

**KINROSS NEIGHBOURHOOD CENTRE STRUCTURE PLAN
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 21 MARCH 2002)**

NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
1	Telstra Corporation Ltd Locked Bag 2522 PERTH WA 6001	N/A	(a) Has no objection to proposal. Will not affect existing/proposed plant in the area.	(a) Noted.
2	AlintaGas Networks Pty Ltd 7 Harvey Street, VICTORIA PARK WA 6100	N/A	(a) AlintaGas requires one month's notice prior to the commencement of any development on the site. (b) All work carried out on AlintaGas's existing Network to accommodate the proposed subdivision/amalgamation or development will be at the proponent's expense.	(a) Noted. Applicant to be advised. (b) Noted. Applicant to be advised.
3	D & S Mallett	25 Kirkdale Turn KINROSS 6028	(a) Concerned about potential noise, traffic, ability to sell property, property devaluation and anti-social behaviour. (b) Believes that there are plenty of shopping centres within 6 kilometres of Kinross (i.e. Lakeside Joondalup, Currambine, Beaumaris, Mindarie,	(a) Noted. Subject site is already zoned for commercial, business, civic and cultural, and residential purposes. Structure plan does not propose any additional land uses, it simply proposes to relocate the existing land use zones on the site to enable the Centre to be redesigned. The amenity impact is unlikely to be increased as a result. (b) There is currently no commercial land within the eastern section of Kinross. Commercial land uses are considered desirable to service the local

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			Clarkson). (c) At the time of purchasing property believed that land was set aside for parkland or residences, not a shopping centre.	community. (c) The subject site was always intended as a Centre. The existing zoning of the site reflects a concept plan which was prepared for the Centre in 1993 by Hames Sharley. The Centre is also identified in the City's Centres Strategy.
4	Transperth GPO Box C102 PERTH WA 6839	N/A	(a) Has no objection to the proposal. (b) Request that provision be made for bus stops on Selkirk Drive between Connolly and Stonehaven Parade, in the vicinity of the retail centre entrance. Advise that depending on final road layout it may be convenient for these bus stops to be located on 'nibs' such as those outside the Ocean Keys Boulevard Shopping Centre in Clarkson. (c) Advise that this portion of Selkirk Drive is currently served by Transperth's route 483 bus service. This route operates from Monday-Saturday between Merriwa and Joondalup station, where the buses connect with the train network. Transperth has existing bus stops in	(a) Noted. (b) Noted. It is recommended that Structure Plan be modified to include provision for bus bays to be provided in the vicinity of the Centre to ensure its maximum accessibility by public transport. (c) Noted. It is recommended that the Structure Plan be modified to include provision for existing bus stops to be relocated, where necessary.

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			Selkirk Drive between Stonehaven Parade and MacNaughton Crescent. If additional bus stops are located in the vicinity of the new retail centre then these stops could be relocated further along the bus route to maintain appropriate bus stop spacing.	
5	Western Power GPO Box L921 PERTH WA 6842	N/A	<p>(a) Has no objection to the proposal.</p> <p>(b) Advise that Western Power has no underground power distribution assets in the vicinity of the proposed works. There are normal overhead services in the area which are not affected. There are currently no Western Power works proposed for the area.</p> <p>(c) Western Power must be contacted and location details of underground cable obtained prior to any excavation commencing.</p> <p>(d) WorkSafe requirements must be observed when excavation work is undertaken in the vicinity of Western Power's assets.</p> <p>(e) The cost of any changes to the existing power system, if required, will be the responsibility of the developer.</p>	<p>(a) Noted.</p> <p>(b) Noted.</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>
6	Water Corporation	N/A	(a) Has no objection to the proposal.	(a) Noted.

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	PO Box 100 LEEDERVILLE WA6902			
7	Water and Rivers Commission Swan Goldfields Agricultural Region 7 Ellam Street VICTORIA PARK WA 6100	N/A	<p>(a) Subject land is located within the Perth Coastal Underground Water Pollution Control Area (UWPCA), which is gazetted for Priority 3 (P3) source protection. 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. Protection of P3 areas is achieved through the management guidelines for land use activities. Therefore the Commission has no objection to the proposal subject to the following in regards to the future development of the site:</p> <ul style="list-style-type: none"> • All lots must be connected to deep sewerage, except where exemptions apply under the current Government Sewerage Policy. <p>(b) Advise that the proposal is located within the Perth Groundwater Area where there is a requirement to obtain a</p>	<p>(a) Noted. Applicant to be advised.</p> <p>(b) Noted. Applicant to be advised.</p>

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			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 the existing license it may be necessary to contact the Commission to amend the purpose/area of that license.	
8	<p>DR Owen 2 Kirkdale Turn KINROSS WA 6028</p> <p>BG Joughin 4 Kirkdale Turn KINROSS WA 6028</p>	<p>2 Kirkdale Turn, Kinross</p> <p>4 Kirkdale Turn, Kinross</p>	<p>(a) Question need for further shopping centre in Kinross area, given that there are five within a 5km radius of the proposed site (i.e. Candlewood Boulevard, Constellation Drive, Kinross Drive, Currambine Shopping Centre, Lakeside Joondlaup)</p> <p>(b) Question rationale for proposal. Suspects that it is the desire of the developers and City for money.</p>	<p>(a) Refer to comments (3)(b).</p> <p>(b) The Structure Plan is intended to facilitate the relocation and redesign of the Kinross Neighbourhood Centre as the existing zoning and coding of the site restricts this. The applicant advises that the Centre needs to be relocated and redesigned in order to</p>

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			<p>(c) Believe that the City has little regard to residents. Currently enjoy a relatively quiet lifestyle with only local traffic using Selkirk and Connolly Drives. Believe that with the development of the shopping centre traffic will dramatically increase on these roads, given that the centre will be open 7 days a week, 8am to 6pm, with late night shopping on Thursdays.</p> <p>(d) One of the objectives of the proposal is to create Selkirk Drive as an active focus that generates both day and night activities.</p> <p>(e) Concerned about potential for anti-social behaviour, which seems to be attracted to shopping centres during and after business hours.</p> <p>(f) If there is perceived to be a need for a shopping centre it should be located further north in Connolly Drive and in a suitable location to protect new</p>	<p>increase the Centre's exposure and to reflect current urban design principles.</p> <p>(c) Refer to comments – (3)(a).</p> <p>(d) The objective of creating Selkirk Drive as an active focus that generates both day and night activities is to provide a community focus. This is also intended to provide surveillance of the Centre in order to minimise anti-social behaviour.</p> <p>(e) Refer to comments (3)(a).</p> <p>(f) Refer to comments (3)(c). The City</p>
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			<p>housing development (e.g. suitable buffer zone around housing complex).</p> <p>(g) Request that objection to proposed shopping centre location be recorded and that a meeting of residents be called to discuss the issues further before any final decision of made by Council.</p>	<p>does not believe that residential and commercial land uses should be segregated. Residential dwellings adjoining commercial centres provide opportunities for informal surveillance.</p> <p>(g) Noted. Meeting was considered unnecessary given that only two submissions were received from members of the local community objecting to the proposal.</p>
9	Department of Health PO Box 8172 Perth Business Centre WA 6849	N/A	(a) Has no objection to proposal subject to the development being connected to reticulated sewerage.	(a) Noted. Applicant to be advised.