Planning and Development Act 2005
Order to Town of Claremont under section 76(1) of the Act

Reasons for Decision

I, the Hon John Day MLA, Minister for Planning, am satisfied on representations before me that the Town of Claremont has failed to initiate an amendment to its Town Planning Scheme proposed by owners of land in a case where such an amendment ought to be initiated, for the following reasons:

1. I consider that the proposal to rezone Lots 4 and 22 Gugeri Street, Lot 26 Loch Street and Lot 20 College Road, Claremont and establish relevant standards/conditions in Appendix VII in respect of the above-mentioned properties and Lot 25 is in keeping with the principle of supporting higher residential densities in and around high frequency public transport nodes consistent with Directions 2031 and Beyond, and as such, it is appropriate that the proposal be initiated to allow for the amendment to be advertised for public comment and further detailed assessment to be undertaken through the scheme amendment process.

Signed this 7th day of November 2012.

John Day
MLA
Minister for Planning
Planning and Development Act 2005
Order to Town of Claremont under section 76(1) of the Act

1. I, the Hon John Day MLA, Minister for Planning, pursuant to section 76(1) of the Planning and Development Act 2005, order the Town of Claremont to initiate an amendment to Town Planning Scheme No. 3 as outlined in the representation by Loch Street Claremont Pty Ltd and which is modified to:

(a) Delete reference to Lot 25 being rezoned;

(b) Delete in the third column of the proposed entry in Appendix VII the words 'Residential development in accordance with a Council endorsed Detailed Area Plan' and replace with 'Uses as per the Residential column in Table 1';

(c) Delete in the fourth column of the proposed entry in Appendix VII provision 1 and replace with the words 'A density coding of R80 applies to the land';

(d) Insert in the fourth column of the proposed entry in Appendix VII a new provision with the words 'All development shall be in accordance with an approved Detailed Area Plan';

(e) Insert in the fourth column of the proposed entry in Appendix VII a new provision with the words 'No building shall exceed three storeys or a maximum of 12.5 metres';

(f) Insert a new part in the amendment that would have the effect of deleting the existing provisions in Appendix VII relating to Lot 25; and

(g) Renumbe the provisions in the fourth column of Appendix VII as required to accommodate the above modifications.

2. The Town of Claremont is to comply with this order within 60 days of the date of the order.

Signed this 14 day of November 2012.

JOHN DAY MLA
MINISTER FOR PLANNING