

PROPOSED LOCAL
SCHEME AMENDMENT

KINTAIL ROAD,
APPLECROSS

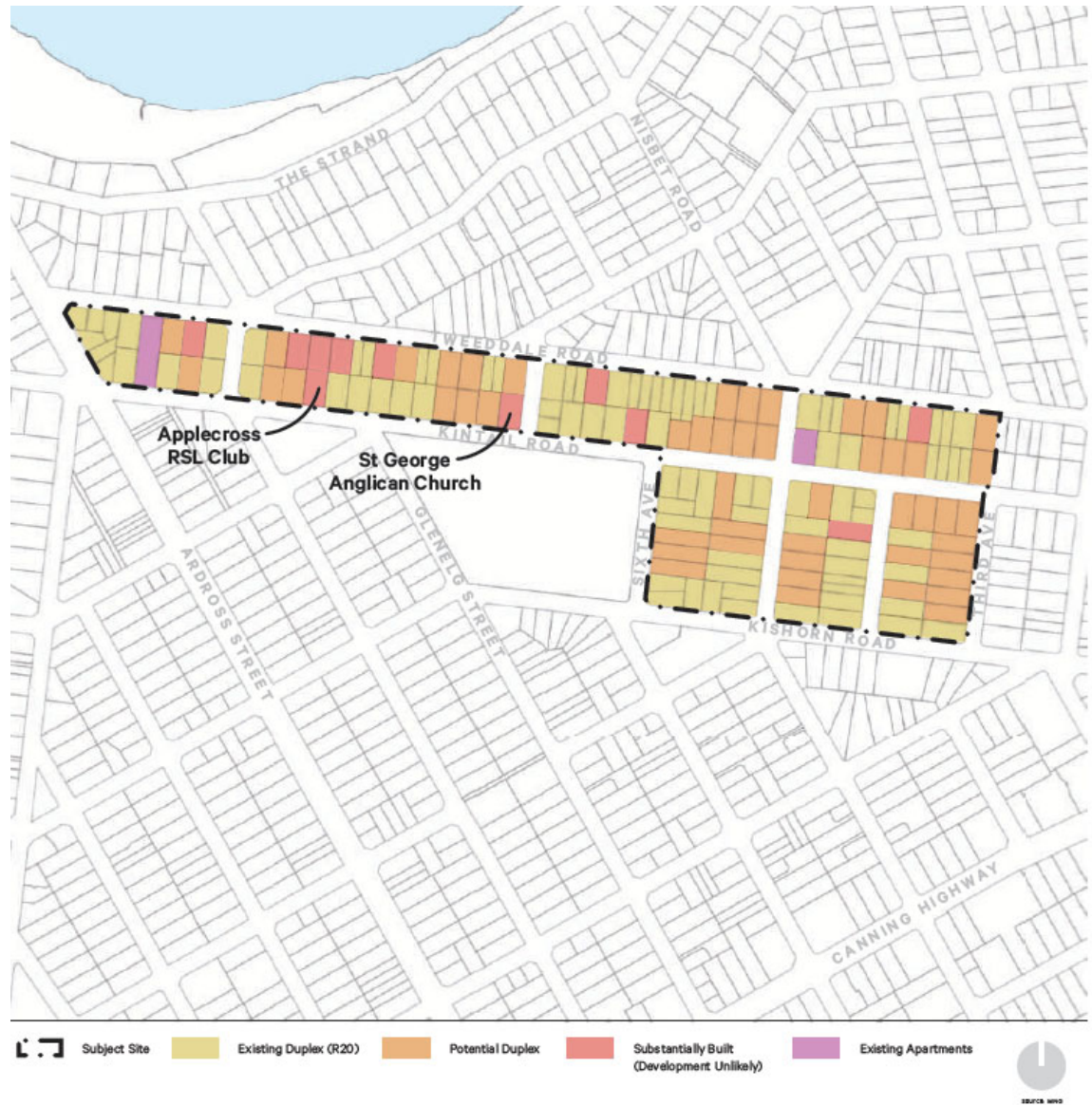
DENSITY UP-CODING
FROM R15 TO R20

element.



