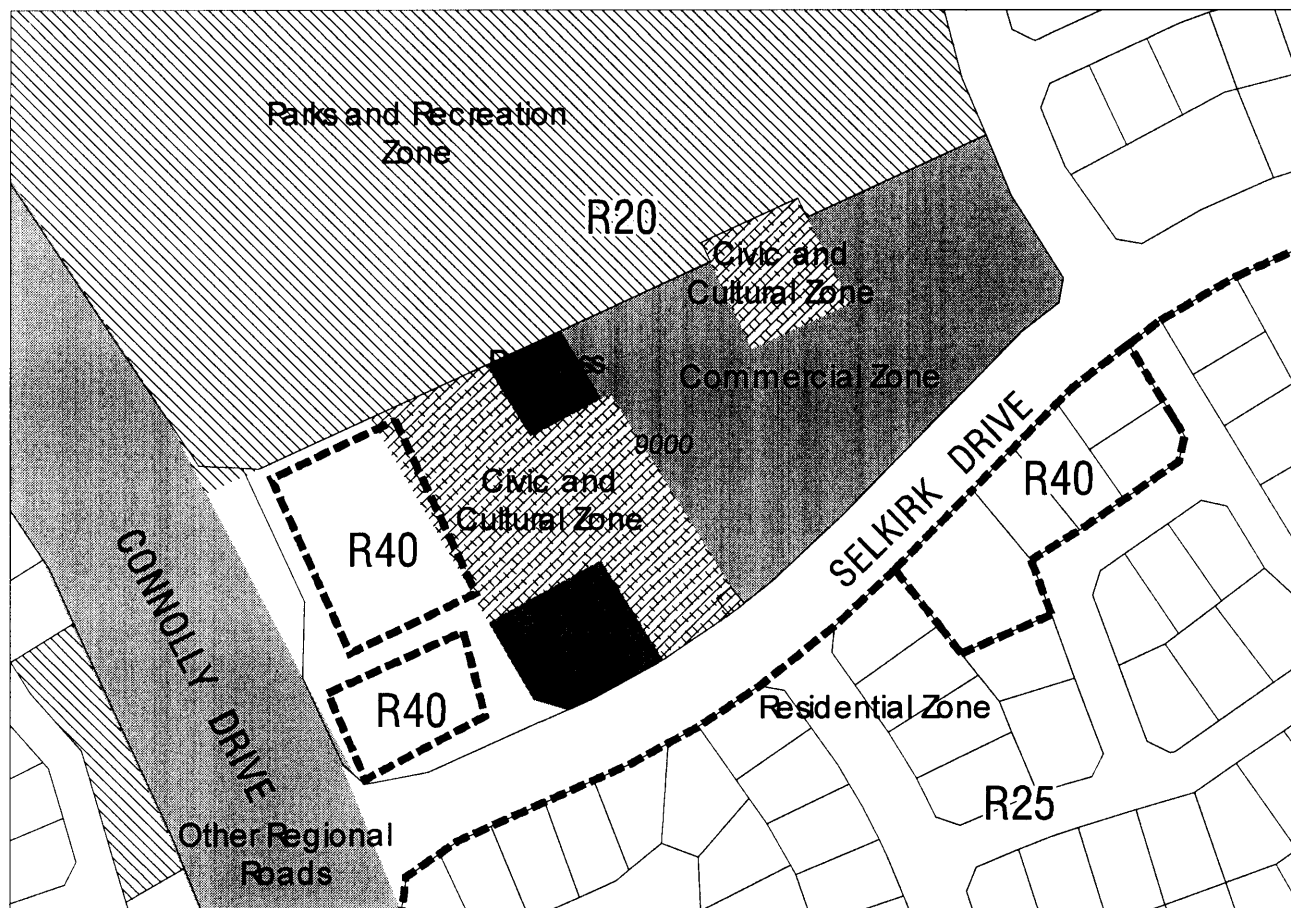


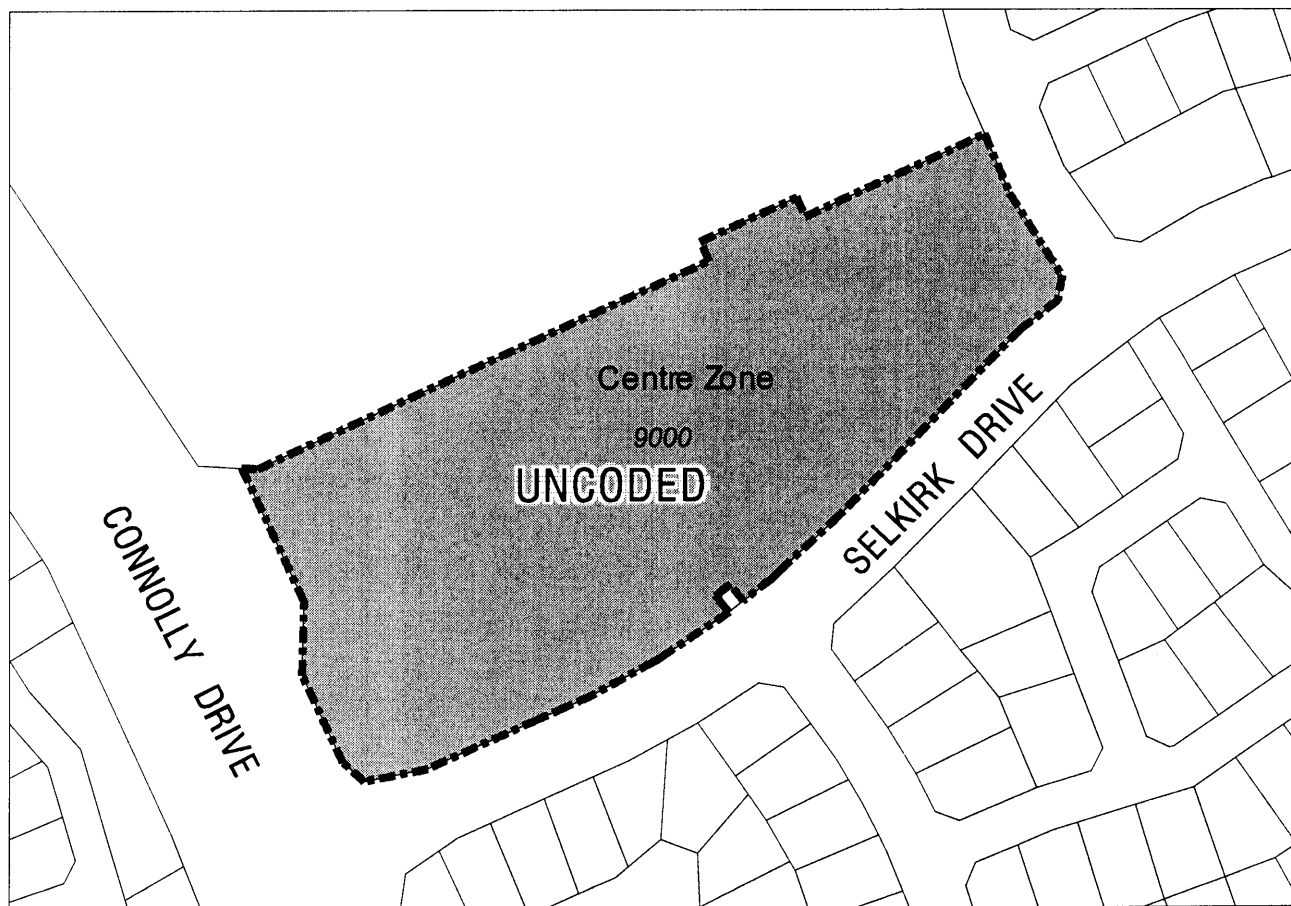


100 0 100 200 Meters





EXISTING ZONING AND RCODES



SCHEME AMENDMENT

ATTACHMENT 3

**AMENDMENT NO 11
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 19 DECEMBER 2001)**

NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
1	Alinta Gas	N/A	<p>(a) Advises developer to contact AlintaGas prior to proceeding with proposal to reference Gas Network changes.</p> <p>(b) Advises that if the gas network is affected by the proposal and AlintaGas works are required, then the following conditions must be met:</p> <ul style="list-style-type: none"> • All work carried out on AlintaGas's existing Network to accommodate the proposed subdivision/amalgamation or any development will be at the proponents expense. • AlintaGas requires one month's notice prior to the commencement of the work on site. 	<p>(a) Noted. Applicant to be advised.</p> <p>(b) Noted. Applicant to be advised.</p>
2	Western Power Network Asset Management Branch	N/A	<p>(a) Advises that it has no objections to proposed rezoning.</p> <p>(b) Advises that Western Power has underground power distribution assets (underground pillar to house connection) in the area, which are not affected.</p> <p>(c) Advises that Western Power should be contacted and location details of underground cable obtained prior to any excavation commencing in the future.</p> <p>(d) Advises that Work Safe requirements must be observed when excavation work is undertaken in the vicinity of Western Power's assets.</p> <p>(e) Advises that the cost of any changes to the existing (power) system, if required, will be the responsibility of the individual developer.</p>	<p>(a) Noted.</p> <p>(b) Noted. Applicant to be advised.</p> <p>(c) Noted. Applicant to be advised.</p> <p>(d) Noted. Applicant to be advised.</p> <p>(e) Noted. Applicant to be advised.</p>
3	Department of Health	N/A	(a) Advises that the Department of Health has no	(a) Noted. Applicant to be advised.

