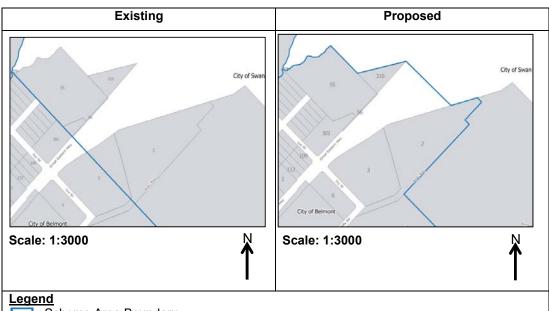
# ATTACHMENT 2 – PROPOSED LPS 15 SCHEME MAP MODIFICATIONS



Map 1 - Scheme Map Boundary Realignment

Scheme Area Boundary
Property Boundaries

#### Location:

- Lot 2 (No. 5) Apac Way, South Guilford;
- Lot 3 (No. 555) Great Eastern Highway, Redcliffe;
- Lot 301 (No. 510) Great Eastern Highway, Ascot;
- Lot 55 Great Eastern Highway, South Guilford;
- Lot 310 Great Eastern Highway, South Guilford; and
- A portion of land reserved for 'Parks and Recreation' under the Metropolitan Region Scheme (MRS).

# **Mapping Amendment Description:**

Expanding of the Scheme Area to encompass the adjusted local government boundary, as depicted in the Deposited Plan No. 412423.

- The Minister for Local Government; Heritage; Culture and the Arts approved the transfer of a portion of land from the City of Swan to the City of Belmont.
- The realignment was gazetted on 8 December 2017.



Map 2 – No. 5 (Lot 2) Apac Way, South Guildford and No. 555 (Lot 3) Great Eastern Highway, Redcliffe

Reserve for Parks and Recreation
Public Purpose – Commonwealth Government

Location: Lot 2 (No. 5) Apac Way, South Guilford and Lot 3 (No. 555) Great Eastern Highway, Redcliffe.

**Mapping Amendment Description:** Zoning the eastern portion of Lot 2 (No. 5) Apac Way, South Guilford and Lot 3 (No. 555) Great Eastern Highway, Redcliffe. to 'Industrial'.

- The eastern portion of these lots was zoned 'General Industrial' under the City of Swan's LPS 17.
- The entirety of the lots was transferred from the City of Swan to the City of Belmont.
- The zoning of the transferred lots needs to be consistent with the zoning adopted by the LPS 15.
- The LPS 15 does not include the 'General Industrial' zoning, however the western part of these lots is zoned 'Industrial' under the LPS15 which is similar to the current 'General Industrial' zoning.

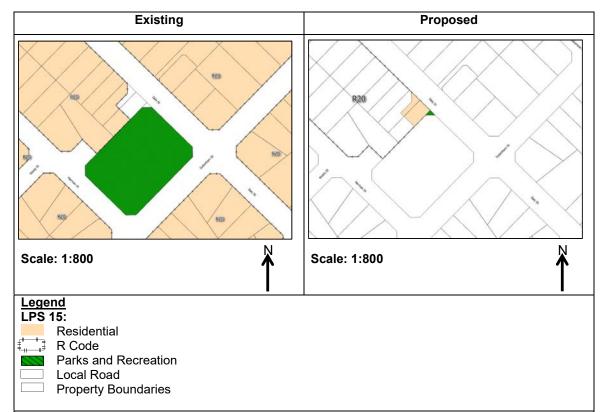


Map 3 - No. 510 (Lot 301) Great Eastern Highway, Ascot

**Mapping Amendment Description:** Zoning the eastern portion of Lot 301 (No. 510) Great Eastern Highway, Ascot to 'Mixed Use'

- The eastern portion of this lot was not zoned under the City of Swan's LPS 17.
- The eastern portion of this lot was transferred from the City of Swan to the City of Belmont.
- The transferred land needs to be consistent with the zoning adopted in the LPS 15.
- The western portion of the lot is zoned 'Mixed Use' under the LPS 15.

