


District Planning Scheme No.2 Amendment No.44

LEGEND SCALE 1: 3000




 Boundary of Amendment
Zone Area

METROPOLITAN REGION SCHEME RESERVES

 Primary Regional Roads
 Other Regional Roads

LOCAL RESERVES

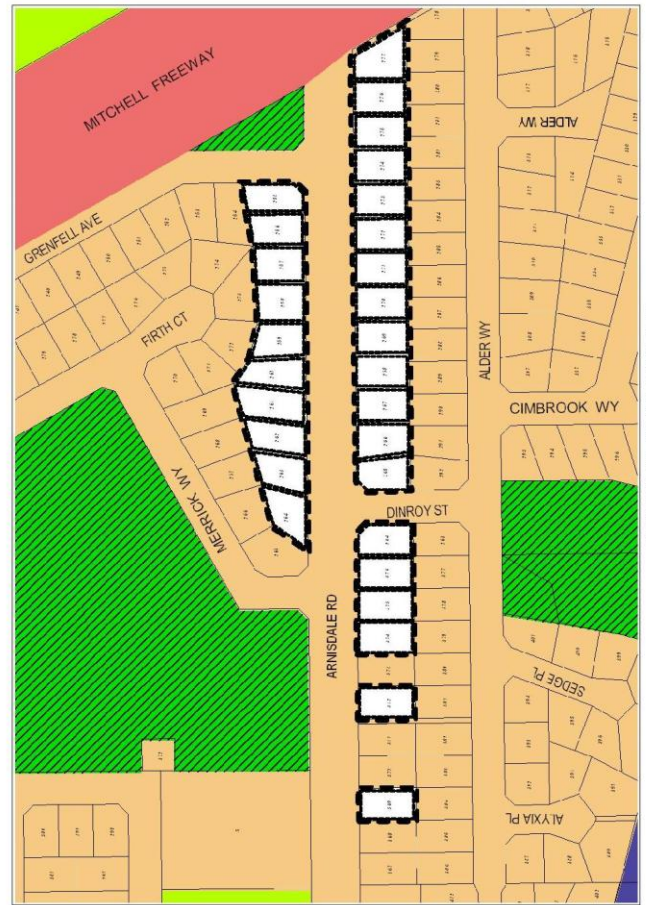
 Parks and Recreation

ZONES

 Residential
 Private Clubs / Recreation
 Restricted Use - Single House - 'P'
Group Dwellings - 'D'
Ancillary Accommodation - 'D'
Aged or Dependent Persons Dwelling - 'D'
Home Business - Category 1 - 'P'
Home Business - Category 2 - 'D'



EXISTING ZONING



SCHEME AMENDMENT

**PROPOSED AMENDMENT NO 44
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 27 MAY 2009)**

NO	NAME OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
1	D Vicars	37 Alder Way Duncraig 6023	Support <ul style="list-style-type: none"> Supports the amendment to stop anymore medical rooms or other businesses opening illegally. 	Noted <ul style="list-style-type: none"> The comment of support for the amendment is noted, however medical consulting rooms require approval from the City before operating, and the City is not aware of any businesses operating illegally.
2	C McEwan	Not provided	No objection <ul style="list-style-type: none"> As a resident who backs on to the affected lots, does not have a problem with a restricted number of lots being made available for consulting rooms as long as we are protected from these lots later being able to be a multi storey dwelling. 	Noted <ul style="list-style-type: none"> Multi-storey dwellings may be permitted, however must be assessed against the provisions of the Residential Planning Codes and Council's Height and Scale Policy, which includes assessment on the impact on adjoining properties.
3	WestNet Energy	N/A	No objection	Noted
4	J Portwood	4 Merrick Way Duncraig 6023	Support <ul style="list-style-type: none"> There is enough traffic in the area already. 	Noted
5	P C & G Dorter	7 Firth Court Duncraig 6023	Support <ul style="list-style-type: none"> Arnisdale Rd is currently a traffic hazard and extra businesses would add to the issue. Would like to see lots 266 to 269 Merrick Way included in the Amendment. 	Noted <ul style="list-style-type: none"> It is not proposed to include lots 266 to 269 in this Amendment. However, this could be considered in the future if it becomes an issue.
6	Dr S Hellmuth	2/57 and 3/57 Arnisdale Road Duncraig 6023	Support <ul style="list-style-type: none"> New consulting rooms have added to the visual and medical amenity of the 	Noted <ul style="list-style-type: none"> Street verges are allowed to be used for parking (in accordance with the local

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			<p>area.</p> <ul style="list-style-type: none"> The City has created the traffic problem by supporting on road parking. Would like this to be removed. 	laws). However, the issue of on road parking is a separate matter.
7	S & B Wilson	15 Alder Way Duncraig 6023	<p>Support</p> <ul style="list-style-type: none"> There are already enough medical practices within the locality to cater to the needs of residents. 	Noted
8	K W & A J Clarke	39 Alder Way Duncraig 6023	<p>Support</p> <ul style="list-style-type: none"> Have had concerns of encroaching non residential land use from the western end of Arnsdale Road. Feel strongly that the residents in the eastern end are noticing a distinct disruption due to greater traffic and parking demands in this road. 	Noted
9	Water Corporation	N/A	No objection	Noted
10	P & G Young	41 Alder Way Duncraig 6023	<p>Support</p> <ul style="list-style-type: none"> Any further non-residential use of properties will isolate families in Alder Way and surrounding streets. Will increase already heavy traffic and parking in this quiet district. Inadequate parking for staff and clients has become dangerous. Previous objections have been ignored. Hopefully will stop this encroachment from spreading. 	Noted
11	J & L Webster	46 Arnsdale Road Duncraig 6023	<p>Objection</p> <ul style="list-style-type: none"> The amendment will result in a loss in land value as it will not attract a buyer wanting to operate the premise as consulting rooms or an individual seeking a 'normal' residential street. 	<p>Supported</p> <ul style="list-style-type: none"> The inclusion of the subject property in the amendment, given its location between two existing consulting rooms, is worthy of reconsideration. This is discussed further in the report.

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			<ul style="list-style-type: none"> • In 1994 the then City of Wanneroo provided written comment to reaffirm that consulting rooms will be considered in the future. • The submitter was not approach in regards to the petition to initiate this Scheme Amendment. • Request for property to be deleted from the Scheme Amendment proposal. 	
12	E Pavlos CEO Glengarry Private Hospital	Glengarry Private Hospital 53 Arnisdale Rd	Support/Objection <ul style="list-style-type: none"> • Support some protection of the residential amenity of the area. • Hospital is unable to offer more consulting space and requires more consulting rooms in close proximity. • All lots west of Dinroy St should be excluded from the restricted uses. 	Partially supported <ul style="list-style-type: none"> • House no.s 40 and 46 are proposed to be excluded from the amendment (both of which are west of Dinroy St).