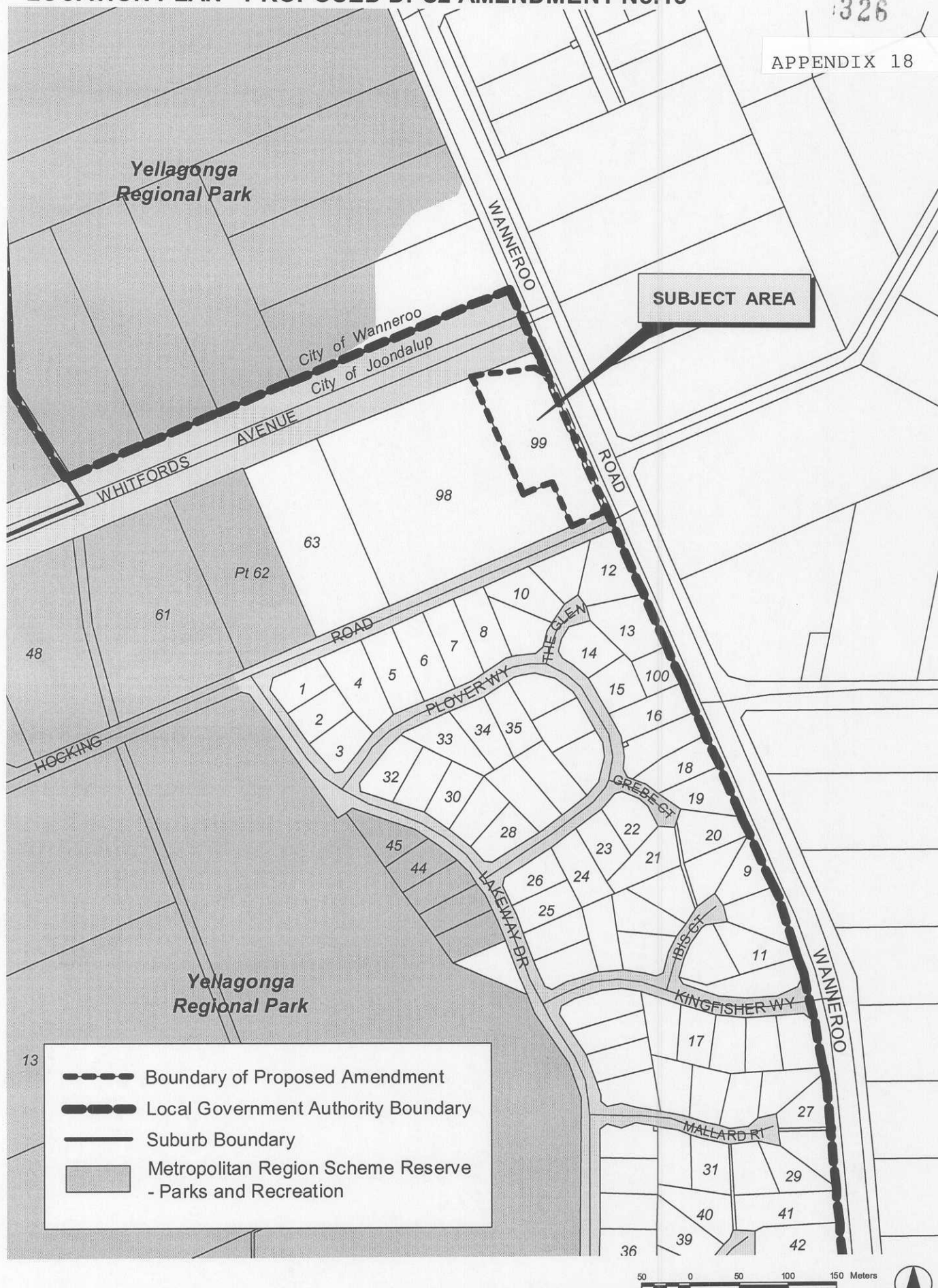


## LOCATION PLAN - PROPOSED DPS2 AMENDMENT No.13

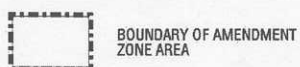
326

APPENDIX 18



# (PROPOSED) District Planning Scheme No.2 Amendment