Map 4 – No. 334 and 336 (Lots 902 and 901) Daly Street and No. 21 (Lot 105) Harman Street, Belmont



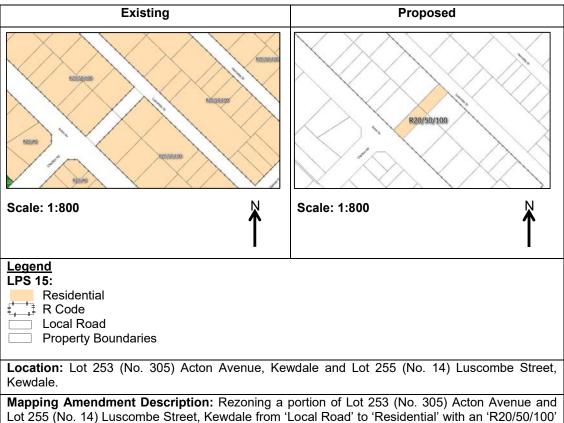
**Location:** Lot 901 (No. 336) Daly Street, Belmont; Lot 902 (No. 334) Daly Street, Belmont and Lot 105 (No. 21) Harman Street, Belmont (Harman Park).

# **Mapping Amendment Description:**

- Rezoning a portion of Lots 901 (No. 336) and 902 (No. 334) Daly Street, Belmont, from 'Local Road' to 'Residential' with an 'R20' R-Coding; and
- Rezoning the corner of Lot 105 (No. 21) Harman Street, Belmont, from 'Local Road' to 'Parks and Recreation'.

- The road reserve has been officially closed and the lots have been developed with dwellings, in accordance with the current zoning of the area.
- The 'truncation' was amalgamated with Lot 105.

Map 5 - No. 305 (Lot 253) Acton Avenue and No. 14 (Lot 255) Luscombe Street, Kewdale



Lot 255 (No. 14) Luscombe Street, Kewdale from 'Local Road' to 'Residential' with an 'R20/50/100' R-Coding.

**Justification:** The road reserve has been officially closed and the lots have been developed with dwellings, in accordance with the current zoning of the area.

Existing Proposed

Scale: 1:800

# Map 6 - No. 55 (Lot 35) St Kilda Road, Rivervale

# **Legend**

Scale: 1:800

## LPS 15:

Residential R Code

Parks and Recreation

Local Road Property Boundaries

Location: Lot 35 (No. 55) St Kilda Road, Rivervale

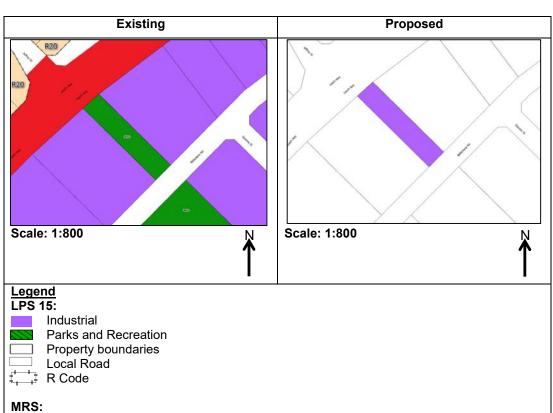
Mapping Amendment Description: Rezoning Lot 35 (No. 55) St Kilda Road, Rivervale, from 'Parks and Recreation', with the notation 'Water Supply Sewage and Drainage (WSD)' to 'Residential' with an 'R20' R-Coding.

Justification: A dwelling has been built on site. The land was vacant on 7 September 1993 and was disposed by public tender on 18 October 1993.



Map 7 - No. 1 (Lot 35) Epsom Avenue, Ascot

- The northern portion of the lot was previously reserved for the 'Parks and Recreation' under the MRS and was rezoned to Urban via MRS Amendment 1275/57.
- The entire lot should be zoned 'Mixed Use' to ensure consistency with the rest of the property.



