



Digital Photography : DLI December 2005
 Digital Topography : DLI October 2002
 Prepared by City of Joondalup : 080107 - djt

20 0 20 40 Meters




District Planning Scheme No.2 Amendment No.37

LEGEND

SCALE 1: 2500



 Boundary of Amendment
Zone Area

LOCAL RESERVES

 Public Use

ZONES

 Residential
 Commercial
 Mixed Use



EXISTING ZONING




SCHEME AMENDMENT

Residential Density Codes District Planning Scheme No.2 Amendment No.37

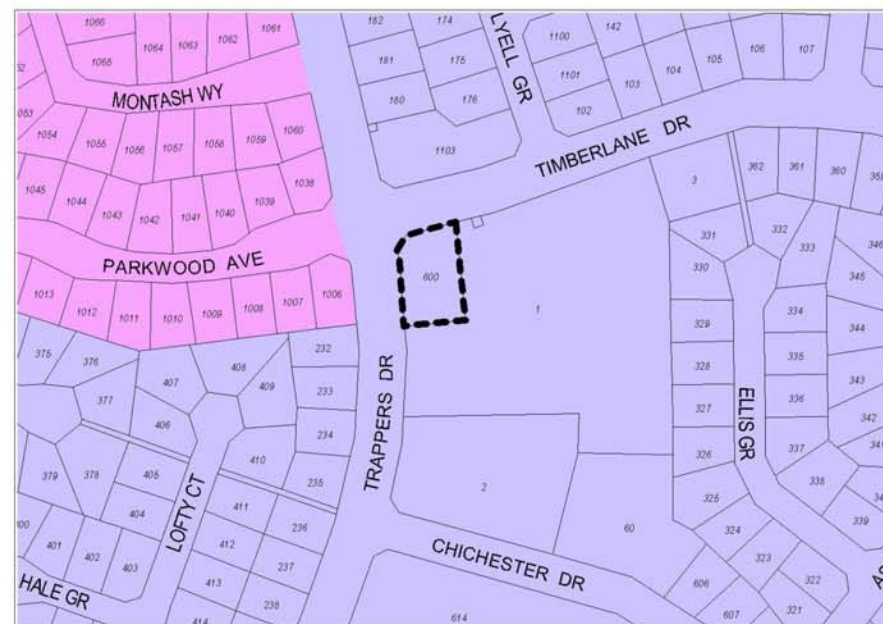
LEGEND

SCALE 1: 2500

 Boundary of Amendment
Zone Area

RCODES

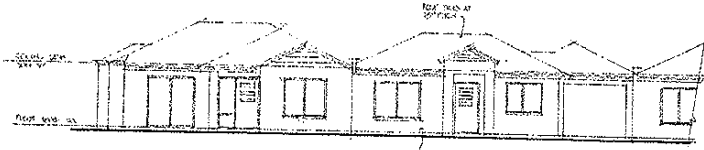
 R 20
 R 40



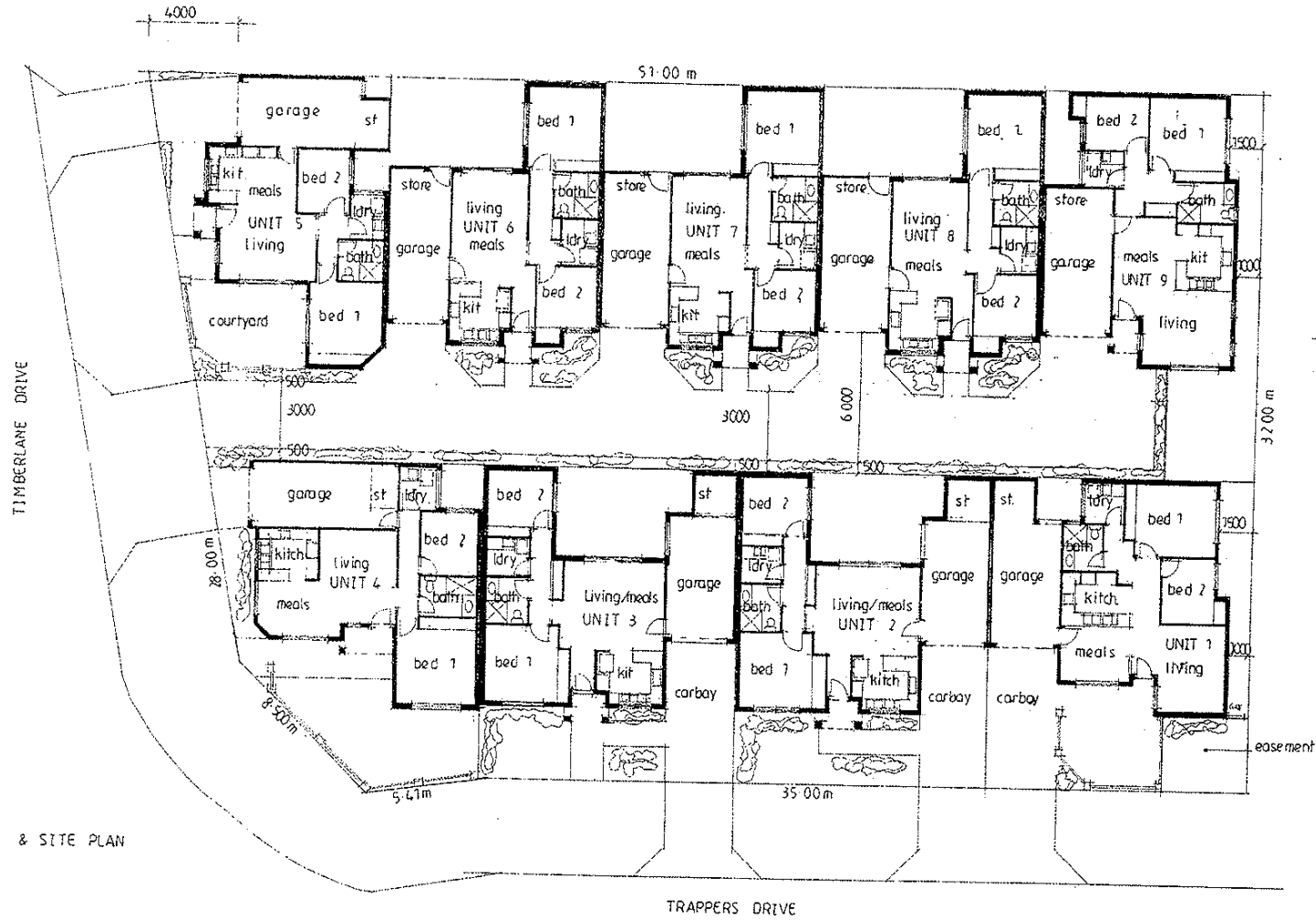
EXISTING ZONING



SCHEME AMENDMENT



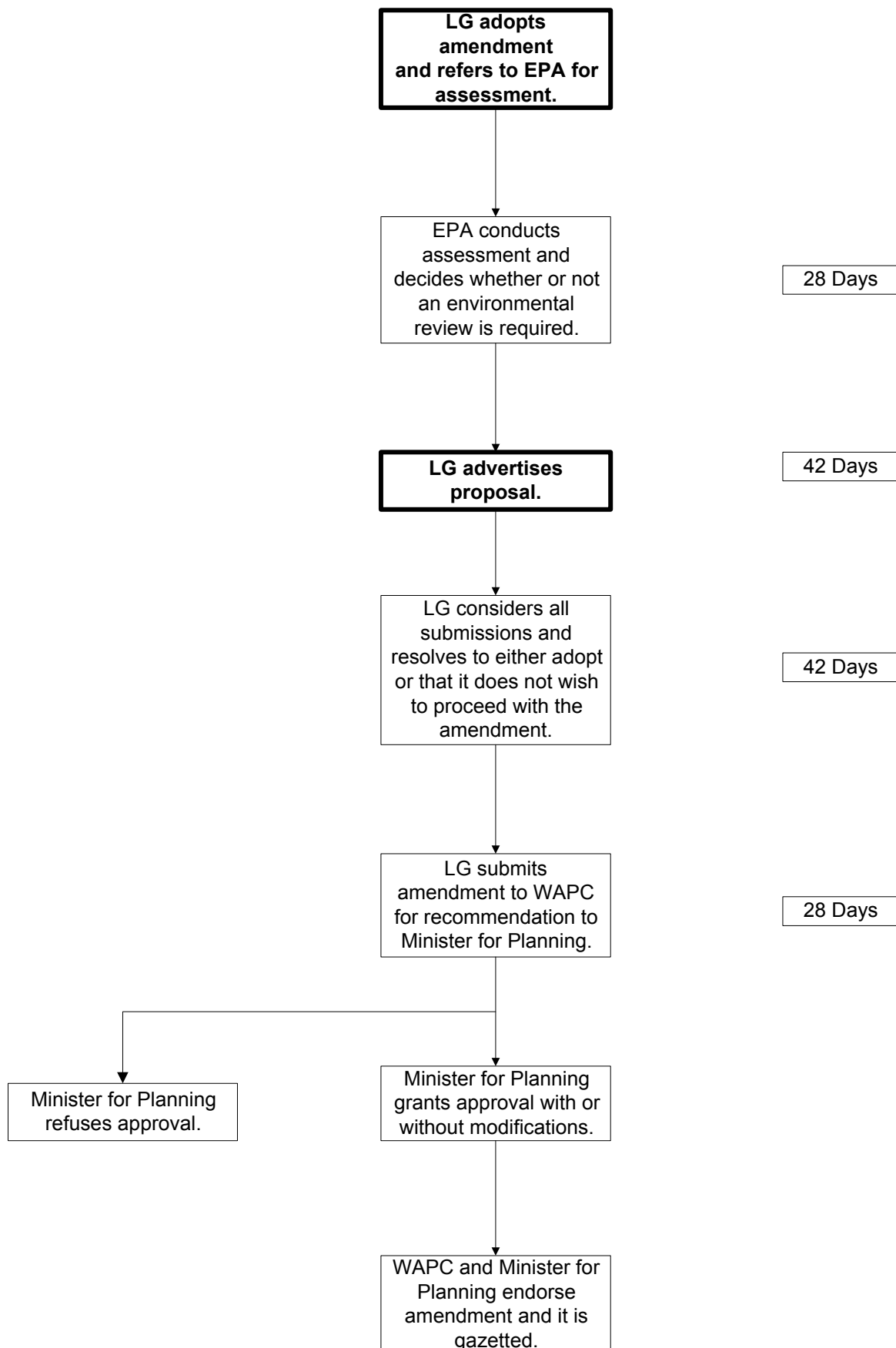
ELEVATION (TYPICAL)
1:100



FLOOR & SITE PLAN
1:100

CONCEPT PLAN
LOT 600 TIMBERLANE DRIVE
HP 243 WOODVALE

NOV. 2006

Scheme Amendment Process

**PROPOSED AMENDMENT NO 37
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 30 MAY 2007)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
1	V & A Monastra	Shop 27 Woodvale Shopping Centre 153 Trappers Drive Woodvale 6026	No objection, provided there is no damage the submitter's building, and requests that the dust be minimised during development.	Noted. Adopt Amendment 37. The comment is not directly related to the scheme amendment proposal. However, these issues will be considered as part of any future development of the site.