No. 13

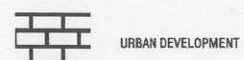
## LEGEND



## METROPOLITAN REGION SCHEME RESERVES



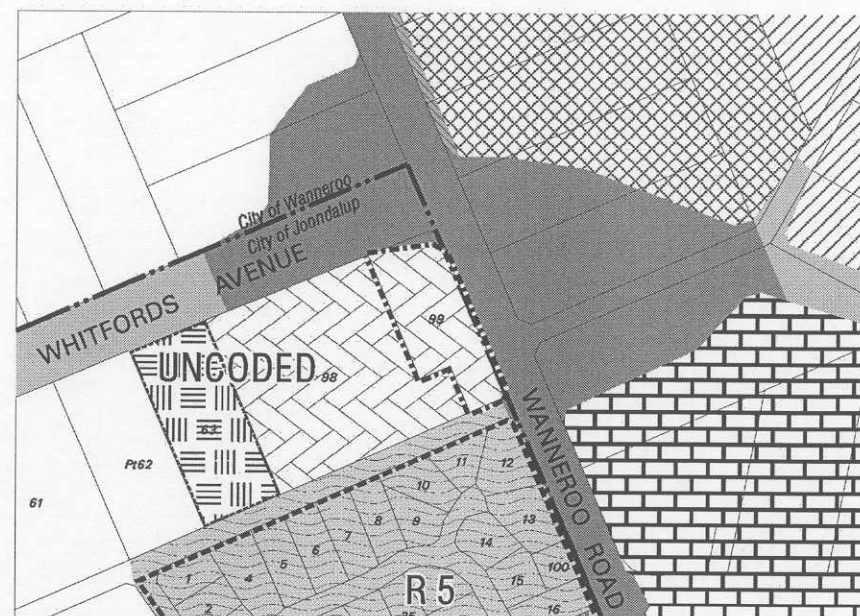
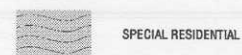
## ZONES