Map 8 - No. 17 (Lot 181) Ballantyne Road, Kewdale

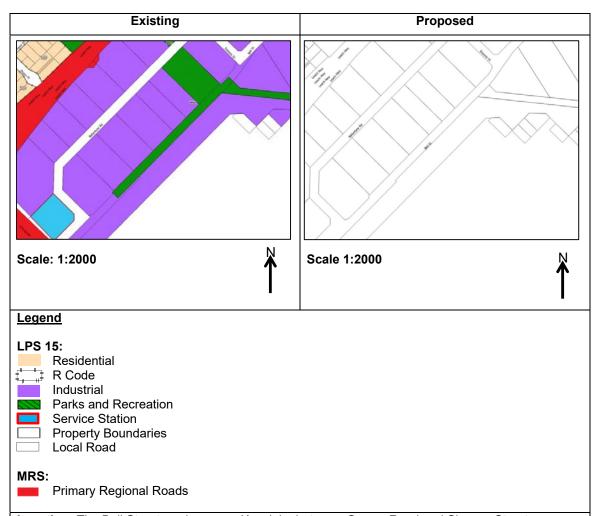
Location: Lot 181 (No. 17) Ballantyne Road, Kewdale

**Mapping Amendment Description:** Rezoning a portion of Lot 181 (No. 17) Ballantyne Road, Kewdale, from 'Parks and Recreation' with the notation 'Water Supply Sewage and Drainage (WSD)' to 'Industrial'.

## Justification:

Primary Regional Road

- The Certificate of Title of Lot 181 has an easement registered to the benefit of Water Corporation that restricts development and protects the water supply, sewer and drainage infrastructure located underground the lot.
- There is no need to have two different zonings in this lot as the easement is sufficient to protect the abovementioned infrastructure.

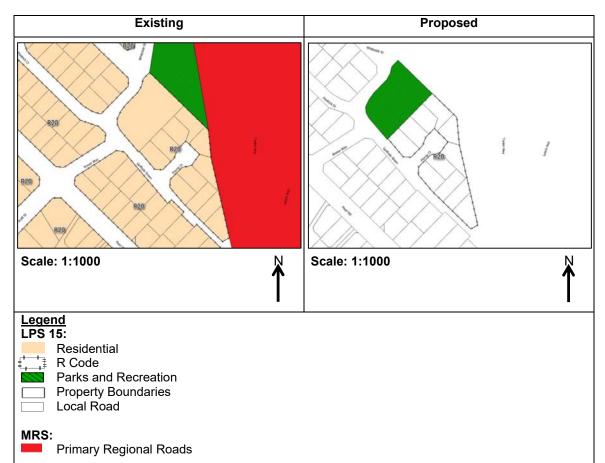


Map 9 - Bell Street Road Reserve, Kewdale

**Location:** The Bell Street road reserve, Kewdale, between Orrong Road and Sissons Street.

**Mapping Amendment Description:** Rezoning land comprising the Bell Street road reserve, between Orrong Road and Sissons Street, Kewdale, from 'Industrial' and 'Parks and Recreation' with the notation 'Water Supply Sewage and Drainage (WSD)' to 'Local Road'.

