

Lot 9016
DP 38509
Total Area = 343.6251 ha.



District Planning Scheme No.2 Amendment No. 21

LEGEND

 BOUNDARY OF AMENDMENT ZONE AREA

SCALE 1: 15000



METROPOLITAN REGION SCHEME RESERVES

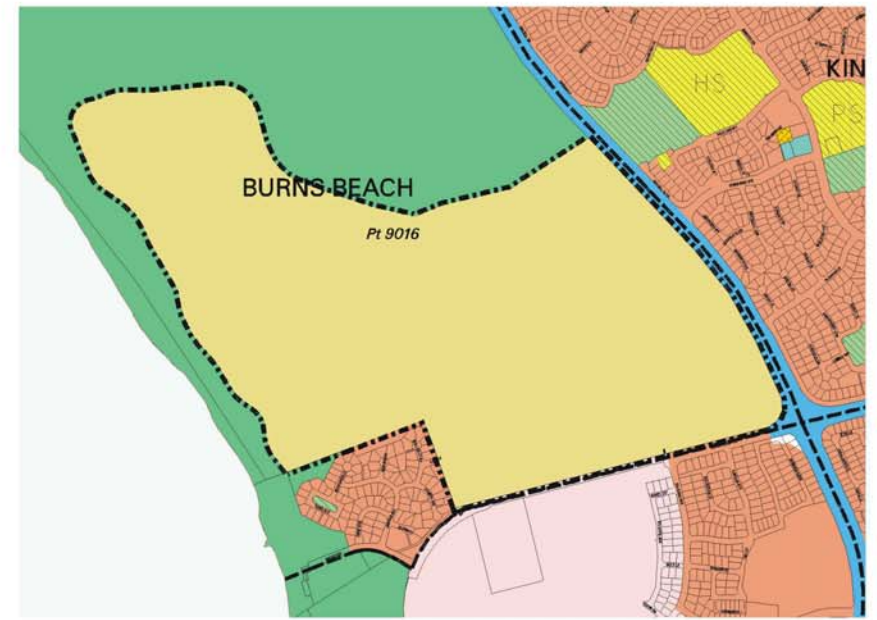
-  PARKS AND RECREATION
-  OTHER REGIONAL ROADS

LOCAL RESERVES

-  PARKS AND RECREATION
-  PUBLIC USE

ZONES

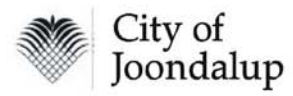
-  RESIDENTIAL
-  BUSINESS
-  COMMERCIAL
-  RURAL
-  CIVIC AND CULTURAL
-  URBAN DEVELOPMENT



