Planning and Development Act 2005
Metropolitan Region Scheme
Town Planning Scheme (TPS) No.4

In Brief:

- At its meeting on 14 November 2011, Council initiated an amendment to the Town Planning Scheme No.4, by deleting 'Advertisement' from the Use Class Zoning Table and to modify Schedule 5 'Exempted Advertisements' relating to 'Property Transactions' and 'Display Homes'.
- The amendment was advertised for public comment for 42 days and attracted 3 submissions in support.
- Council is required to consider the submissions received during the advertising period and the amendment for final adoption.
- The proposal should be supported as it is consistent with the aims of Town Planning Scheme No.4 and seeks to resolve current compliance issues surrounding the display of real estate signs in the City.
- Recommend that Council adopt the amendment with modifications and request that the Hon Minister for Planning grant final approval to the amendment.

Council Policy/Local Law Implications

Local Planning Strategy 2005
PLN 4.2 Signage (Advertisements)
Local Laws relating to Signs, Hoardings and Bill Posting 1965

Budget/Financial Implications

Nil.

Consultation

- ◆ Planning Services.
- ◆ The Environmental Protection Authority (EPA) advised that the amendment did not warrant an environmental assessment.
- ◆ The WAPC's consent to advertise the amendment was not required.
- ◆ Advertised for public comment for 42 days, including local real estate agents.

BACKGROUND

At its meeting of November 2011, Council initiated an amendment No.65 to Town Planning Scheme No.4 (D86/11/11):

1. To delete the use 'Advertisement' and Notation 1 from the Use Class Zoning Table, and;
2. Modify Schedule 5 'Exempted Advertisements' relating to 'Property Transactions' and 'Display Homes'.

1. 'Advertisement' in the Use Class Zoning Table

The deletion of 'Advertisement' from the Use Class Zoning Table (and associated Notation 1) was considered appropriate as 'Advertisement' is not a land use, and therefore is considered confusing and misleading to include it within the Use Class Zoning Table. Advertising is also covered by existing clauses in the Scheme (Clause 9.1.2) which provides clear instruction of when signage requires a planning application without the need to include it as a land use in the Use Class Zoning Table.

2. Schedule 5 – 'Exempted Advertisements'

Modifications were made to Schedule 5 'Exempted Advertisements' in relation to 'Property Transactions' and 'Display Homes' in order to clearly define and update what signs are permitted without planning approval. This was to address current issues such as the placement of real estate signs outside the property boundary as well as the number erected per property. One of the main modifications made was to allow the placement of real estate signs in the road reserve, meeting certain criteria. Currently real estate signs are not permitted to be located in road reserves.

The other main modification came under 'Display Homes' which was to allow one portable sign for the hours in which the home is open for display, subject to the same conditions as per Property Transaction signs in Schedule 5. This allows companies the ability to provide these signs in a manner that is not considered to be problematic, and provides clear conditions which can be regulated.

DETAILS OF PROPOSAL

This report proposes the final adoption of a scheme amendment to Town Planning Scheme No.4 by:

1. Deleting the use 'Advertisement' and Notation 1 from the Use Class Zoning Table, and;
2. Amending Schedule 5 'Exempted Advertisements' relating to 'Property Transactions' and 'Display Homes'.

Public Advertising of the Amendment

The proposed amendment was advertised for 42 days, closing on 28 March 2012. This advertising was carried out by way of notification to relevant Government agencies, letters sent to real estate agents and display home companies operating in the Armadale area, advertisements in the "West Australian" newspaper, as well as being available on the Out for Comment section on the City's website. A total of 3 submissions were received.

Total No. of submissions received	:	3
No. of submissions of conditional support/no objection	:	3
No. of submissions of objection	:	0

No comments were provided from the 3 submissions.

Modifications following Advertising

Modifications were made to Schedule 5 following a further review after the advertising period closed. These modifications have not changed what signs are exempt from planning approval, but rather minor alterations have been made in order to clarify the meaning and intent of the provisions.

Modifications to the advertised version of Schedule 5 'Exempted Advertisements' are outlined in the table below. Additions are in italics and deletions are in strike through. *The current version of Schedule 5 in Town Planning Scheme No.4 is included in the Attachments of the Agenda.*

Land use and/or development	Exempted Sign	Maximum Size in Area
Property Transactions. Advertisement signs displayed for the duration of the period over which property transactions are offered and negotiated as follows: (a) Dwellings	(a) One sign only per street frontage for each property relating to the sale, leasing or impending auction of the property at or upon which the sign is or the signs are displayed. The sign should be located on the property, however <i>the sign</i> may be permitted on the verge immediately adjacent to the property subject to satisfying the following requirements:	Each sign shall not exceed an area of 2m ²

Land use and/or development	Exempted Sign	Maximum Size in Area
<p>(b) Multiple Dwellings, Shops, commercial and industrial properties</p> <p>(c) Large properties comprised of shopping centres, buildings in excess of four storeys and or rural properties in excess of 5 ha hectares.</p>	<ul style="list-style-type: none"> • The sign shall not obstruct any footpath, road, shared path or pedestrian movements. • The sign shall not obstruct sightlines to the satisfaction of the City. • The sign shall not be erected on or affixed to any natural feature, bridge, power or light pole, traffic sign or be attached to any other structural feature or affect any services. • The sign shall be securely fixed and maintained in a safe condition. • The ground area is to be reinstated to its original condition once the sign is removed. <p>(b) One sign as for (a) above.</p> <p>(c) One sign as for (a) above, but are not permitted on the verge unless 2m² or less in area.</p>	<p>Each sign shall not exceed an area of 23m²</p> <p>Each sign shall not exceed an area of 10m²</p>
<p>Display Homes. Advertisement signs displayed for the period over which homes are on display for public inspection.</p>	<p>One sign only for each dwelling on display, erected on the property boundary.</p> <p>Or</p> <p>One sign for each group of dwellings displayed by a single project builder giving details of the project building company and details of the range of dwellings on display.</p> <p>(i) In addition, one portable sign <i>advertising the display home</i> is permitted <i>during</i> for the hours in which the <i>property home</i> is open for display only. The sign is permitted on the <i>property or the verge</i> immediately adjacent to the dwelling and is subject to <i>satisfying the same conditions outlined under Property Transactions</i> following requirements:</p> <ul style="list-style-type: none"> ▪ <i>The sign shall not obstruct any footpath, road, shared path or pedestrian movements.</i> ▪ <i>The sign shall not obstruct sightlines to the satisfaction of the City.</i> ▪ <i>The sign shall not be erected on or affixed to any natural feature, bridge, power or light pole, traffic sign, or any other structural feature or affect any services.</i> 	<p>2m²</p> <p>5m²</p> <p>0.2m²</p>

COMMENTS

A summary of the proposed minor modifications are outlined below:

1. Minor modifications have been made to the text including the addition of 'in area' to the current title 'Maximum Size', as well as 'hectares' being used rather than abbreviated.
2. Minor modifications to refine the wording in some instances have occurred. This is particularly in regard to removing the word 'only' where it is not considered appropriate or of value.
3. Under 'Property Transactions' for '(a) Grouped Dwellings' further provisions to allow signs on the verge have been included. These include:
 - a. Signs on the verge shall not obstruct any road, shared path or pedestrian movements.
 - b. Signs shall not be erected on or affixed to power or light pole or traffic sign or affect any services.

The inclusion of road, shared path and pedestrian movements to 'the sign shall not obstruct any footpath' was considered necessary since not all streets have footpaths. Therefore a sign may still have created an obstruction in some other way which would not have been covered in the outlined requirements.

The word 'affixed' was also included in 'the sign shall not be erected on...' to make it explicitly clear where the signs are not allowed. 'Power or light pole or traffic sign' have also been explicitly mentioned for the same purpose.

Also the word rural has been deleted to accommodate large signs on non-rural land in excess of 5 hectares and the size of signs for (b) has increased to from 2m² to 3m².

4. Under Display Homes, changes have been made in relation to portable signs. These changes are to clarify when a portable sign may or not be permitted. Under the advertised version of Schedule 5 portable signs were permitted on the verge subject to satisfying the same conditions outlined under Property Transactions. However it was determined that not all the same conditions are applicable to portable signs. Hence, the conditions of relevance have been outlined and the reference to Property Transactions removed.

OPTIONS

1. Council may adopt the amendment and the modifications referred to above and request that the Hon Minister for Planning grant final approval to the amendment.
2. Council may adopt the amendment with or without modifications and request that the Hon Minister for Planning grant final approval to the amendment.
3. Council may resolve to not adopt the amendment giving reasons and request that the Hon Minister for Planning refuse to approve the amendment.

CONCLUSION

The amendment proposes to delete 'Advertisement' from the Zoning Table and associated Notation 1. The use 'Advertisement' within the Zoning Table is not required and removing it will avoid uncertainty and confusion in its interpretation as a land use.

The amendments to Schedule 5 'Exempted Advertisements', for sections 'Property Transactions' and 'Display Homes', has clarified when these signs should be permitted without planning approval in order to address the current concerns surrounding real estate signs in the City. This is particularly in regards to for sale signs being and one portable display home sign being allowed on the verge satisfying the outlined requirements.

No submission of objection was received during the advertising period. Modifications are relatively and merely provide further clarification of the meaning and intent of the provisions. Therefore it is recommended that Council resolve to adopt the amendment with modifications in accordance with Option 1 above.

RECOMMEND

That Council:

1. Pursuant to Part 5 of the *Planning and Development Act 2005* to adopt, with modifications, Amendment No.65 to Town Planning Scheme No.4 to:
 - a) Deleting the use 'Advertisement' and Notation 1 from the Use Class Zoning Table, and;
 - b) Amending Schedule 5 'Exempted Advertisements' relating to 'Property Transactions' and 'Display Homes' as follows:

Land use and/or development	Exempted Sign	Maximum Size <i>in Area</i>
Property Transactions. Advertisement signs displayed for the duration of the period over which property transactions are offered and negotiated		

	<p>displayed by a single project builder giving details of the project building company and details of the range of dwellings on display.</p> <p>(i) In addition, one portable sign advertising the display home is permitted during the hours in which the property is open for display. The sign is permitted on the property or the verge immediately adjacent to the dwelling and is subject to satisfying the following requirements:</p> <ul style="list-style-type: none">▪ The sign shall not obstruct any footpath, road, shared path or pedestrian movements.▪ The sign shall not obstruct sightlines to the satisfaction of the City.▪ The sign shall not be erected on or affixed to any natural feature, bridge, power or light pole, traffic sign, or any other structural feature.	<p>0.2m²</p>
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2. Authorise the Mayor and Chief Executive Officer to execute the Amendment documents.
3. Forward the amendment documentation to the Western Australian Planning Commission for its consideration and requests the Hon Minister for Planning grant final approval to the amendment.
4. Endorse the comments made in this report regarding the submissions received on this scheme amendment for inclusion in the schedule of submissions to be forwarded to the Western Australian Planning Commission.
5. Advise the submitters and the applicant of its decision.

ATTACHMENTS

1. TPS No.5 - Current Schedule 5

COUNCILLORS' ITEMS

To be considered.

EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORT

5.1 - PUBLIC OPEN SPACE STRATEGY - PRECINCT A - FINALISATION OF LAND SALES

Council is advised that the final Public Open Space Strategy (POS Strategy) land sale within Precinct "A" of the POS Strategy has occurred. This land sale relates to Lot 98 (formerly Lot 2647) Pindari Court, Kelmscott. Precinct "A" is located in the north of the municipality and contains the locality of Westfield and a portion of the locality of Kelmscott. It is generally bounded by the Perth-Armadale railway line to the east, Lake Road to the north-west and Champion Drive to the south. A small portion of older, rural-residential lots adjacent to Wright Lake at the northern point of the area is also included in the Precinct.

Refer to the POS Strategy Precinct plan included in the Attachments of the Agenda.

The sale of Lot 98 (Formerly Lot 2647) Pindari Court, Kelmscott occurred by way of Private Treaty as per the requirements of Section 3.58(3) of the Local Government Act, 1995. The offer was accepted by the Chief Executive Officer as per Delegation No.22. The details of the disposition are as follows:

- Stage 1, Coastal Plain North 1 – Precinct A: Lot 98 Pindari Court, Kelmscott;
- Council adopted the Business Plan at its meeting of 15th October 2007 (CS84/10/07);
- Buyer(s) – P.V. and G.J. Walling: Accepted Offer = \$215,000 (Inc. GST);
- The City's consideration of the offer was advertised in the Comment News between 13th December until 3rd January 2012. No submissions were received;
- The CEO accepted the offer on 23rd January 2012; and
- Settlement took effect on 7th May 2012.

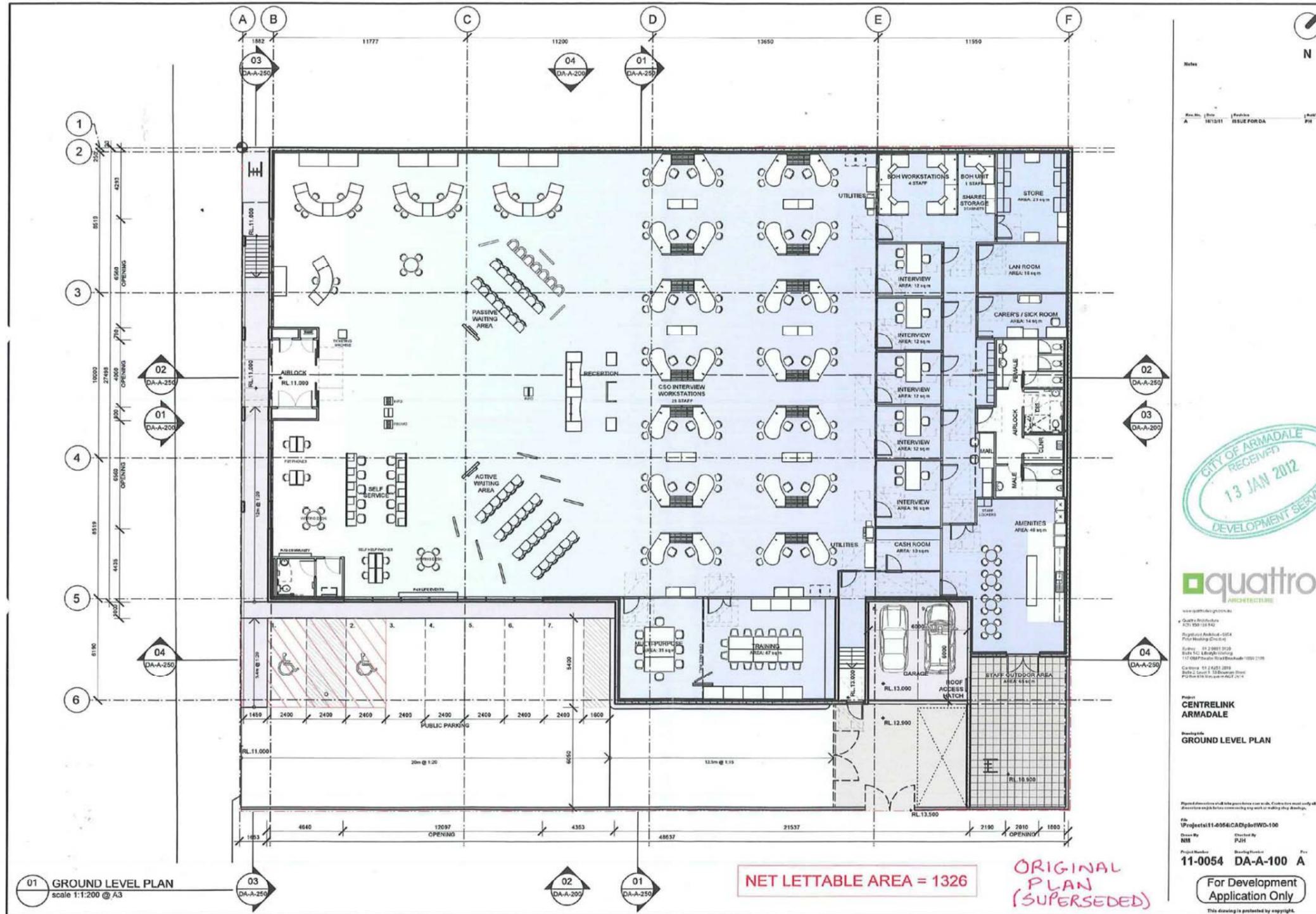
The Public Open Space Working Group (POSWG) is currently working on draft reserve upgrade proposals for Precinct's B and O of the POS Strategy. The POSWG aims to initiate investigations into draft reserve upgrade proposals for Precinct A between July – September 2012 for Council's consideration in late 2012.