**Justification:** The Bell Street road reserve has been constructed on land formerly reserved for drainage.

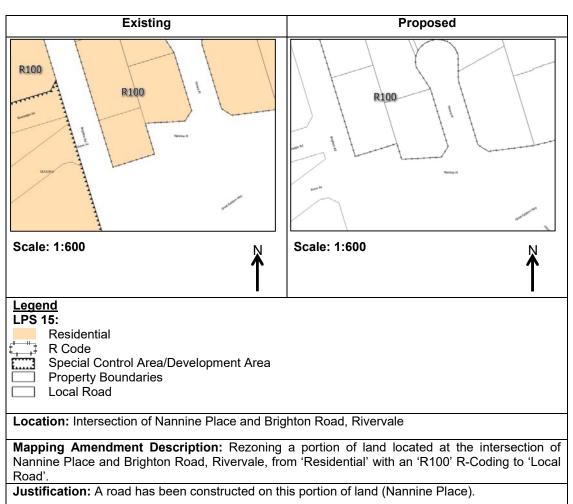


Map 10 - No. 1 (Lot 234) Guilfoyle Green, Cloverdale

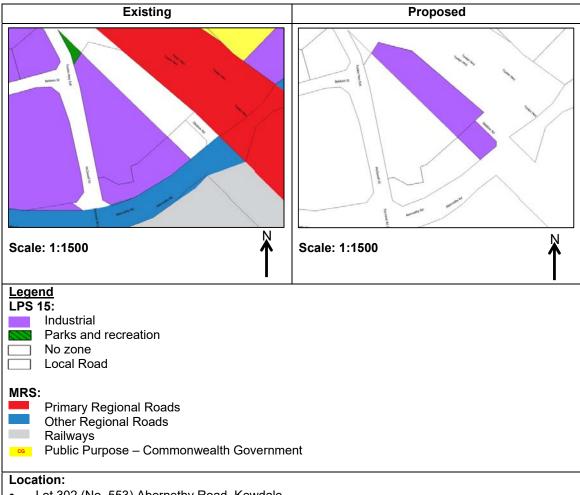
Location: Lot 234 (No. 1) Guilfoyle Green, Cloverdale

**Mapping Amendment Description:** Rezoning Lot 234 (No. 1) Guilfoyle Green, Cloverdale, from 'Residential' with an 'R20' R-Coding to 'Parks and Recreation'.

Justification: This lot is an existing area of public open space (Reserve No. 47605 - Whiteside Park).



Map 11 - Intersection of Nannine Place and Brighton Road, Rivervale

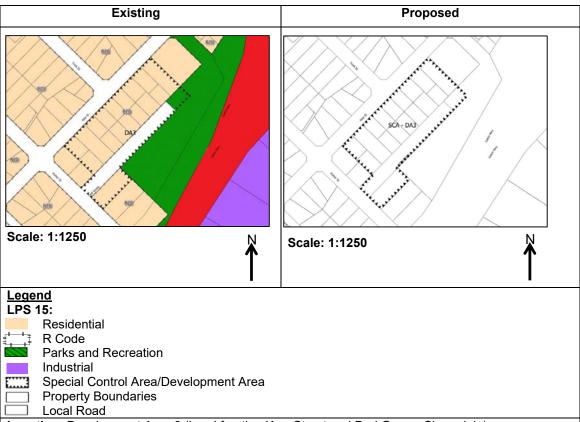


Map 12 - No. 553 (Lot 302) Abernethy Road and No. 159 (Lot 22) McDowell Street, Kewdale

- Lot 302 (No. 553) Abernethy Road, Kewdale
- Lot 22 (No. 159) McDowell Street, Kewdale

Mapping Amendment Description: Zoning Lot 302 (No. 553) Abernethy Road and a portion of Lot 22 (No. 159) McDowell Street, Kewdale to 'Industrial'.

Justification: The LPS 15 zoning should be in accordance with the MRS zoning

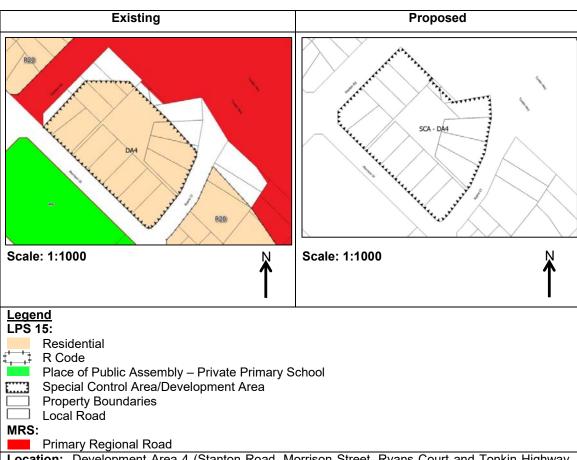


Map 13 - Special Control Area - Development Area 3, Cloverdale

Location: Development Area 3 (Land fronting Kew Street and Dod Green, Cloverdale)

**Mapping Amendment Description:** Modifying the notation and the legend of 'Development Area', depicted on the Scheme Map as 'DA3', to 'Special Control Area – Development Area' depicted as 'SCA – DA3', In accordance with Schedule 14 of LPS15 Scheme Text.

