

Amendment 113 to Town Planning Scheme No. 4

Frequently Asked Questions

What is meant by a Scheme Amendment?

A Scheme Amendment is a change to the zoning and/or permissibility of uses within the City's Town Planning Scheme. When an application to rezone land or the City proposes a change to the Scheme, the process is known as a Scheme Amendment. A Scheme Amendment can be proposed by a landowner/s, the City of Armadale or the Western Australian State Government.

Scheme Amendments may be initiated for many different reasons, such as:

- a change in zoning to accommodate a type of development for which the site is deemed suitable;
- a change in the Residential Density Code on the Scheme Maps for a specific location or precinct;
- a change in the wording of Scheme Text (the written part of the local planning regulations); or
- to correct any inconsistency or errors in the Scheme Maps or Scheme Text.

What is Amendment 113?

Amendment 113 is a Town Planning Scheme Amendment to Town Planning Scheme No. 4 (TPS 4). Amendment 113 proposes to rezone land on the corner of Anstey Road and Armadale Road,

Forrestdale from Urban Development zone to Local Centre zone. Amendment 113 proposes a suitable zoning for the future development of a small shopping facility such as a Service Station and Convenience Store, small shop, café or similar uses.

Amendment 113 also proposes to modify the boundary of Development Area 51 (Anstey Keane Precinct) to reflect the proposed Local Centre zone and the new boundary with the adjacent Urban Development zone.

Why is Amendment 113 needed?

The new Local Centre zone proposed by Amendment 113 is intended to provide for a commercial hub to serve the developing Anstey Keane Precinct residential community and surrounding areas.

Prior to any construction commencing for a small shopping facility, TPS 4 requires a Local Centre zone to be finalised. Several residential subdivision developments are already under construction in the Anstey Keane Precinct and the local community is expected to steadily grow over the next few years. Construction of a small

shopping facility could potentially commence in the next 12-18 months.

What land is affected by Amendment 113?

Lot 301 Anstey Road and adjacent Lot 3 Armadale Road are the only lots directly affected by the proposed zoning change (refer to Location Plan). The lots fronting Armadale Road further to the east remain part of the existing Development Area 51 - Anstey Keane Precinct under the Urban Development zone.

What is happening on the lots within the existing Urban Development zone adjacent to the site?

The Urban Development zone requires a Structure Plan/s to be prepared prior to further subdivision. The Structure Plan process can take up to 2-3 years to complete.

Landowners within an Urban Development zone are able to engage a Planning Consultant to prepare and lodge a Structure Plan application for assessment and consideration by Council. The City encourages landowners to work together and lodge joint Structure Plan applications over multiple lots.

To date three landowner groupings have worked together to prepare three Structure Plans over discrete parts of the Anstey Keane Precinct in Development Area 51. Structure Plans are advertised

for public comment prior to Council's final recommendations to the State Government.

The State Government has already approved two (2) Structure Plans and subdivision applications in the Anstey Keane Precinct, located north-west of Anstey Road and subdivision works are already underway in this area.

A third Structure Plan approval is imminent for land south-east of Anstey Road. This Structure Plan extends from the rear boundary of the Armadale Road lots to Keane Road. Approved Structure Plans may be viewed on the City's website. Further Structure Plans will be added to the website as new Structure Plan approvals are received from the State Government:

<https://www.armadale.wa.gov.au/structure-plans>

To date no Structure Plan applications have been lodged for land fronting Armadale Road located east of the proposed Local Centre zone.

Is there a Public Review Period when I can comment on the Amendment 113 proposal?

At its meeting of 22 June 2020, Council considered the rezoning application and technical studies submitted by the landowners. Council has resolved to initiate Amendment 113 for the purpose

of public review and to call for submissions from the public.

Prior to proceeding further with the rezoning process and making final recommendations to the State Government, Council will consider any submissions received on the proposal from the public or government agencies.

Who is being consulted on proposed Scheme Amendment 113?