ATTACHMENTS

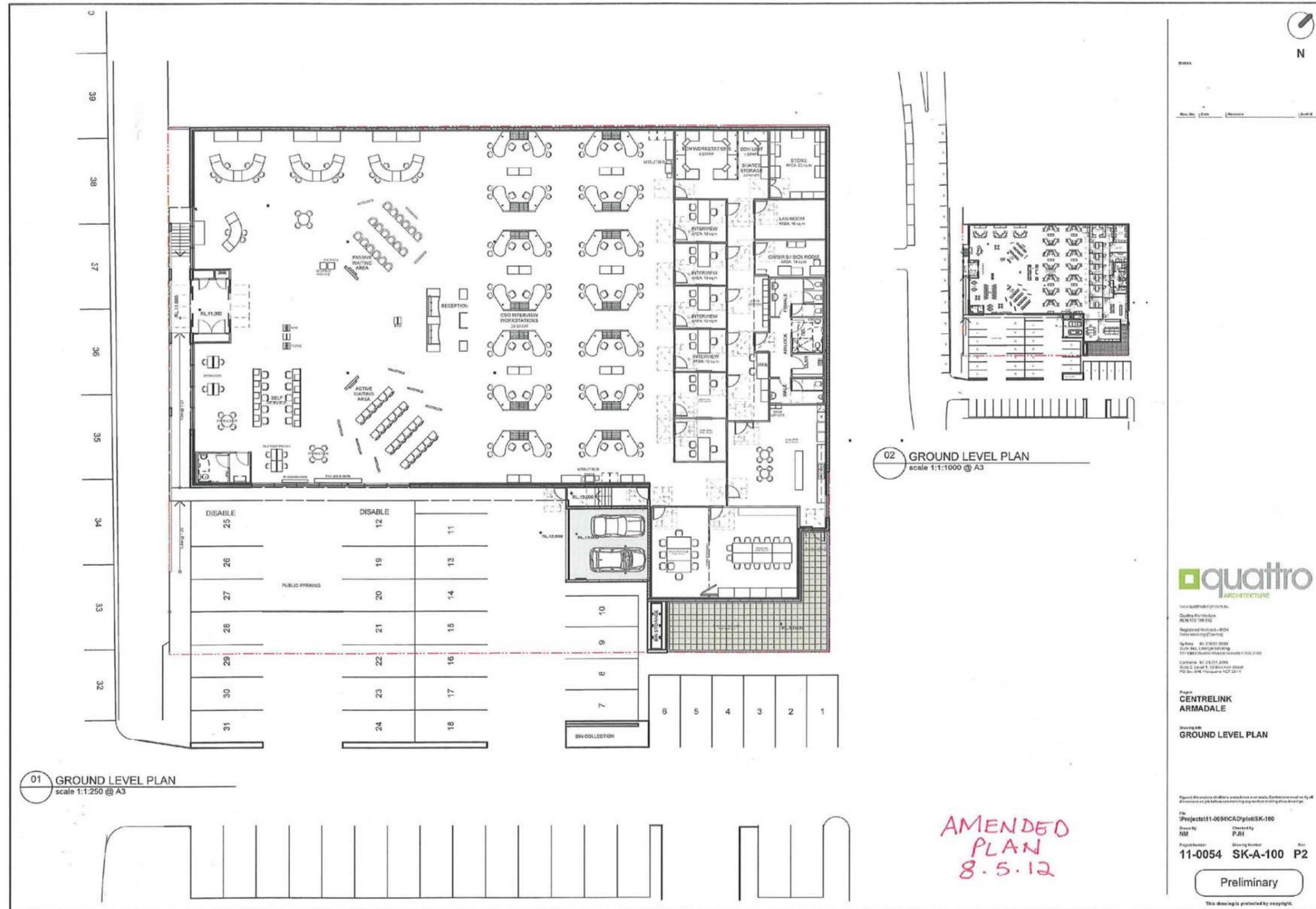
1. POS Strategy Precinct Plan

MEETING DECLARED CLOSED AT _____

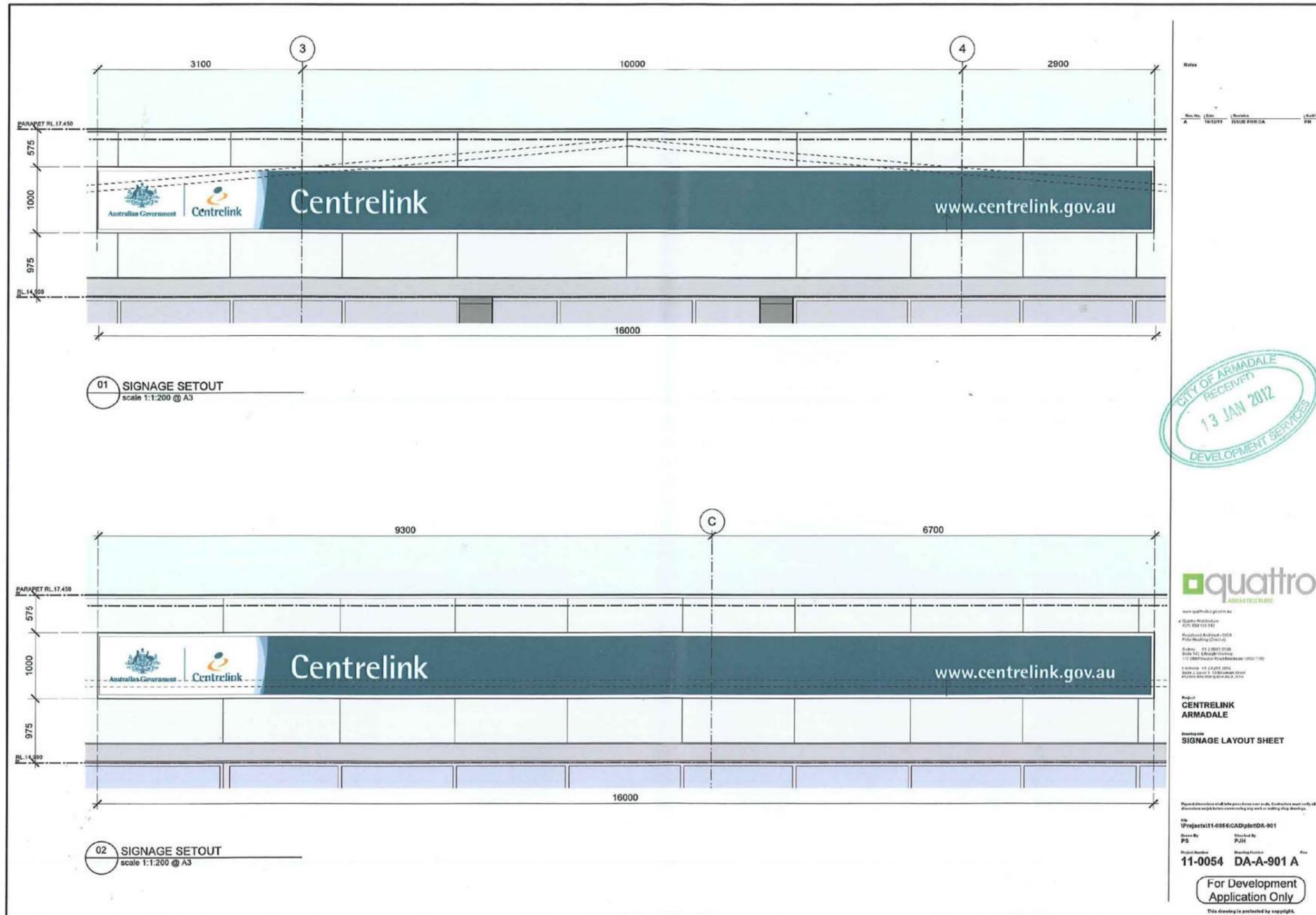
SUMMARY OF "A" ATTACHMENTS		
ATT NO.	SUBJECT	PAGE
1.1 STATE ADMINISTRATIVE TRIBUNAL REVIEW - PROPOSED OFFICE BUILDING, LOTS 31 AND 32 (43 AND 45) WILLIAM STREET, ARMADALE		
1.1.1	Original Site Plan - Lot 31 & 32 William St	69
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3.1 FINAL ADOPTION - AMENDMENT NO.61 - TOWN PLANNING SCHEME NO.4 - REZONING OF RESERVE 24458 ROBIN ROAD, ROLEYSTONE		
3.1.1	TPS No.4 - Amendment No.61 - Schedule Of Submissions	76
3.1.2	TPS No.4 - Amendment No.61 - Proposed Zoning Plan	128
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3.2 FINAL ADOPTION - AMENDMENT NO.65 - TOWN PLANNING SCHEME NO.4: DELETION OF 'ADVERTISEMENT' FROM THE USE CLASS ZONING TABLE AND MODIFICATIONS TO SCHEDULE 5 'EXEMPTED ADVERTISEMENTS'		
3.2.1	TPS No.5 - Current Schedule 5	130
5.1 PUBLIC OPEN SPACE STRATEGY - PRECINCT A - FINALISATION OF LAND SALES		
5.1.1	POS Strategy Precinct Plan	131



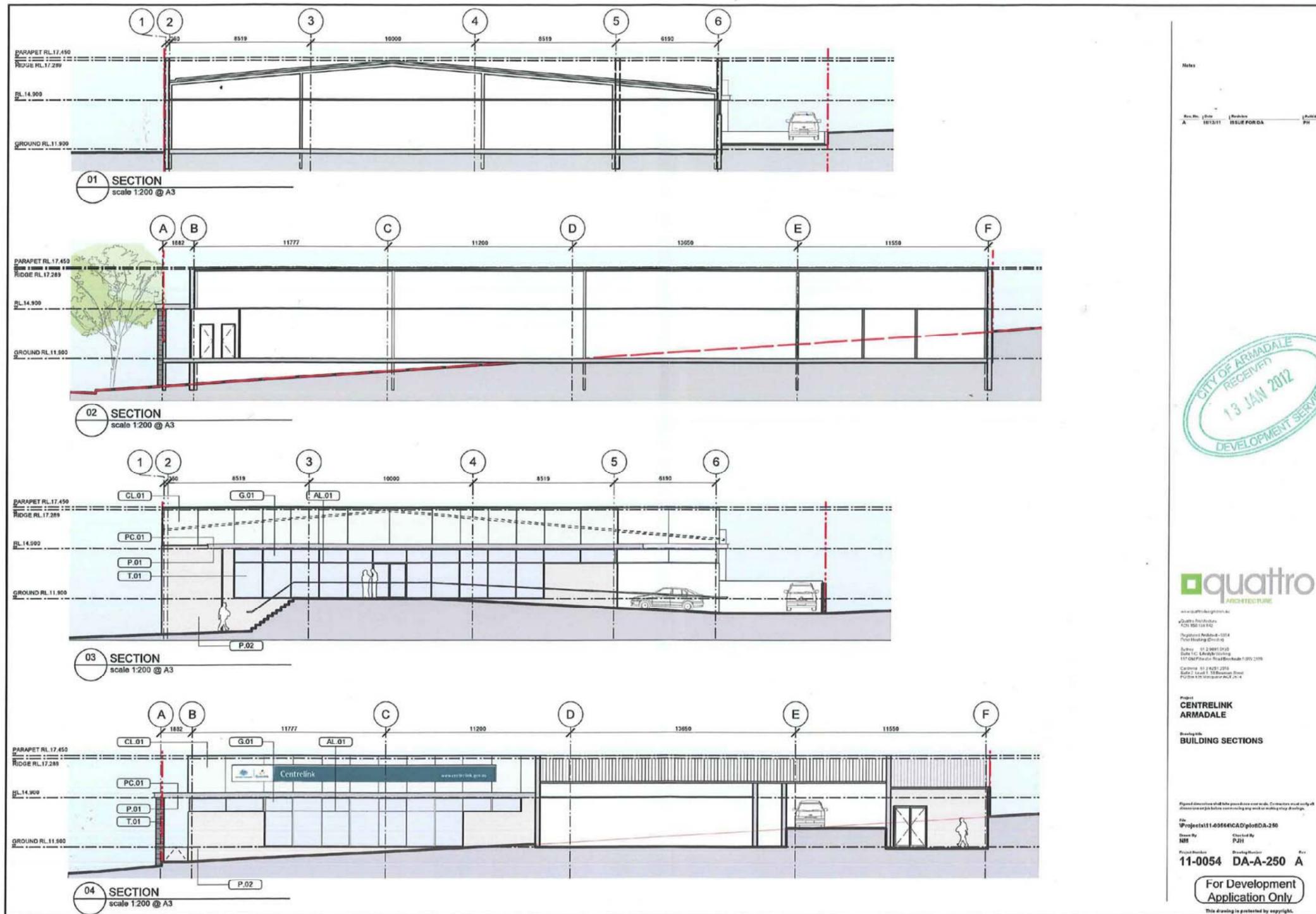
ORIGINAL SITE PLAN (SUPERSEDED)
PROPOSED OFFICE BUILDING
LOTS 31 & 32 (43 & 45) WILLIAM ST, ARMADALE



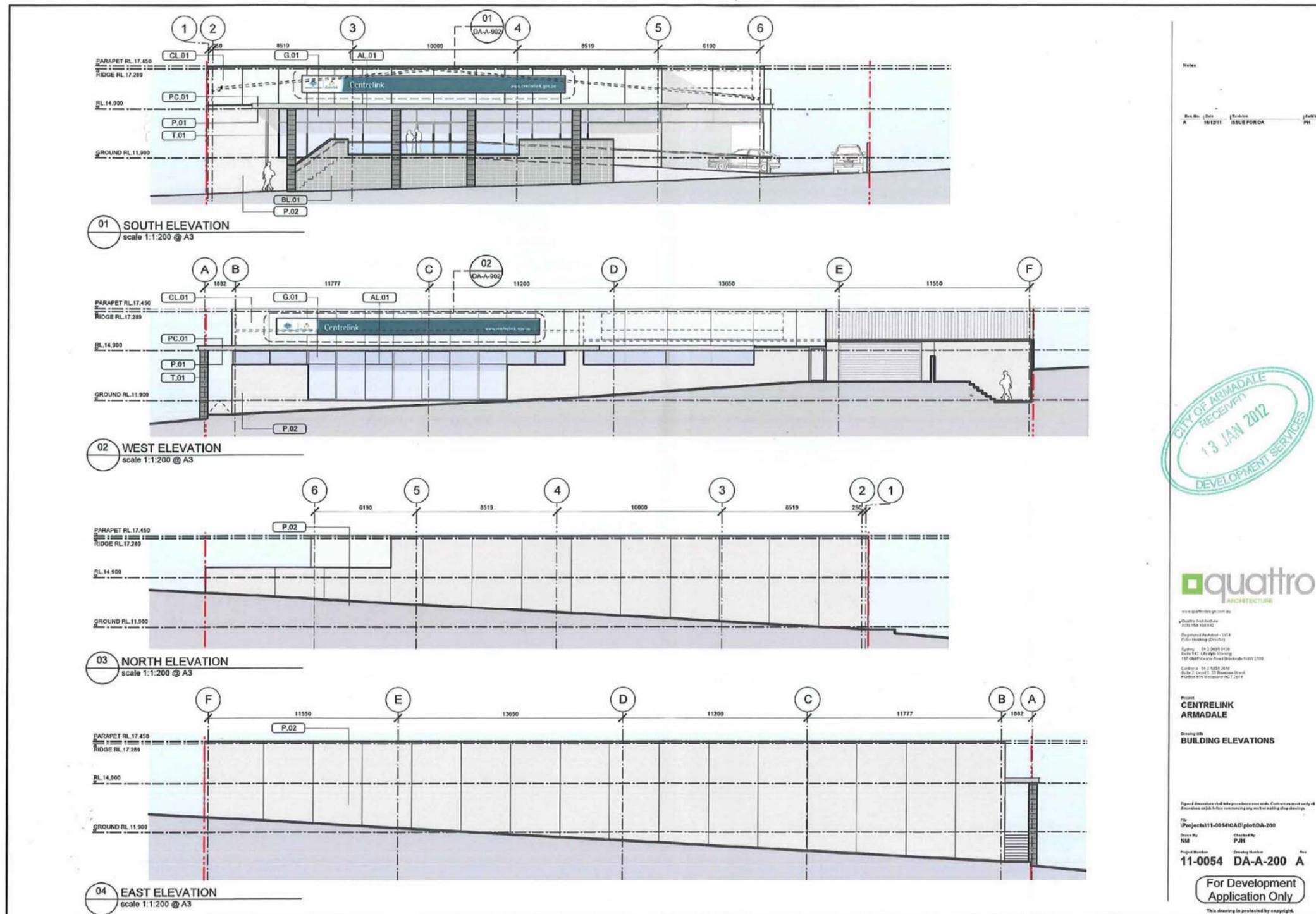
AMENDED SITE PLAN
INCLUDES MODIFICATIONS TO PUBLIC CARPARK OWNED BY THE CITY
LOTS 31 & 32 (43 & 45) WILLIAM ST, ARMADALE



