

Dear Sir/Madam

Informal Consultation Feedback to Date

There have been a number of frequently asked questions relating to the Dalkeith Redevelopment Area and this information package is to provide answers to those.

Council has produced a concept plan for the Dalkeith Redevelopment area for Community discussion and feedback. Council has received feedback for over 2 months and there are another few weeks before feedback closes. The deadline was extended from late January to mid February 2008 at the request of the Community. It is important to note that feedback after this date will continue to be accepted and included into the process when it is received.

The informal consultation period has provided the City with a range of feedback on all areas concerning the concept plans. The feedback so far generally indicates that there is acknowledgement that there is the need or support for some change but that the concept proposes too significant a change for Dalkeith.

The feedback provided includes alternatives to the concepts and has highlighted why they believe the concepts are not yet appropriate for Dalkeith but what could be more suitable for the Dalkeith community.

Once the current feedback period finishes and all submissions considered; Council, Administration and the consultants will produce a draft which will need Councils approval prior to advertising for more public comment in the formal consultation phase.

The City will hold open days to display the draft that will be presented to Council for approval to formally consult the Community in late March/early April.

It is anticipated the Council will consider the draft for approval to formally consult the community in May 2008.

The draft will be advertised as part of the Scheme Amendment process during the Community consultation period including:

- Written notification to all Dalkeith landowners
- Notification and information in local papers
- Community information sessions
- Workshops
- Public notices
- Information on the City's webpage
- Opportunity for written comment

Frequently Asked Questions

Written notification is sent using the City's rates database. This means that a letter is sent for all properties within Dalkeith to the landowner's address that is registered with the City for the receipt of rates and other City correspondence. Attached to the letter is a blank form if you wish to update the address for the City's correspondence (inclusive of Rates) to be sent to.

Thankyou to those who have taken the time to read, understand, and comment on the concept, you will be able to see how suggestions have been incorporated into the process to establish Dalkeith's future direction.

Those who have not yet provided feedback are encouraged to do so; the concept is available on our website and at Council Offices where administration is available to help interpret the concept.

This is a long process that is necessary because the Council wants to ensure the best possible result for the people of Dalkeith.

CONTEXT

HOW WAS THE DALKEITH REDEVELOPMENT AREA ESTABLISHED?

In late 2005 the Western Australian Planning Commission (WAPC) refused to grant the City permission to advertise the draft Town Planning Scheme No. 3 (TPS No. 3) due to the Schemes lack of consistency with Network City. As a result of this, Council initiated the Housing Diversity Study in December 2005.

This study involved consultation with all residential landowners within the City and included information sessions, open days, information in the media and a survey. The Housing Diversity Study reviewed the needs of providing for long term housing within the City. Following the study the City resolved on 28 November 2006 to establish 11 Redevelopment Areas (subject to further planning) to establish appropriate built form outcomes which will facilitate denser, more diverse dwelling types. The Council resolution is on the website along with the Dalkeith Guidelines information. The areas identified are:

- Stirling Highway Area A
- Stirling Highway Area B
- Stirling Highway Area C
- Dalkeith Redevelopment Area
- Broadway Redevelopment Area
- Hampden Road Redevelopment Area
- University Redevelopment Area
- MT Claremont Redevelopment Area
- Alfred Road Redevelopment Area
- Mayfair Street Redevelopment Area
- Kirkwood Road Redevelopment Area

Council decided to progress the Stirling Highway Areas and the Dalkeith Redevelopment Area as priorities, and thus they were commenced in the first half of 2007. Dalkeith was commenced in April 2007 and involved the commissioning of a consultant, Koltasz Smith to work as part of the Project Team which comprised of the City, the consultant and the State Government.

Frequently Asked Questions

WHICH PREVIOUS STUDIES ARE RELEVANT WITHIN THE DALKEITH REDEVELOPMENT AREA?

Previous studies within the Dalkeith Redevelopment Area include the Gazetted Alexander Road Design Guidelines and the Dalkeith Village Design which has not yet been approved. Several properties within the Alexander Road Design Guideline area have already been developed.

WHICH PREVIOUS REQUESTS FOR CHANGE WITHIN THE DALKEITH REDEVELOPMENT AREA HAVE BEEN LODGED?

Previous requests for change within the study area include two petitions from residents within the area along Waratah Avenue between Alexander Road and Robert Street. In addition to this, there have been two requests by the landowners within the Dalkeith Village area in the form of a petition and a Scheme Amendment. These were not approved by Council on the basis that they would be considered as part of the Dalkeith Redevelopment Area process. The Council resolution for the most recent request stated that it *"lay on the table until such time that the outcomes from the design guidelines for that area have been finalised"*.

CAN THE REDEVELOPMENT AREA BOUNDARY BE CHANGED?

