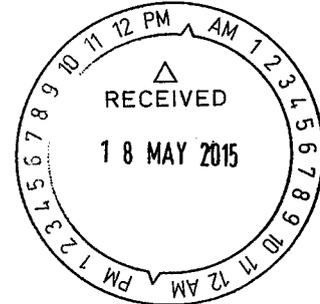




**Minister for Planning; Culture & the Arts
Government of Western Australia**

Our Ref: 33-28885
Your Ref: ev.079.150423.let.001.jd (A496531)



Hon Simon O'Brien MLC
Chairman
Standing Committee on Environment and Public Affairs
Legislative Council of Western Australia
Parliament House
PERTH WA 6000

Dear Mr O'Brien *Simon*

PETITION 79 - HIGH ROAD HOTEL, PARKWOOD

Thank you for your letter of 23 April 2015 regarding redevelopment of the High Road Hotel with a Coles supermarket and liquor outlet.

The subject land was rezoned from Residential R17.5 to Shopping by Amendment No. 191 to the City of Canning Town Planning Scheme No. 40 (TPS 40) on 9 August 2013. As part of the rezoning process, the amendment was widely advertised for community consultation during September 2012. In particular, the community's acceptance of this land use zoning was established through the public consultation that was carried out as part of the rezoning process. An outcome of the amendment has been that shopping/retail uses are now identified as permitted uses under TPS 40.

I understand that an application for planning approval of a supermarket and liquor outlet, which is consistent with the zoning, was lodged with the Joint Development Assessment Panel (JDAP) in August 2013. As part of this application, the existing motel was to be removed while the hotel and TAB were to be retained in a modified form. Conditional approval was subsequently issued by the JDAP in November 2013.

Following the above, the applicant submitted a proposed amendment to the JDAP seeking approval to change the main facade and elevations of the shopping centre, demolish the hotel and carry out modifications to the parking layout. These changes were considered by the JDAP and supported, subject to conditions, on 23 October 2014.

With regard to the issue of the hotel being removed, and the site redeveloped with shopping uses, it is my understanding that there are no valid planning grounds for the City or JDAP to refuse to demolish a building in this instance, particularly when it is not identified as worthy of conservation under TPS 40 or included in the City's Municipal Heritage Inventory.

While I acknowledge that the petitioners consider the hotel to be an important community focal point, the building is located on private land and the continued use of the building as a hotel is a decision only the landowner can make. In this case, the applicant/landowner has chosen to remove the building and concurrent land use.

In respect of changes to the DAP process to ensure more consultation with local residents for applications being considered by a DAP, it is my understanding that in this case significant consultation was undertaken during the rezoning process. Additionally, the City has advised that it carried out consultation with adjoining landowners with regard to variations proposed by the development application for both the original application and the revised application.

I appreciate you raising this matter with me and trust the above information is of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read "John Day". The signature is written in a cursive, flowing style.

**JOHN DAY
MINISTER FOR PLANNING;
CULTURE AND THE ARTS**

15 MAY 2015