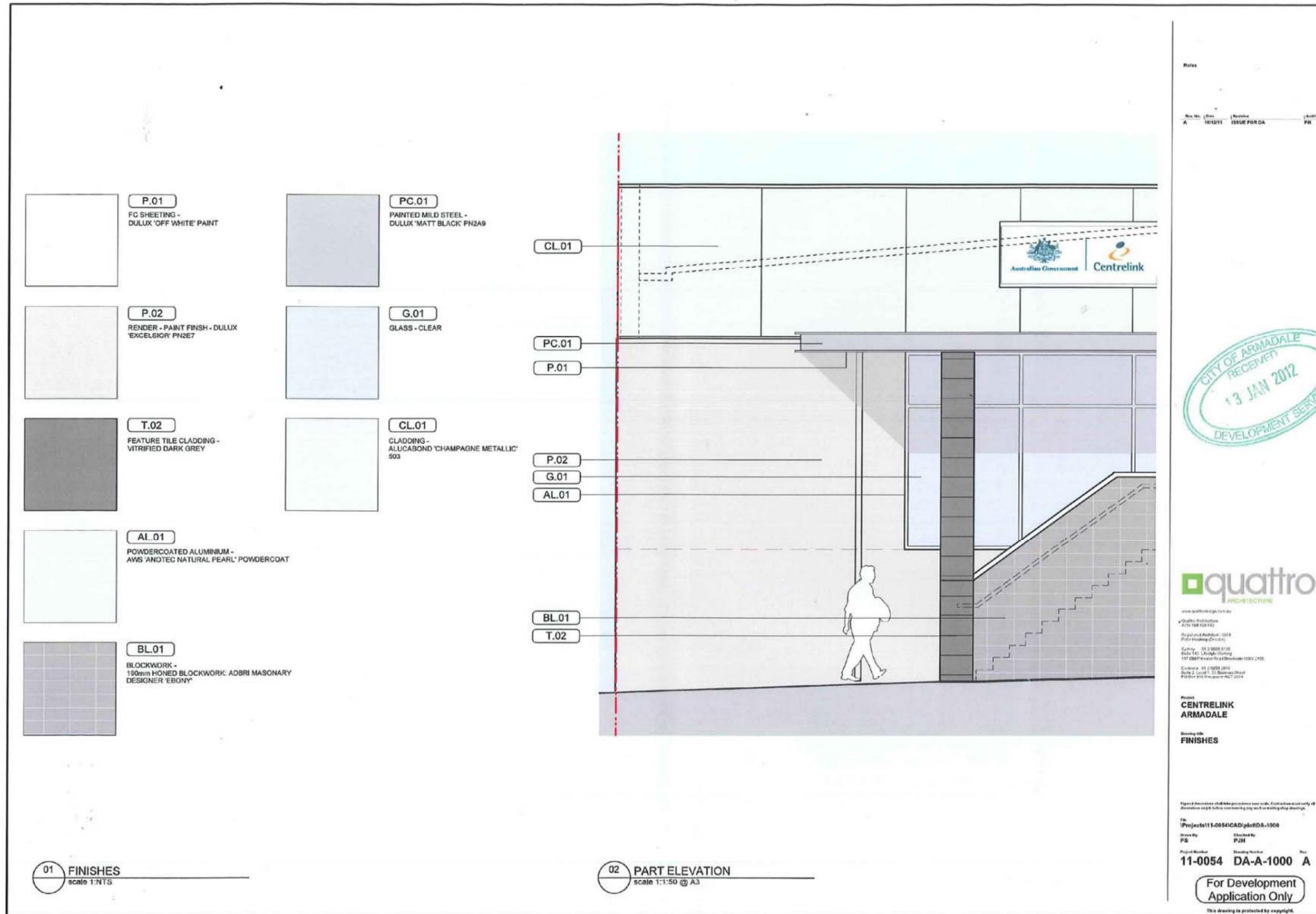
ELEVATIONS
LOTS 31 & 32 (43 & 45) WILLIAM ST, ARMADALE



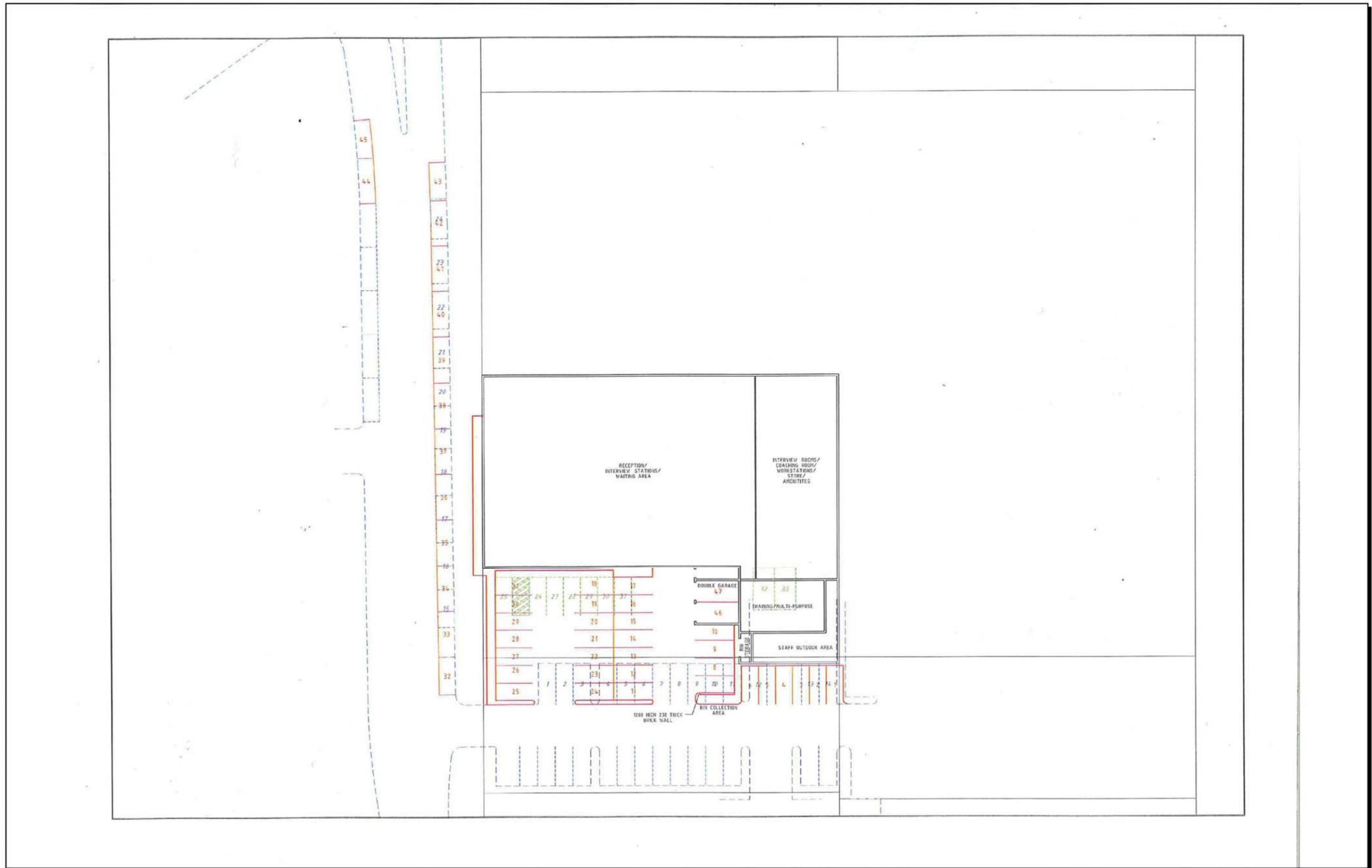
ELEVATIONS
LOTS 31 & 32 (43 & 45) WILLIAM ST, ARMADALE



ELEVATIONS
LOTS 31 & 32 (43 & 45) WILLIAM ST, ARMADALE



EXTERNAL COLOUR SCHEME
LOTS 31 & 32 (43 & 45) WILLIAM ST, ARMADALE



PARKING
EXISTING LAYOUT IN PUBLIC CARPARK (BLUE) PROPOSED MODIFIED PARKING
IN PUBLIC CARPARK, STREET & ON DEVELOPMENT SITE (ORANGE)
LOTS 31 & 32 (43 & 45) WILLIAM ST, ARMADALE

SCHEDULE OF SUBMISSIONS - TOWN PLANNING SCHEME NO.4 - AMENDMENT NO.61			
NO	NAME & ADDRESS	AFFECTED PROPERTY	RECOMMENDATION
1	Mr & Mrs Roger Ford 122 Holden Road, ROLEYSTONE WA 6111	122 Holden Road, ROLEYSTONE WA 6111	1.1 Noted.
2	Ms Stephanie Glasgow 14 Palm Road, ROLEYSTONE WA 6111	14 Palm Road, ROLEYSTONE WA 6111	2.1 Supported in part. The City has included a Condition within the Restricted Use zoning requiring a Detailed Area Plan to be prepared for the site. The Detailed Area Plan Provisions would stipulate that as many trees be retained as is possible and safe given fire management requirements. However the City does not require the oval to be retained.
3	Ms Bronwyn Grieves 629 Canning Mills Road, MARTIN WA 6110	629 Canning Mills Road MARTIN WA 6110	3.1 Not supported. There appears to be an expectation that the some (or all) of the land can simply be handed over free of cost to the public, which is unlikely. There is only a slim chance that more land than the standard public open space requirement would be made a 'gift' to the community, rather it is likely the State Government will seek fair value for the land asset when sold. As outlined in the initiation report, the small portion of the site (perhaps 3250m ² , or 10% of the total site area) that Council may require to be ceded as public open space would be inadequate to secure the oval with a road frontage and inconsistent with the minimum size (4000m ²) in Council's Policy ADM 11 – Vesting of Crown Reserves in Urban Areas. 3.2 Supported in part. The classroom section of the site is the most likely area to be developed, and if development is undertaken the City would insist that it be done in a way

SCHEDULE OF SUBMISSIONS - TOWN PLANNING SCHEME NO.4 - AMENDMENT NO.61			
NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION
			RECOMMENDATION
4	Ms Virginia O'Keefe 7 Westborne Road, ROLEYSTONE WA 6111	7 Westborne Road, ROLEYSTONE WA 6111	<p>that is suited to the site and retains as many trees as is possible and safe. However it is noted that no part of the site is currently public open space.</p> <p>4.1 Supported in part. See responses to 2.1 and 3.1. With regard to character, if the development were to proceed, the City would require the retention of as many trees as is possible and safe, and see that the development integrates well into its surrounds.</p> <p>4.2 Noted. No commercial or retail uses are proposed at the present time. The only uses of that nature that could be supported if the site is rezoned residential are those of a minor scale that could be run out of a residential property.</p> <p>4.3 Noted. The City/Council sees an Aged Person's development as both community friendly and purposeful.</p> <p>4.4 Supported in part. See response to 4.1. With regard to a marker, although the site is not on the City's Municipal Heritage Inventory a plaque or similar acknowledging its history could be incorporated into any future development.</p>
5	TC & SM Derksen 8 Hilton Road, ROLEYSTONE WA 6111	8 Hilton Road, ROLEYSTONE WA 6111	<p>5.1 Supported. The site is appropriate for an Aged Person's development for a number of reasons, including topography, its proximity to Hillandale Retirement Village, Roleystone Seniors Centre, public transport (a bus stop), Cross Park recreational facilities and the Roleystone neighbourhood centre.</p> <p>5.2 Supported in part. See response to 2.1.</p>

SCHEDULE OF SUBMISSIONS - TOWN PLANNING SCHEME NO.4 - AMENDMENT NO.61				
NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
6	Carole & Roger Cannell 123 Soldiers Road, ROLEYSTONE WA 6111	123 Soldiers Road, ROLEYSTONE WA 6111	<p>6.1 Would like the green preserved and additional Senior's accommodation at the site.</p> <p>6.2 The senior's accommodation needs to have a proportion of Homeswest units alongside the privately owned houses as does Hillandale Village.</p> <p>6.3 As housing will become difficult to find for the elderly, it is important to have this sort of accommodation for those who wish to remain in the area.</p>	<p>6.1 Supported in part. See response to 2.1.</p> <p>6.2 Not supported. If the site is rezoned, the City cannot control who will undertake development on the site, or who will subsequently manage the complex.</p> <p>6.3 Supported. The population of the City generally and Roleystone specifically is ageing. The City has identified a need to provide further senior's accommodation in Roleystone. Senior's accommodation will provide the opportunity for older residents to down size, but remain in the community.</p>
7	Jeff & Margaret Start 5 Spring Road, ROLEYSTONE WA 6111	5 Spring Road, ROLEYSTONE WA 6111	<p>7.1 Support the development.</p>	<p>7.1 Noted.</p>
8	Ms Patricia McDonagh 112 Holden Road, ROLEYSTONE WA 6111	112 Holden Road, ROLEYSTONE WA 6111	<p>8.1 Support the development.</p>	<p>8.1 Noted.</p>
9	Rodney & Helen Smith 14 Heather Road, ROLEYSTONE WA 6111	14 Heather Road, ROLEYSTONE WA 6111	<p>9.1 To retain bushland as it has a history and oval for public use.</p> <p>9.2 Retain Cross Park as used for sports and training sessions.</p>	<p>9.1 Supported in part. See responses to 2.1 and 3.1.</p> <p>9.2 Supported. There is no proposal to alter the current arrangements on Cross Park. What was discussed was the possibility for wastewater generated from the development to be used to irrigate Cross Park.</p>
10	Dianne Wheatley 11 Tyers Road ROLEYSTONE WA 6111	11 Tyers Road ROLEYSTONE WA 6111	<p>10.1 Support development. Feel a lot of the residents feel safe in the area and with retirement approaching for a lot of people including submitter would like to remain in the area.</p> <p>10.2 Building units on this site would ensure the</p>	<p>10.1 Supported. See response to 6.3.</p> <p>10.2 Supported. See response to 5.1.</p>

SCHEDULE OF SUBMISSIONS - TOWN PLANNING SCHEME NO.4 - AMENDMENT NO.61				
NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
11	Susan Bosenbroek 495 Brookton Highway, ROLEYSTONE WA 6111	495 Brookton Highway, ROLEYSTONE WA 6111	<p>area would remain for the existing residents who love and respect Roleystone.</p> <p>11.1 Support the development and agree that site is ideal for senior accommodation.</p> <p>11.2 Oval could be incorporated into the dwelling area.</p> <p>11.3 Support range of dwelling sizes with maintenance issues for occupiers kept to a minimum e.g. maintenance of large trees to be part of strata fees and/or council.</p> <p>11.4 Some preservation taken into consideration by local input of people living close by.</p>	<p>11.1 Supported. See response to 5.1.</p> <p>11.2 Noted. Whilst a comprehensive design for the site would be submitted as part of a future application if the site is rezoned, the oval could be used in whole or in part as dwelling area, or for effluent disposal (i.e. kept grassed) or for private recreation.</p> <p>11.3 Noted. Aged Person's Dwellings are limited by the Residential Design Codes to a maximum plot ratio area of 100m². This can include whatever design layout the developer prefers (i.e. number of bedrooms etc), but does not include parking areas or verandahs, patios etc and the units are usually surrounded by communal grounds. It would be likely that there would be a strata or management body that had control of maintenance issues.</p>
12	Jen Astill 97 Dulwich Street, BECKENHAM WA 6107	Email received. Visited friends in Roleystone.	12.1 Preserve the bushland surrounding the Primary School – part of the history of the area and primary school days.	<p>11.4 Supported in part. See response to 2.1.</p> <p>12.1 Supported in part. See response to 2.1.</p>
13	Danielle Little 51 Don Cct, DURACK NT 0830	Family at: 9 Garland and 9 Dreyer Roads, ROLEYSTONE WA 6111	<p>13.1 Grew up in the area and would like the bushland and oval are preserved in Robin Road. The community love the open oval space, it is a fabulous place for community-building events and the bushland provides excellent visual amenity.</p> <p>13.2 Agree development for aged care at the school site is good choice.</p>	<p>13.1 Supported in part. See responses to 2.1 and 3.1.</p> <p>13.2 Supported. See response to 5.1.</p>
14	Mrs Val Otto 61 Jarrah Road	61 Jarrah Road ROLEYSTONE	14.1 Fully support the development as the submittee believes there is not enough	14.1 Supported. See response to 6.3.

SCHEDULE OF SUBMISSIONS - TOWN PLANNING SCHEME NO.4 - AMENDMENT NO.61				
NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
15	ROLEYSTONE WA 6111 Robyn and Greg Hamilton 16 Hall Road, ROLEYSTONE WA 6111	WA 6111 16 Hall Road, ROLEYSTONE WA 6111	<p>accommodation for the aged. Submitter works in aged care and is aware of the long waiting list to get aged accommodation.</p> <p>15.1 Object to the development. Believe Roleystone has senior accommodation already.</p> <p>15.2 If the proposed development was to compliment what is already available e.g. Hostel/Nursing Home facilities then submitter would support.</p> <p>15.3 Too much progress – destroying bushland, and altering the quiet village aspect of Roleystone.</p>	<p>15.1 Not supported. See response to 6.3.</p> <p>15.2 Noted. The final form of development has not been determined, other than the rezoning catering for Aged or Dependant Person's dwellings, though the City believes it less likely the development would be proposed as a high care facility.</p> <p>15.3 Not supported. The City does not believe the proposal will alter the quiet village aspect of Roleystone, rather it is providing alternate housing options for the older existing members of the community. As to the removal of bushland, development undertaken under present day must meet requirements that are much more aware of best fire management practice, which necessitates the removal of a greater amount of vegetation than was the case previously. However, Roleystone in general has a significant amount of vegetation.</p>
16	Jacqueline Elliott 43 Butcher Road ROLEYSTONE WA 6111	43 Butcher Road ROLEYSTONE WA 6111	<p>16.1 Support the development due to the ageing population in Roleystone and the demand for senior accommodation.</p> <p>16.2 The oval space would accommodate more dwellings, and room for lawns, gardens and open space.</p>	<p>16.1 Supported. See response to 6.3.</p> <p>16.2 Noted. See response to 11.2.</p>
17	Shirley Dercksen 8 Hilton Road ROLEYSTONE WA 6111	8 Hilton Road ROLEYSTONE WA 6111	17.1 Support the development.	17.1 Noted.
18	Mrs D O'Meagher 8 Welch Road,	8 Welch Road, ROLEYSTONE	18.1 Support the development and school oval does not need to be retained.	18.1 Noted. See response to 11.2.

SCHEDULE OF SUBMISSIONS - TOWN PLANNING SCHEME NO.4 - AMENDMENT NO.61			
NO	NAME & ADDRESS	AFFECTED PROPERTY	RECOMMENDATION
19	ROLEYSTONE WA 6111 Maureen Oliver 7 Kobus Heights, ROLEYSTONE WA 6111	7 Kobus Heights, ROLEYSTONE WA 6111	19.1 Noted. See response to 11.2.
20	Kelvin Oliver 7 Kobus Heights ROLEYSTONE WA 6111	7 Kobus Heights, ROLEYSTONE WA 6111	<p>20.1 Noted. See response to 11.2. Council's Policy ADM 11 – Vesting of Crown Reserves in Urban Areas sets the minimum size of public open space as 4000m² as an economic criteria, and the amount of land that could be acquired would not meet this requirement.</p> <p>20.2 Noted. The City has proposed such conditions as are necessary to facilitate the statutory consideration of a future development on the site.</p> <p>20.3 Noted. See responses to 2.1 and 3.1.</p> <p>20.4 Noted. This is certainly a possibility.</p> <p>20.5 Noted. See response to 3.1.</p> <p>20.6 Noted. See response to 11.2.</p> <p>20.7 Noted. This is a consideration.</p>

SCHEDULE OF SUBMISSIONS - TOWN PLANNING SCHEME NO.4 - AMENDMENT NO.61			
NO	NAME & ADDRESS	AFFECTED PROPERTY	RECOMMENDATION
			<p>20.6 An oval with potential for night and day activities may not be compatible with the aspirations of residents in a senior's village nor the existing residents who live adjacent to the oval.</p> <p>20.7 Council's resources may be better spent on existing recreation facilities at Cross Park, Borello Park and the Karragullen Oval, which would encourage a higher use rate on existing facilities.</p>
21	Heather Wallbank 61 Heath Road, ROLEYSTONE WA 6111	61 Heath Road, ROLEYSTONE WA 6111	<p>21.1 Support. In favour of developing the school and oval for Aged Care accommodation.</p> <p>21.2 To retain trees.</p> <p>21.1 Noted.</p> <p>21.2 Supported in part. See response to 2.1.</p>
22	Margaret Green 229 Peet Road, ROLEYSTONE WA 6111	229 Peet Road, ROLEYSTONE WA 6111	<p>22.1 Support. No need to retain oval as the Community have Cross Park and Springfield.</p> <p>22.2 Retain trees.</p> <p>22.1 Noted. See response to 11.2.</p> <p>22.2 Supported in part. See response to 2.1.</p>
23	H & DA Seecamp 24 Tyers Road, ROLEYSTONE WA 6111	24 Tyers Road, ROLEYSTONE WA 6111	<p>23.1 Comment - Council has the opportunity to retain a significant area of remnant vegetation and an area of open space for community use.</p> <p>23.2 Trees and native bushland are being lost depriving native animals from their natural environment.</p> <p>23.3 No need to utilise the whole area for residential purposes.</p> <p>23.1 Supported in part. See responses to 2.1 and 3.1.</p> <p>23.2 Not supported. See response to 15.3.</p> <p>23.3 Noted. It is unlikely the whole site could be developed for Senior's Accommodation due to the limitations implicit with on-site effluent disposal. Whilst the final number of units is unknown, the developer will likely seek to construct as many units as is feasible.</p>
24	Kate Meares 6 Glebe Road, ROLEYSTONE WA 6111	6 Glebe Road, ROLEYSTONE WA 6111	<p>24.1 Object to the development. The bushland and oval should be retained for future public use.</p> <p>24.2 Significant development in the Roleystone area has reduced native trees and diminished local habitat of flora and fauna.</p> <p>24.3 Only support development for aged care on land already developed, but bush should be</p> <p>24.1 Supported in part. See responses to 2.1 and 3.1.</p> <p>24.2 Not supported. See response to 15.3.</p> <p>24.3 Supported in part. See response to 3.2.</p> <p>24.4 Not supported. If an area of public open space was acquired, it is almost certain it would not be large enough to warrant public facilities such as toilets.</p>

SCHEDULE OF SUBMISSIONS - TOWN PLANNING SCHEME NO.4 - AMENDMENT NO.61				
NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
25	Western Power Locked Bag 2520 PERTH WA 6000	Service Authority	<p>24.4 Funds for the construction and maintenance of toilets on the oval should be obtained from proceeds and profits of the venture. retained.</p> <p>25.1 Western Power have no objections to the proposal.</p> <p>25.2 But note, that if any existing infrastructure needs to be relocated due to any requirement (condition) of any proposed amalgamation please refer to the attached link. Upon receipt of any application Western Power will then advise what costs will apply.</p> <p>25.3 In the event WP has to install an asset on this property to supply the lot Western Power staff will require 24 hour unencumbered access. The position and type of locks used on any fencing are to be accessible to Western Power employees and a standard key be provided along with a separate padlock to allow 24 hour access for routine and emergency maintenance.</p> <p>25.4 Western Power is obliged to point out that any change to the existing (power) system, if required, is the responsibility of the individual developer.</p>	<p>25.1 Noted.</p> <p>25.2 Noted.</p> <p>25.3 Noted.</p> <p>25.4 Noted.</p>
26	Norman Pendergrast 14 Orana Way ROLEYSTONE WA 6111	14 Orana Way, ROLEYSTONE WA 6111	<p>26.1 Support development and think the whole site should be rezoned for senior's housing.</p> <p>26.2 Consider Roleystone to have sufficient public open space as a result of subdivisions which remain undeveloped. The City does not require more parcels of land to maintain.</p>	<p>26.1 Noted. See response to 11.2.</p> <p>26.2 Noted. The public open space contribution for this site will be assessed against Council's policies and criteria as is the standard process. Whether it is taken as land or cash-in-lieu will be determined by various factors including maintenance costs.</p>
27	Evie Anne Molson	27 Tyers Road ROLEYSTONE	27.1 Comment only. Believe the land and some buildings should be used to allow the	27.1 Not supported. See response to 3.1. This also applies to the existing structures on site.