## SCALE 1:



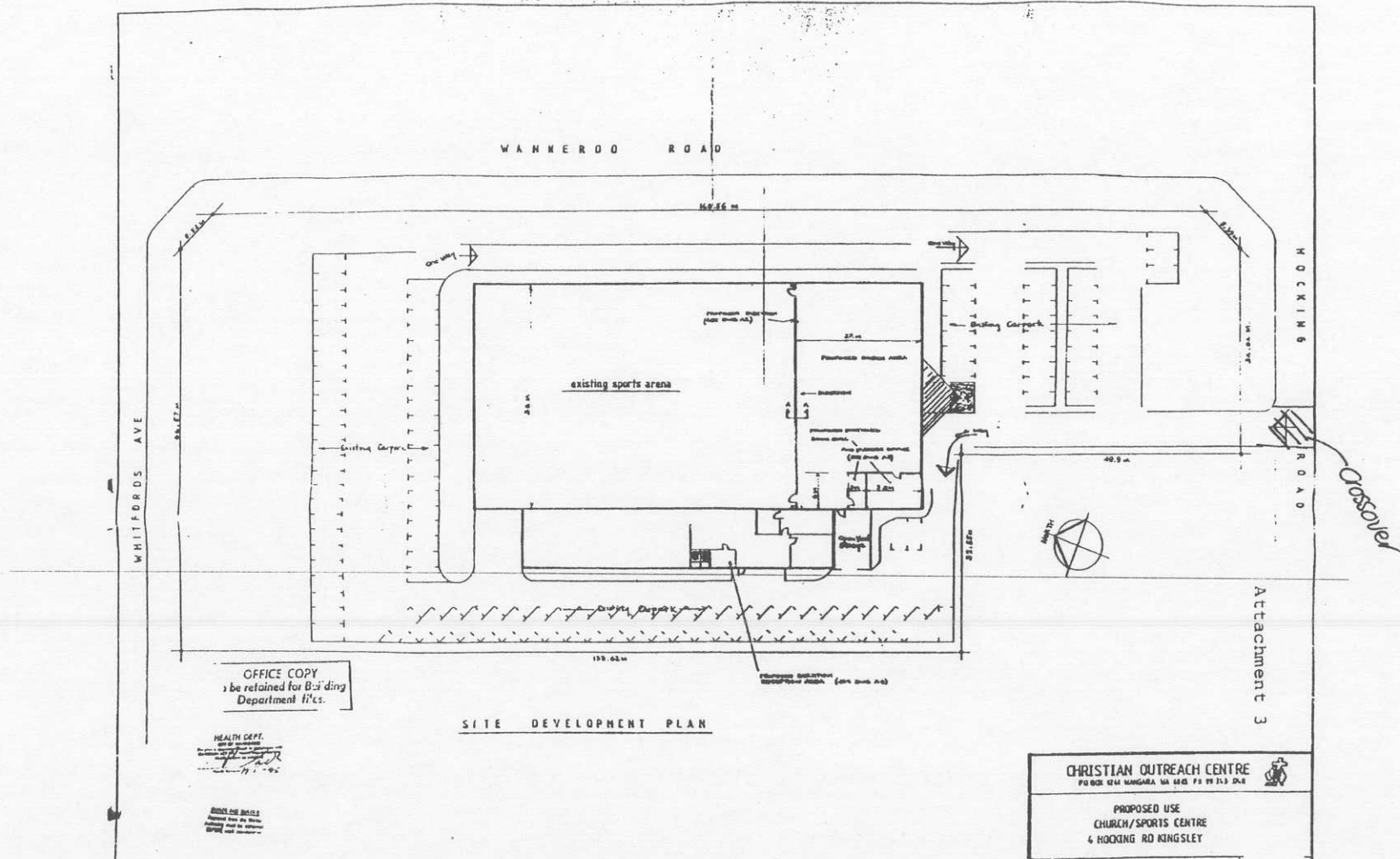
## LOCAL SCHEME RESERVES



EXISTING ZONING

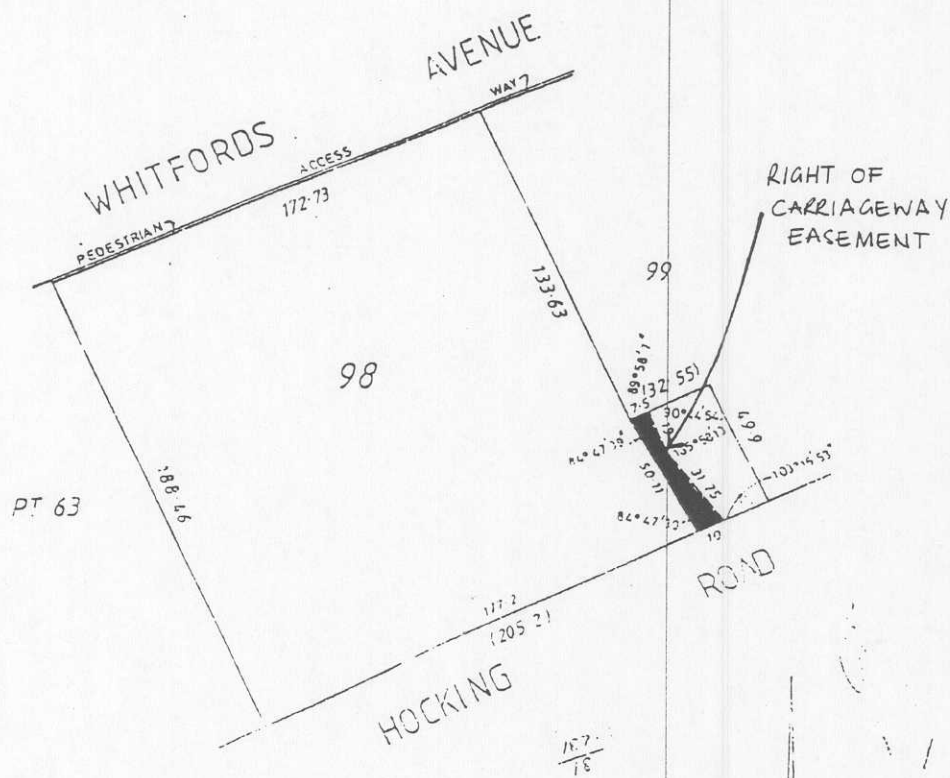


SCHEME AMENDMENT



329

Attachment 4



SKETCH CORRECT

*Clint Guse*  
*10/10/2000*

*10/10/2000*  
*10/10/2000*

*10/10/2000*  
*10/10/2000*

SCALE 1:2000



**PRIVATE CLUBS/RECREATION ZONE**

The objective of the Private Clubs/Recreation Zone is to accommodate uses such as private golf clubs, private educational, institutional and recreational activities.

<b>PERMITTED USES (P)</b> <i>(A use that is permitted but may be subject to conditions imposed by Council)</i>	<b>DISCRETIONARY USES (D)</b> <i>(A use that is not permitted unless Council grants its approval with or without conditions. Uses in this list may require advertising or other notice prior to consideration by Council)</i>	
Art Gallery	Amusement Facility/Parlour	Park Home Park
Car Park	Beauty Parlour	Place of Assembly
Caravan Park	Bed and Breakfast	Place of Worship
Private Recreation	Caretaker's Flat/House	Reception Centre
Public Exhibition Facility	Child Care Centre	Recreation Centre
	Cinema	Residential Building
	Civic Building	Restaurant
	Club (Non-Residential)	Retirement Village
	Convenience Store	Special Place of Assembly
	Drive In Theatre	Sports Ground
	Education Establishment	Stables
	Equestrian Activity	Take Away Food Outlet
	Golf Course	Tavern
	Hairdresser	Theatre
	Hall	
	Holiday Village/Resort	
	Hotel	
	Kindergarten	
	Motel	
	Multiple Dwelling	
	Night Club	
	Park	

## **BUSINESS ZONE**

## **Attachment No 5**

The Business Zone is intended to accommodate wholesaling, retail warehouses, showrooms and trade and professional services and small scale complementary and incidental retailing uses, as well as providing for retail and commercial businesses which require large areas such as bulky goods and category/theme based retail outlets that provide for the needs of the community but which due to their nature are generally not appropriate to or cannot be accommodated in a commercial area.

## BUSINESS ZONE

## Attachment No 6

The Business Zone is intended to accommodate wholesaling, retail warehouses, showrooms and trade and professional services and small scale complementary and incidental retailing uses, as well as providing for retail and commercial businesses which require large areas such as bulky goods and category/theme based retail outlets that provide for the needs of the community but which due to their nature are generally not appropriate to or cannot be accommodated in a commercial area.