AMENDMENT NO 11
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(CLOSED 19 DECEMBER 2001)

	Wastewater Management		objection to the proposed amendment subject to the proposed developments being connected to the reticulated sewerage.	
4	D & S Mallett	25 Kirkdale Turn KINROSS WA 6028	<p>(a) Concerned that value of property will decrease as a result of proposal.</p> <p>(b) Concerned about increased traffic and noise as a result of the proposal.</p> <p>(c) Advise that they would prefer site, with the exception of the proposed park and civic and cultural zone, to be set aside for residential rather than commercial purposes.</p> <p>(d) Concerned about potential hotel or tavern on site.</p> <p>(e) Believe that there is already a sufficient amount of commercial land within the vicinity of the subject site and that further commercial land is therefore unnecessary.</p>	<p>(a) Subject site is already zoned for commercial, community and residential purposes. Proposal simply allows for proposed centre to be redesigned. The value of adjoining properties is unlikely to be affected by amendment as it proposes no new land uses for the site.</p> <p>(b) There is unlikely to be any increased traffic and noise as a result of the proposal as the amendment proposes no new land uses for the site. The subject site is already zoned for commercial, community and residential purposes.</p> <p>(c) A portion of the subject site is already zoned for commercial purposes and is identified in the City's Centres Strategy as a Village Centre.</p> <p>(d) A Hotel and Tavern are land uses which may be permitted at the discretion of Council under the Commercial zone. As outlined above, a portion of the subject site is already zoned for commercial purposes.</p> <p>(e) There is currently no commercial land within the eastern section of Kinross. Commercial land on the subject site is considered to be desirable.</p>
5	Water Corporation Land Development Branch	N/A	(a) Advises that it has no objection to the proposal to rezone the subject land.	(a) Noted.
6	Water & Rivers Commission Swan Goldfields	N/A	<p>(a) Advises that it has no objection to the proposal subject to the following conditions:</p> <ul style="list-style-type: none"> • Lots must be connected to deep sewerage, 	(a) Noted. Applicant to be advised of advice.

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	Agricultural Region	<p>except where exemptions apply under the current Government Sewerage Policy.</p> <ul style="list-style-type: none"> • The drainage system is to be designed to maximise infiltration of roof and hard surfaces runoff as close to source as possible. Piped networks are kept as small as practicable and incorporate gross pollutant and sediment trapping devices prior to outfall to infiltration areas incorporated into Public Open Space or Multiple Use Corridors. <p>(b) Advises that the proposal is located within the Perth Groundwater Area where there is a requirement to obtain a Groundwater License for properties greater than 0.2 hectares in size should groundwater draw be required. This includes domestic use and areas reserved for recreation and public open space. The issue of a License is not guaranteed but if issued will contain a number of conditions including the quantity of water that can be pumped each year. In the case of an existing license it may be necessary to contact the Swan Goldfields Agricultural Region Office to amend the purpose/area of that license.</p> <p>(c) Advises that the subdivision is located within the Perth Coastal Underground Water Pollution Control Area (UWPCA), which is a Priority 3 (P3) source protection area. P3 source protection areas are defined to manage the risk of pollution to the water source. P3 areas are declared over land where water supply sources need to co-exist with other land uses such as residential, commercial and light industrial developments.</p>	<p>(b) Noted. Applicant to be advised.</p> <p>(c) Noted. Applicant to be advised.</p>
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			<p>Protection of P3 areas is achieved through management guidelines for land use activities.</p> <p>(d) Advise that urban environments have impermeable surfaces which results in increased water runoff. This means there is increased potential that pollution can occur through runoff of nutrients and sediments. Therefore if the drainage system is designed so that water runoff is infiltrated as close to the source as possible, the risk of pollution to the groundwater resource is reduced. This would include the installation of soakwells as well as pollutant and sediment trapping devices.</p>	<p>(d) Noted. Applicant to be advised.</p>
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