SCHEDULE OF SUBMISSIONS - TOWN PLANNING SCHEME NO.4 - AMENDMENT NO.61			
NO	NAME & ADDRESS	AFFECTED PROPERTY	RECOMMENDATION
	27 Tyers Road ROLEYSTONE WA 6111	WA 6111	<p>community to meet and work on projects and general fellowship.</p> <p>27.2 The Men's Shed and community gardens would be the perfect group to facilitate such an effort.</p> <p>27.2 Noted. Community Services has been liaising with this group to find a suitable location in Roleystone. The point has been made that the use may be compatible with an aged person's complex, providing a communal activity focal point. It is noted that whilst a Community Purpose land use would be able to be considered in the Residential zone if the site is rezoned, there is no statutory obligation on the current (or any future) landowner to provide the required land. The group has negotiated a short term lease with the DoE to locate in some of the unused school buildings at present, and may be able to liaise with whoever purchases the land to arrange a further agreement for a portion of the site. Whilst this is somewhat beyond the City's control, the City acknowledges the importance of the role such facilities play in communities and will continue to provide assistance to find a suitable location.</p>
28	Madeleine Hinson 1 Pound Place, ROLEYSTONE WA 6111	1 Pound Place ROLEYSTONE WA 6111	<p>26.3 Support development and would like to see senior housing - independent living development on the Roleystone School site.</p> <p>26.4 To keep with the Roleystone area as many as possible trees should be retained.</p> <p>26.5 Do not feel retaining the oval would be compatible with a senior's development.</p> <p>28.1 Noted.</p> <p>28.2 Supported in part. See response to 2.1.</p> <p>28.3 Noted. See response to 11.2.</p>
29	Cyril & June Hooper 73 Ridgehill Rise, ROLEYSTONE WA 6111	73 Ridgehill Rise ROLEYSTONE WA 6111	<p>26.3 Support development and would like to see senior housing - independent living development on the Roleystone School site.</p> <p>26.4 To keep with the Roleystone area as many as possible trees should be retained.</p> <p>26.5 Do not feel retaining the oval would be compatible with a senior's development.</p> <p>29.1 Support the development – feel there is a shortage of senior accommodation in Roleystone.</p> <p>29.2 The area is very central to amenities for the elderly.</p> <p>29.3 The demand for senior accommodation is only going to increase with the growing</p> <p>29.1 Supported. See response to 6.3.</p> <p>29.2 Supported. See response to 5.1.</p> <p>29.3 Supported. See response to 6.3.</p> <p>29.4 Noted. See response to 11.2.</p> <p>29.5 Supported. See response to 4.4.</p>

SCHEDULE OF SUBMISSIONS - TOWN PLANNING SCHEME NO.4 - AMENDMENT NO.61				
NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
			<p>older population.</p> <p>29.4 Oval site should be included in the Development.</p> <p>29.5 A plaque could be placed to record the history of the Primary School site.</p>	
30	Vernon & Margaret Bettenay 140 Irymple Road ROLEYSTONE WA 6111	3 Taree Place ROLEYSTONE WA 6111	<p>30.1 Purchased 3 Taree Place as a retirement home next to daughter.</p> <p>30.2 As a long time committee member of Hillandale Village, hope to one day see the possible development of Hillandale's Frail Aged section to fulfil our future needs.</p>	<p>30.1 Noted.</p> <p>30.2 Noted.</p>
31	P & M Sibley 105 Peet Road ROLEYSTONE WA 6111	105 Peet Road ROLEYSTONE WA 6111	31.1 Support the development but would like the trees along Robin and Jarrah roads retained enhance the area by placing winding paths and seats and retain the old logs as a reminder of children played.	31.1 Supported in part. See responses to 2.1 and 3.1.
32	Claire & Steve Floyd 53 Jarrah Road ROLEYSTONE WA 6111	53 Jarrah Road ROLEYSTONE WA 6111	32.1 Support the development for Aged dwellings ONLY if the oval and wooded area is retained for public use. This directly affects the submitter's outlook from the rear of the house.	32.1 Supported in part. See responses to 2.1 and 3.1.
33	Mabel Voudouris 25 Wygonda Road ROLEYSTONE WA 6111	25 Wygonda Road ROLEYSTONE WA 6111	<p>33.1 Support the development – makes good sense to use the Roleystone Primary School for Aged Care.</p> <p>33.2 Availability of other suitable land for senior housing is limited.</p> <p>33.3 Many of the older residents wish to remain in Roleystone.</p> <p>33.4 Retain the old trees but not necessary to keep two ovals.</p>	<p>33.1 Noted.</p> <p>33.2 Supported. See response to 5.1.</p> <p>33.3 Supported. See response to 6.3.</p> <p>33.4 Supported in part. See responses to 2.1 and 11.2.</p>
34	G.E. Chandler 25 Slab Gully Road ROLEYSTONE 6111	25 Slab Gully Road ROLEYSTONE WA 6111	<p>34.1 Support the development and have maximum amount of units for growing older population.</p> <p>34.2 Retain some of the trees and erect a plaque on the site where the school was located.</p>	<p>34.1 Noted. See response to 23.3.</p> <p>34.2 Supported in part. See responses to 2.1 and 4.4.</p> <p>34.3 Noted. See response to 11.2.</p>

SCHEDULE OF SUBMISSIONS - TOWN PLANNING SCHEME NO.4 - AMENDMENT NO.61			
NO	NAME & ADDRESS	AFFECTED PROPERTY	RECOMMENDATION
			<p>34.3 Feel if the oval is left it will deteriorate or left for volunteers to maintain and then for rate payers to foot the bill.</p>
35	BMJ Seabrook 104 Peet Road ROLEYSTONE WA 6111	104 Peet Road ROLEYSTONE WA 6111	<p>35.1 Object to the development. 35.2 Retain oval. 35.3 If the development is to be a community village life then a mixture of "ages" would be a better prospect. 35.4 A need for further facilities for expanding population.</p> <p>35.1 Noted. 35.2 Not supported. See response to 3.1. 35.3 Noted. Aged or Dependant Person's Dwellings are by statutory definition for people aged over 55. As long as the age mix is above that threshold there would be no issue. 35.4 Supported in part. Whilst the City would see the provision of greater housing choice as being in line with this comment, it is not clear what is meant by "facilities".</p>
36	Claire Nairn 10 Contour Road ROLEYSTONE WA 6111	10 Contour Road ROLEYSTONE WA 6111	<p>36.1 Support the development. There is a need for smaller properties for the elderly in Roleystone. 36.2 Location ideal as close to all amenities. 36.3 A need to cater for the older generations specially for those who wish to remain in Roleystone. 36.4 Not to retain oval, as it is not compatible with the needs of neighbours and the seniors. 36.5 Not necessary to duplicate facilities such as toilets. 36.6 Retain some of the trees on the corner of Robin and Jarrah Roads. 36.7 Small monument to be erected to acknowledge history of the site with seating.</p> <p>36.1 Supported. See response to 6.3. 36.2 Supported. See response to 5.1. 36.3 Supported. See response to 6.3. 36.4 Noted. See response to 11.2. 36.5 Supported. See response to 24.4. 36.6 Supported in part. See response to 2.1. 36.7 Supported. See response to 4.4.</p>
37	LF & BL Woodland 26 Orana Way ROLEYSTONE	26 Orana Way ROLEYSTONE WA 6111	<p>37.1 Support the development. Keeping the trees and oval will only duplicate what is already at Cross Park with unnecessary maintenance and expense.</p> <p>37.1 Noted. See response to 11.2. 37.2 Noted. See response to 23.3.</p>

SCHEDULE OF SUBMISSIONS - TOWN PLANNING SCHEME NO.4 - AMENDMENT NO.61				
NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
38	Kerrie Bear 37 Contour Road ROLEYSTONE WA 6111	37 Contour Road ROLEYSTONE WA 6111	<p>37.2 As much land as possible should be used in construction of as many units as possible.</p> <p>38.1 Support the development and not preserve the oval, enough grassed areas for sporting activities.</p> <p>38.2 The site is ideal for senior accommodation, close to all amenities.</p> <p>38.3 With the ageing population there is little opportunity for the residents to remain in Roleystone on a block they can manage.</p> <p>38.4 The development of the Primary School site is a great solution to house the long term residents who have served the community so well.</p>	<p>38.1 Noted. See response to 11.2.</p> <p>38.2 Supported. See response to 5.1.</p> <p>38.3 Supported. See response to 6.3.</p> <p>38.4 Supported. See response to 6.3.</p>
39	Jonathan Durnford 5/49 Charles Street MIDLAND WA 6096	Unknown	39.1 Support development.	39.1 Noted.
40	Mrs Marion Lodge Unit 64, Hillandale Village 4 Andreas Road ROLEYSTONE WA 6111	Unit 64 Hillandale Village, 4 Andreas Road ROLEYSTONE WA 6111	<p>40.1 Support development – no provision at Hillandale Village for those needing assistance.</p> <p>40.2 Suggest that a Hostel or Nursing Home be built.</p> <p>40.3 As an addition to residential units submitter would support wholeheartedly the preservation of the unique old trees and some of the oval for Sunday Market.</p>	<p>40.1 Noted.</p> <p>40.2 Noted. See response to 15.2.</p> <p>40.3 Supported in part. See responses to 2.1 and 3.1.</p>
41	Roy & Shirley Hamilton 40 Heritage Drive ROLEYSTONE WA 6111	40 Heritage Drive ROLEYSTONE WA 6111	41.1 Support the development.	41.1 Noted.

SCHEDULE OF SUBMISSIONS - TOWN PLANNING SCHEME NO.4 - AMENDMENT NO.61				
NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
42	R Courtman 111/270 South West Highway ARMADALE WA 6112	Unknown	42.1 Support the development. Like to see the whole site become a senior's village. 42.2 Retain some trees and erect a plaque to commemorate the history of the Primary School.	42.1 Noted. See response to 11.2. 42.2 Supported in part. See responses to 2.1 and 4.4.
43	Emily Rice 16 Wygonda Road ROLEYSTONE WA 6111	16 Wygonda Road ROLEYSTONE WA 6111	43.1 Comment. Support Reserve 24458 but on condition that part of the current oval and all the surrounding bushland on Jarrah and Heather Road be preserved for community use and recreation. 43.2 The Government promotes nature play and the Armadale Council should support this.	43.1 Supported in part. See responses to 2.1 and 3.1. 43.2 Supported in part. The proposal is focussed on a very specific area and the statement made is very broad. Development of this site would not mean that Council does not support such initiatives in general.
44	Blair Donnelly 117 Holden Road ROLEYSTONE WA 6111	117 Holden Road ROLEYSTONE WA 6111	44.1 Support the development.	44.1 Noted.
45	Ron Atkinson 67 Jarrah Road ROLEYSTONE WA 6111	67 Jarrah Road ROLEYSTONE WA 6111	45.1 Support the development.	45.1 Noted.
46	Barbara Stidwell 24 Lenore Street ROLEYSTONE WA 6111	24 Lenore Street ROLEYSTONE WA 6111	46.1 Support the development. Great opportunity for aged care facility. 46.2 A swimming facility would be great too.	46.1 Noted. 46.2 Noted. It is not clear if the submitter means a private pool for the aged person's complex or a wider public facility for Roleystone. A private facility may be possible depending on the developer, however the Armadale pool serves the district.
47	Dr JK Ojo Unit 1, 9 Wygonda Road ROLEYSTONE WA 6111	Unit 1, 9 Wygonda Road ROLEYSTONE WA 6111	47.1 Support the development. A welcome relief for the ageing population.	47.1 Noted.
48	Jeminijen Pty Ltd Unit 2, 9	Unit 2, 9 Wygonda Road	48.1 Support the development – will be of great benefit to the ageing population.	48.1 Noted.

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NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
49	Wygonda Road ROLEYSTONE WA 6111 Christine Bloomer 11 Hall Road ROLEYSTONE WA 6111	ROLEYSTONE WA 6111 11 Hall Road ROLEYSTONE WA 6111	49.1 Support the development – ideal site as close all amenities within walking distance. 49.2 Good opportunity for the older residents to remain in the Roleystone area. 49.3 The whole of the Primary School site needs to be rezoned and have aged care accommodation built.	49.1 Supported. See response to 5.1. 49.2 Supported. See response to 6.3. 49.3 Noted. See response to 11.2.
50	Carolyn Clarke 6 Spring Road ROLEYSTONE WA 6111	6 Spring Road ROLEYSTONE WA 6111	50.1 Support development and would like hostel and high care hospital that would serve residents of the area.	50.1 Noted. See response to 15.2.
51	Andrea Howatson 38/1 Eskdale Street ROLEYSTONE WA 6111	38/1 Eskdale Street, ROLEYSTONE WA 6111	51.1 Support the development. Believe the school site to be the ideal area for a Senior's village with Hillandale close by.	51.1 Supported. See response to 5.1.
52	LI Dicker-Lee 40/1 Eskdale Street ROLEYSTONE WA 6111	40/1 Eskdale Street ROLEYSTONE WA 6111	52.1 Support the development for a Seniors Village.	52.1 Noted.
53	Mr & Mrs Fowler 22 Dumas Drive BEDFORDALE WA 6111	Unknown	53.1 Support the development.	53.1 Noted.
54	R Baird 193 Versteeg Grove MARTIN WA 6110	Unknown	54.1 Support the development and do not keep small oval.	54.1 Noted. See response to 11.2.
55	S Baird 193 Versteeg	Unknown	55.1 Support the development and do not keep small oval.	55.1 Noted. See response to 11.2.

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NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
	Grove MARTIN WA 6110			
56	Jean Henrikson 8 Mirfield Street ROLEYSTONE WA 6111	8 Mirfield Street ROLEYSTONE WA 6111	56.1 Support the development. Do not retain oval as it would be too noisy for the seniors and no toilets available. 56.2 Need more accommodation for elderly. 57.1 Support the development.	56.1 Noted. See response to 11.2. 56.2 Supported. See response to 6.3.
57	Kathleen Vosbergen 9 Glebe Road ROLEYSTONE WA 6111	9 Glebe Road ROLEYSTONE WA 6111	57.1 Support the development.	57.1 Noted.
58	Alfred Stokoe 226 Peet Road ROLEYSTONE WA 6111	226 Peet Road ROLEYSTONE WA 6111	58.1 Support the development as a worthy site and a retirement village is needed. 58.2 Do not favour oval as such, but the area is ideal as a walk area. 58.3 Greatest concern is who will be the first intake of seniors, will there be a criteria as to who is selected, will it be based on the health or wealth of seniors and who will get first choice.	58.1 Supported. See response to 6.3. 58.2 Noted. See response to 11.2. 58.3 Noted. See response to 6.2. As the developer is not known at this stage, whether there will be selection criteria is also unknown. Regardless, it is not a matter the City would have control over.
59	Keith & Pam Bryant 236 Peet Road ROLEYSTONE WA 6111	236 Peet Road ROLEYSTONE WA 6111	59.1 Support the development and think that preserving the oval is duplicating the facilities already available at Cross Park.	59.1 Noted. See response to 11.2.
60	Marjorie Vincenti 19/4 Andreas Road, ROLEYSTONE WA 6111	19/4 Andreas Road ROLEYSTONE WA 6111	60.1 Support the development as a whole excluding the jarrah trees along Jarrah Road. 60.2 Two bedroom units similar to Hillandale give unique living and privacy. 60.3 Retaining the oval would be detrimental to a village i.e. noise, security. Retirement villages are for residents and are not designed to be child minding centres.	60.1 Supported in part. See response to 2.1 60.2 Noted. The final form of development has not been determined, other than the rezoning catering for Aged or Dependant Person's dwellings, though the City believes it likely it would be similar to Hillandale. 60.3 Noted. See response to 11.2.

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NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
61	Department of Indigenous Affairs 1 st Floor 197 St Georges Terrace PERTH WA 6000	State Government Authority	61.1 Based on information provided there are no known or registered Aboriginal heritages sites within the proposed area or in the vicinity.	61.1 Noted.
62	Leo & Gail Muncaster 7 Tyers Road ROLEYSTONE WA 6111	7 Tyers Road ROLEYSTONE WA 6111	62.1 Support the development.	62.1 Noted.
63	Monica Thomas 4 Peet Road ROLEYSTONE WA 6111	4 Peet Road ROLEYSTONE WA 6111	63.1 Support the development and think it would be great idea to have a much needed Senior's Village in Roleystone. 63.2 No need to retain oval and there are more than enough oval and grassed areas in Roleystone.	63.1 Supported. See response to 6.3. 63.2 Noted. See response to 11.2.
64	Adrian Choules 46 Roberts Road KELMSCOTT 6111	46 Roberts Road KELMSCOTT WA 6111	64.1 Support development with the following comments. 64.2 Sensitive design be undertaken to incorporate part of the existing school oval and some of the old jarrahs with a communal recreation centre to provide a significant social centre for the subsequent lifestyle development. 64.3 Remove as few trees as possible from the site to enhance privacy of individual dwellings. 64.4 Placement of dwellings to support privacy. 64.5 Avoidance of crowding a maximum number of dwellings on the site as has happened on many such senior housing complexes in the Perth Metro area. 64.6 Each unit to incorporate a verandah or porch to allow for social interaction and	64.1 Noted. 64.2 Noted. The final form of development has not been determined, other than the rezoning catering for Aged or Dependant Person's dwellings. If the site is rezoned, a subsequent development application would contain greater detail. 64.3 Supported in part. See response to 2.1 64.4 Noted. See response to 64.2. 64.5 Noted. See response to 23.3. 64.6 Noted. See response to 64.2. 64.7 Noted. See response to 64.2. 64.8 Noted. See response to 64.2. 64.9 Noted. See response to 27.2.