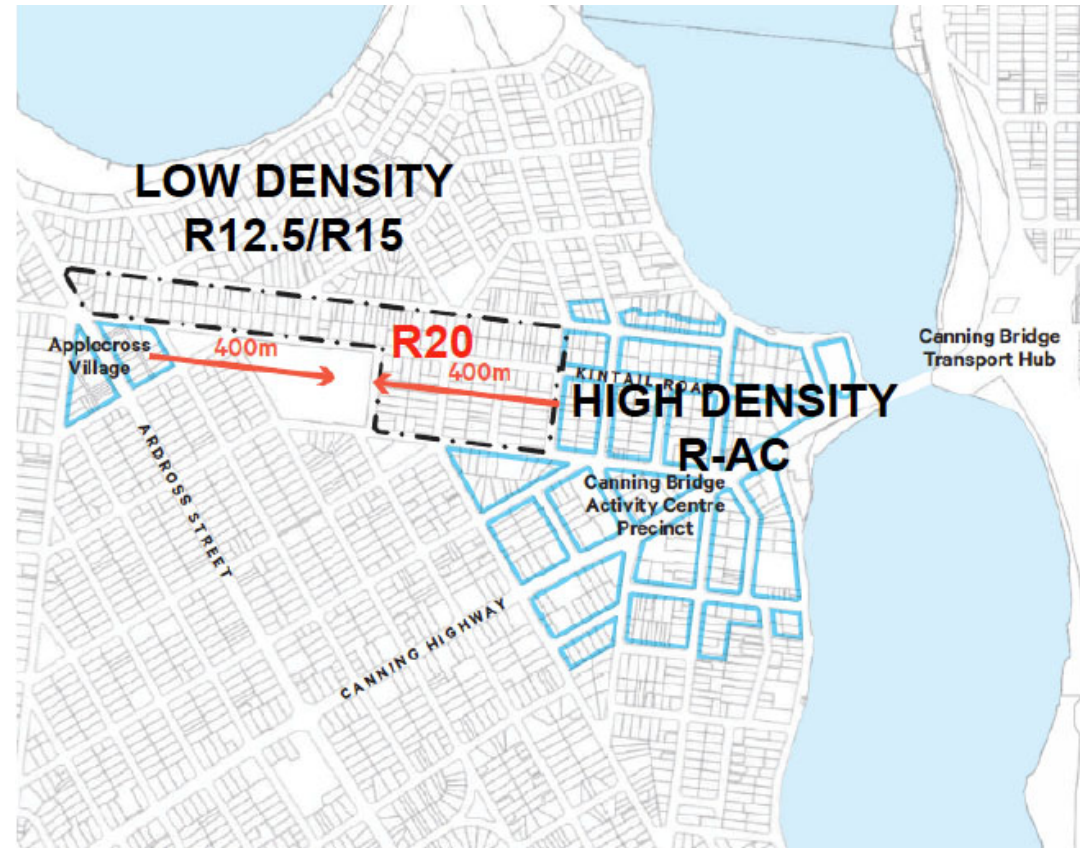
Kintail Road Upcoding R15 to R20

- Area already 50% R20 (duplex) developed.
- Proposal therefore brings into conformity with R20 coding.
- Amendment will provide for 48 new dwellings @ 100% full capacity – subtle change.
- Implementation over 20+ years.



Why R20 density?

- Community has made it quite clear it does not want R30 or R40!
- 50% of subject area already developed to R20.
- R20 appropriate density transition between river precinct (low density) and Canning Bridge (high density).
- Up-coding from R15 to R20 is a no-brainer.

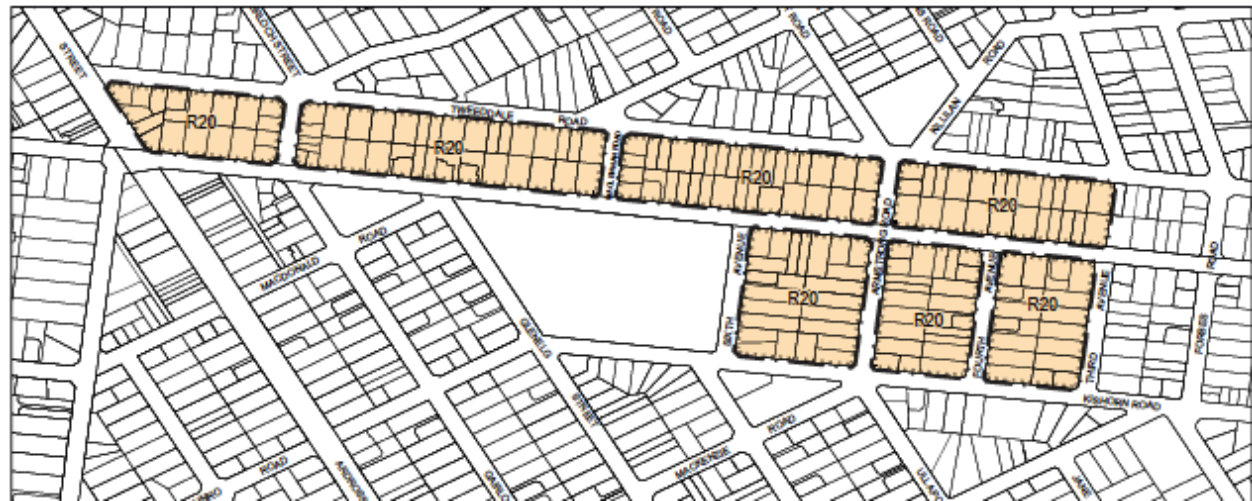


So when should an R20 up-coding proposal be considered?