- The Scheme Map is to be in accordance with the amendments proposed to Clause 6.1 and Schedule 14 of the Scheme Text.
- Schedule 14 has been renumbered as Schedule 9.
- The current Scheme Map shows a wrong notation referring to Schedule No. 10

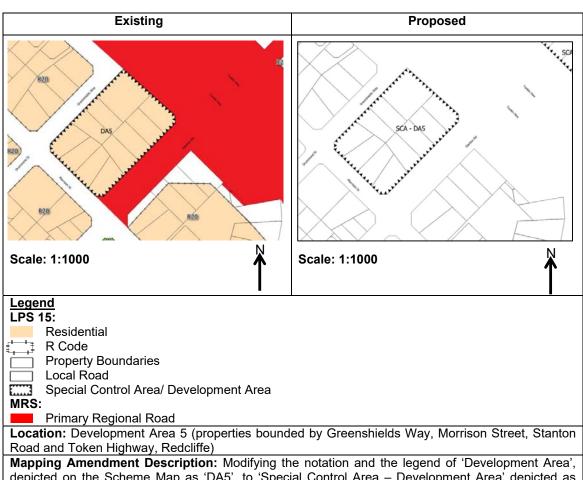


Map 14 - Special Control Area - Development Area 4, Redcliffe

**Location:** Development Area 4 (Stanton Road, Morrison Street, Ryans Court and Tonkin Highway, Redcliffe)

**Mapping Amendment Description:** Modifying the notation and the legend of 'Development Area', depicted on the Scheme Map as 'DA4', to 'Special Control Area – Development Area' depicted as 'SCA – DA4', In accordance with Schedule 14 of LPS15 Scheme Text.

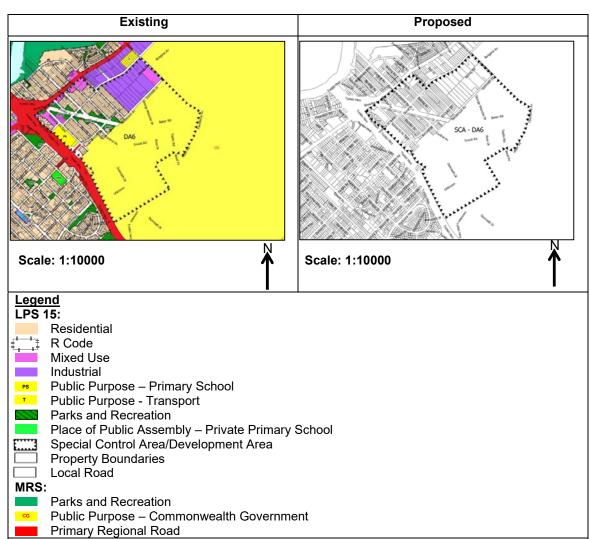
- The Scheme Map is to be in accordance with the amendments proposed to Clause 6.1 and Schedule 14 of the Scheme Text.
- Schedule 14 has been renumbered as Schedule 9.
- The current Scheme Map shows a wrong notation referring to Schedule No. 10



Map 15 - Special Control Area - Development Area 5, Redcliffe

depicted on the Scheme Map as 'DA5', to 'Special Control Area - Development Area' depicted as 'SCA - DA5', In accordance with Schedule 14 of LPS15 Scheme Text.

