


## Location Plan





Residential Density Codes  
District Planning Scheme No.2  
Amendment No.61

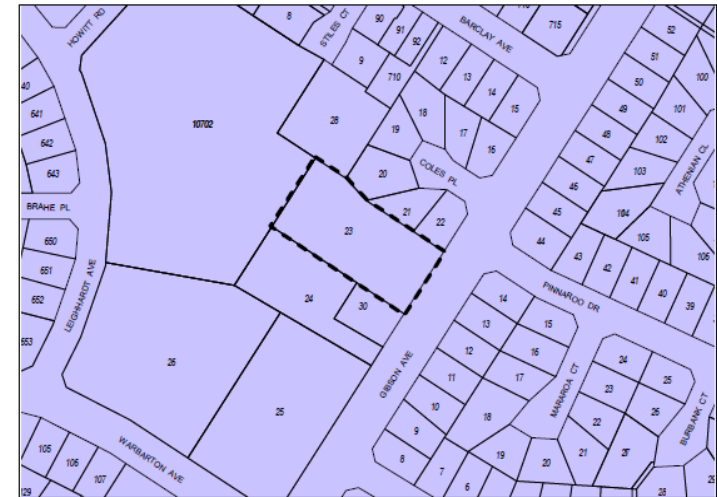
LEGEND

SCALE 1: 2500

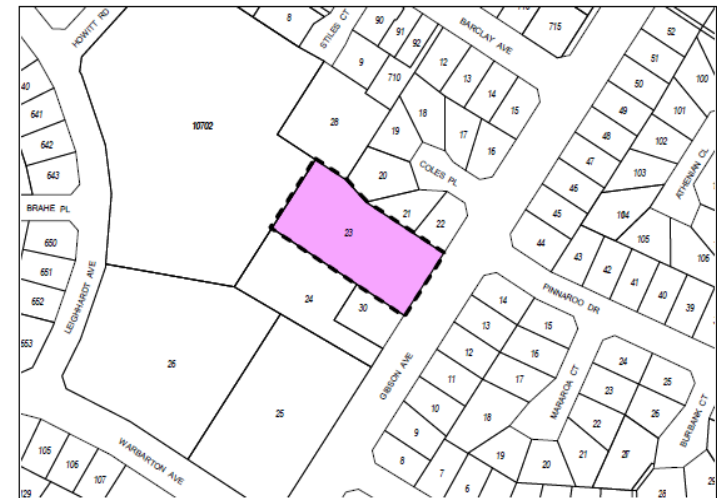
 Boundary of Amendment  
Zone Area

RCODES

 R 20  
 R 40



EXISTING ZONING



SCHEME AMENDMENT



Prepared by City of Joondalup : 30052011 -djt




# District Planning Scheme No.2 Amendment No.61



## LEGEND

SCALE 1: 2500








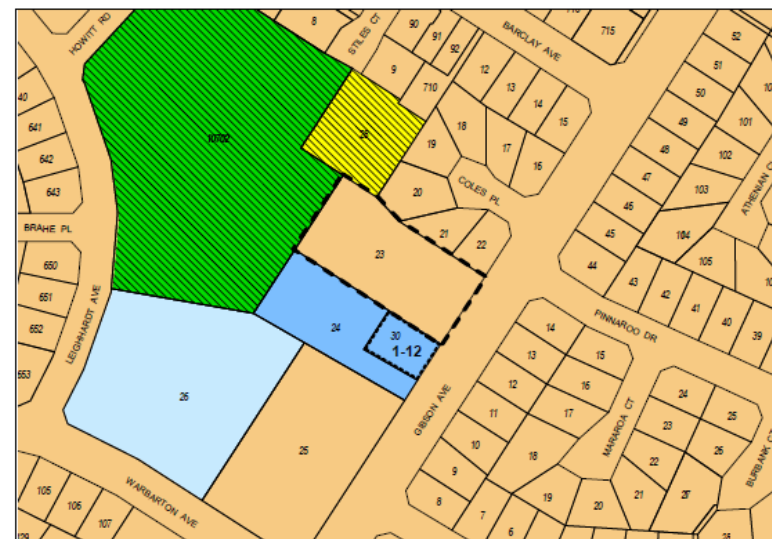
 Boundary of Amendment  
Zone Area

## LOCAL RESERVES

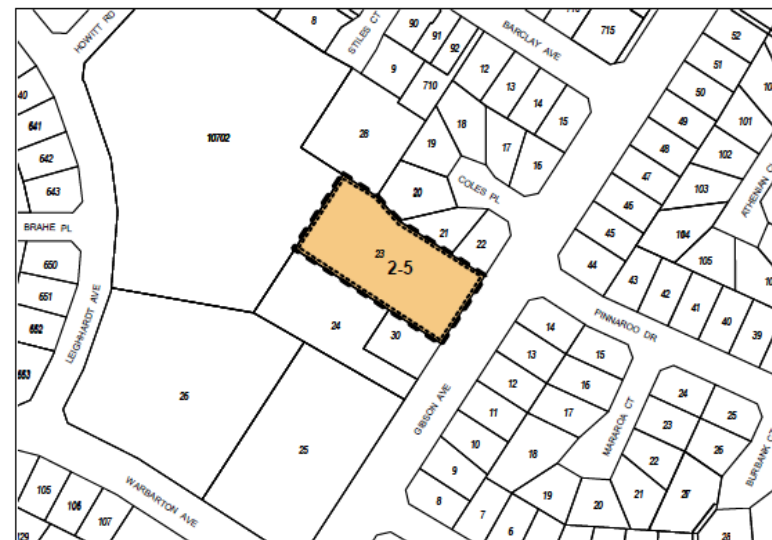
 Parks and Recreation  
 Public Use

## ZONES

 Residential  
 Commercial  
 Mixed Use  
 Additional Use : 1-12 'Veterinary Consulting Rooms'  
 Restricted Use : 2-5 'Aged Persons Dwellings'



