

District Planning Scheme No.2 Amendment No. 29

LEGEND



BOUNDARY OF AMENDMENT
ZONE AREA

ETROPOLITAN REGION SCHEME RESERVES

SCALE 1: 3500



LOCAL RESERVES



PARKS AND RECREATION

ZONES



RESIDENTIAL



MIXED USE



BUSINESS



COMMERCIAL



CIVIC AND CULTURAL



EXISTING ZONING



Residential Density Codes District Planning Scheme No.2 Amendment No. 29

LEGEND



CODES

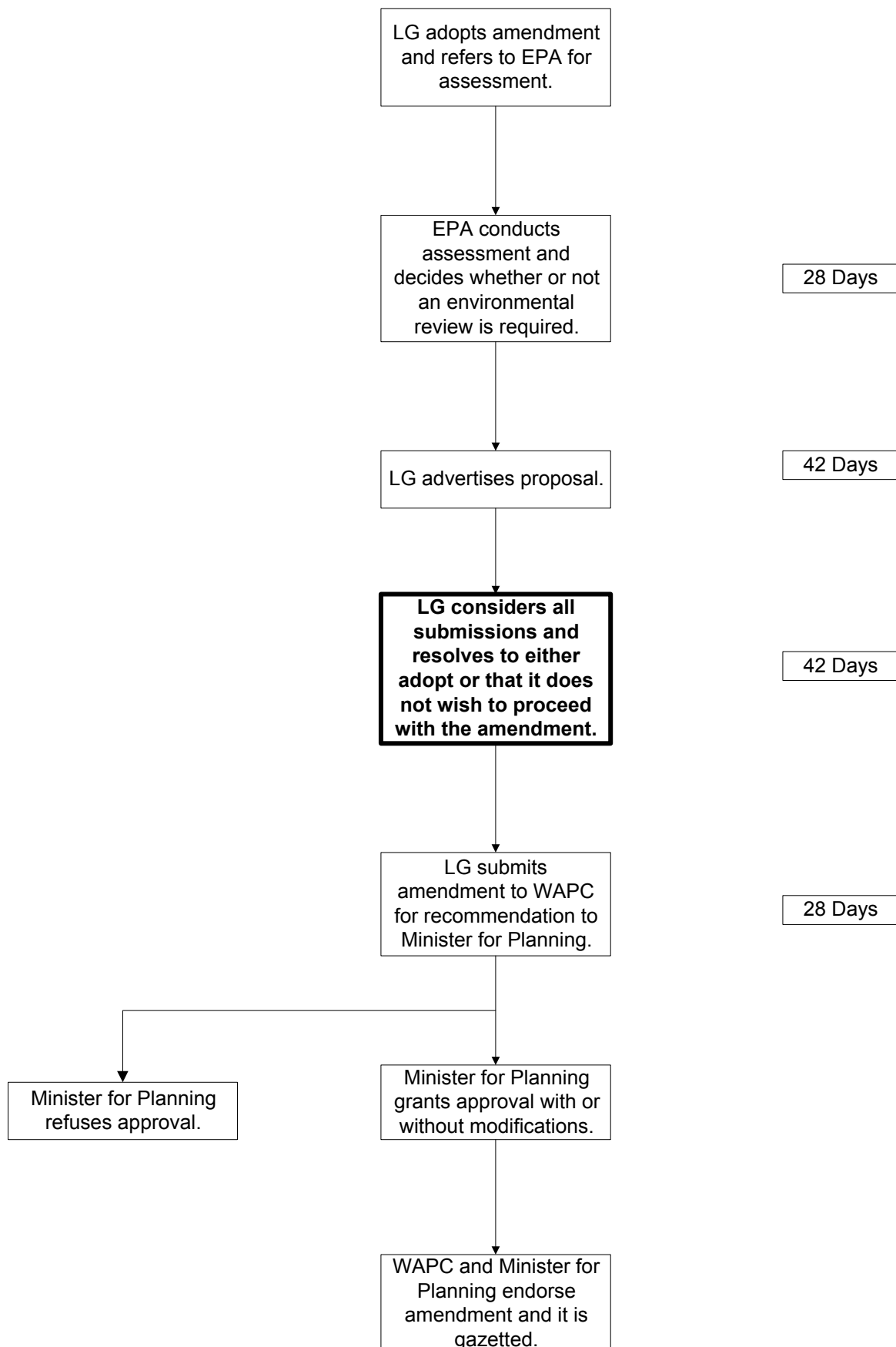


SCALE 1: 3500



EXISTING RESIDENTIAL DENSITY CODE



Scheme Amendment Process

**PROPOSED AMENDMENT NO 29
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 17 AUGUST 2005)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
1	Western Power Network Services	N/A	No objection	Noted. Adopt Amendment No 29
2	Colliers International on behalf of The Perth Diocesan Trustees	Craigie Plaza Shopping Centre Lot 673 (15) Perilya Road CRAIGIE WA 6025	<p>Objection</p> <p>1. The rezoning would expose potential residents to noise and smell issues from the existing shopping centre and will lead to conflict. This is not an appropriate mix of land use.</p> <p>2. A residential development will substantially impact on the visibility of the shopping centre from the street and in turn would impact on trading and turnover of tenants. A commercial development would have significantly less impact on the visibility of the shopping centre from Eddystone Avenue (site coverage would be in the order of 30%).</p> <p>3. Commercial usage of the site would support the shopping centre development and support the amenity of the area.</p>	<p>Noted. Adopt Amendment No 29</p> <p>1. There are currently regulations regarding noise and smell issues. It not considered that a commercial use will significantly impact on a residential use. In addition the shopping centre is currently surrounded by residential uses.</p> <p>2. It is not known whether a commercial development would have less impact on the visibility of the shopping centre. It is not considered that the development of the lot for grouped dwellings would significantly impact on the visibility of the shopping centre.</p> <p>3. The applicant has noted that the service station constructed in 1978 was operated until 2001 when lack of viability led to its closure. A future commercial use was not considered viable by the applicant. It is considered that a residential development</p>

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			4. Object to the amount of build form proposed for the site.	would provide additional patronage for the shopping centre. In addition the development would dramatically improve the appearance of the site which has been vacant for some time. 4. No justification for this comment is made. The Residential Design Codes stipulate a maximum of 50% of the site may be built upon. This matter however would be assessed at development approval stage.
3	J M & R A Deeth	131 Warrandyte Drive CRAIGIE WA 6025	No objection However requests that the driveways of villas 1, 2, 3 & 4 were with the driveways for Villa's 5, 6, 7 & 8.	Noted. Adopt amendment No 29. This matter would be determined at Development Approval stage.
