



KEN TRAVERS MLC

2/129 GRAND BOULEVARD (BEHIND ANZ BANK)
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Hon Brian Ellis MLC
Chairman
Standing Committee on Environment and Public Affairs
Parliament House
PERTH WA 6000


Dear Chairman

Petition No 121 – East Greenwood Primary School Redevelopment – Requesting the Legislative Council to ensure that community involvement and consultation plan is submitted to the City of Joondalup for consideration

I refer to your correspondence dated 1 July 2011 regarding the above petition, and am pleased to provide a submission in support of the petition.

My submission on these important issues is as follows.

The purpose and effect of this petition is simple; a Joondalup City Council resolution was passed on the 20th July 2010 which explicitly requested that the proponent of the redevelopment (Department of Housing) submit a community involvement and consultation plan prior to the preparation of a Structure Plan. This resolution seeks to ensure that this request is upheld by the proponent.

However, I understand that the area of contention is not with the practical effect of the petition, but rather the wording in the second paragraph of the petition, which notes that:

*“The City of Joondalup passed a motion last year requesting community involvement **prior** to the development of a Structure Plan”*

The accuracy of this wording has been contested on the basis that the motion requested a community involvement plan, which is distinct from actual community involvement. However, I am informed that in Part 7 of Resolution CJ112-07/10 the request for a community involvement and consultation plan was made to supplement the formal consultation process required under District Planning Scheme No 2 (DPS2).

My understanding is that Part 9 of DPS2 requires community consultation to the extent that it is practicable, prior to the preparation of a Structure Plan. Section 9.4.1 states:

“A Structure Plan shall be prepared by the proponent and, to the extent that it is practicable, should be prepared after discussion and consultation with the Council, the Commission, other relevant government agencies and the community”

PUBLIC

MEMBER FOR NORTH METROPOLITAN REGION



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Therefore, it appears that the process anticipated by Council Resolution CJ112-07/10 was one whereby the following would take place:

1. The Department of Housing would submit a community involvement and consultation plan (CICP) to the Council which satisfied the requirements under the DPS2
2. The Department of Housing would begin to consult the community about a Structure Plan in accordance with the CICP they had submitted to council and Part 9 of the DPS2.
3. The Department of Housing would then prepare a Structure Plan with the views of local residents and relevant interest groups in mind.
4. The Council would then conduct its own community consultation.
5. The Local Structure Plan would be released.

I believe that this process is consistent with previous practices and the wording of Council Resolution CJ112-07/10. Residents have brought to my attention that the redevelopment of Carine TAFE was done with two years of community consultation informing the Local Structure Plan. Part 7 of Resolution CJ112-07/10 is premised with the words "*Advises the applicant that the city would anticipate a high level of community and other stakeholder interest in the subdivision and development of the site...*" The intention of Council Resolution CJ112-07/10 is clearly for the applicant to submit a CICP **and** undertake community consultation prior to the preparation of a Structure Plan.

I would like to note that when the redevelopment was first contemplated, it was decided by Council that rezoning to 'Urban Development' was preferable to rezoning to 'Residential' because the 'Urban Development' zone would require the preparation and adoption of a Structure Plan in accordance with Part 9 of the DPS2 (page 41 of Council minutes date 15/12/2009). It would be manifestly inappropriate for the request in Part 7 of motion CJ112-07/10 to not be interpreted in context with the DPS2 requirements.

423 signatures were collected from residents concerned about the potential impacts of the proposed redevelopment. They should be given the opportunity to present their views on decisions that will impact the value of their homes and their quality of life in the future.

On behalf of my constituents and residents of the area, I encourage the Committee to further investigate this important issue.

Please don't hesitate to contact my office if you require any further information.

Yours sincerely

KEN TRAVERS MLC
MEMBER FOR NORTH METROPOLITAN

10/8/11

CC: Brian Corr, lead petitioner

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