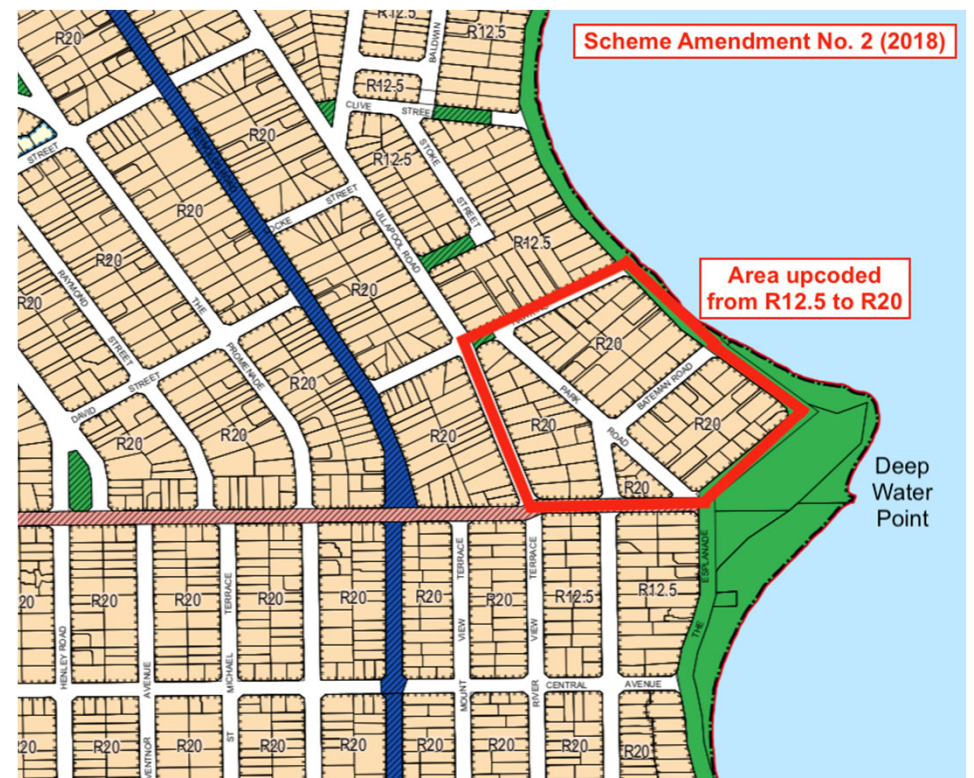
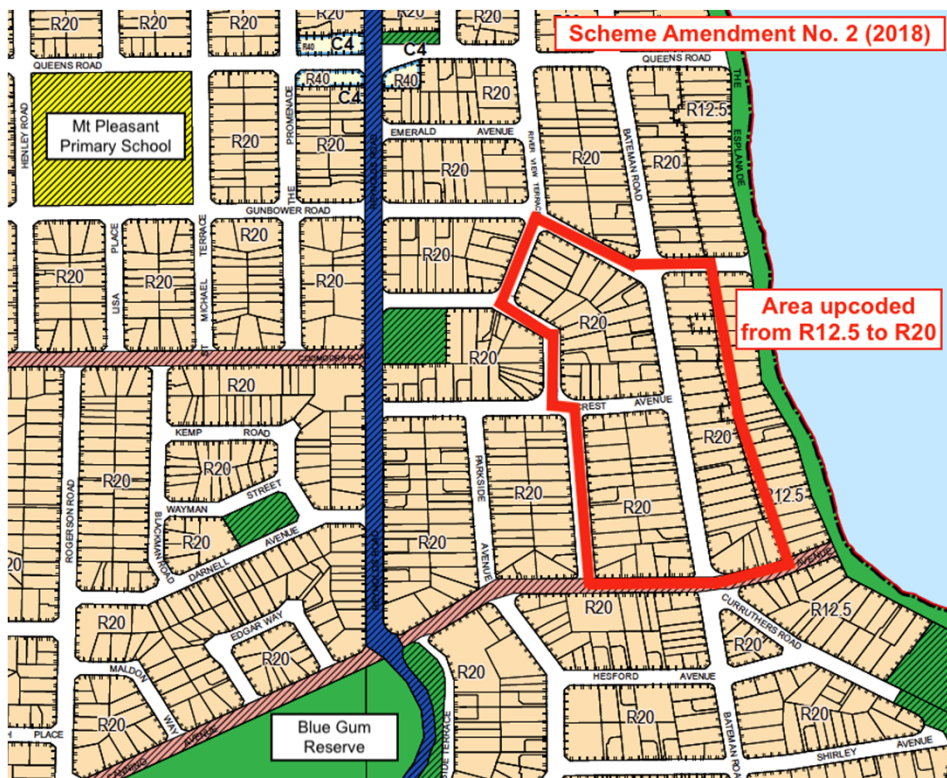
- At next scheme review - Local Housing Strategy review? This would be pointless. We already know community strong long term vision for no medium density R30+ development.
- But a subtle upcoding from R15 to R20 is logical and relevant now as a separate amendment.
- Similar example of recent up-coding amendments :
 - Scheme Amendment No. 2 (gazette February 2018) – area upcoding R12.5 to R20 in Mt Pleasant
 - Scheme Amendment No. 5 (gazette February 2017) – area upcoding R20 to R25 in Myaree.