The City is consulting directly with all landowners within the Anstey Keane Precinct. In addition, Amendment 113 is being advertised through newspaper advertisements and all information is available on the City's website. Anyone interested in the proposal can provide feedback through making a submission by email or in hard-copy form.

How do I provide feedback?

If you wish to comment on Amendment 113 and the City wrote to you directly, please complete the Submission Form provided. The Submission Form is also available from the Public Notices/Open for Comment section on the City's website under the Amendment 113 heading: www.armadale.wa.gov.au

A hardcopy of the Submission Form can also be obtained from the City's Administration Building at 7 Orchard Avenue Armadale during business hours 8:15 to 4:45 Monday to Friday, or you

may request a copy to be mailed or emailed.

You must lodge your submission with the City by the closing date below. You can either post the Submission Form back to the City (Locked Bag 2, Armadale WA 6992), deliver it to the City's Administration Building (7 Orchard Avenue Armadale) or email it to: info@armadale.wa.gov.au

An information sheet with tips on how to write a submission can be found on the City's website via the link below.

<https://www.armadale.wa.gov.au/information-sheets-forms-and-fees-building-planning>

When does the submission period close?

The advertising period for a Standard Scheme Amendment is required to be at least 42 days in accordance with the requirements of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

The advertising period for Amendment 113 closes at 4pm on **6 September, 2020**.

If you would like to be informed by email when the Amendment and submissions will be going back to a Council meeting for a final recommendation, or other progress of this Scheme Amendment, please ensure your email address is provided on your Submission Form.

Will the personal details on my submission be released to the public?

The City will not publish your name and address in the Council reports on the outcomes of the Public Review and Submissions Period. However, your full comments may be reproduced and published in planning reports. Note that a schedule of submissions, including the full details of submitters, are provided confidentially to Councillors however, this will not be made available to the public. The schedule and copy of all submissions are also provided to the Western Australian Planning Commission.

Will I receive any further notifications on Amendment 113 after I lodge my submission?

Scheme Amendments may take several months following Council's final adoption decision before the State Government's final decision is known, however, the City will advise all persons who make a submission of the final outcome.

If you lodge a submission on Amendment 113 the City will write to or email you at the following stages:

1. When Council has made a decision to adopt the Amendment for final

approval and forwarding its recommendation to the Western Australia Planning Commission; and

2. When the Hon. Minister for Planning has issued a final decision on the Scheme Amendment.

What happens next?

After the close of the Public Review and Submissions Period, the City will summarise all submissions received from the public and government agencies and prepare a planning report for Council's consideration at a future round of Council meetings. Council can determine to either adopt Scheme Amendment 113 for final approval, with or without modifications, or resolve to not support the amendment.

Council's decision is then forwarded to the Western Australian Planning Commission, which considers the proposal and submissions before making a final recommendation to the Minister for Planning. The Minister may grant final approval to the scheme amendment, with or without modifications, or may refuse to approve the scheme amendment. The final decision rests with the Hon. Minister for Planning.

An approved Scheme Amendment becomes part of the statutory Town Planning Scheme on the date it is published in the Government Gazette following the Minister's decision. The

City will publish the updated Town Planning Scheme (including Maps and Text) on its website following gazettal of the Amendment.

If Amendment 113 proceeds to final approval by the Hon. Minister for Planning, the site owners will be able to lodge an application for Development Approval with the City. Small local shopping centres such as proposed for Lot 301 Anstey Road and Lot 3 Armadale Road do not generally require a separate Structure Plan to be prepared prior to the development stage. The planning controls for such small Local Centres are applied through the Development Approval and any conditions attached, in addition to the requirements of the Local Centre zone and other provisions of Town Planning Scheme No.4.

Who can I contact for more information on this proposal?

For further information on proposed Scheme Amendment 113 please contact Meredith Kenny, Coordinator Strategic Planning on 9394 5627 or email info@armadale.wa.gov.au