

Declaration of financial/conflict of interests to be item

- 2. Scheme Amendment 216 - Rezoning of Lot 1 (345) Kalamunda Road, Maida Vale from Urban Development Zone to Special Purpose (Church/Convention) Zone (PG-TPS-002/216) (Planning Services)**
- Refer Item: PS 6/01, PS 15/02, PS 51/02
- Applicant: Chappell & Lambert Planning Consultants & Hammond & Green Architects
- Owner: Seventh Day Adventist Church

Purpose of Report

1. Council is to consider whether to recommend final approval for an amendment to District Planning Scheme No 2 to rezone Lot 1 (345) Kalamunda Road, Maida Vale from Urban Development zone to Special Purpose (Church/Convention) zone. Refer *Attachment 1* for a Locality Plan.
2. The Minister for Planning and Infrastructure has the power to approve the amendment should Council resolve not to support the amendment for final approval.

Background

3. The subject property is 10.6 hectares in area and is currently zoned Urban Development under District Planning Scheme No 2. The site primarily accommodates church, dormitory type facilities and large grassed areas that are used for temporary accommodation of caravans and or camping for such events as the annual Seventh Day Adventist Easter Congress. Over the past few years; the property has been increasingly used as a temporary short term caravan park/camping ground by large scale caravan clubs and various other community groups.
4. In November 1999, Council resolved to enter into discussions with the Church to address the zoning issues and use of Advent Park. A Master plan for Advent Park was considered by Council in February 2001 round of Council meetings. It was resolved that further discussion be undertaken with the applicant in regard to expected capacity based on past applications for commercial type activities and compliance with Caravan and Camping regulations and the Master Plan be advertised seeking public comment.
5. Council, at its June 2002 meeting resolved to endorse the proposed Master Plan (Refer *Attachment 2*) for the purposes of inclusion into the Scheme Amendment advertising process and resolved to initiate the subject amendment to rezone the site to Special Purpose (Church/Convention) zone. The amendment was formally advertised and is now forwarded to Council for consideration of support for final approval.

Comments

6. The amendment initiated by Council included inserting special provisions into the Scheme to allow for the continued use of existing convention facilities and associated office and administration areas for church, school and community groups and the creation of a more permanent caravan/camping arrangement for up to 35 caravan/camping sites. The provisions also allow for Council consideration for more than 10 overflow events per calendar year (more than 35 caravan/camping sites), recreational facilities and an education establishment. The specific amendment details are identified in (*Attachment 3.*) including a proposed modification as discussed later in the report.
7. The Scheme amendment was advertised for public comment for 42 days, including a sign being placed on site and surrounding landowners and relevant servicing authorities being notified in writing.
8. During the formal advertising period for the amendment, a total of twenty eight (28) submissions were received, being twenty three (23) non-objections, four (4) objections and one (1) conditional non-objection. Refer *Attachment 4* for a summary of submissions received. Of the submissions received, three (3) non objections were received from service authorities being Alinta Gas, Water Corporation and the Department of Health.
9. The primary concerns raised by surrounding residents objecting to the proposal focussed on the current and future impact on the residential amenity and consequently the lifestyle of the surrounding area, in particular issues of excessive noise, increase in crime and traffic hazards. Concern was also raised that visitors to the site were parking on David Street and on the recreation reserve when conventions are held on the site. The single conditional non objection requested that all trees along the north western side boundary be removed.
10. With regard to general amenity the Master Plan provides landscaping between the designated caravan area and adjoining residential properties to provide a buffer to adjoining residents. Furthermore, special provisions inserted into the Scheme require Council approval for more than 10 events exceeding the designated 35 caravan/camping sites. Notwithstanding, once the caravan area is designated as a caravan park, it is acknowledged that this area and existing facilities including the chalets could be used continually throughout the year, which is an intensification of use on the site.
11. To the issue of off site parking along David Street, the Master Plan provides on site parking to accommodate existing facilities and for special events which require more than the designated 35 caravan/camping sites. As such, all parking should be contained on site. Matters pertaining to on site parking can be addressed through the refurbishment and redevelopment of the park at the appropriate development application stage. Notwithstanding for small numbers of one off events such as the Easter convention, overflow parking will still be required.

12. The request for the removal of the trees is not supported on the basis that the existing vegetation serves to provide an important landscape buffer around the perimeter of the site.
13. With respect to resident concerns about increasing crime levels associated with the redevelopment of the site, and subsequent implications for security and safety of surrounding residents, the operators of the park implement a strict policy of no drugs, alcohol and smoking on the site in an effort to discourage anti social behaviour. To date the operators of the park have advised that there have only been a few instances of unacceptable behaviour and these were addressed by the Advent Park staff. Given the period of years the park has been operating and the number of persons that have visited the park, it would appear that the current operations have not resulted in a significant antisocial or criminal problem.
14. In the event that the amendment is supported, there is an administrative change required to the amendment. Whilst the documentation lists the development controls for this new special purpose zone, the Scheme text also needs to be modified to include reference to the new zone and the applicable property in the schedule of Special Purpose zones. The revised amendment details (identifying this modification in bold) are included in (*Attachment 3*).
15. In summary, it is noted that there will be some intensification of the site associated with the future redevelopment of the park. In response to resident concerns regarding potential amenity impacts, the amendment restricts the standard number of caravan/camping permitted sites to 35, with provisions inserted into the Scheme which restricts the number of 'overflow events' to not more than 10 per year unless otherwise approved by Council. A policy regarding such overflow events will be drafted after the amendment is granted final approval by the Minister. Under the current zoning, the land could have been subdivided for residential purposes. Such development would have most likely resulted in the loss of a significant number of the mature trees on site and development of a more intense nature than that proposed (it is likely this area could have accommodated more than 100 houses). The Master Plan and Scheme amendment will allow for the orderly and staged upgrading of the site in accordance with the Master Plan. On this basis, it is recommended that the proposed Scheme amendment to rezone Lot 1 (345) Kalamunda Road, Maida Vale from Urban Development zone to Special Purpose (Church/Convention) zone be supported with minor modification as outlined above and forwarded to the Western Australian Planning Commission with a request for final approval and that the Master Plan be supported for the purposes of guiding future development of the site.

COMMITTEE RECOMMENDATION TO COUNCIL PS 2/2003

1. That Amendment No. 216 to District Planning Scheme No. 2 relating to Lot 1 (345) Kalamunda Road, Maida Vale be adopted for final approval with minor modification as shown in bold in (*Attachment 3.*) and the revised amendment documents be signed and sealed and forwarded to the Minister for Planning and Infrastructure via the Western Australian Planning Commission with a request to grant final approval.
2. That Council endorse the Master Plan as a guide for future development of Advent Park.

MOVED: (Cr Taylor)

SECONDED: (Cr Sadler)

CARRIED UNANIMOUSLY