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NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
			<p>64.7 Each unit to have its own small flower garden.</p> <p>64.8 The complex to incorporate a common vegetable garden area.</p> <p>64.9 The complex to include a "men's shed".</p>	
65	Barbara Squire 60 Westbourne Road ROLEYSTONE WA 6111	60 Westbourne Road ROLEYSTONE WA 6111	<p>65.1 Support the development and would like the whole area to become housing for seniors.</p> <p>65.2 Plan to down size in 5-10 years but don't want to live in a "box".</p>	<p>65.1 Noted. See response to 23.3.</p> <p>65.2 Noted. See response to 11.3.</p>
66	Claire Bianchini 8 Mirfield Street ROLEYSTONE WA 6111	8 Mirfield Street ROLEYSTONE WA 6111	66.1 Support the development.	66.1 Noted.
67	Ken Henrickson 8 Mirfield Street ROLEYSTONE WA 6111	8 Mirfield Street ROLEYSTONE WA 6111	<p>67.1 Support the development to be established.</p> <p>67.2 Do not support retaining the oval. Site should be developed as a whole.</p>	<p>67.1 Noted.</p> <p>67.2 Noted. See response to 11.2.</p>
68	Mrs Pauline Peacock 17 Tyers Road ROLEYSTONE WA 6111	Lot 800 Tyers Road ROLEYSTONE WA 6111	<p>68.1 Very much in support of a senior's village and will eventually have to down size and remain in Roleystone.</p> <p>68.2 Would like to see part of the oval kept as a "Men's Shed" or a community garden.</p> <p>68.3 Would not object to concerts on oval.</p>	<p>68.1 Supported. See response to 6.3.</p> <p>68.2 Noted. See response to 27.2.</p> <p>68.3 Not supported. See response to 3.1.</p>
69	Sharon Eales 16 George Road ROLEYSTONE WA 6111	16 George Road ROLEYSTONE WA 6111	69.1 Support a senior's village and see no purpose in the keeping of the oval but to retain the bush surrounding the oval.	69.1 Noted. See response to 11.2.
70	Doris Green 236 Illawarra Orchard KARRAGULLEN	236 Illawarra Orchard KARRAGULLEN WA 6111	70.1 Support the development.	70.1 Noted.

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NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION
	WA 6111		
71	Sandra Durnford 61 Heath Road ROLEYSTONE WA 6111	61 Heath Road ROLEYSTONE WA 6111	<p>71.1 Support the development and think it a great idea to convert site to a senior's village including the oval.</p> <p>71.2 Oval is only used for school purposes and Sunday markets which can be accommodated elsewhere.</p> <p>71.3 The recent vandalism at Cross Park is proof not to provide further places to be abused.</p>
			<p>71.1 Noted. See response to 11.2.</p> <p>71.2 Supported. Whilst the markets are not the only event the oval has been used for, those events can be accommodated elsewhere.</p> <p>71.3 Supported in part. The potential for vandalism in itself is not an adequate reason for Council to refuse to take the public open space it may request. However, it does have economic ramifications for the City and must be considered as one part of numerous criteria within Council's policies as is the standard process.</p>
72	Cam Tram 15 Brookton Highway MT NASURA WA 6111	Unknown	72.1 Support the development.
			72.1 Noted.
73	Linda Young 73 Tyers Road ROLEYSTONE WA 6111	73 Tyers Road ROLEYSTONE WA 6111	<p>73.1 Support the development and think the whole site is ideal location.</p> <p>73.2 Would like to see an area set aside which would be grassed and seats for the aged to sit and chat.</p> <p>73.3 The senior village is a great idea for people wanting to down size but still remain in the Roleystone area.</p>
			<p>73.1 Supported. See response to 5.1.</p> <p>73.2 Noted. See response to 11.2.</p> <p>73.3 Supported. See response to 6.3.</p>
74	Taryn Norman 16 Slab Gully Road ROLEYSTONE WA 6111	16 Slab Gully Road ROLEYSTONE WA 6111	<p>74.1 Support the senior's housing /independent living but would like to see the oval and unique old trees flora/fauna preserved.</p> <p>74.2 Seniors could utilise oval for recreational purposes.</p>
			<p>74.1 Supported in part. See responses to 2.1 and 3.1.</p> <p>74.2 Noted. See response to 11.2.</p>
75	Antonio Italiano 649 Brookton Highway	649 Brookton Highway ROLEYSTONE	75.1 Support development.
			75.1 Noted.

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76	ROLEYSTONE WA 6111 E.V.J. Patoir 16 Notting Hill Drive ROLEYSTONE WA 6111	16 Notting Hill Drive ROLEYSTONE WA 6111	76.1 Support the development but feel the oval should remain in the senior's village with the trees to used as a recreation area with seats and bbq for entertaining visitors. 76.2 A plaque erected as a monument to the Primary School.	76.1 Noted. See response to 11.2. 76.2 Supported. See response to 4.4.
77	Douglas Napier 97 Canns Road BEDFORDALE WA 6111	Unknown	77.1 Support the development.	77.1 Noted.
78	Lilian Walton 23 Hillandale Village, Andreas Road, ROLEYSTONE WA 6111	23 Hillandale Village, Andreas Road, ROLEYSTONE WA 6111	78.1 Support and think the Primary School is an ideal site for a senior's village due to the close proximity to all facilities. 78.2 Pensioners in Roleystone would like to down size and remain in the area.	78.1 Supported. See response to 5.1. 78.2 Supported. See response to 6.3.
79	John & Norma Smith 1 Raeburn Road ROLEYSTONE WA 6111	1 Raeburn Road ROLEYSTONE WA 6111	79.1 Support the development for seniors accommodation. 79.2 Would like to see the preservation of the old trees and a monument to recognise the history of the Primary School. 79.3 Roleystone needs a type of dwelling type as there are only large residential lots which have increasing maintenance issues for the aged.	79.1 Noted. 79.2 Supported in part. See responses to 2.1 and 4.4. 79.3 Supported. See response to 6.3.
80	Mel & Maureen James 27 Hawkstone Road, ROLEYSTONE WA 6111	27 Hawkstone Road, ROLEYSTONE WA 6111	80.1 Support the whole site for a Senior's Village.	80.1 Noted.
81	Philip Aked 12 Protector	12 Protector Grove	81.1 One vision of the development of this site, is to have a considerable number of	81.1 Noted. See response to 27.2. 81.2 Noted. If the site is rezoned as proposed and

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	Grove ROLEYSTONE WA 6111	ROLEYSTONE WA 6111	<p>if the developer of the site were to reach an agreement with the community groups mentioned and if the proposal went ahead as the submitter describes, this statement may be true on some level. However the statement assumes a great deal.</p> <p>81.3 Noted. See response to 11.2.</p>
		<p>81.2 Such a design could become a template for the future all other integrated Senior's dwelling planning.</p> <p>81.3 A safe, quiet open area for Seniors to walk and sit, close to their homes, should be a part of any Senior's development. This housing project cannot be regarded as just a block of as many homes as can be fitted onto the space available, to provide the maximum return to the developers. Roleystone residents will have to live with This development for many years to come and whatever design is adopted must provide other social benefits.</p>	
82	Sharyn Copley 14 Hellenic Road ROLEYSTONE WA 6111	14 Hellenic Road ROLEYSTONE WA 6111	<p>82.1 Supported in part. See response to 2.1.</p> <p>82.2 Noted. See response to 11.2.</p> <p>82.3 Noted. See response to 11.2.</p> <p>82.4 Supported in part. See response to 2.1. Vegetation of the type existing on site would have minimal noise attenuation benefits, as it consists almost entirely of overstorey. The extent to which it benefits privacy would depend on future detailed design.</p> <p>82.5 Not supported. See response to 3.1.</p>

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NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
			<p>often experience and extending the sense of community.</p> <p>82.4 A green belt would also provide greater privacy and help to reduce noise produced from the community resources sited on the opposite side of the road.</p> <p>82.5 If for some reason the retirement village development option is not undertaken I would like to see the premises used for the general community and not sold off to housing developers.</p>	
83	William Kevin Sheridan 8 Lockyer Rise ROLEYSTONE WA 6111	8 Lockyer Rise ROLEYSTONE WA 6111	83.1 Support the development for a retirement Village.	83.1 Noted.
84	Faye Marda Sheridan 7 Lockyer Rise ROLEYSTONE WA 6111	7 Lockyer Rise ROLEYSTONE WA 6111	<p>84.1 Support the development solely for retirees.</p> <p>84.2 No developers to be involved to avoid rip off of funds.</p> <p>84.3 Small memorial park in memory of the Primary School.</p>	<p>84.1 Noted.</p> <p>84.2 Not supported. A developer must be involved, or the development will not be undertaken, unless the State Government funds it which is unlikely.</p> <p>84.3 Supported in part. See responses to 3.1 and 4.4.</p>
85	Chris Cairns 29 Hall Road ROLEYSTONE WA 6111	29 Hall Road ROLEYSTONE WA 6111	85.1 Support the development and to include the oval as part of the development – oval not used.	85.1 Noted. See response to 11.2.
86	Mrs Naomi Gates 635 Brookton Highway, ROLEYSTONE WA 6111	635 Brookton Highway, ROLEYSTONE WA 6111	<p>86.1 Comments – Agree with having a seniors village on the school site.</p> <p>86.2 The oval and trees should be retained.</p> <p>86.3 Observed that retirement villages are always built too small with little room for visitors and garden.</p> <p>86.4 A communal garden would benefit all as</p>	<p>86.1 Noted.</p> <p>86.2 Supported in part. See responses to 2.1 and 3.1.</p> <p>86.3 Noted. See response to 11.3.</p> <p>86.4 Noted. See response to 11.2.</p> <p>86.5 Noted. See responses to 2.1, 3.1 and 11.2.</p>

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NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
			<p>both visitors and occupiers at the village could use as a spot to sit.</p> <p>86.5 Is the oval required for day and night activities? Why can't the oval and trees remain?</p>	
87	Frank Brockway 800 Canning Mills Road, ROLEYSTONE WA 6111	800 Canning Mills Road, ROLEYSTONE WA 6111	87.1 Support the development.	87.1 Noted.
88	Maz & Bill Legge 173 Peet Road ROLEYSTONE WA 6111	173 Peet Road ROLEYSTONE WA 6111	88.1 Support the development as we would like to remain in the area and the site would be suitable for if it was within our means.	88.1 Supported. See response to 6.3.
89	Keith Parker 140 Peet Road ROLEYSTONE WA 6111	140 Peet Road ROLEYSTONE WA 6111	89.1 Support the development and many residents would like to remain in the area which is close to all amenities.	89.1 Supported. See response to 5.1.
90	Robin Fidock 7 Misty Valley View, ROLEYSTONE WA 6111	7 Misty Valley View, ROLEYSTONE WA 6111	90.1 Support the development with no retention of oval or bushland.	90.1 Supported in part. See responses to 2.1 and 3.1.
91	Enid Hatton 88 Urch Road, ROLEYSTONE WA 6111	88 Urch Road ROLEYSTONE WA 6111	<p>91.1 Support the development.</p> <p>91.2 Important to preserve all the bush and trees on the site.</p> <p>91.3 Like to see part of the oval being reserved for native gardens for residents and general use.</p> <p>91.4 The bush is the main reason for living in Roleystone and would not want to buy into a development which had none left.</p>	<p>91.1 Noted.</p> <p>91.2 Supported in part. See response to 2.1.</p> <p>91.3 Noted. See response to 11.2.</p> <p>91.4 Supported in part. See response to 4.1</p>
92	Stephen Jackson 90 Holden Road ROLEYSTONE	90 Holden Road, ROLEYSTONE WA 6111	92.1 Comment only. As our property backs on to the current school site, the main concern is that of privacy, if a new development is	92.1 Noted. See response to 64.2. The existing school buildings are approximately 5m from the property boundary the submitter

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NO	NAME & ADDRESS	AFFECTED PROPERTY	RECOMMENDATION
	WA 6111		describes. The Residential Design Codes have provisions relating to privacy which would need to be met by any future residential development, whether single or double storey. 92.2 Supported in part. See responses to 2.1 and 3.2. 92.3 Supported in part. See response to 4.1
93	Gerald Chapman 3 Heather Road ROLEYSTONE WA 6111	3 Heather Road ROLEYSTONE WA 6111	built within 20 metres off the fence line. Do not want two or more storey high buildings visible. 92.2 All trees to be protected including the small bushland next to Jarrah Road. Only the school footprint should be developed. 92.3 Realise this may cause more thought in the design/building of the site, but the 'green side' of the issue is more important than 'money making'. 93.1 Support the development and feel school site is ideal location. 93.1 Supported. See response to 5.1.
94	Roberta Chapman 3 Heather Road ROLEYSTONE WA 6111	3 Heather Road ROLEYSTONE WA 6111	94.1 Support the development and as an older resident is now looking forward to downsizing to an Aged Dependant Person's Dwelling in Roleystone. 94.2 The site is perfect with regard to access to all amenities. 94.1 Supported. See response to 6.3. 94.2 Supported. See response to 5.1.
95	Trudy D'Cruz 10 Butcher Road ROLEYSTONE WA 6111	10 Butcher Road ROLEYSTONE WA 6111	95.1 Support the development and as a senior the retirement village will be suitable for the future. 95.2 In order to retain the quiet tranquillity of my present home, believe that the keeping of the oval with its noise factor would not be in keeping with those requirements. 95.1 Noted. 95.2 Noted. See response to 11.2.
96	Antony Start 29 Valley View Road, ROLEYSTONE WA 6111	29 Valley View Road, ROLEYSTONE WA 6111	96.1 Support the development and with the aging population it is a frightening thought of having to move on and leaving one's long-time house and friends. 96.2 The development is an opportunity to allow more elderly people to stay amongst friends in their community while being close to all amenities. 96.1 Supported. See response to 6.3. 96.2 Supported. See response to 5.1.

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NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
97	Vincent & Coralee Avasi 112B Holden Road, ROLEYSTONE WA 6111	112B Holden Road, ROLEYSTONE WA 6111	97.1 Support the development and would like a plaque erected in honour of the Primary School.	97.1 Supported. See response to 4.4.
98	Karen Fairweather 177 Peet Road ROLEYSTONE WA 6111	177 Peet Road ROLEYSTONE WA 6111	98.1 Comment only. In favour of the site to be used for aged accommodation. 98.2 Would like the COA to purchase and retain a small portion of the oval and western treed perimeter. 98.3 The ongoing costs would be minimal to the ratepayer and the benefits many and varied, including retention of unique bushland, (historical and ecological significance), venue for small family events, community markets, concerts, bush dances and more importantly a mustering point in case of future fire emergency. 98.4 Believe this equitable compromise would benefit all Roleystone residents and future residents.	98.1 Noted. 98.2 Not supported. See responses to 2.1 and 3.1. 98.3 Noted. See response to 20.1. With regard to a muster point for fire emergencies, given the small size and the proximity of trees to the oval, a more likely muster point would be Cross Park across the road, which has more space and greater separation from vegetation. 98.4 Not supported. See response to 3.1.
99	Lance Dungate 21 Orana Place ROLEYSTONE WA 6111	21 Orana Place ROLEYSTONE WA 6111	99.1 Support the development. 99.2 Retain the oval to provide recreational activities such as walking, dog walking, communal markets (currently exist), communal veggie plots, seating, shelter (gazebo) and watering facilities essential. 99.3 Retain and revegetate the understorey flora of the existing bushland incorporating pathways and educational information about the ecosystem and its development. 99.4 Provide public toilets – a necessity in the area is to be a community social activity place.	99.1 Noted. 99.2 Not supported. See response to 3.1. 99.3 Supported in part. See response to 2.1. If Council did determine that a small area of public open space should be ceded, it could be developed with a footpath. However the cost of educational information would unlikely be justified and is generally only incorporated in larger projects. 99.4 Not supported. See response to 24.4.

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NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
100	Valarie & John Bell 3 Barbical Road ROLEYSTONE WA 6111	3 Barbical Road ROLEYSTONE WA 6111	<p>100.1 Support the development and believe this is an ideal site for such a development being close to all amenities.</p> <p>100.2 Believe the oval should not be retained as not used frequently and limit the building capacity of the senior's village.</p> <p>100.3 Would not like to see many trees removed.</p> <p>100.4 Would like to see a plaque erected to acknowledge the site of the Roleystone Primary School.</p> <p>100.5 Believe the senior's village should consider low and high care which was discussed at the meeting as there was a high demand for this sort of care.</p>	<p>100.1 Supported. See response to 5.1.</p> <p>100.2 Noted. See response to 11.2.</p> <p>100.3 Supported in part. See response to 2.1</p> <p>100.4 Supported. See response to 4.4.</p> <p>100.5 Noted. See response to 15.2.</p>
101	Dave & Carole Locke 156 Peet Road ROLEYSTONE WA 6111	156 Peet Road ROLEYSTONE WA 6111	<p>101.1 Support the development and would like to continue to live in Roleystone once the capacity of living on a half acre block has diminished.</p> <p>101.2 The oval should not be retained as the demand for housing on the site will be greater than number of houses built. It seems logical to use all the available land.</p>	<p>101.1 Supported. See response to 6.3.</p> <p>101.2 Noted. See response to 11.2.</p>
102	Patricia Bestow 31 Barnes Road ROLEYSTONE WA 6111	31 Barnes Road ROLEYSTONE WA 6111	<p>102.1 Support the development and as senior citizens would appreciate a smaller property.</p>	<p>102.1 Noted.</p>
103	T Bestow 31 Barnes Road ROLEYSTONE WA 6111	31 Barnes Road ROLEYSTONE WA 6111	<p>103.1 Support the development.</p> <p>103.2 School oval should not be retained.</p>	<p>103.1 Noted.</p> <p>103.2 Noted. See response to 11.2.</p>
104	Ian Colquhoun 7 Lobelia Street ROLEYSTONE WA 6111	7 Lobelia Street ROLEYSTONE WA 6111	<p>104.1 Comment only. Support the rezoning for the area.</p> <p>104.2 Like to see oval and bushland near Jarrah Road retained – no houses. Retaining this open space will benefit the senior's living</p>	<p>104.1 Noted.</p> <p>104.2 Supported in part. See responses to 2.1 and 3.1.</p>