4	A Ings	Craigie Tavern 111 Eddystone Avenue CRAIGIE WA 6025	Objection. Raises concerns relating to the Tavern site. The Tavern is a meeting place which involves increased traffic and noise issues. There could be potential disputes. No restrictions should be placed on the Tavern site.	It is noted that a residential use would be introduced onto the site in proximity to the existing tavern. However, there are existing residences in close proximity to the tavern already, and it is therefore considered difficult to argue that the proposed rezoning would in itself be detrimental by way of increased restrictions on the tavern. Notwithstanding, it is acknowledged that the tavern will be required to comply with the current regulations in regard to noise and patron behaviour.
5	Y Cheng	No address given	Objection. 1. It is an attempt to make money. It should	Noted. Adopt Amendment No. 29 1. The site has been vacant for some time

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			<p>be used as commercial/ retail as this is the zoning.</p> <p>2. The developer has not explored the retail options.</p> <p>3. The proposed dwellings are unnecessary.</p> <p>4. Traffic will increase at the intersection of the shopping centre.</p> <p>5. Visitors will use up the shopping centre parking space.</p> <p>6. It will devalue the suburb.</p> <p>7. The developer should have thought the consequences through before they bought the place.</p> <p>8. Profit driven by the developer should not compromise people living in the suburb.</p>	<p>and the applicant has indicated that a commercial activity is not viable. Notwithstanding it is legitimate to consider alternative suitable uses for the site.</p> <p>2. See above.</p> <p>3. This is a subjective view and not supported by any justification.</p> <p>4. The current zoning over the site allows the City to consider Commercial type land uses that may be considered higher traffic generating compared to the relatively low traffic generating residential uses.</p> <p>5. The Residential Design Codes stipulate car parking requirements which includes two car bays per dwelling and additional visitor-parking bays be provided. This matter would be addressed at the development approval stage should the proposed amendment be supported.</p> <p>6. This comment is unsubstantiated.</p> <p>7. Council is required to consider every planning application on its merits.</p> <p>8. It is not considered that a residential development will compromise the amenity of a suburb, given that the predominant use of</p>
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				the surrounding area is already residential.
6	Transperth	N/A	No Objection	Noted. Adopt Amendment No 29.
7	Department of Health	N/A	<p>No Objection</p> <p>1. The provision of buffer between the development and the assessment and remediation of possible contamination of the site will need to be to the satisfaction of the Department of the Environment.</p>	<p>Noted. Adopt Amendment No 29.</p> <p>1. An environmental assessment of the site has been undertaken. A soil validation report was subsequently commissioned and established that the site is fully remediated and suitable for future development.</p>