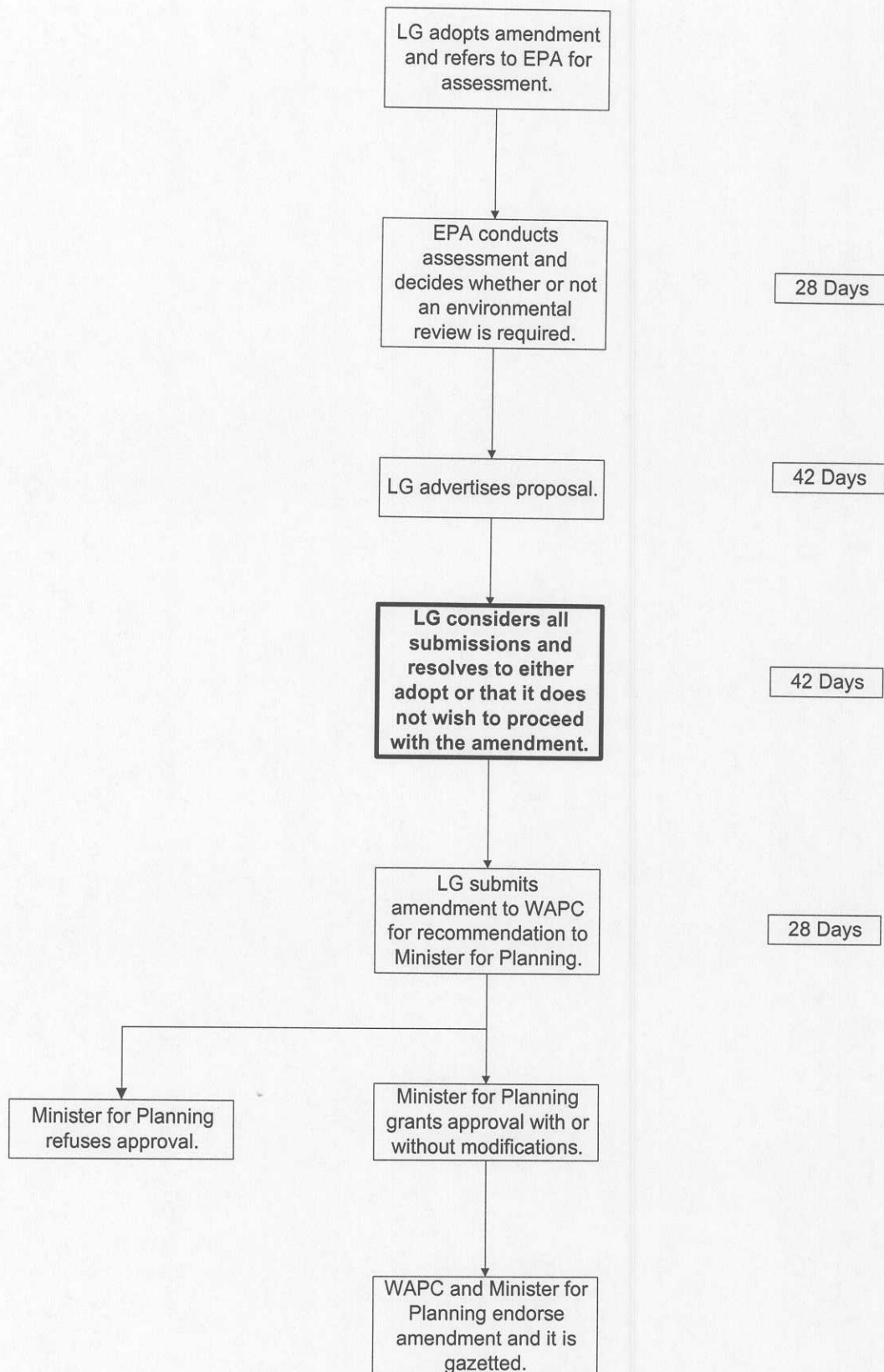
<b>PERMITTED USES (P)</b> <i>(A use that is permitted but may be subject to conditions imposed by Council)</i>	<b>DISCRETIONARY USES (D)</b> <i>(A use that is not permitted unless Council grants its approval with or without conditions. Uses in this list may require advertising or other notice prior to consideration by Council)</i>	
Art Gallery	Aged or Dependent Persons' Dwelling*	Laundry*
Bank*	Amusement Facility/Parlour	Liquor Store*
Beauty Parlour	Auction Room*	Market (Retail)*
Car Park	Bakery*	Motel
Consulting Rooms*	Bed & Breakfast	Multiple Dwelling
Convenience Store	Car Wash*	Night Club
Corner Store*	Caretaker's Flat/House	Nursing Home*
Costume Hire*	Child Care Centre	Park
Garden Centre*	Cinema	Place of Assembly
Hairdresser	Civic Building	Place of Worship
Home Business – Category 1*	Club (Non-Residential)	Private Recreation*
Home Business – Category 2*	Communication Antenna – Domestic*	Public Exhibition Facility*
Home Business – Category 3*	Communication Antenna *	Reception Centre
Laundrette*	Drive Through Food Outlet*	Recreation Centre
Lunch Bar*	Dry Cleaning Premises*	Residential Building
Medical Centre*	Education Establishment	Retirement Village
Office*	Equipment Hire*	Road House*
Restaurant	Funeral Parlour*	Service Station*
Showroom*	Grouped Dwelling*	Single House*
Take Away Food Outlet	Hall	Tavern
Theatre*	Hardware Store*	Vehicle Sales/Hire Premises*
Veterinary Consulting Rooms*	Hospital*	Veterinary Hospital*
	Hotel	Warehouse*
	Kindergarten	