EXISTING ZONING



SCHEME AMENDMENT



Prepared by City of Joondalup : 30052011 -djf

### SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING

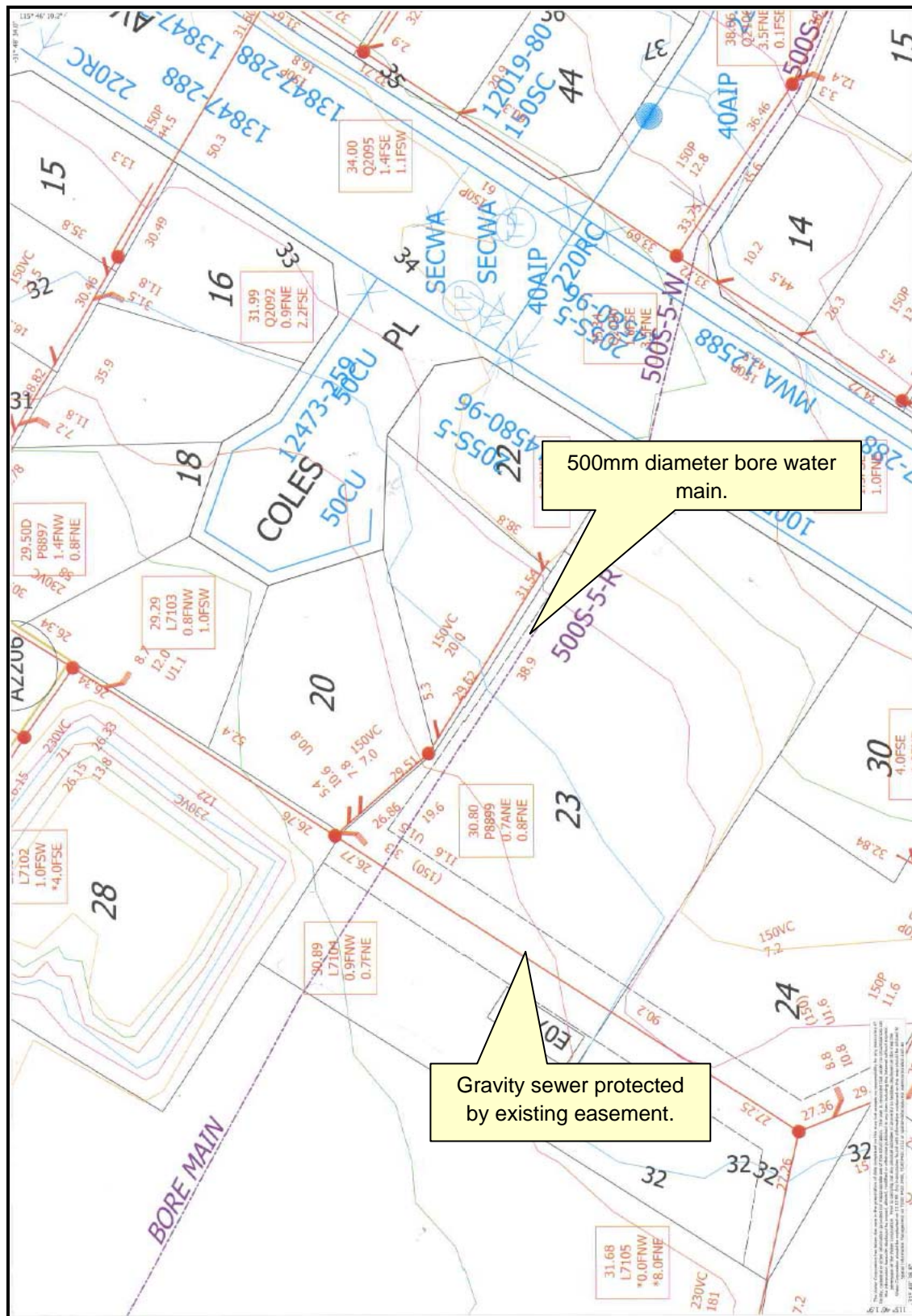
NO	NAME AND ADDRESS OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
1	Western Power Locked Bag 2520 Perth WA 6000	N/A	No objection.	Noted.
2	R Anderson 1 Coles Place Padbury WA 6025	1 Coles Place Padbury WA 6025	Objection.  Wants access to Leichhardt Park from Gibson Avenue, via Lot 23 and wants the trees to be retained on site. Access to the park and retention of the trees are important to maintaining the amenity of the area.	Noted.  This comment does not relate to the scheme amendment per se but to the future development of the site, noting that the site is already zoned for residential development. Access to Leichhardt Park may not be facilitated in the future development.
3	G & C Casey 68 Gibson Avenue Padbury WA 6025	68 Gibson Avenue Padbury WA 6025	Objection.  They use the park on a regular basis and the park is an advantage to them if they decide to sell their house in the future.  The traffic on Gibson Road is already a problem; the money should be spent on improving the road.  The site is not desirable for aged person's dwellings; there is a lot of area in Hepburn Heights so that area should be used as it would be quieter for aged residents.	Noted.  The site is already zoned for residential development, and is not part of Leichardt Park.  Traffic generated from an aged persons dwelling is likely to be less intense than other development that may be permitted in the Residential zone such as a Child Care Centre, Kindergarten.  The area is suitable for aged persons dwellings due to its proximity to services such as the shopping centre will provide for the everyday needs of the residents.