- The Scheme Map is to be in accordance with the amendments proposed to Clause 6.1 and Schedule 14 of the Scheme Text.
- Schedule 14 has been renumbered as Schedule 9.
- The current Scheme Map shows a wrong notation referring to Schedule No. 10

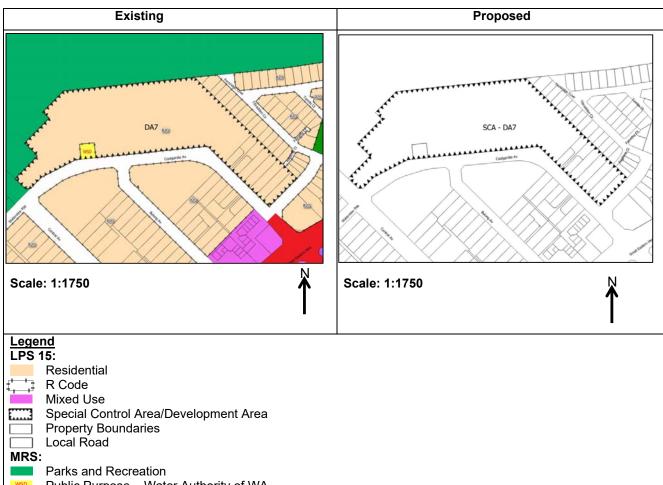


Map 16 - Special Control Area - Development Area 6, Redcliffe

**Location:** Development Area 6 (Land bound by Tonkin Highway, Great Eastern Highway, Coolgardie Avenue, Redcliffe Road, Fauntleroy Avenue and Perth Airport, Redcliffe)

**Mapping Amendment Description:** Modifying the notation and the legend of 'Development Area', depicted on the Scheme Map as 'DA6', to 'Special Control Area – Development Area' depicted as 'SCA – DA6', In accordance with Schedule 14 of LPS15 Scheme Text.

- The Scheme Map is to be in accordance with the amendments proposed to Clause 6.1 and Schedule 14 of the Scheme Text.
- Schedule 14 has been renumbered as Schedule 9.
- The current Scheme Map shows a wrong notation referring to Schedule No. 10



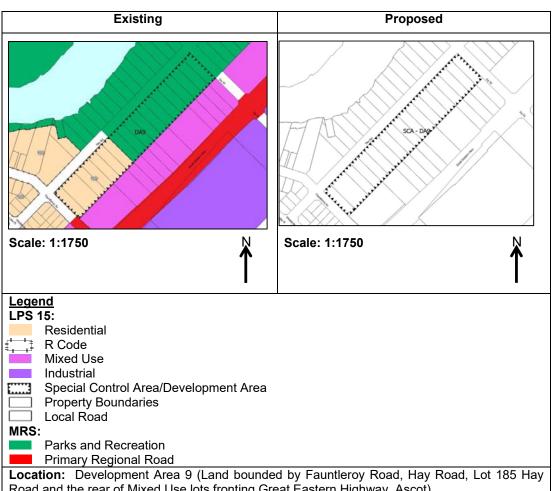
Map 17 - Special Control Area - Development Area 7, Ascot

Public Purpose – Water Authority of WA

**Location:** Development Area 7 (Land bounded by Central Avenue, Coolgardie Avenue, Garvey Park and the back of lots 57 and 75 Fernridge Cove, Ascot).

**Mapping Amendment Description:** Modifying the notation and the legend of 'Development Area', depicted on the Scheme Map as 'DA7', to 'Special Control Area – Development Area' depicted as 'SCA – DA7', In accordance with Schedule 14 of LPS15 Scheme Text.

- The Scheme Map is to be in accordance with the amendments proposed to Clause 6.1 and Schedule 14 of the Scheme Text.
- Schedule 14 has been renumbered as Schedule 9.
- The current Scheme Map shows a wrong notation referring to Schedule No. 10

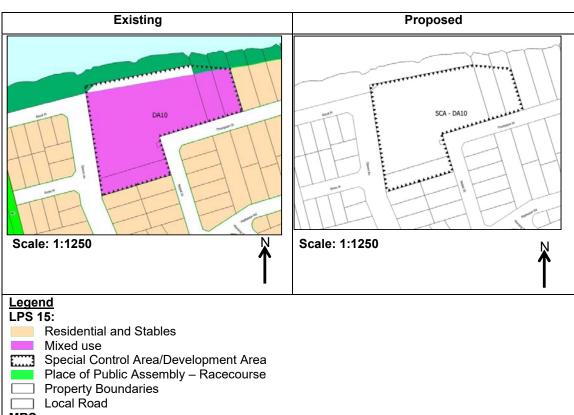


Map 18 – Special Control Area – Development Area 9, Ascot

Road and the rear of Mixed Use lots fronting Great Eastern Highway, Ascot).