## **BUSINESS ZONE**

**Attachment No 6**

The Business Zone is intended to accommodate wholesaling, retail warehouses, showrooms and trade and professional services and small scale complementary and incidental retailing uses, as well as providing for retail and commercial businesses which require large areas such as bulky goods and category/theme based retail outlets that provide for the needs of the community but which due to their nature are generally not appropriate to or cannot be accommodated in a commercial area.



**Scheme Amendment Process**

**AMENDMENT NO 13**  
**SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**  
**(CLOSED 12 MARCH 2003)**

NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
1	AlintaGas Networks Pty Ltd	N/A	Gas mains in area. (standard service provision requirements)	Noted
2	Main Roads WA	N/A	Comments: <ul style="list-style-type: none"> <li>- The lot is affected by land reserved for road purposes</li> <li>- The upgrading of Wanneroo Road is not in Main Roads' current 4 –year construction program and as such is considered to be a long term project</li> <li>- The proposal refers to Main Roads' planned future closure of the existing Hocking Road median opening on Wanneroo Road</li> </ul>	The land reserved for road widening is excluded from the area to be rezoned.  Noted.  Noted.
3	Department of Health	N/A	No objection - subject to all developments complying with the provisions of the Government Sewerage Policy – Perth Metropolitan Region. Connection to sewer is required.	Noted.
4	Department of Conservation & Land Management	N/A	Rezoning proposal is unlikely to have significant impact on Yellagonga Regional Park, given that the subject land is separated from the Park by way of adjoining properties and roads.	Noted.
5	Department of Environment, Water & Catchment Protection	N/A	No objection – no comments.	Noted.
6	Maitland House Pty Ltd	10 Hocking Road KINGSLEY WA 6026	The purpose of the submission is to alert the Council to the fact that the caravan park caters for a large number of permanent residents and only a small proportion of tourists.	Noted. Business zones are located alongside residential properties throughout the City. Any potential adverse impact on the caravan park can be minimized with careful

**AMENDMENT NO 13**  
**SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**  
**(CLOSED 12 MARCH 2003)**

			The proposed landuse on the subject site therefore should be such that it is compatible with the largely residential nature of the caravan park.	consideration of such issues during the development approval process
7	Western Power Network Asset Management Branch	N/A	No objection. Standard service provision requirements	Noted.
8	Water Corporation	N/A	This area is remote from the reticulated sewerage scheme and is located within the Perth Coastal Underground Water Protection Control Area. Development must be connected to deep sewerage.	Noted. Connection to deep sewer will only become available once the sewerage network has been extended along the rear of the properties located to the east of Wanneroo Road between Whitfords Avenue and Ocean Reef Road. While a development that has a demand for a similar septic system to the one currently on the would be acceptable, the Water Corporation would not be in favour of any development with a more substantial demand for sewerage disposal (eg medium density residential development)
9	S Hart	N/A	Cautions against the proposed rezoning until detailed information regarding the proposed development is available. - Requires that Council: <ul style="list-style-type: none"> <li>provides full details of development proposal.</li> <li>demonstrates it has majority community support.</li> <li>acknowledges and recognizes that Hocking and Mooro Roads should be kept a low traffic impact area (as per</li> </ul>	Noted. The amendment proposes to rezone the land. A separate approval is required for any future development upon the lot.  Refer above comment. The purpose of rezoning is to provide land use flexibility. The developer has not yet determined the exact use of the site. The rezoning proposal has been extensively advertised for the purpose of obtaining community comment to guide the decision making process in accordance with statutory provisions. Noted. The traffic volumes that a business zone use would generate can be accommodated within the existing road network. Given the