EXISTING ZONING

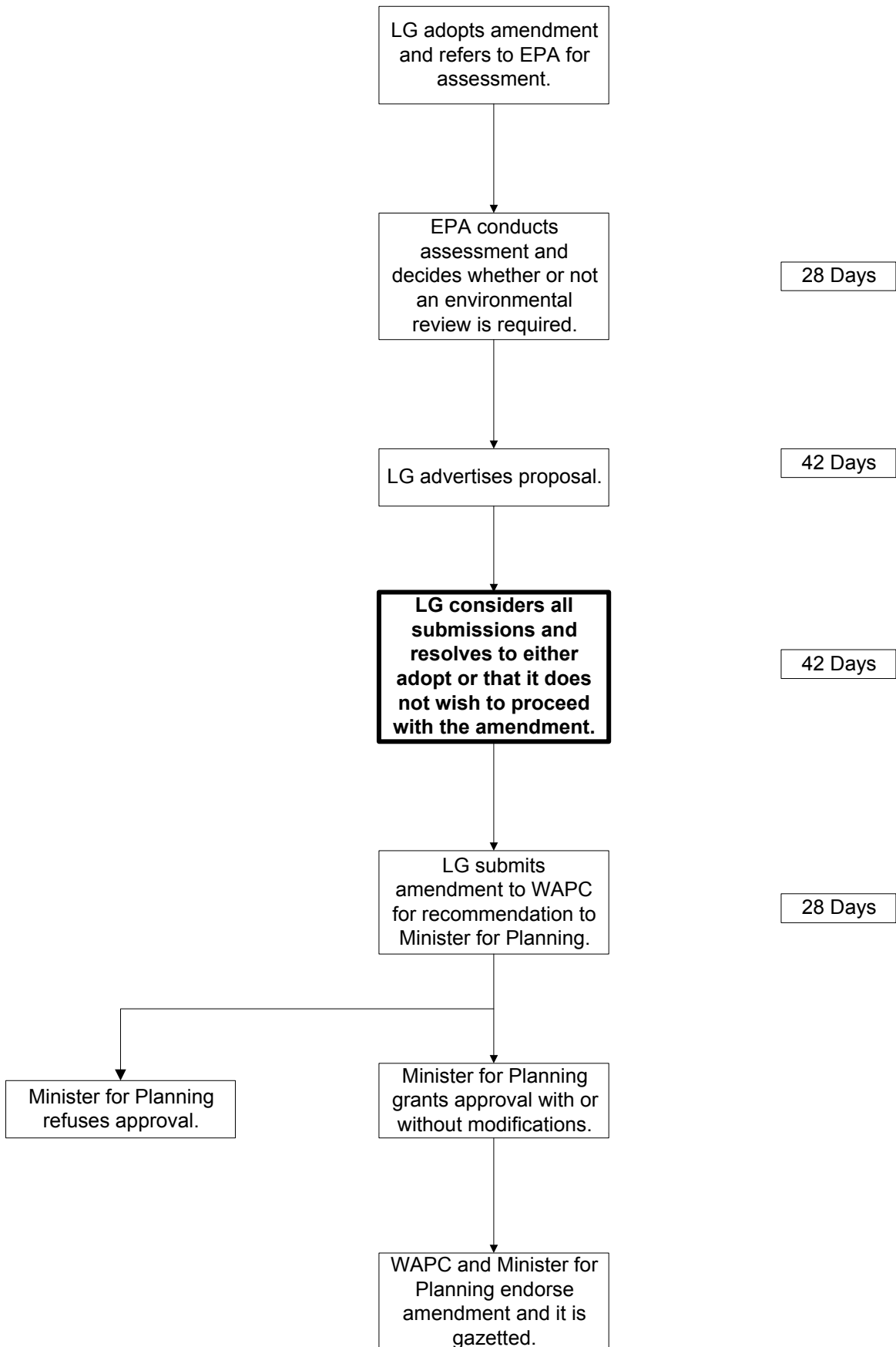


SCHEME AMENDMENT



Attachment 3:

Scheme Amendment Process



Attachment 4

**AMENDMENT NO 21
SCHEDULE OF SUBMISSIONS FOLLOWING ADVERTISING
(CLOSED 17 JUNE 2004)**

NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
1	Western Power Networks	N/A	No objection	Adopt Amendment No. 21
2	D Smith	5 Abalone Place BURNS BEACH WA 6028	No clear opinion stated regarding proposed Amendment, however wants clearing of land to happen in stages as required for development to decrease problems from dust and sand blowing.	Adopt Amendment No. 21. Clearing of land occurs at the subdivision stage and large land areas are normally developed in stages. There are requirements on developers to control dust/sand debris blown from the property that the City monitors.
3	R Slavin	11 Third Avenue BURNS BEACH WA 6028	Supports the proposal, subject to subdivision being prepared by Peet & Co (owners) with a school, shopping centre and beach access.	Adopt Amendment No. 21. The future Structure Plan for the site is required to incorporate a primary school, pedestrian access and local shops are planned.
4	J A Franco	7A Aberdeen Way KINROSS WA 6028	Supports the proposal and hopes that the undeveloped land will be regulated and preserved.	Adopt Amendment No. 21. Land reserved as "Parks & Recreation" will be vested in and managed by the Department of Conservation and Land Management (CALM).
5	J & A Wood	2 Seton Lane KINROSS WA 6028	Considers that the rezoning is unnecessary because there is adequate housing in the northern suburbs and the bushland in Burns Beach is unique.	The rezoning is obligatory in that the site has been rezoned to "Urban" under the MRS, compelling the City to also progress rezoning under DPS2 that enables future urban development. Approximately 144 hectares of the Lot 9016 (nearly 50%) is being conserved as bushland as "Parks & Recreation" reserve.
6	Name withheld	Address withheld	Supports the amendment. No reasons given.	Adopt Amendment No. 21
7	Public Transport Authority (PTA) Transperth	N/A	Supports the amendment. Wishes to be consulted during the Structure Plan stage to consider future bus routes.	Adopt Amendment No. 21. Applicant has been advised that the PTA wish to be consulted during the Structure Plan stage.
8	Alinta Network Services	N/A	No objection.	Adopt Amendment No. 21.
9	M Head	N/A	Objects to rezoning and wants the lot retained as	This objection has in part been addressed in the