Everything proposed in the concept plan is open for debate. Council wants to achieve the right balance for Dalkeith. The redevelopment area boundary was established by Council on 28 November 2006 and the concept has been developed within the boundary for community feedback.

PROCESS

WHO PREPARED THE CONCEPT GUIDELINES?

The Concept Guidelines were prepared by the consultant with the Project Team. The Project Team consisted City of Nedlands staff, a representative from the Department of Planning and Infrastructure and the Koltasz Smith Team which included an urban designer, planner, architect and landscape architect.

WHAT WAS THE PROCESS FOR PREPARING THE CONCEPT GUIDELINES AND WHAT CONSULTATION HAS BEEN UNDERTAKEN?

The concept guidelines were prepared by the Project Team and consultation has been undertaken as follows:

DATE	ACTION
28 NOVEMBER 2006	PRECINCTS IDENTIFIED INCLUDING DALKEITH AND PRIORITY ORDER SET
17 MARCH 2007	REQUEST FOR QUOTE PUT TO PLANNING CONSULTANTS
16 APRIL 2007	KOLTASZ SMITH APPOINTED AS CONSULTANTS FOR PROJECT
APRIL-OCTOBER 2007	CONCEPT GUIDELINES PREPARED (APRIL-OCTOBER 2007)
19 JUNE 2007 21 AUGUST 2007	COUNCIL BRIEFED AT COUNCIL FORUM ON PROGRESS - INFORMATION SESSION
12 OCTOBER 2007	LETTER TO LANDOWNERS IN PRECINCT ON INFORMATION AND FEEDBACK SESSIONS
2 NOVEMBER 2007	COUNCIL SHOWN CONCEPT FOR CONSULTATION NIGHT

Frequently Asked Questions

	BEFORE FIRST LANDOWNER INFORMATION SESSION
3 NOVEMBER 2007	LANDOWNER INFORMATION SESSION
7,14,21,28 NOVEMBER 2007 5 DECEMBER 2007	LANDOWNER FEEDBACK SESSIONS
24 NOVEMBER 2007	AD NUMBER 1 IN POST NEWSPAPER ADVISING OF 1 DECEMBER INFORMATION SESSION
28 NOVEMBER 2007	LETTER TO ADJACENT LANDOWNERS ADJOINING PRECINCT ON INFORMATION AND FEEDBACK SESSIONS
1 DECEMBER 2007	AD NUMBER 2 IN POST NEWSPAPER ADVISING OF 1 DECEMBER INFORMATION SESSION
1 DECEMBER 2007	OPEN INFORMATION SESSION
7 DECEMBER 2007	COMMUNITY NOTICE PLACED AT LIBRARIES, COUNCIL NOTICEBOARDS AND DALKEITH HALL.
12 DECEMBER 2007	ADJOINING LANDOWNER FEEDBACK SESSION
19 DECEMBER 2007	AD IN POST EXPLAINING DALKEITH CONCEPT PLAN AND PROCESS
19 DECEMBER 2007	LETTER SENT TO ALL LANDOWNERS IN DALKEITH ADVISING CONCEPT IS OPEN FOR COMMENT
15 FEBRUARY 2008	INFORMAL CONSULTATION STAGE CLOSURES

WHAT CONSULTATION OF THE CONCEPT HAS BEEN UNDERTAKEN SO FAR?

In November 2007 the informal consultation period commenced with landowners in the precinct. Following that, adjoining landowners and then the Dalkeith community were consulted as follows:

- Information session held 3 November 2007 – invitation to landowners;
- 6 Discussion and feedback sessions with landowners – during November & December 2007;
- Information session was held 1 December – invitation to landowners, adjoining landowners, advertisement in local paper and notifications on noticeboards;
- Discussion and feedback session with adjoining landowners – 12 December 2007;
- Advertisement in local paper explaining consultation process – 19 December 2007; and
- Letter sent to all Dalkeith landowners explaining the concept guidelines, the process a copy of feedback so far and notification of the comment period for the concept guidelines until mid February 2008 – 19 December 2007.

WHY WEREN'T THE COMMUNITY CONSULTED BEFORE NOW?

The concept Dalkeith guidelines are the result of the Housing Diversity Study resolution as well as a number of studies and petitions for the area which have involved community consultation.

The City chose to advise the community about the concept in a staged process.

- a. Firstly the landowners in the precinct
- b. Second the landowners neighbouring the precinct
- c. Thirdly the entire Dalkeith community

These three steps occurred between 3 November 2007 and 19 December 2007.

Frequently Asked Questions

The long consultation on the concept was deemed necessary due to the Christmas break.

The guidelines are at the preliminary stage of consultation (a concept at present) and the Community will continue to be involved throughout the process.

WHAT CONSULTATION WILL BE UNDERTAKEN IN THE FUTURE?