EXISTING ZONING



Scheme Amendment No. 2 Up-codings in Mt Pleasant R12.5 to R20 (gazetted February 2018)

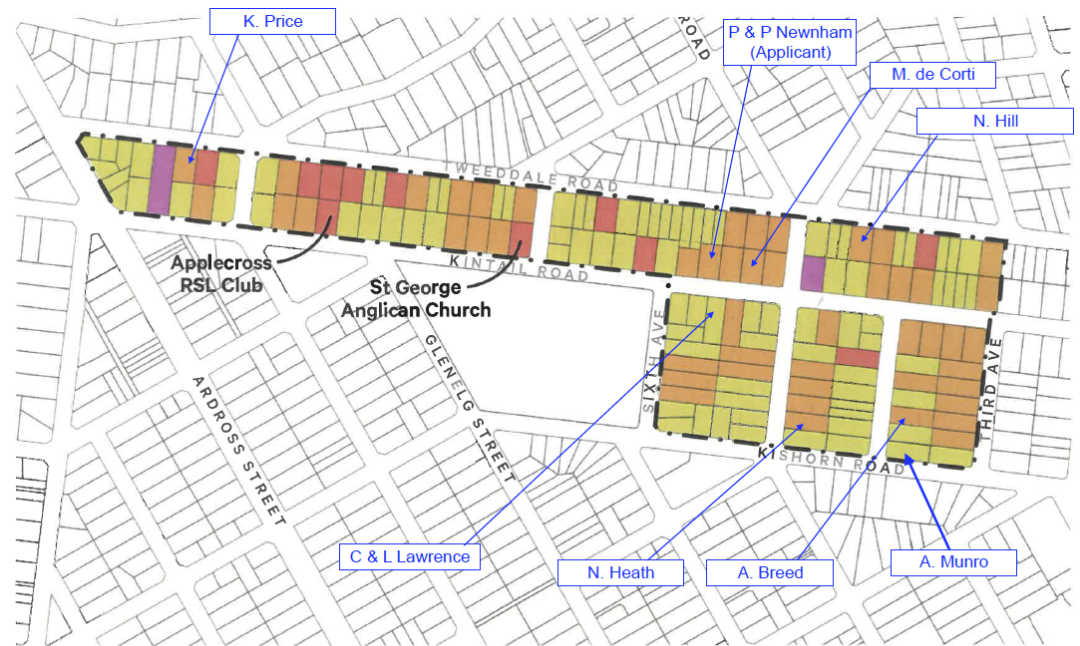


Scheme Amendment No. 5 Up-codings in Myaree R20 to R25 (gazetted December 2017)



Kintail residents support advertising of amendment now please – not years later

- Next Local Planning Scheme review will take 5 - 6 years to complete.
- Residents (esp. elderly) don't have luxury of time – immediate needs to be met.
- In 2016 community members in the subject area were “promised” the opportunity for an R20 up-coding to be **considered via a future scheme amendment process** after gazettal of LPS6 in 2016.



OCTOBER 2019 PRE-LODGE MENT SUBMISSIONS IN SUPPORT

Conclusion: Advertise the amendment and withhold final decision pending consideration of advertising submissions

- Advertise amendment and make good on the “promise” to residents that their request for an R20 upcoding can be given due consideration via a scheme amendment process.
- Outright refusal of amendment without going through advertising process would be **unequitable** – Council has previously supported advertising of other proposals for up-coding via the scheme amendment process. Examples include Amendment No. 2 (Mt Pleasant) and Amendment No. 5 (Myaree).
- Refusal now will lead to a Section 76 Ministerial review – this is unnecessary administrative work for City officers and Council. Council can still refuse after advertising process.
- **No risk in advertising** - Council’s final decision would be withheld pending the results and consideration of advertising submissions.



EXISTING ZONING

