

ALL CORRESPONDENCE
TO BE ADDRESSED TO
CHIEF EXECUTIVE

IN REPLY PLEASE QUOTE

YOUR REF

OUR REF

808-2-21-5

Mr E Ferraro



February 5, 1992

SHIRE CLERK
SHIRE OF SWAN
P O BOX 196
MIDLAND WA 6056

Attention: Mr S Hiller

Dear Sir

OUTLINE DEVELOPMENT PLAN NUMBER 26 - STRATTON ESTATE, SHIRE OF SWAN


The Outline Development Plan Number 26 for the Stratton Estate was considered by the Committee for Statutory Procedures at its meeting on February 4, 1992.

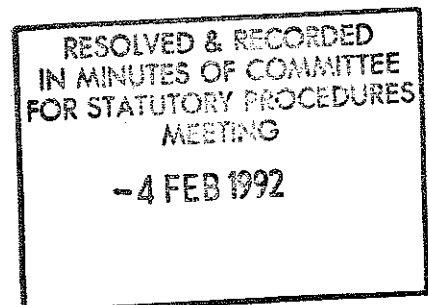
The Committee for Statutory Procedures acting on behalf of the Commission under delegated power resolved to advise you that:

- (1) it has adopted the Outline Development Plan Number 26 as the guide for the future subdivision of the Stratton Estate;
- (2) it accepts the land ceded for public open space on the west of Roe Highway as part of the requirement for the Stratton Estate.

In considering the Outline Development Plan the Committee further resolved to request Council to examine and recommend on appropriate arrangements for pedestrian/cycle movement across Roe Highway.

Yours Faithfully


Sarah Arthur
Secretary
Committee For Statutory Procedures



Policy & Resources Committee
17 June 1992

MOVED CR ZANNINO SECONDED CR CHILCOTT

5.2.5 OUTLINE DEVELOPMENT PLAN NO.26 - STRATTON (STAGE 2) - INCLUSION
OF NEIGHBOURHOOD CENTRE (M6010)

BACKGROUND

Council, at its October 1992 ordinary meeting, resolved the following regarding Outline Development Plan No. 26:

"That subject to:

- a) *Finalisation of the negotiations between the Shire and Homeswest on Public Open Space credits.*
- b) *Homeswest agreeing to construct the O'Connor Road (Stratton)/Myles Road link, and*
- c) *Homeswest agreeing to -*
 - * *upgrade the existing adjoining road.*
 - * *construct the subdivision with a similar standard of finish as the existing stage.*

That Council resolve to:

- (1) *To note the submissions received.*
- (2) *To adopt Outline Development Plan No. 26 subject to the following modifications:-*
 - a) *The 'neighbourhood centre' being deleted from the plan.*
 - b) *The Community Purpose site being increased to 7,000m².*
 - c) *The road system adjacent to the 'A' class reserve be such that the road reserve acts as a buffer between the urban section and the reserve.*
- (3) *The plan area be subject to the Council's policy on Small Lot Development."*

Attached in Appendix 5.2.5 is a copy of the item presented at the October 1991 ordinary meeting, which provides relevant background information to this report.

REPORT

Planning Services Report

Following the adoption of Outline Development Plan No. 26 - Stratton (Stage 2), Council's Planning Service has recently been advised by the Main Roads Department and the owner of the commercial zoned property abutting Toodyay/Farrall Roads, that the site has been acquired by the Main Roads Department for the purpose of the Perth-Adelaide National Highway.


CR. C. ZANNINO
PRESIDENT

24 JUN 1992

5.2.5 Cont'd 2

The Stratton 'Neighbourhood Centre' was deleted from Outline Development Plan No. 26 on the grounds of conflict with the Toodyay Road site and the possibility of over provision of retail floorspace. It would now seem pertinent to include the Stratton Neighbourhood Centre within Outline Development Plan No. 26 as the Toodyay Road site is to be used for road upgrading and as such is unlikely to be utilised for commercial purposes.

Council's Planning Service has previously undertaken a retail analysis of the Stratton catchment and determined that the maximum retail floorspace required at the O'Connor Road site, is approximately 2,650m² Nett Leasable Area.

It is therefore considered appropriate that Council include a 'Neighbourhood Centre' on the corner of O'Connor and Farrall Roads as indicated on previous outline development plans while limiting the nett leasable area to 2,650m².

POLICY IMPLICATIONS

Nil

BUDGET IMPLICATIONS

Nil

RECOMMENDATION

That Council resolve to:

- (1) Modify Outline Development Plan No.26 - Stratton by including a 'Neighbourhood Centre' on the corner of O'Connor and Farrall Roads, Stratton, subject to limiting the retail floorspace to 2,650m² Nett Leasable Area.
- (2) Advise the owners of the Council's decision.

COMMITTEE RECOMMENDATION

That the recommendation be adopted.

CARRIED


CR. C. ZANNINO
PRESIDENT

24 JUN 1992

ODP No 26 STRATTON



AMENDMENT TO O.D.P. ACCEPTED BY COUNCIL 23/6/92

EXISTING STRATTON PROJECT		PROPOSED STRATTON PROJECT	
Item	Value	Item	Value
Area	10.00	Area	10.00
Population	100	Population	100
...