Once a draft set of guidelines has been prepared they will be presented to Council for initiation as a scheme amendment to the City's Town Planning Scheme No. 2. When Council initiates the scheme amendment, consultation will be undertaken on the new draft guidelines. This consultation will involve written notification to Landowners in Dalkeith, information sessions, workshops, written feedback opportunities, information being available in the Libraries, at the Council and noticeboards at Council facilities within the Dalkeith Area.

WHY THIS METHOD OF CONSULTATION?

The City has undertaken an extra level of community consultation, as we are fortunate to have well educated residents, who are well equipped to help guide our Project Team, in establishing a future direction for Dalkeith. This has lengthened the process however the City feels we are more inclined to arrive at a result that is acceptable to the Dalkeith community, by providing this extra level of consultation.

COUNCIL DECISION MAKING

HAS COUNCIL MADE A DECISION ON THESE GUIDELINES?

No.

Given the concept was only produced for the informal consultation stage no determination of any kind has been made by Council on the concept.

WILL COUNCIL MAKE A DECISION ON THE CONCEPT?

No.

Council will look at the concept, revised concepts and the feedback from the informal consultation period and prepare a draft set of guidelines. Once a set of draft guidelines has been prepared they are presented to Council to initiate a scheme amendment.

WHEN WILL COUNCIL MAKE A DECISION ON THE NEW GUIDELINES?

It is proposed at this stage for Council to initiate the scheme amendment on the draft guidelines in May 2008 subject to the time taken to prepare the draft guidelines. Once this has occurred the amendment is referred to the Environmental Protection Authority (EPA) for 42 days to obtain their support for the proposal. After that, the proposal is advertised as a statutory requirement with the community. After this, it is referred to Council for approval and seal. The amendment is then referred to the WAPC for final approval and gazettal.

WHAT WILL HAPPEN TO MY HOUSE IF I LIVE IN THE REDEVELOPMENT AREA?

Nothing!

Frequently Asked Questions

When a set of guidelines are adopted as part of the Town Planning Scheme the changes will be an opportunity for redevelopment and not an obligation.

WHAT WILL HAPPEN TO THE DALKEITH HALL?

The Dalkeith Hall has not yet been considered for any redevelopment by the City and will continue to function as they currently do.

The Hall and other City facilities are being considered as part of the City's strategic review and planning of its facilities separately from the guidelines. The City is bound by the Local Government Act (1995) in regards to the disposal of assets.

WHY IS THE PROPOSAL SO "DRASTIC"?

The current plan for the Dalkeith guidelines is a concept. The concept's purpose is to provide a plan to view for the community to comment and discuss. At no stage has the current plan been advertised as being ready for endorsement, only for discussion and feedback. The concept was developed as a plan for 15-20 years timeframe with the aim of catering for a changing demographic, an increasing population and a change in people's objectives for their area.

WHAT FEEDBACK HAS BEEN RECEIVED SO FAR?

The Council does not want to prejudice the feedback expected in the following weeks by giving exact details of what has been suggested to date.

Council is however encouraged by the quality of the feedback received with most people taking the time to spell out what they would like to see in Dalkeith, rather than just saying yes or no to the concept.

PROPOSAL DETAILS

WHY ARE HOTELS AND MOTELS PROPOSED?

Currently the concept allows for applicants to make application to Council for a hotel or motel use. This application must be approved by Council and is subject to a high level of community consultation. As the concept shows this area as being a place for people to live and recreate in, it was considered appropriate to propose to allow small, boutique hotel or motel uses to be established to Council's specifications. The City has had several enquiries in previous years for short stay accommodation or serviced apartments. These products would allow relatives or business people to stay close to those they are visiting.

WHY IS 5 STOREYS PROPOSED?

Five (5) stories are proposed in the concept on the corner of Adelma and Waratah Avenue (north) only. The aim for 5 stories is to confine most of the density increase to the existing commercial areas, without affecting the majority of Dalkeith. It should be noted that the existing Dalkeith Village building is 3.5 stories high. There has been a large amount of feedback received concerning 5 stories and thus this provision will be addressed closely as part of the review of the feedback.

WHY ARE LANEWAYS PROPOSED?

Laneways are proposed in some areas to help relieve the amount of vehicle crossovers on Waratah Avenue to improve pedestrian amenity and safety.

Frequently Asked Questions

ARE BROTHELS ALLOWED?

Brothels within Town Planning Scheme No. 2 are known as a 'Restrictive Premises'. No area within the City has the ability to establish a Restricted Premises. No brothels will be permitted within any of the Redevelopment Areas – Dalkeith included.

WHAT IS RECREATION PRIVATE?

Recreation Private is any recreational area which is located on privately owned land and for the use of the dwellings located on that land. Private recreation differs to public recreation which is supplied mostly by the Local Authority for the use of the community as a whole. Private recreation can also be known as a premise which requires membership such as a gym, golf club or bowling club for example. It is considered that only a gym could potentially be constructed within the Dalkeith area as private recreation with membership due to size constraints.