Mapping Amendment Description: Modifying the notation and the legend of 'Development Area', depicted on the Scheme Map as 'DA9', to 'Special Control Area - Development Area' depicted as 'SCA - DA9', In accordance with Schedule 14 of LPS15 Scheme Text.

- The Scheme Map is to be in accordance with the amendments proposed to Clause 6.1 and Schedule 14 of the Scheme Text.
- Schedule 14 has been renumbered as Schedule 9.
- The current Scheme Map shows a wrong notation referring to Schedule No. 10



Map 19 - Special Control Area - Development Area 8, Ascot

MRS:

Parks and Recreation

**Location:** Development Area 10 (Lots 1111 and 1112 Epsom Avenue and Lots 13 and 14 Thompson Street, Ascot)

**Mapping Amendment Description:** Modifying the notation and the legend of 'Development Area', depicted on the Scheme Map as 'DA10', to 'Special Control Area – Development Area' depicted as 'SCA – DA10', In accordance with Schedule 14 of LPS15 Scheme Text.

- The Scheme Map is to be in accordance with the amendments proposed to Clause 6.1 and Schedule 14 of the Scheme Text.
- Schedule 14 has been renumbered as Schedule 9.
- The current Scheme Map shows a wrong notation referring to Schedule No. 10

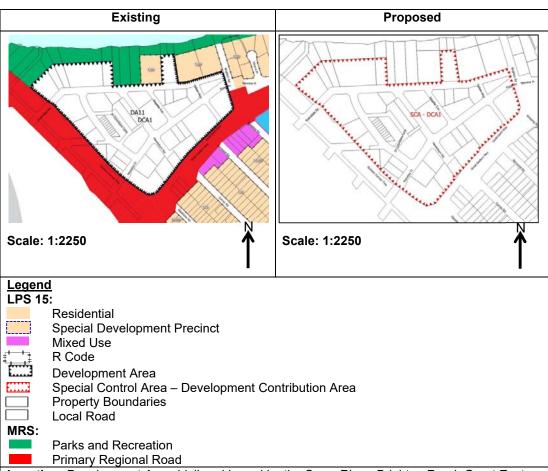
Scale: 1:2500

Map 20 - Special Control Area - Development Area 11, Rivervale

**Location:** Development Area 11 (Land bound by the Swan River, Brighton Road, Great Eastern Highway and the Graham Farmer Freeway, Rivervale)

**Mapping Amendment Description:** Modifying the notation and the legend of 'Development Area', depicted on the Scheme Map as 'DA11', to 'Special Control Area – Development Area' depicted as 'SCA – DA11', In accordance with Schedule 14 of LPS15 Scheme Text.

- The Scheme Map is to be in accordance with the amendments proposed to Clause 6.1 and Schedule 14 of the Scheme Text.
- Schedule 14 has been renumbered as Schedule 9.
- The boundary of the 'SCA DA11' overlaps the boundary of 'SCA DCA1'. However, both legends will be maintained in the Scheme Map.

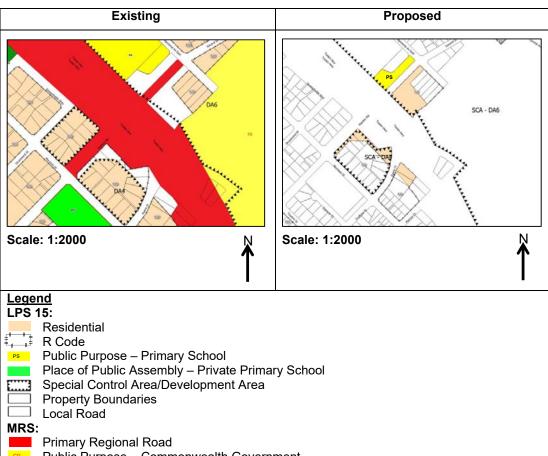


Map 21 - Special Control Area - Development Contribution Area 1, Rivervale

Location: Development Area 11 (Land bound by the Swan River, Brighton Road, Great Eastern Highway and the Graham Farmer Freeway, Rivervale)

Mapping Amendment Description: Modifying the notation and the legend of 'Development Contribution Area', depicted on the Scheme Map as 'DCA1', to 'Special Control Area -Development Contribution Area' depicted as 'SCA - DCA1', In accordance with Schedule 14 of LPS15 Scheme Text.