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NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
			bushland and coastal heath reserve for the following reasons: <ul style="list-style-type: none"> • much needed open space in the northern suburbs; • for future generations to see what coastal heathland looked like before urban sprawl; • significant stands of native "Christmas Trees" migratory habitat for the endangered Carnaby White Tailed Black Cockatoo which rely on heathland for food. 	response to submission number 5 above. The subject land is privately owned and therefore able to be developed within the constraints of the zoning that applies at the time of development. Approximately 144 hectares of the Lot 9016 (nearly 50%) is, however, being conserved as bushland as "Parks & Recreation" reserve. Public open space equating to 10% of the area of the site is required as part of the subdivision of the land and is being incorporated initially into the Structure Plan. The City has instructed the developer that the significant stand of Christmas trees located on the corner of Burns Beach Road and Marmion Avenue is to retained and evidenced at the Structure Plan stage.
10	I D Howson	N/A	Objects to rezoning and wants the area kept as bushland to preserve plants, wildlife and bird habitats.	This objection has been addressed in the response to submission number 9 above.
11	P Dilks	N/A	Objects to rezoning and suggests that any future development be confined to the eastern/northern side of Marmion Avenue.	The subject land has been rezoned under the MRS for urban use (MRS Amendment No. 922/33) and the City is obligated to adopt a zoning consistent with the MRS zoning to enable the land to be developed for this use.
12	Quinns Rocks Environmental Group	N/A	<ul style="list-style-type: none"> • Objects to rezoning as the site has high conservation value because of significant vegetation and landforms that are a part of a larger remnant area, and the loss of habitat for wildlife. An extensive history and paper detailing the conservation values of the site were attached. 	<ul style="list-style-type: none"> • Once a Scheme amendment has been initiated, the City is required to seek the comments and support of the Environmental Protection Authority (EPA) before it can proceed to publicly advertise the proposal. In this instance, the EPA previously commented on the MRS Amendment No. 922/33 as a part

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NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
			<ul style="list-style-type: none"> • In the event of rezoning the site, provides suggestions on the following: <ol style="list-style-type: none"> (1) maintain the natural topography as much as possible; (2) carefully plan the interface between regional open space and urban development; (3) use (local and regional) endemic species in landscaping; (4) retain bushland in local open space, citing in particular the land on the corner of Burns Beach Road and Marmion Avenue which includes stands of Christmas Trees; (5) apply water sensitive design principles; (6) design for energy efficiency; (7) consideration of the impacts on the Burns Beach townsite, including lot layout, road network, dual use paths and landscaping. 	<p>of the MRS rezoning and therefore deemed that Amendment No. 21 as being already assessed for environmental impacts. During this referral process the Minister for Environment, through negotiation with the Minister for Planning and Infrastructure, in fact required an alteration to the boundary of the proposed "Urban" zone that resulted in a further 20 hectares of Lot 9016 being ceded as "Parks & Recreation" reserve, totalling 144 hectares.</p> <ul style="list-style-type: none"> • The remaining issues raised relate to the Structure Plan process and are currently being taken into consideration by the applicant and developer.
13	Name withheld	Address withheld	No stated objection to rezoning, however requests conservation of some bushland along Burns Beach Road and the back of the existing residential area in Burns Beach to conserve the appearance of a village	The relationship of the subject site and the existing Burns Beach residential area, including the conservation of significant vegetation, any appropriate connections and buffers, is currently