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NO	NAME & ADDRESS	AFFECTED PROPERTY	RECOMMENDATION
105	M Colquhoun 7 Lobelia Street ROLEYSTONE WA 6111	7 Lobelia Street ROLEYSTONE WA 6111	<p>in the complex and the community.</p> <p>107.1 Comment only. Support retaining the oval and bush grounds. A place for family and friends plus seniors to relax and enjoy. A place for seniors to use e.g. bowls, coffee spot, dog walking, sitting out front of their unit. Still a focal point for community, e.g. markets, folk dances, movies, special events. Would not be used at night so much so as not to disturb residents.</p> <p>105.2 Minimal cost to maintain.</p> <p>105.3 Bush area has some very old and special trees which need to be maintained for memory.</p> <p>105.4 Cross Park is not suitable for seniors and their family/visitors use – uncontrolled dogs, organised and unorganised sport, skate park, undesirable behaviour etc. with little shade or shelter to relax or sit. Definitely not a substitute for the school oval and bushland.</p> <p>105.5 If a senior's village is to be constructed than a public toilet at the same time would be financially the best option.</p> <p>105.6 Is there any other proposal other than a senior's village for the site?</p> <p>105.7 I do not support rezoning the whole site.</p> <p>106.1 Object. Support a senior's development however the amendment does not protect the existing oval and surrounding bushland that the Roleystone community has been using. Revise to protect the oval and bushland for future generations.</p> <p>106.2 Provides details pertaining to the use of</p>
106	Chris Horgan 5 Mirfield Street ROLEYSTONE WA 6111	5 Mirfield Street ROLEYSTONE WA 6111	<p>105.1 Supported in part. See responses to 2.1 and 3.1.</p> <p>105.2 Noted. See response to 20.1.</p> <p>105.3 Supported in part. See response to 2.1</p> <p>105.4 Noted. See response to 11.2.</p> <p>105.5 Not supported. See response to 24.4.</p> <p>105.6 Noted. Council strongly recommended to the State Government that Aged Person's housing was the best use for the site, and that is the proposed rezoning request that has been received. If the rezoning was not finally approved, the site would likely be subdivided into Residential R5 lots, the same as the rest of Roleystone.</p> <p>105.7 Not Supported. The whole site must be rezoned (or reserved) for a new purpose in order for anything to occur.</p> <p>106.1 Supported in part. See responses to 2.1 and 3.1.</p> <p>106.2 Noted. The City is aware that these events take place on the school oval and that Cross Park is utilised for organised sport. It is acknowledged that these events have taken place on land owned by the</p>

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106.3		<p>the oval through 2010 and 2011, including photographs.</p> <p>The oval and surrounding bushland is a community asset as it is close to the centre of town with power, water and (nearby) toilet facilities, is suitable for small gatherings, is surrounded by old Jarrah trees and has a unique atmosphere. Have had discussions with former Councillor Pat Hart through 2010 and 2011. Was promised I would be invited to approach the Development Committee to inform them of the current use of the oval, but have not been invited. It is my understanding that as the Committee Chairperson and the one leading for the complete surrender of the site to senior development it was not in Pat Hart's favour for the Committee to hear about the current community use of the site. The letter that was circulated by Pat Hart contains several untruths, and the objective appears to be encouraging people to write submissions against retaining the oval.</p>	<p>Department of Education, not on land that is within the City's control. If Council opt to take cash-in-lieu of the public open space contribution land for the site, future events would need to be relocated, perhaps to the high school, unless agreed to by the new owner.</p>
106.4			<p>106.3 Not supported. As mentioned in response to 106.2, the use of the site has been at the behest of the Department of Education. Whilst the community sees the land as their asset, ownership is vitally important. The land is not a City asset, though it facilitated a community use.</p> <p>106.4 Noted. The submitter and the public at large are welcome to attend any Committee meetings where the matter is discussed. Such meetings are open to the public and agendas published prior. As a point of clarification, whilst former Councillor Hart had a point of view on the proposal (as all Councillors would) she was not the Development Services Committee Chairperson. Mrs Hart is also entitled to express that point of view publically. The submitter has chosen to interpret the information in her letter drop in a certain way, for example, saying her statement there are no toilet facilities is untrue, as there is a toilet block 20m away to the south-west. It is probably fair that Mrs Hart would say the statement is accurate, as the facility does not exist on the same site as the oval.</p>
106.5			<p>106.5 Noted. A context is not provided in respect</p>
106.6			<p>106.6 It needs to be understood the oval is not a heavily used sporting oval. It is used more for occasional gatherings and does not require the same amount of maintenance as Cross Park and</p>

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			Springdale. (Quotation for services to maintain the Robin Road green attached. In addition to watering, total cost per annum is estimated at \$4000).	of this comment. For example, Mr Simpson may simply be referring to the ability for Council to request the normal 10% public open space, which has been addressed in response 3.1. 106.6 Noted. This may be relevant to a strata management group should the site be managed privately, however if part of the site was reserved for public open space maintenance would be carried out through Council's works budget, in the context of all other areas that require maintenance. It would likely become a dry park and mowed/slashed once or twice a year.
107	Julian Gonzalez 13 Heather Road ROLEYSTONE WA 6111	13 Heather Road ROLEYSTONE WA 6111	107.1 Object. Wish to keep the "green" as a community space	107.1 Supported in part. See responses to 2.1 and 3.1.
108	Vanessa Buffham 19 Gemsama Crescent KELMSCOTT WA 6111	19 Gemsama Crescent KELMSCOTT WA 6111	108.1 Object. All land is up for rezoning, not leaving adequate space around the oval for protection which is vitally important in the Roleystone area.	108.1 Not supported. See response to 3.1.
109	Jean Evans 24 Orana Way ROLEYSTONE WA 6111	24 Orana Way ROLEYSTONE WA 6111	109.1 Comments. Whatever development takes place, the oval should be retained as public open space, gardens and walk ways. 109.2 This area is one of the safest flatland areas in Roleystone and an area where native animals can inhabit. 109.3 If additional seating provided then the elderly of Roleystone could have easy access. 109.4 It is an area central to all amenities and an asset the community cannot afford to	109.1 Not supported. See response to 3.1. 109.2 Noted. The land is relatively flat. As to native animals, with limited understorey, the trees provide the main habitat and Roleystone is very heavily vegetated in general, so there are alternatives. 109.3 Noted. See response to 11.2. 109.4 Supported in part. See response to 5.1 in relation to central location, see response to 106.3 regarding community asset. 109.5 Not supported. See response to 98.3.

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			lose. 109.5 The oval is a safe haven during fires. 110.1 Support development.	110.1 Noted.
110	Valerie Jordan 7 Andreas Road ROLEYSTONE WA 6111	7 Andreas Road ROLEYSTONE WA 6111		
111	Robert & Dale Diss 87 Raeburn Road ROLEYSTONE WA 6111	87 Raeburn Road ROLEYSTONE WA 6111	111.1 Object. Glad to see the Roleystone Primary School land rezoned to provide more housing for senior citizens. 111.2 Definite need for more aged accommodation in Roleystone and this is an ideal location close to all amenities. 111.3 School oval and wooded area should be retained as public open space to be used for community events or as a garden area for the senior citizens. 111.4 The site holds a lot of memories for the community of Roleystone and to see a small portion retained would be appreciated by all.	111.1 Noted. 111.2 Supported. See responses to 5.1 and 6.3. 111.3 Supported in part. See responses to 2.1 and 3.1. 111.4 Noted. See response to 11.2.
112	Julie Stack- Horgan 5 Mirfield Street ROLEYSTONE WA 6111	5 Mirfield Street ROLEYSTONE WA 6111	112.1 Object. Fully support the senior's accommodation but want the oval and surrounding bush to be retained. 112.2 Enjoyed numerous community events on the oval and would be heart breaking to see it go – Save the oval.	112.1 Supported in part. See responses to 2.1 and 3.1. 112.2 Noted. See response to 11.2.
113	Mary Barr 6 Eskdale Street ROLEYSTONE WA 6111	6 Eskdale Street ROLEYSTONE WA 6111	113.1 Support. The school site is ideal for senior housing/independent living, with all the amenities close by and should include the preservation of the treed area facing Jarrah Road. 113.2 The school site is infrequently used and is not an essential area. Retaining it could be detrimental to complex. 113.3 Cross Park has all the amenities.	113.1 Supported in part. See responses to 2.1 and 5.1. 113.2 Noted. See response to 11.2. 113.3 Noted. 113.4 Supported. See response to 6.3. 113.5 Noted. See response to 11.3.

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			<p>113.4 Roleystone is a growing community and need this increase in senior housing / independent living.</p> <p>113.5 Ensure some of the homes are 2 bedroom homes.</p>	
114	A Barr 6 Eskdale Street ROLEYSTONE WA 6111	6 Eskdale Street ROLEYSTONE WA 6111	114.1 Support the development. A very valid development to the Roleystone community.	114.1 Supported. See response to 6.3.
115	Rachel Berg Madew Street ROLEYSTONE WA 6111	Madew Street ROLEYSTONE WA 6111	115.1 Object. Support the development, however have not taken into account the surrounding bushland enjoyed by the entire Roleystone community.	115.1 Supported in part. See response to 2.1.
116	Y Waddell 4 Leschenaultia Street ROLEYSTONE WA 6111	4 Leschenaultia Street ROLEYSTONE WA 6111	<p>116.1 Support development. As a resident of the area for 42 years would value the opportunity to remain in the area as all my family reside in Roleystone.</p> <p>116.2 School oval should be retained for the many activities enjoyed there.</p> <p>116.3 The Council's responsibility to maintain all reserves.</p> <p>116.4 As a local sportsman I have been forced to use facilities in Kelmscott and Armadale and I believe Roleystone residents should have facilities provided from the rates.</p>	<p>116.1 Supported. See response to 6.3.</p> <p>116.2 Not supported. See response to 3.1.</p> <p>116.3 Not supported. The City maintains those reserves that have been vested in the City / have management orders. Generally this relates to local public open space reserves, but certainly does not encompass all reserves as the submitter states.</p> <p>116.4 Noted. The submitter does not explain why facilities elsewhere had to be used, or what facilities Roleystone should have. Given the presence of cricket and football facilities in Cross Park, the statement is unclear.</p>
117	Glenyse Scolar 40 Omeagher Road KARRAGULLEN WA 6111	40 Omeagher Road KARRAGULLEN WA 6111	<p>117.1 Support development. Believe a senior's village in Roleystone is needed and the Robin Road site is ideal being close to all amenities.</p> <p>117.2 The oval is good but the site doesn't seem big enough for both, then there is the noise factor.</p> <p>117.3 Retain the trees if possible.</p>	<p>117.1 Supported. See response to 5.1.</p> <p>117.2 Noted. See response to 11.2.</p> <p>117.3 Supported in part. See response to 2.1.</p> <p>117.4 Supported. See response to 6.3.</p>

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118	Benita Piesse 23 Tyers Road ROLEYSTONE WA 6111	57A Mackie Road ROLEYSTONE WA 6111	<p>117.4 Roleystone has aging population who would welcome staying in the area.</p> <p>118.1 Comments. COA should extend great measures to ensure the maintenance of the Robin Road oval and particularly the trees and nature area surrounding the oval on Jarrah Road and Robin Road throughout the rezoning process.</p> <p>118.2 As a central and long time public area within the town site, this area is imperative to enhancing the ambience and appeal of Roleystone and providing homes and access areas for our native fauna and flora.</p> <p>118.3 If these beautiful trees, shrubs and stumps were cleared, I strongly believe the community's heart would burn with the distaste of the destruction of such a special place.</p> <p>118.4 I hope that the COA understands the sensitivity required when developing areas, particularly within smaller and unique communities such as Roleystone.</p> <p>118.5 Please retain the nature area of tall trees, shrubs and stumps around the oval.</p> <p>119.1 Supported. See response to 5.1.</p> <p>119.2 Noted. See response to 27.2.</p> <p>119.3 Supported. See response to 6.3.</p> <p>119.4 Supported. See response to 4.4.</p>
119	M Mayze 202 Peet Road ROLEYSTONE WA 6111	202 Peet Road ROLEYSTONE WA 6111	<p>119.1 Supported. See response to 5.1.</p> <p>119.2 Noted. See response to 27.2.</p> <p>119.3 Supported. See response to 6.3.</p> <p>119.4 Supported. See response to 4.4.</p>

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120	John Garrett 14 Glebe Road ROLEYSTONE WA 6111	14 Glebe Road ROLEYSTONE WA 6111	<p>119.4 A plaque to commemorate the Primary School site would be recommended.</p> <p>120.1 Support the development. Roleystone needs a choice of life styles and a range of dwelling types.</p> <p>120.2 A better site could not have been chosen for a senior's village in Roleystone close to all amenities.</p> <p>120.1 Supported. See response to 6.3. 120.2 Supported. See response to 5.1.</p>
121	Stan Mott 20 Windsor Avenue ROLEYSTONE WA 6111	20 Windsor Avenue ROLEYSTONE WA 6111	<p>121.1 Support the development. As a senior would love to remain living in Roleystone as long as possible and have an interest in such a location.</p> <p>121.2 Concerns that the style of accommodation does not mean the price prohibits pensioners from living in the accommodation without selling the family home and paying the pension in rent.</p> <p>121.1 Supported. See response to 6.3. 121.2 Noted. The City cannot control how much the units are sold / rented for if the development does eventuate.</p>
122	Jan Garrett 14 Glebe Road ROLEYSTONE WA 6111	14 Glebe Road ROLEYSTONE WA 6111	<p>122.1 Support the development. Roleystone needs a choice of life styles and a range of dwelling types of smaller properties.</p> <p>122.2 The site is ideal because it is central and close to all amenities.</p> <p>122.1 Supported. See response to 6.3. 122.2 Supported. See response to 5.1.</p>
123	B Rohner 10 Robin Road ROLEYSTONE WA 6111	10 Robin Road ROLEYSTONE WA 6111	<p>123.1 Object. Small waiting list at Hillandale and can't see a need for 40 or more units in Roleystone due to limited public transport and medical facilities.</p> <p>123.2 If no developer can be found, the neighbourhood will become a dumping ground and Council will have to spend additional money to rezone.</p> <p>123.3 Recommend rezoning to R5 with special use of 1/3 for restricted purpose.</p> <p>123.4 The proposed restricted use rezoning does not fit in within Roleystone and the traffic increase would be unacceptable on Robin</p> <p>123.1 Not supported. See response to 6.3. 123.2 Not supported. As is the case for all landowners, the Department of Education are obliged to keep their property in order until they sell it to a new owner that will have the same obligation. Council does not spend money on the rezoning process, rather it is up to a landowner to put forward a rezoning proposal and pay the related fee. 123.3 Not supported. All of the Roleystone residential area is R5, so the provision of further R5 lots is a low priority. 123.4 Not supported. The primary school traffic</p>

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			will no longer frequent the immediate area and would be replaced with traffic associated with an aged person's development. Whilst no figures have been submitted, a primary school is a much higher impact use than an aged person's development, as it has peak periods and high parking demand. With an aged person's development, the trips generated will likely be similar or less than the school but spread across the day, making them less noticeable.
		Road.	
124	F Rohner 10 Robin Road ROLEYSTONE WA 6111	10 Robin Road ROLEYSTONE WA 6111	Identical responses as per previous submission.
125	Mrs DE Paine Hillandale Village 41/1 Eskdale Street ROLEYSTONE WA 6111	Hillandale Village 41/1 Eskdale Street ROLEYSTONE WA 6111	<p>Identical issues as per previous submission.</p> <p>125.1 Object. As a retiree living in Hillandale Village it seems extraordinary that the proposed redevelopment of the Roleystone School site is being considered for a further village units complex.</p> <p>125.2 The cost to an average purchaser of a dwelling would quite likely inhibit that person being able to buy.</p> <p>125.3 It is conjectured that the minimum cost per unit could well be over \$500,000. If the cost of each unit to build is \$200,000 and 10 units are built the profit would be in the vicinity of 3 million.</p> <p>125.4 If a private enterprise entity envisages making such a 'killing' for whose pocket is this? Hopefully our Australiana is not being sold overseas.</p> <p>125.5 There is an already prepared sub-division site off Holden Road. There must be</p> <p>125.1 Not supported. See response to 6.3. 125.2 Noted. See response to 121.2. 125.3 Noted. The City has not received any figures estimating a cost of development should the proposal proceed. The submitter's figures appear to be an overestimate, and do not detract the cost of purchasing the site in the first instance from the profit margin. 125.4 Noted. The site has not been sold as yet, so a potential developer is unknown. 125.5 Not supported. The land the submitter is referring to is much steeper than the subject site and a greater distance from the services and amenities the Roleystone town centre provides. It is therefore much less appropriate for seniors. 125.6 Noted.</p>

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			<p>enough space on that site that would provide a similar lifestyle and should include an eventual Hostel for low care and even high care as the tenants age.</p> <p>125.6 Attached a Qualitative Research Proposal Dilys E Paine.</p>	
126	Development Services Branch Water Corporation 629 Newcastle Street LEEDERVILLE WA 6007	Service Authority	126.1 Water Corporation has no concerns with the proposed amendment. The Corporation has no wastewater scheme available in this area.	126.1 Noted.
127	F & M Baguley 39C Mackie Road ROLEYSTONE WA 6111	39C Mackie Road ROLEYSTONE WA 6111	<p>127.1 Support the development. We would like the whole site to be included as a senior's village.</p> <p>127.2 Would like to see the trees preserved but not the oval. Our idea of a retirement village is to have peace and quiet – a public place could compromise these aspirations.</p>	<p>127.1 Noted.</p> <p>127.2 Supported in part. See responses to 2.1 and 3.1.</p>
128	Colin & Mary Rose 243 Peet Road ROLEYSTONE WA 6111	243 Peet Road ROLEYSTONE WA 6111	<p>128.1 Support the development. The site is ideal topographically with all the necessary services available and close at hand for occupants.</p> <p>128.2 It is hoped that the development would incorporate facilities that will conform with current best practice.</p>	<p>128.1 Supported. See responses to 5.1 and 6.3.</p> <p>128.2 Noted. See response to 64.2.</p>
129	Rod Gardner 8 Palm Road ROLEYSTONE WA 6111	8 Palm Road ROLEYSTONE WA 6111	129.1 Object to the land being rezoned to R12.5.	<p>129.1 Noted. The land will technically be rezoned "Residential – Restricted Use", with a base coding of R5. R12.5 may or may not be achievable in the context of the Conditions set within the Restricted Use.</p>

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130	Susan E Towler 8 Robin Road ROLEYSTONE WA 6111	8 Robin Road ROLEYSTONE WA 6111	<p>130.1 Object. Object to high density development in Roleystone.</p> <p>130.2 Development is commercial high density development.</p> <p>130.3 There is still land available for senior accommodation on the Hillandale site.</p> <p>130.4 Support residential lots on school site and with keeping the Jarrah trees on site.</p> <p>130.5 Do not support the view to keeping the oval. The school was occupied only approximately 30 hrs per week, with no activity on weekends.</p> <p>130.6 Traffic was during the week 1½ hrs per day, 5 days per week.</p>
131	A Davis & M Atkins 110 Holden Road, ROLEYSTONE WA 6111	110 Holden Road ROLEYSTONE WA 6111	<p>131.1 Object. The proposal to rezone the land to R12.5 has no precedent in this area of Roleystone which is zoned R5.</p> <p>131.2 We cannot see why these lots should be treated any differently than the rest of the residential blocks in Roleystone. Feel that it will impact negatively on the area as a whole.</p>
132	Lynne Emslie 3 Anthill Road ROLEYSTONE WA 6111	3 Anthill Road ROLEYSTONE WA 6111	<p>132.1 Object. Came to live in Roleystone to get away from over crowding and live in a peaceful community.</p> <p>132.2 Do not have the infrastructure to support a “boom” in this area.</p>
133	Catherine Schaefer 22 Tyers Road ROLEYSTONE WA 6111	22 Tyers Road ROLEYSTONE WA 6111	<p>133.1 Object. The school site is currently utilised within the community for several events that the smaller or larger public open spaces are unable to accommodate. Cross Park is the busiest park being used for</p>