2	E R Gebert	Unit 2/1 Lyell Grove Woodvale 6026	No Objection Stated that the current site is an eyesore and would prefer development occur as soon as possible.	Noted. Adopt Amendment 37.
3	D Scullino	25 Epping Grove Kallaroo 6025	No Objection. Feels the area has an abundance of commercial property.	Noted. Adopt Amendment 37.
4	E Quinn	8 Larkfield Vista Woodvale 6026	Concern about how busy the tavern car park is, especially on Friday afternoon. Does not feel that this is the appropriate place for aged persons housing, given the traffic. Prefer that the area remain commercial.	It is noted that a residential use would be introduced onto the site in proximity to the existing tavern, however, the shopping centre and tavern already adjoin a residential area. Vehicle access to the site would be from Timberlane/Trappers Drive, rather than from the shopping centre or tavern car park. The site has been vacant for some time and the applicant has indicated that a future commercial activity/upgrade to the

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				existing facilities is not viable. Notwithstanding, it is legitimate to consider alternative uses.
5	Department of Health	N/A	No Objection. The proposed development must be connected to the sewer to comply with Government Sewerage Policy. The provision of a buffer between the proposed development and conflicting land uses as recommended by the Environmental Protection Agency.	Noted. Adopt Amendment 37.
6	S Lopresti	Shop 7 Woodvale Shopping Centre 153 Trappers Drive Woodvale 6026	Stated that the rezoning will reduce profitability and exposure to the shopping centre from the street. Preferred that the area remain commercial in the hope that a future development will enhance the existing shopping centre.	It is not known whether a commercial development would have less impact on the visibility of the shopping centre. Notwithstanding, the shopping centre will still be visible from Trappers /Timberlane Drive. The applicant has noted that that the service station was constructed during the 1980's and operated till 2004 when a 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 would dramatically improve the appearance of the site, which has been vacant for some time.

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7	Western Power	N/A	No Objection. Western Power to be contacted when excavation work occurs at the proposed site.	Noted. Adopt Amendment 37.
8	Water Corporation	N/A	No Objection. The Water Corporation has no objections in principle to this development.	Noted. Adopt Amendment 37.