4	Telstra Network Integrity Locked Bag 3573 Brisbane QLD 4000	N/A	No objection.	Noted.

NO	NAME AND ADDRESS OF SUBMITTER	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	OFFICER OR COUNCIL'S RECOMMENDATION
5	Department of Health PO Box 8172 Perth Business Centre WA 6849	N/A	No objection.	Noted.
6	Water Corporation PO Box 100 Leederville WA 6902	N/A	<p>No objection.</p> <p>Notes Lot 23 Gibson Avenue has a 500mm diameter bore water main. Water Corporations policy is not to have any mains located in private property as they operate under pressure.</p> <p>As part of the rezoning the Water Corporation recommends that a public purpose use zone be created along the Northern boundary of this lot and in the future on development a 10 metre public utilities reserve be created to provide access to the park, vehicle access to the proposed development on this lot and for the protection of the water main.</p> <p>Also present within the rear of Lot 23 is a gravity sewer protected by an easement that was created in 1978.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. Council needs to give consideration as to whether they wish to modify the scheme amendment to include a separate zoning or reservation in recognition of public utilities within the site. However the site is zoned Residential and it is not proposed to change through this amendment. Alternatively the easement may be able to be accommodated through the design stage for the future development.</p> <p>Noted. Consideration will need to be given to the presence of infrastructure within the site at the development design stage to ensure structures are not built over the infrastructure.</p>

# Map of Submissions







**Scheme Amendment Process****Scheme Amendment Process**