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			<p>senior cricket and football and is unable to be used by smaller community groups for this reason.</p> <p>a) Junior cricket b) FESA Water Helicopter parking c) Roleystone Country Markets d) Public concerts (sponsored by COA) e) Public play area for families</p> <p>133.2 Given the limited amount of public open space, Council needs to give consideration to amending the rezoning of the site and incorporate POS into the rezoning submission.</p> <p>133.3 Consideration also given to the Jarrah stand that runs along Jarrah Road. This bush reserve holds significant heritage and cultural value to the Roleystone community, as it holds direct evidence to the logging era of the area. There are 39 trees in that area that are older than 200 years.</p> <p>133.4 Would like to see a mixture of high density housing for elderly housing as well as retention of some of the public open space for the utilisation of the community.</p>
134	Neville Dunn 20 Palm Road ROLEYSTONE WA 6111	20 Palm Road ROLEYSTONE WA 6111	134.1 Object. Do not want this type of development on this site. 134.1 Noted.
135	David & Helenie Saciuk 85 Holden Road ROLEYSTONE WA 6111	85 Holden Road ROLEYSTONE WA 6111	135.1 Object. This is a very high amount of potential buildings if the R12.5 zoning is granted. 135.2 Too many homes in an area that prides itself on larger properties – not living on each others 'doorsteps'. 135.1 Noted. See response to 129.1. 135.2 Not supported. The purpose of having aged person's units that are smaller than the typical Roleystone property is that seniors are able to downsize from those properties, which become too difficult to maintain,

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NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
			135.3 As a resident who lives at the end of Robin Road there is a fair amount of traffic already, add another 60 homes and the area will become a heavy traffic area.	whilst being able to remain in the community they know. 135.3 Not supported. See response to 123.4.
136	Christine Betts 17 Sophia Grove ROLEYSTONE WA 6111	17 Sophia Grove ROLEYSTONE WA 6111	136.1 Object to the proposal of putting 60 aged and dependant housing units on the Roleystone Primary School site. 136.2 Aged accommodation is needed in Roleystone but 60 is far too many. Half that number would be more acceptable and maybe incorporating a 'men's shed' and some sporting facility such as lawn bowls. 136.3 Roleystone Country Club is forever in financial difficulty, and a shire owned facility would at least provide the aged and some younger residents with a permanent sporting outlet within walking distance. 136.4 The oval should be retained so as to keep the existing feel within the community.	136.1 Noted. 136.2 Noted. See responses to 23.3. and 27.2. 136.3 Not supported. Council already determined in 2009 that it would not put forward an offer to purchase the site as a whole. 136.4 Not supported. See response to 3.1.
137	Misha Dunn 20 Palm Road ROLEYSTONE WA 6111	20 Palm Road ROLEYSTONE WA 6111	137.1 Object. Do not want this type of zoning in Roleystone on this site.	137.1 Noted.
138	M Plummer 4 Robin Road ROLEYSTONE WA 6111	4 Robin Road ROLEYSTONE WA 6111	138.1 Object. Live opposite from the proposed development and do not want the scheme to go ahead. 138.2 Will only accept a zoning of what is the norm and acceptable zoning of R5. 138.3 Hillandale is nice and is zoned R5. 138.4 Do not want to see R12.5 in Roleystone.	138.1 Noted. 138.2 Noted. See response to 129.1. 138.3 Noted. See response to 60.2. 138.4 Noted. See response to 129.1.
139	Linda & Peter Searle 26 Heather Road ROLEYSTONE WA 6111	26 Heather Road ROLEYSTONE WA 6111	139.1 Object. Moved to Roleystone for the tranquility. 139.2 We are senior citizens and feel we have everything we need which is close by with wildlife which will be highly threatened if	139.1 Noted. See response to 132.1. 139.2 Noted. See response to 109.2.

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NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
140	Alan & Cherry Leonard 19A Tyers Road ROLEYSTONE WA 6111	19A Tyers Road ROLEYSTONE WA 6111	developed. 140.1 Object to any high density development over 40 units. 140.2 Built a disabled / senior's house in Roleystone in 1972 with the aim of staying for our lifetime. 140.3 Reason for selecting this block was it backed onto the school oval which served as a fire safety area, with no neighbours to create noise and wildlife around. 140.4 This is the only public space we use in the district. Retain the oval and Jarrah Road trees for a community garden. 140.5 The oval is needed for fire safety in the centre of Roleystone.	140.1 Noted. See responses to 129.1 and 130.1. 140.2 Noted. 140.3 Noted. See responses to 98.3 and 109.2. With regard to selecting the block as there were no adjoining neighbours, the City acknowledges that in this way the proposed change is unfortunate for the submitter. However there is little the City can do given the Department of Education has deemed the land surplus to requirements – the site will be redeveloped. 140.4 Supported in part. See responses to 2.1 and 3.1. 140.5 Not supported. See response to 98.3. 141.1 Noted. See response to 129.1.
141	Judy Thorne 8 Palm Road ROLEYSTONE WA 6111	8 Palm Road ROLEYSTONE WA 6111	141.1 Object the proposal to be rezoned to R12.5.	
142	Steven Towler 8 Robin Road ROLEYSTONE WA 6111	8 Robin Road ROLEYSTONE WA 6111	142.1 Object to high density living in Roleystone. 142.2 Support residential lots 2000m ² in keeping with Roleystone's rural lifestyle. 142.3 Object to keeping the school oval. 142.4 Hillandale has land available for further retirement villas.	142.1 Not supported. See response to 130.1. 142.2 Not supported. See response to 123.3. 142.3 Supported. See response to 2.1. 142.4 Noted. See response to 6.3.
143	Amanda McRae & Simon Lea 3 Andreas Road ROLEYSTONE WA 6111	3 Andreas Road ROLEYSTONE WA 6111	143.1 Object. The proposal to rezone the land to R12.5 means a development of this magnitude will impact on the quiet lifestyle of Roleystone. 143.2 The size of the development will create a greater traffic congestion, noise and impact on our shopping facility. 143.3 As residents of the nearby Hillandale complex of 36 houses, the noise and traffic	143.1 Not supported. See responses for 15.3 and 129.1. 143.2 Not supported. The existing infrastructure is more than adequate to cater for a development of this nature. If this was not the case, the proposal would not have been initiated. 143.3 Not supported. See response to 123.4. With regard to noise, it is not anticipated that an

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NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
			created by this development is enough and to have another 60 units at this facility is unfair to the local residents.	aged person's development will generate any more noise than any other residential use, and that such levels would be acceptable.
144	Don & Patricia Clarke 8 Westview Close MOUNT NASURA WA 6112	8 Westview Close MOUNT NASURA WA 6112	144.1 Support the development. The school site is ideal and close to all amenities and an opportunity to stay in the area by down sizing.	144.1 Supported. See responses to 5.1 and 6.3.
145	Moor 5 Heather Road ROLEYSTONE WA 6111	5 Heather Road ROLEYSTONE WA 6111	145.1 Object. Concerns about intensity of development to R12.5. R5 zoning would be supported. 145.2 Retain a portion of school playing field as a public open space which will provide amenities of a passive nature for recreational use. Suggest that 3250m ² of POS be sited on existing playing area. 145.4 R12.5 zoning is not supported in any area of Roleystone, particularly in township precinct.	145.1 Not supported. See responses to 129.1 and 130.1. 145.2 Not supported. See response to 3.1. 145.3 Not supported. If Council is going to encourage an aged person's development of a density higher than R5 anywhere in Roleystone, it makes sense for that site to be as close to the local centre as possible.
146	Mr Dowe Hoeksema 39 Tyers Road ROLEYSTONE WA 6111	39 Tyers Road ROLEYSTONE WA 6111	146.1 Object. Moved to Roleystone to get away from high density housing. 146.2 Roleystone is about open space between neighbours – this is not East Perth. 146.3 Strongly object to high density housing even if it is for retired persons. 146.4 "Open" spaces must be maintained to keep the "feel" of Roleystone alive.	146.1 Not supported. See response to 130.1. 146.2 Not supported. See response to 15.3. 146.3 Not supported. See response to 130.1. 146.4 Supported in part. See responses to 2.1 and 3.1.
147	Mr Harry Newell 4 Robin Road ROLEYSTONE WA 6111	4 Robin Road ROLEYSTONE WA 6111	147.1 Object to the rezoning. To have a "Roleystone Policy" as R5 for many decades then totally ignore the basic acceptable lifestyle of the community is unacceptable. 147.2 To go from R5 to R12.5 is severe and	147.1 Not supported. The residential density of Roleystone (and the City) is guided by the Scheme, not policy. The proposal does not ignore the "acceptable lifestyle" of the community, in fact it is specifically aimed at letting older members of the community

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			<p>147.3 Rezone the unallocated crown land to whatever for aged care and keep the current zoning of the school.</p> <p>147.4 Hillandale is zoned R5, so why should this proposal be changed.</p>	<p>147.2 Not supported. See response to 129.1.</p> <p>147.3 Not supported. The suggestion does not make sense in planning terms, the land is currently reserved for the purpose of a school which will no longer be run there and so must be changed.</p> <p>147.4 Noted. The R5 coding limits the ability of Hillandale to provide additional units. See response to 6.3.</p>
148	Averil Diri 14 Pendragon Court CAMILLO WA 6111	Unknown	148.1 Object. Grew up in Roleystone and do not want to see this site developed as a senior's village.	148.1 Noted.
149	Antonino Palumbo 28 Northward Road ROLEYSTONE WA 6111	28 Northward Road ROLEYSTONE WA 6111	149.1 Object.	149.1 Noted.
150	K Cooper 67 Holden Road ROLEYSTONE WA 6111	67 Holden Road ROLEYSTONE WA 6111	<p>150.1 Object. The rezoning of the school site to R12.5 is far too dense and not in keeping with the local community.</p> <p>150.2 The existing Hillandale village fits in very well providing quality environment for people and wildlife and any future development should mirror this.</p> <p>150.3 Opt for a lower density division for the enjoyment of the residents and both flora and fauna.</p>	<p>150.1 Not supported. See responses to 129.1 and 130.1.</p> <p>150.2 Supported. See response to 60.2.</p> <p>150.3 Noted. Whilst this is possible, it would likely mean the development would not proceed and the opportunity to increase housing diversity in the area lost.</p>
151	Matthew and Michelle Williamson 104 Holden Road	104 Holden Road ROLEYSTONE WA 6111	<p>151.1 Object to a massive development like this proposal on our doorstep.</p> <p>151.2 Why isn't this area being used for the youth in the Roleystone community as</p>	<p>151.1 Noted.</p> <p>151.2 Noted. Unfortunately Council does not have the resources to purchase the land and develop further community facilities, and</p>

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	ROLEYSTONE WA 6111		there is not much to offer. Something family friendly would be much more appreciated. 151.3 It appears it is all about money - I am positive it can be put in better use to accommodate the growing population in the community.	no private developer would provide such. 151.3 Noted. The profitability of developing will certainly be the foremost consideration of whoever is looking to purchase the site. As to a better use, Council has identified a need in the Roleystone community and is addressing that issue directly.
152	Mr Malcom Feasey 5 Anthill Road ROLEYSTONE WA 6111	5 Anthill Road ROLEYSTONE WA 6111	152.1 Object. Due to the limited services in Roleystone it would overload the infrastructure and turn Roleystone into a retirement village. 152.2 If the proposed crown land is developed then it should be for commercial businesses to cope with the increased population.	152.1 Not supported. See response to 143.2. 152.2 Not supported. If additional commercial land were to be considered, it would be those landholdings adjacent to the existing Local Centre, so as not to fragment the commercial area. The subject site is separated from the Local Centre by a residential street block.
153	Pat & Graeme Hart 160 Croyden Road ROLEYSTONE WA 6111	160 Croyden Road ROLEYSTONE WA 6111	153.1 Support. Believe with the aging population in Roleystone and Karragullen there is a need for quality independent housing. 153.2 The site is ideal as it is proximity is close by to all amenities, flat grounds which is a great asset for older members of the community.	153.1 Support. See response to 6.3. 153.2 Support. See response to 5.1.
154	Mr Bruce Waddell 4 Leschenaultia Street ROLEYSTONE WA 6111	4 Leschenaultia Street, ROLEYSTONE WA 6111	154.1 Support. 154.2 Retain the oval and surrounding trees as a village green or community common as they present a unique opportunity for community interaction and recreation.	154.1 Noted. 154.2 Supported in part. See responses to 2.1 and 3.1.
155	Sylvia Cooper 67 Holden Road ROLEYSTONE WA 6111	67 Holden Road ROLEYSTONE WA 6111	155.1 Object strongly to the rezoning which will result in 60 lots being subdivided on this site – 60 houses in such a small area. 155.2 This proposal is totally out of harmony with the Roleystone theme and goes against why the residents chose to live there. 155.3 Totally inappropriate to consider such a	155.1 Not supported. See response to 23.3. 155.2 Not supported. See response to 4.1. 155.3 Not supported. See response to 130.1. 155.4 Not supported. See response to 109.2 155.5 Not supported. See response to 6.3. 155.6 Not supported. Precedent only applies where there is a very similar set of circumstances. Council supported the

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			<p>initiation of this Scheme amendment as it had sound planning grounds to do so. It would be difficult for someone else to recreate such a particular set of circumstances.</p> <p>155.7 Not supported. The "Restricted Use" refers to restricting the number of potential land uses available to the site. In this instance, the land use will be restricted to Aged or Dependant Person's Dwellings. In the planning process land zoning is always considered prior to land use. Currently, a Planning Application for Aged Person's units on a Primary School reserve could not be approved as clearly the application would not be for a primary school. But, if the land is rezoned Residential, the City would be able to consider the application.</p>
156	John B Clarke 3 Robin Road ROLEYSTONE WA 6111	3 Robin Road ROLEYSTONE WA 6111	<p>155.4 high density with such limited access. Roleystone is one of the few areas left for our wildlife and to destroy it would be mean that the wildlife is under threat of extinction.</p> <p>155.5 Roleystone as a community has many problems and is in urgent need of help. Rezoning this property to such a scale will escalate problems.</p> <p>155.6 Will this subdivision of 12.5 per ha also not create a precedent that will totally destroy the area.</p> <p>155.7 If this proposal is for "Residential Restricted Use" shouldn't we know the use prior to approval? The mind boggles at possible uses that are unspecified. To just rezone an area without an approved plan is totally beyond comprehension.</p> <p>156.1 Object. To subdivide into R12.5 would be a gross burden on local lifestyles which was the reason we resided in Roleystone because of its unique semi-rural atmosphere and bush environment.</p> <p>156.2 The site would be ideal for a retirement village of no more than 12 two bedroom units. It has excellent access to all facilities.</p> <p>156.3 Organisations like Anglicare, Uniting Church Homes etc could be invited to submit retirement village proposals along the lines of Hillandale.</p> <p>156.4 The oval with its tall trees is ideal for families and community events.</p> <p>156.1 Not supported. See response to 15.3. 156.2 Not supported. Given the site area of 3.25ha, 12 units equates to 2700m² of land per unit. This equates to a lower density than the present R5 2000m² lots on which single houses in Roleystone are situated, which is simply not feasible. 156.3 Noted. This is a likely eventuality if the site is rezoned and the call for tenders is made. 156.4 Supported in part. See responses to 2.1 and 3.1.</p>

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157	Sabine & Pierre Truffet 78 Jarrah Road ROLEYSTONE WA 6111	78 Jarrah Road ROLEYSTONE WA 6111	<p>157.1 Object. Do not want to see any large development in the heart of Roleystone.</p> <p>157.2 Moved to the area 6 months ago to specifically experience a different and unique lifestyle.</p> <p>157.3 A development like this would create more traffic and noise on Jarrah Road and all the activity in the centre of Roleystone would change this calm suburb forever.</p> <p>157.4 This serene lifestyle is why people chose the area and to drive the extra distance to work.</p>	<p>157.1 Noted.</p> <p>157.2 Noted. See response to 15.3.</p> <p>157.3 Not supported. See response to 123.4. In respect of activity, the town centre is where activity is encouraged. Interaction amongst residents at the shopping centre, sports venues and other local destinations is how a sense of community develops.</p> <p>157.4 Noted. See response to 15.3.</p>
158	George & Jan Brooks 7 Robin Road ROLEYSTONE WA 6111	7 Robin Road ROLEYSTONE WA 6111	<p>158.1 Support the development. The community is in need of suitable housing for the elderly. The future need will only increase with the growth rate. The need was evident at the meeting at the Anglican Church where in excess of 100 interested persons attended.</p> <p>158.2 The site chosen is ideal and close to all amenities.</p> <p>158.3 This community does not need further parkland, ovals or meeting places.</p>	<p>158.1 Supported. See response to 6.3.</p> <p>158.2 Supported. See response to 5.1.</p> <p>158.3 Supported in part. See responses to 2.1 and 3.1.</p>
159	Mrs M Gardner 73 Jarrah Road ROLEYSTONE WA 6111	73 Jarrah Road ROLEYSTONE WA 6111	<p>159.1 Support.</p> <p>159.2 Would like the oval retained as open space for parkland for the residents.</p>	<p>159.1 Noted.</p> <p>159.2 Not supported. See response to 3.1.</p>
160	John Sands & Diane Jones 12 Anthill Road ROLEYSTONE WA 6111	12 Anthill Road ROLEYSTONE WA 6111	<p>160.1 Support development and can't see any disturbance to the community as we are already used to the busy activity of the school. Aged care accommodation will not add to the community disturbance.</p>	<p>160.1 Noted.</p>
161	Roleystone Seniors Housing Committee	Jarrah Road ROLEYSTONE WA 6111	<p>161.1 Support. Representatives from the committee who are from Council, Roleystone Karragullen Seniors Club,</p>	<p>161.1 Noted.</p> <p>161.2 Noted.</p>