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			by the sea.	being considered in the preparation of a Structure Plan.
14	J Brody	1/6 Dunscore Way KINROSS WA 6028	Objects to rezoning because of the loss of flora and fauna and request sufficient land along the shoreline remain untouched, as well a continuation of the dual use path that runs along the coastline between Iluka and Burns Beach.	This objection has been addressed in the response to submission number 5 above.
15	P Stewart	31 Quincy Loop ILUKA WA 6028	Supports rezoning and considers that it will benefit owners of small lots and allow others to "make the most of their homes".	Adopt Amendment No. 21. It is noted however that rezoning of the subject land does not apply to any other or confer any rights that may be adopted through the Structure Plan process in terms of how land outside of the subject area can be developed.
16	E Kent	N/A	Objects to rezoning on the basis that it will affect the bushland and coastal dunes, plants, animals, herself and her family, and requests preservation of the land.	This objection has been addressed in the response to submission number 5 above.
17	R Pearce	N/A	Objects to proposal on the basis that it is "the only strip of original bushland of reasonable depth" along the coast to support marine and coastal life.	This objection has been addressed in the response to submission number 5 above.
18	E Bowers	N/A	Objects to proposal on the basis that it is "the only strip of original bushland of reasonable depth" along the coast to support marine and coastal life.	This objection has been addressed in the response to submission number 5 above.
19	A Bracey	N/A	Objects to proposal on the basis that it is "the only strip of original bushland of reasonable depth" along the coast to support marine and coastal life.	This objection has been addressed in the response to submission number 5 above.
20	Joondalup Community Coast Care Forum Inc	N/A	No clear objection to rezoning, however is concerned about 3 aspects of the proposed residential development, as follows: <ul style="list-style-type: none"> • the preservation of the Christmas trees in the south-eastern corner of the site; 	<ul style="list-style-type: none"> • Rezoning of the subject land under DPS2 is required, to be consistent with the MRS rezoning to "Urban". • The remaining issues are relevant to the Structure Plan process and are currently

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NO	NAME OF SUBMITTOR	DESCRIPTION OF AFFECTED PROPERTY	SUBMISSION SUMMARY	COUNCIL'S RECOMMENDATION
			<ul style="list-style-type: none"> • drainage into the coastal reserve; and • preservation of the coastal reserve. <p>In addition, comprehensive background and references to support the issues raised were provided.</p>	being considered.
21	D Lawton	62 Crisobal Crescent MINDARIE WA 6030	Objects to rezoning and destruction of natural habitat and vegetation.	This objection has been addressed in the response to submission number 5 above.
22	Development Planning Strategies on behalf of Peet & Co	500 Burns Beach Road BURNS BEACH WA 6028	Supports the rezoning.	Adopt Amendment No. 21
23	C Dawkins & L Turner	21 Daluk Avenue, Iluka	<p>Objects to rezoning and requests that the land remain undeveloped, on the basis that:</p> <ul style="list-style-type: none"> • the land is significant vegetated land on portions of coastal dune ridges and forms part of the corridor connecting the coast to both Neerabup National Park and Yellagonga Regional Park through the remaining Tamala Park vegetation; and • the land has regional importance, containing significant flora and fauna such that the ecology will be altered. 	<p>Adopt Amendment No. 21. The subject land is privately owned and therefore able to be developed within the constraints of the zoning that applies at the time of development.</p> <ul style="list-style-type: none"> • The subject land does abut the Parks noted. The EPA provided its comments on the environmental significance of the site as part of the referral process for MRS Amendment 922/33. Notwithstanding this, the Minister for Environment approved the Amendment.
24	Water Corporation Land Development Branch	N/A	No objection to rezoning	Adopt Amendment No. 21.
25	Department of Health	N/A	No objection to rezoning	Adopt Amendment No. 21.