**AMENDMENT NO 13  
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING  
(CLOSED 12 MARCH 2003)**

			<p>kept a low traffic impact area (as per request by the Department for Planning and Infrastructure and Council's Yellagonga Regional Park Draft Management Plan(2000 –2010).</p> <ul style="list-style-type: none"> <li>conducts a study into the environmental impacts of any development on the Yellagonga Regional Park and surrounding properties before any development occurs in the Hocking and Mooro Road areas.</li> </ul> <p>- Notes that the information provided by staff during the consultation period was inadequate.</p> <p>- Cautions that Council should not assume that a poor response to issues advertised for comments indicates clear community support, but instead shows lack of public awareness of and that advertising practices are not effective.</p>	<p>proposed zoning it is expected that the majority of vehicle movements associated with the site will be from Wanneroo Road.</p> <p>The Yellagonga Regional Park does not abut the subject site and is therefore not likely to be affected by the proposed rezoning. Refer comments from Conservation and Land Management above (submission 4).</p> <p>The information that was sought was outside of the scope of the rezoning application (eg. detail regarding the proposed use of the site). All available information pertaining to the rezoning application was made publicly available.</p> <p>Noted.</p>
10	Petition (31 signatures)	Various	<p>Requires Council to consider the following:</p> <ul style="list-style-type: none"> <li>that low impact on residents and low traffic generating uses are part of the amendment.</li> <li>The impact on the permanent residents at the caravan park.</li> <li>Acknowledge that use of the carriageway easement on lot 98 in</li> </ul>	<p>Noted.</p> <p>Noted. The amendment proposes to rezone the land. Determining the suitability of a specific use is part of a separate approval process that is required for any future development upon the</p>



**AMENDMENT NO 13**  
**SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING**  
**(CLOSED 12 MARCH 2003)**

			<p>carriageway easement on lot 98 in favour of lot 99 will result in the caravan park losing facilities (such as community room, swimming pool, etc)</p> <ul style="list-style-type: none"> <li>• Make it a condition of rezoning that the easement over Lot 98 remains.</li> </ul>	<p>lot.</p> <p>The use or otherwise of the right of carriage way easement is not within the control of the City. The easement currently exists and cannot be removed without Council consent.</p>
11	Petition (66 signatures)	Various	<p>-The petition is in relation to Amendment 12 (not yet advertised) and Amendment 13.</p> <p>- Requires that Council does not support the proposed rezoning until:</p> <ul style="list-style-type: none"> <li>• full details of development proposal are provided and it is demonstrated that Council has majority community support.</li> <li>• Council acknowledges and recognizes that Hocking and Mooro Roads should be kept a low traffic impact area (as per request by the Department for Planning and Infrastructure and Council's Yellagonga Regional Park Draft Management Plan(2000 –2010).</li> <li>• Council conducts a study into the environmental impacts of any development on the Yellagonga Regional Park and surrounding properties before any development occurs in the Hocking and Mooro Road areas.</li> </ul>	<p>Refer to comment for submission 9. The resolution referred to relates to concept plans and discussion papers. This proposal is neither a concept plan nor is it a discussion paper.</p> <p>Refer to comment for submission 9.</p> <p>Refer to comment for submission 9.</p>