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NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
	C/- Roleystone Karragullen Seniors Inc., Jarrah Road ROLEYSTONE WA 6111		Roleystone Family Church, St Christopher's Church, Dale Cottages, Bendigo Bank, community and local member Tony Simpson. 161.2 A public meeting with over 100 attendees gave 100% support for an independent seniors housing on the school site.	
162	Marie Zacchigna 11 Hellenic Street ROLEYSTONE WA 6111	11 Hellenic Street ROLEYSTONE WA 6111	162.1 Object to rezoning the site to R12.5. 162.2 Council should listen to rate payers. 162.3 Why not open a "Youth Support Centre" for our young people. We had a support centre in Roleystone at one stage but because it didn't bring in the mighty dollar for local council, there is a car park on the site now. Youth of the area need somewhere to "fit in" and be a part of something besides just skate-boarding at Cross Park.	162.1 Noted. See response to 129.1. 162.2 Noted. Council always considers all submissions received and makes their decision in the context of those comments. 162.3 Not supported. Council does not own the land and as such cannot propose development on it.
163	Brian Betts 17 Sophia Grove ROLEYSTONE WA 6111	17 Sophia Grove ROLEYSTONE WA 6111	163.1 Object. This area is central to the Roleystone community and has huge opportunities for communal activities. 163.2 30 aged and dependant residences would be a good number keeping it similar to already existing developments. 163.3 Community needs a gathering area for residents to conduct outdoor activities – leave the Sunday market area as is. 163.4 Include in the same area a "Man Shed". 163.5 A Council owned Lawn Bowls Club which is an absolute must for our aging Roleystone residents. The privately owned one is on the verge of closing down due to financial problems.	163.1 Not supported. See response to 3.1. 163.2 Noted. See response to 23.3. 163.3 Supported in part. See response to 71.2. 163.4 Noted. See response to 27.2. 163.5 Not supported. See response to 162.3.
164	Wendy Royer 16 Heather Road	16 Heather Road ROLEYSTONE	164.1 Object. Strongly object to the use of this land for residential aged use and the	164.1 Noted. See response to 23.3. 164.2 Noted. There are no public transport

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	ROLEYSTONE WA 6111	WA 6111	improvements proposed as part of the current proposal, however it is not considered that such would be necessary. 164.3 Noted. Given the size of lots and market conditions in Roleystone it is acknowledged a lot of younger people are only able to rent/buy older homes in the area, or move further afield. As those conditions are unlikely to change significantly it remains an issue. 164.4 Not supported. See response to 6.3. 164.5 Not supported. Roleystone is a residential suburb and aged person's dwellings are an appropriate use in residential areas.
		<p>164.2 subdivision of up to 60 dwellings. What public transport improvements are available for aged care? The bus run is not frequent enough.</p> <p>164.3 What about the youth of Roleystone who also need housing?</p> <p>164.4 Don't want to see so much space and housing for aged care only.</p> <p>164.5 This is semi rural Roleystone not inner suburbia.</p>	
165	Dale Cottages 16 Deerness Way ARMADALE WA 6112	Reserve 24458 Robin Road, ROLEYSTONE WA 6111	<p>165.1 Comments supporting their keen interest in a development for seniors housing in Roleystone.</p> <p>165.2 Letter from Troy Buswell MLA Minister for Housing to Dale Cottages Inc. and a copy of a letter he sent, supporting our organisation to the Minister for Education, Dr Elizabeth Constable MLA.</p> <p>165.3 Dale Cottages have worked with the residents and community of Roleystone since 2004 when their organisation recognised a need for increased seniors accommodation and services in that area.</p> <p>165.4 Support the proposed amendment and enclose a copy of our submission to Landcorp with details of our services and organisational capacity.</p>
166	Valerie Brown 27 Slabgully Road ROLEYSTONE WA 6111	27 Slabgully Road ROLEYSTONE WA 6111	<p>166.1 Supported. See response to 6.3.</p> <p>166.2 Supported. See response to 5.1.</p> <p>166.3 Supported in part. See responses to 2.1 and 3.1.</p>

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			<p>166.2 A senior's village is an excellent idea and the school site is ideal close to all amenities.</p> <p>166.3 Preservation of the old trees is important but the oval isn't important.</p> <p>166.4 By having individual dwellings we can maintain our privacy and have the social emotional and physical support of others nearby.</p>	166.4 Noted. See response to 64.2.
167	G & M Shaw 9 Hawkstone Road ROLEYSTONE WA 6111	9 Hawkstone Road ROLEYSTONE WA 6111	<p>167.1 Support development of the whole site.</p> <p>167.2 Plaque to commemorate Primary School.</p>	<p>167.1 Supported in part. See responses to 2.1 and 3.1.</p> <p>167.2 Supported. See response to 4.4.</p>
168	Dr Susan J Barker 105 Raeburn Road ROLEYSTONE WA 6111	105 Raeburn Road ROLEYSTONE WA 6111	<p>168.1 Support. We need Town Planning vision to cater for the ageing population and support the use of Roleystone Primary School site for a seniors village with an aged care facility component for facilitated independent living.</p> <p>168.2 Retain the stand of trees to the west of the oval as a unique bush site which supports dozens of local endemic plant species and has proven a natural playground for children.</p>	<p>168.1 Supported. See response to 6.3.</p> <p>168.2 Supported in part. See responses to 2.1 and 3.1.</p>
169	Andrew McCain 16 Robin Road ROLEYSTONE WA 6111	16 Robin Road ROLEYSTONE WA 6111	<p>169.1 Support. Retain all of the natural bushland on the Jarrah Road/Robin Road corner. This is a natural habitat and nesting area for native wildlife.</p>	169.1 Supported in part. See responses to 2.1 and 3.1.
170	Kerry Williams 29 Michael Road ROLEYSTONE WA 6111	29 Michael Road ROLEYSTONE WA 6111	<p>170.1 Support the development and as I need to be planning for retirement it would be great to be able to remain in the area which I have lived for over 37 years.</p> <p>170.2 This type of facility is desperately needed.</p>	<p>170.1 Noted.</p> <p>170.2 Supported. See response to 6.3.</p>

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171	S Jennings 1 Cottage Lane ROLEYSTONE WA 6111	1 Cottage Lane ROLEYSTONE WA 6111	To be able to downsize from a larger block to a smaller sized home and still have the social, emotional and physical support of others nearby would be wonderful. 171.1 Comment. Aged persons dwellings a good idea but would like the oval and bushland retained as a public space.	171.1 Supported in part. See responses to 2.1 and 3.1.
172	Jean Davies Unit 62/4 Andreas Road ROLEYSTONE WA 6111	Unit 62/4 Andreas Road ROLEYSTONE WA 6111	172.1 Support using the whole site for development. Feel it is not appropriate to keep a grassed area for junior sports as the noise would be uncomfortable for senior's comfort and there being no toilets. These facilities already available at Cross Park.	172.1 Supported in part. See responses to 2.1 and 3.1.
173	Lynette Place 16 Hawkstone Road ROLEYSTONE WA 6111	16 Hawkstone Road ROLEYSTONE WA 6111	173.1 Support the rezoning of the Roleystone Primary School including the oval. 173.2 The need is evident as each generation reaches the stage of reducing the size of their property and this location is ideal with all the amenities and seniors can remain in the area.	173.1 Supported in part. See responses to 2.1 and 3.1. 173.2 Supported. See response to 6.3.
174	Ashley Wallis 16 Rubida Rise ROLEYSTONE WA 6111	16 Rubida Rise ROLEYSTONE WA 6111	174.1 Object. The Primary School and buildings should be kept for the use of the community – i.e. A library, a police station. 174.2 Retain oval and trees. 174.3 Removal of trees and buildings can be avoided by building an aged care centre next to Kelmscott Railway Station, close to the hospital and away from any fire threat and close to transport where a large vacant area is available.	174.1 Not supported. The buildings on site would simply not be suitable for the uses suggested, and a library use would entail the City buying or leasing the land. 174.2 Supported in part. See responses to 2.1 and 3.1. 174.3 Noted. The Primary School site is that which is being dealt with. The site in Kelmscott is privately owned and whilst it is feasible an application for aged person's units could be made there it is unlikely.

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<i>Submissions listed from this point on were received after the closure of the advertising period.</i>			
175	Manager Water Unit Public Health Division Dept. of Health PO Box 8172 Perth Business Centre WA 6849	State Government Authority	<p>175.1 Noted. Conditions within the proposed Restricted Use zoning acknowledge this, referring to the need for independent soil testing and geotechnical investigation to confirm site development capability.</p> <p>175.2 Noted. This is also acknowledged by the Conditions within the proposed Restricted Use zoning, which require approval from the Department of Health Western Australia (and if required the Economic Regulation Authority) and / or the City in respect of wastewater treatment facilities.</p>
176	Mr Trevor Parish 527 Brookton Highway, ROLEYSTONE WA 6111	527 Brookton Highway, ROLEYSTONE WA 6111	<p>176.1 Supported in part. See responses to 2.1, 3.1 and 5.1.</p> <p>176.2 Supported. See response to 6.3.</p>
177	Mr Trevor Woodland 26 George Street ROLEYSTONE WA 6111	26 George Street ROLEYSTONE WA 6111	177.1 Noted.
178	AR & BR Pilkington 312 Croyden Road ROLEYSTONE	312 Croyden Road ROLEYSTONE WA 6111	<p>178.1 Noted.</p> <p>178.2 Noted.</p>

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	WA 6111		
179	Mr George Martin 7 Wygonda Road ROLEYSTONE WA 6111	7 Wygonda Road ROLEYSTONE WA 6111	179.1 Support. 179.1 Noted.
180	Mrs Martin 7 Wygonda Road ROLEYSTONE WA 6111	7 Wygonda Road ROLEYSTONE WA 6111	180.1 Support. 180.1 Noted.
181	RM Johnson 21 Heather Road ROLEYSTONE WA 6111	21 Heather Road ROLEYSTONE WA 6111	181.1 Object. The proposed zoning to R12.5 is not in keeping with the Roleystone lifestyle. 181.2 The density of proposed dwellings is not what Roleystone living is about. 181.3 After 37 years of residing in the area, we do not wish to see the school site turned into such a high density housing development. 181.1 Noted. See response to 129.1. 181.2 Not supported. See response to 15.3. 181.3 Not supported. See response to 130.1.
182	Mr Neville Jackson 20 Heather Road ROLEYSTONE WA 6111	20 Heather Road ROLEYSTONE WA 6111	182.1 Object. We have witnessed recently the need to combine our two schools into one due to lack of numbers which is a strong indicator that we do not have enough young families in Roleystone. 182.2 I believe we should be doing everything to try and reverse this trend and it would make very good sense to encourage developers to provide cost effective housing for young families. 182.3 I believe the Shire should be leading the way in developing Roleystone and one way to do this is to give similar planning concessions to low cost family units. Not only would this help to revitalise 182.1 Noted. It is also indicative of an aging population. See response to 6.3. 182.2 Noted. See response to 164.3. 182.3 Noted. It would be possible to consider a similar amendment to allow an increased density similar to that proposed for the aged care facility for grouped dwellings. However, whilst this amendment serves a very specific purpose that is difficult to duplicate, an amendment for affordable housing in the form of grouped dwellings could be generalised and duplicated much more easily. On the evidence of the submissions received for this proposal, that is not what the community at large want.

SCHEDULE OF SUBMISSIONS - TOWN PLANNING SCHEME NO.4 - AMENDMENT NO.61				
NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
			<p>Roleystone it would also have beneficial effects on our school and increased trade for our local shops, something which the present proposal will not do.</p> <p>182.4 Consider that the available facilities for older people in Roleystone come close to meeting the needs of the current older population. Transport is minimal, there is no local hospital and no after hours medical or emergency doctor after hours home visit service. Police service is also very limited. If the Shire believes there is a need for more over 55 developments then surely it would make more sense to have any new development close to where these services already exist.</p>	<p>182.4 Noted. Aged Person's dwellings are defined as being for people aged over 55. The factors described are certainly relevant, but more so as age increases. It is not anticipated that all occupants would need all the services described all at one time.</p>
183	K & S Beard 223 Peet Road ROLEYSTONE WA 6111	223 Peet Road ROLEYSTONE WA 6111	<p>183.1 Support the Primary School site becoming a senior's housing development on the condition the development is well managed and in keeping with the area.</p> <p>183.2 Also support the possibility of the government giving the land as a grant to Dale Cottages to facilitate the ability for Dale Cottages to provide senior's accommodation on the site.</p>	<p>183.1 Noted. See response to 6.2. 183.2 Noted.</p>
184	Roleystone - Karragullen Seniors Club Inc. C/- Kelvin Oliver Planning Consultant 7 Kobus Heights ROLEYSTONE WA 6111	46 Jarrah Road ROLEYSTONE WA 6111	<p>184.1 Comments. When rezoning is approved and the land advertised for tender there should be the least number of conditions, caveats or restrictions on the land other than to be developed for a Senior's Village. If the proposal is burdened by limitations at the early stage it will reduce the economic attractiveness of the development and reduce the number of</p>	<p>184.1 Noted. The City has proposed such conditions are as necessary to facilitate the statutory consideration of a future development on the site. 184.2 Noted. See responses to 2.1 and 3.1. 184.3 Noted. This is certainly a possibility. 184.4 Noted. See response to 3.1. 184.5 Noted. See response to 11.2. 184.6 Noted. This is a consideration.</p>

SCHEDULE OF SUBMISSIONS - TOWN PLANNING SCHEME NO.4 - AMENDMENT NO.61			
NO	NAME & ADDRESS	AFFECTED PROPERTY	RECOMMENDATION
			<p>genuine tenderers.</p> <p>184.2 Issues relating to the oval, trees etc. can be discussed with individual tenderers at the time of seeking public tenders.</p> <p>184.3 If the proposal cannot attract sufficient interest as a Senior's Village the State Government as owners may opt to sell the site for subdivision into single residential lots and then all parties and the community will lose out.</p> <p>184.4 Roleystone has a number of community and recreational facilities mostly based at Cross Park. If the oval is preserved and vested in Council it will lead to continual requests for upkeep, construction of toilets and shelters etc.</p> <p>184.5 An oval with potential for night and day activities may not be compatible with the aspirations of residents in a senior's village nor the existing residents who live adjacent to the oval.</p> <p>184.6 Council's resources may be better spent on existing recreation facilities at Cross Park, Borello Park and the Karragullen Oval, which would encourage higher useage of existing facilities.</p>
185	Valerie & John Bell 3 Barbigal Road ROLEYSTONE WA 6111 Also made submission 100.	3 Barbigal Road ROLEYSTONE WA 6111	<p>185.1 Noted.</p> <p>185.2 Supported. See response to 5.1.</p> <p>185.3 Supported. See response to 123.4.</p> <p>185.4 Supported. See response to 4.4.</p> <p>185.5 Supported. See response to 5.1.</p>

SCHEDULE OF SUBMISSIONS - TOWN PLANNING SCHEME NO.4 - AMENDMENT NO.61				
NO	NAME & ADDRESS	AFFECTED PROPERTY	RESUMÉ OF SUBMISSION	RECOMMENDATION
186	Kathy Hoefs 20 Orana Way, ROLEYSTONE WA 6111	20 Orana Way, ROLEYSTONE WA 6111	<p>185.5 primary school. Most retirees prefer to stay in the area and the retirement village would make this possible.</p> <p>186.1 Retain the school oval. Cross Park only allows for limited creative play and is located near the skate park. Young and older children need their own areas to play. Younger children need safe areas away from car parks, glass and bad language.</p> <p>186.2 Borrello Park should not get toilets and believe money should not be spent on this playground located near a highway away from the centre of town.</p>	<p>186.1 Not Supported. See response 3.1.</p> <p>186.2 Noted.</p>
187	Joanne Meuli 84 Heath Road ROLEYSTONE WA 6112	84 Heath Road ROLEYSTONE WA 6112	<p>187.1 On Sunday 19 February I went to the free concert in the park run by the City at the old Roleystone Primary School oval. Thank the City for this great event. There has been much debate as to what will happen to the oval and I hope after this event many in the community and the City will look favourably at keeping it for community use for many generations.</p>	<p>187.1 Noted. See response to 106.2.</p>

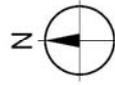
**CITY OF ARMADALE TOWN PLANNING SCHEME No. 4
 AMENDMENT No. 61**



EXISTING ZONING



PROPOSED ZONING



ZONES

RESIDENTIAL (Including Residential Planning Density Codes)	No. 1 SPECIAL USE
MIXED BUSINESS / RESIDENTIAL	No. 7 ADDITIONAL USE
URBAN DEVELOPMENT ZONE	No. 22 RESTRICTED USE
DISTRICT CENTRE	OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING
LOCAL CENTRE	OUTER EDGE OF SCHEME
GENERAL RURAL	
GENERAL INDUSTRY	
SPECIAL RESIDENTIAL	
INDUSTRIAL BUSINESS	

RESERVATIONS

PARKS & RECREATION (Region)	PRIMARY REGIONAL ROADS
PARKS & RECREATION (Local)	OTHER REGIONAL ROADS
RAILWAYS	PUBLIC PURPOSE (Region)
STATE FOREST	PUBLIC PURPOSE (Local)
WATERWAYS	
WATER CATCHMENTS	

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Planning Scheme. Any existing requirements for these roads should be obtained from DPI.

RESERVATIONS

PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES	C&G
Commonwealth Government	TS
Technical School	PS
High School	PS
Primary School	H
Hospital	WSD
Water Authority of WA	SU
Special Use	SEC
State Energy Commission	T
Telstra	



Job Number: 14078
 Sheet Name: 14078-3
 Scale: 1:1000 @ A3
 Date: 29 June 2010
 Drawn By: CdeL
 Checked by: JP
 File: S:\projects\14078\planning\drafting & design\design\200610\concept\plan.dwg
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 This statement must accompany this plan and digital data at all times.



- Over 55's
- Aged Care
- Recreational Facilities
- Private Access Roads
- Village Centre / Administration

**AGED CARE/OVER 55'S CONCEPT PLAN
 ROLEYSTONE PRIMARY SCHOOL
 ROLEYSTONE**

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PROPOSED CONCEPT PLAN
 LOT 1352 AND 3268 ROBIN ROAD, ROLEYSTONE

Current Schedule 5 in Town Planning Scheme No.4, relating to 'Property Transactions' and 'Display Homes'.

Land use and/or development	Exempted sign	Maximum size
<p>Property Transactions. Advertisement signs displayed for the duration of the period over which property transactions are offered and negotiated as follows:</p> <p>(a) Dwellings</p> <p>(b) Multiple Dwellings, Shops, commercial and industrial properties.</p> <p>(c) Large properties comprised of shopping centres, buildings in excess of four storeys and rural properties in excess of 5 ha.</p>	<p>One sign per street frontage for each property relating to the sale, leasing or impending auction of the property at or upon which the sign is or the signs are displayed.</p> <p>One sign as for (a) above.</p> <p>One sign as for (a) above</p>	<p>Each sign shall not exceed an area of 2m².</p> <p>Each sign shall not exceed an area of 2m².</p> <p>Each sign shall not exceed an area of 10m².</p>
<p>Display Homes. Advertisement signs displayed for the period over which homes are on display for public inspection.</p>	<p>(i) One sign only for each dwelling on display.</p> <p>(ii) In addition to (i) above, one sign for each group of dwellings displayed by a single project builder giving details of the project building company and details of the range of dwellings on display.</p>	<p>2m²</p> <p>5m²</p>

