





Statutory Planning Section (PART 1)

1. Amend the Burns Beach Structure Plan 1 by:
 - Rezoning the portions of Burns Beach estate as indicated on the Amended 'Plan 1 – STRUCTURE PLAN' from 'R20 Residential' to 'R40 Residential'; and
 - Rezoning the 'R20 Residential' zone to 'R25 Residential' within the 'Northern Residential Precinct'.

2. Amend the Structure Plan text by:

- i. Modifying PART 1 - Section '9.2 Land Use and General Provisions' from:

"Development of all lots within the Northern Residential Precinct shall be in accordance with the R20 residential density code except where defined on the approved Structure Plan at R40 and R60, and development shall be assessed in accordance with the Residential Design Codes, District Planning Scheme, Council's policies, relevant Local Laws and the Building Codes of Australia, except where they have been varied in the following instances:

Land use permissibility and general provisions in the Northern Residential Precinct shall be the same as those within the Residential zone under the City's District Planning Scheme No 2. For lots within the Northern Residential Precinct with a R20 residential density code, the provisions of the Residential R20 Precinct apply."

To read:

"Development of all lots within the Northern Residential Precinct shall be in accordance with the R25 residential density code except where defined on the approved Structure Plan at R40 and R60, and development shall be assessed in accordance with the Residential Design Codes, District Planning Scheme, Council's policies, relevant Local Laws and the Building Codes of Australia, except where they have been varied in the following instances:

Land use permissibility and general provisions in the Northern Residential Precinct shall be the same as those within the Residential zone under the City's District Planning Scheme No 2. For lots within the Northern Residential Precinct with a R25 residential density code, the provisions of the Residential R20 Precinct apply."

- ii. Modifying PART 2 – Section '10.4 – Northern Residential Precinct- Density' from:

"The bulk of the development in the Northern Residential Precinct will conform with the R20 Code. A number of smaller pockets of R60 AND R40 development are proposed surrounding the large park at the high point of the Precinct, and also adjacent to the coastal road. These have been shown on the Structure Plan (Plan 1) and the below extract from the Structure Plan. The increased amenity value of the open space areas and coastal proximity provides the opportunity for increased density in these areas."

To read:

"The bulk of the development in the Northern Residential Precinct will conform with the R25 Code. A number of smaller pockets of R60 AND R40 development are proposed surrounding the large park at the high point of the Precinct, and also adjacent to the coastal road. These have been shown on the Structure Plan (Plan 1) and the below extract from the Structure Plan. The increased amenity value of the open space areas and coastal proximity provides the opportunity for increased density in these areas."

Minor modifications to Part 2 – Explanatory Report of the Burns Beach Structure Plan (Structure Plan No 10) may be undertaken at the discretion of Council if required.





ENDORSEMENT OF REGISTERED TOWN PLANNER
 SIGNATURE: _____ DATE: _____

INDICATIVE SUBDIVISION PLAN

Lot 9009, Marmion Avenue, BURNS BEACH

for: **PEET**



NOTES:

- AREA SUBJECT TO AMENDMENT
- AREAS AND DIMENSIONS SUBJECT TO SURVEY
- CARRIAGEWAYS ARE DIAGRAMMATIC ONLY

Scale 1: 1000 @ A1	
COMPILED: DPS	DRAWN BY: JNP
DATE: 22/8/2011	REVISED:
GRID: PCG 94	DATUM: AHD
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