

4658



**MINISTER FOR PLANNING**

**CITY OF NEDLANDS - TOWN PLANNING SCHEME NO.2 AMENDMENT NO.192 - FOR FINAL APPROVAL FOLLOWING READVERTISING**

**WAPC OR COMMITTEE:** Statutory Planning Committee

**REPORTING AGENCY:** Department of Planning

**REPORTING OFFICER:** A/Planning Manager, Schemes and Amendments

**AUTHORISING OFFICER:** A/Director, Schemes and Appeals

**AGENDA PART:** B

**FILE NO:** TPS/0283

**DATE:** 7 October 2011

**ATTACHMENT(S):** 1. Aerial Photograph  
2. Special Control Areas  
3. Modified Building Envelope Diagram  
Schedule of Submissions - to be tabled at meeting

**DETAILS:** (i) Amending the Scheme Text by inserting a new Clause 5.17 - Dalkeith Special Control Area Provisions; and  
(ii) Inserting a new Appendix VI.

**ADVERTISING:** 29 July 2011 to 26 August 2011 in accordance with the *Town Planning Regulations 1967* (as amended).

**SUBMISSIONS:** Total 266 submissions.

**COUNCIL'S RESOLUTION:** Not to support modifications.

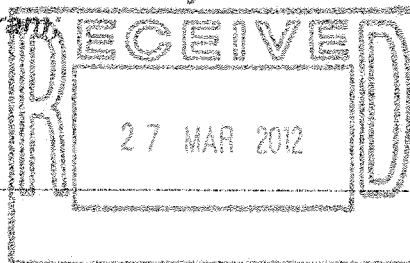
**ENVIRONMENTAL CONDITIONS SET & INCORPORATED:** Nil.

**MINISTERIALS RECEIVED:** 33-08731.

**RECOMMENDATION:**

*That the Western Australian Planning Commission resolves to recommend that the Minister:*

1. *requires Council to modify the amendment documents in the following manner, before final approval is given:*
  - (a) *increase the maximum building height to four storeys and a maximum of 16.5 metres for Precincts 1-3 (inclusive);*
  - (b) *modify the front and rear boundary setbacks as per the attached building envelope diagram.*



Received  
Laid on the Table of the  
Legislative Assembly  
27 MAR 2012  
This paper should not be  
removed from the Chamber

- (c) modify the following land use classes under the proposed Use Class Table:
  - (i) Grouped Dwelling and Multiple Dwelling being 'P' Uses; and
  - (ii) Amusement Parlour and Small Bar being 'S' Uses;
- (d) replace Clause 2.6(a) with "Laneways shall be provided where marked on a specific Precinct Plan, with the exception of Precinct 3 Plan where the required side (north/south) laneways may be varied or not provided subject to reasonable justification";
- (e) replace Clause 1.5 with "Council may vary clauses in these guidelines, with the exception of building height, landscaping, rear laneway requirements and public access gained from rear laneways, but limited to car parking, setbacks, land use and side (north/south) laneways"; and
- (f) reduce the minimum size requirement for three bedroom dwellings to 120m<sup>2</sup>.
- \* (g) renumber Clause 5.17 to "5.16" to reflect the current Scheme numbering.

2. \* advises Council that the required modifications to the amendment provide an infill opportunity for Dalkeith to provide a greater variety of housing choice in an area identified as a minor growth area in the Central Metropolitan Perth Sub-regional Strategy.



Neil Thomson  
 Acting Secretary  
 Western Australian Planning Commission

RECOMMENDATION APPROVED
MINISTER FOR PLANNING
Date _____

*Handwritten note:* OK Def Jarr.