WHAT IS ALLOWED IN DIFFERENT PROPOSED LAND USES?

Each land-use is defined in full under the Model Scheme Text which is a State Government Policy relating to Town Planning Schemes. The Model Scheme Text can be downloaded at the following address; alternatively, you may contact the Department for Planning and Infrastructure on 9264 7777.

<http://www.wapc.wa.gov.au/Publications/267.aspx>

Some frequently queried definitions are outlined below as examples:

Land-Use	Definition
Club Premises	Premises used by a legally constituted club or association or other body of persons united by a common interest. (Example: Bridge Club).
Fast Food Category 2	Premises used for the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation, primarily off the premises, but does not include a lunch bar (drive-through not permitted). (Example: Boost Juice)
Hotel	Premises providing accommodation the subject of a hotel license under the Liquor Licensing Act 1988, and may include a betting agency on those premises, but do not include a tavern or motel. (Example: Boutique Hotel).
Motel	Premises used to accommodate patrons in a manner similar to a hotel but in which specific provision is made for the accommodation of patrons with motor vehicles and may comprise premises licensed under the Liquor Licensing Act 1988. (Example: Hotel with Parking).
Recreation Private	Premises used for indoor or outdoor leisure, recreation or sort which are not usually open to the public without charge.
Tavern	Premises licensed as a tavern under the Liquor Licensing Act 1988 and used to sell liquor for consumption on the premises. (Example: Wine/Cocktail Bar).

IS CONCRETE TILT UP BUILDINGS ALLOWED?

Clause 5.20 (L) of the guidelines states that concrete tilt-up is not permitted.

Frequently Asked Questions

CAN SUBDIVISION OCCUR IN THE RESIDENTIAL AREAS WITHIN GUIDELINES?

Green title subdivision can occur in certain areas within the Dalkeith Area in the concept. Clause 5.2 of the concept guidelines outlines the provisions for subdivision. Under the concept, only Development Areas 2 and 17 are able to green title subdivide.

Subdivision is managed and approved by the State Government not local government. The City will need to further discuss subdivision potential with the State Government during the preparation of the draft guidelines.

There has been a large amount of feedback received by the City on this subject and thus it will be assessed by the City as part of the concept review.

WHAT IS THE CURRENT AND PROPOSED ALLOWED HEIGHTS IN DALKEITH?

At the present the height limit in residential areas across the City is 10.0m which allows for a three (3) storey building. The current restriction is that a maximum of 2 direct habitable levels are permitted however other non-habitable levels such as garages, cellars and storage are allowed in addition to that. The majority of the development proposed at present with the concept has a maximum height of 12.0m with a 10.0m height limit where it adjoins an existing residential area. It is also noted that currently any non-residential development may build up to 3 storeys as long as it does not exceed the 10.0m height limit (the Dalkeith Village is approximately 3.5 storeys).

In relation to the Development Areas which currently allow 4 and 5 storeys, it should be noted that as the development increases in height, so do the setbacks from all boundaries, this will aid in reducing the impact on adjoining land-owners in terms of overlooking, privacy and overshadowing (in some cases).

There has been a large amount of feedback received by the City on this subject and thus the topic will be assessed by the City as part of the concept review.

City of Nedlands

Frequently Asked Questions

DOES THE CITY HAVE YOUR CORRECT DETAILS?

If you believe yourself to have received this letter in error or wish to update your details for further correspondence from the City of Nedlands, please fill out the below form.

Development Services uses our most updated contacts (our Rates database) to contact residents regarding Development Issues.


To ensure your details are updated correctly, please return this form to the City of Nedlands via:

Fax: 9273 3670;
Email: council@nedlands.wa.gov.au; or
Post: Po Box 9, Nedlands 6909

We value your feedback and would like to remind you that this stage of our informal consultation process will conclude on **15 February 2008**. Please continue to provide feedback and submissions via the above fax or postal details or email to dalkeith@nedlands.wa.gov.au.

If you have any queries or require further clarification please contact the City of Nedlands, 8:30am-5pm, Monday to Friday on 9273 3500.

(Please note that you will not only be updating your details for further Dalkeith Redevelopment information, but for your Rates and other notices as well)

	CHANGE OF ADDRESS	<i>Office Use Only</i> File Ref: _____
City of Nedlands	Please Circle One: RATES ONLY / DOG ONLY / INVOICES ONLY / ALL	
ASSESSMENT NUMBER:	_____	
PROPERTY AT:	_____	
OWNER'S NAME/S:	_____	
NEW ADDRESS:	_____	
PREVIOUS ADDRESS:	_____	
SIGNED:	_____	
DATE:	_____	

Thank You