- The Scheme Map is to be in accordance with the amendments proposed to Clause 6.1 and Schedule 16 of the Scheme Text.
- Schedule 16 has been renumbered as Schedule 14
- The current Scheme Map shows a wrong notation referring to Schedule No. 10
- The boundary of the 'SCA DA11' overlaps the boundary of 'SCA-DCA1'. However, both legends will be maintained in the Scheme Map.



Map 22 - Area Subject to MRS Amendment 1355/57, Redcliffe

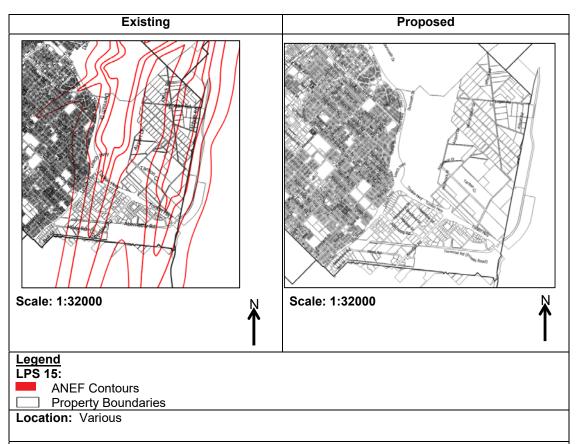
Public Purpose – Commonwealth Government

### Location:

# **Mapping Amendment Description:**

- Reserving Lot 2 on Plan 412099, located on the northern side of Tonkin Highway and adjacent to Redcliffe Primary School, 'Public Purpose – Primary School' under LPS 15.
- Zoning Lot 152 on Plan 412099, located on the northern side of Tonkin Highway and adjacent to existing housing and Perth Airport, 'Residential' with an 'R20' density code under LPS 15.
- Zoning Lot 31 on Plan 415034, Lot 32 on Plan 415035, Lot 67 on Plan 15195 and portions of Lots 425, 464, 471, 472, 506 and 5886 on Plan 5047, Lot 3 on Plan 25125 and Lot 33 on Plan 415035, located on the southern side of Tonkin Highway and adjacent to existing housing, 'Residential' with an 'R20' density code under LPS 15.
- Realigning the boundaries of 'Development Area' notation for both Development Areas 4 and 6 so as to extend to the Primary Regional Roads reservation, encompassing most of the abovementioned land parcels.

- The portions of the lots, shown as white in the above existing map, were previously reserved under the Metropolitan Region Scheme as 'Primary Regional Road'. The reserved land was rezoned to 'Urban' as part of Omnibus Amendment 1355/57.
- The portions of lot adjoining residential land fronting Morrison Court, Stanton Road and Ryans Court should be zoned 'Residential R20' and the lot adjoining the current Redcliffe Primary School site should be zoned 'Public Purpose – Primary School' for consistency.



Map 23 – Perth Airport Aircraft Noise Exposure Forecast (ANEF) Contours

**Mapping Amendment Description:** Deleting all Australian Noise Exposure Forecast (ANEF) Contours notations from the Scheme Map and associated legend.

- The existing ANEF contours shown on the Scheme Map are outdated.
- The implementation of State Planning Policy 5.1 Land Use Planning in the Vicinity of Perth Airport does not rely on the ANEF contours being shown on the Scheme Map.
- The Planning and Development (Local Planning Schemes) Regulations 2015 do not require ANEF contours to been shown on local planning scheme maps.