

# Amendment 114 to Town Planning Scheme No. 4

## Frequently Asked Questions

### What is meant by a Scheme Amendment?

A Scheme Amendment is a change to the provisions within the City's Town Planning Scheme No. 4 Scheme Text and/or a change to the zoning within the City's Town Planning Scheme No. 4 Scheme Maps.

A Scheme Amendment can be proposed by a landowner/s, the City of Armadale or the State Government.

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

- a change in the wording of Scheme Text (the written part of the local planning regulations);
- 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; or
- to correct any inconsistency or errors in the Scheme Maps or Scheme Text.

### What land is affected by Amendment 114?

The following properties are affected:

- Lot 2 Keane Road, Forrestdale;
- Lot 4853 Allen Road, Forrestdale; and

- Lot 9500 Armadale Road, Forrestdale.

### What is Amendment 114?

Amendment 114 is a Town Planning Scheme Amendment to Town Planning Scheme No. 4 (TPS 4). Amendment 114 proposes to reintroduce a number of properties into the City's TPS 4 in order to reassume planning control over the area, which is currently under the control of DevelopmentWA (DWA).

Amendment 114 proposes changes to both the Scheme Maps and wording of the Scheme Text to 'transfer' the current DWA planning framework to TPS 4, including:

- Introducing Lot 9500 Armadale Road (Lot 9500) into the TPS 4 boundary to enable TPS 4 zoning and development requirements to apply to the lot;
- Zoning Lot 9500 'Industrial Development' under TPS 4 and including structure planning provisions into Schedule 8 – Development (Structure Planning) Areas that require the preparation of a Local Structure Plan, prior to development, to investigate and make arrangements for the preservation of any significant environmental attributes;

- Amending Special Control Area Map 3 to identify Lot 9500 as Development Area No. 69; and
- Updating the TPS 4 Scheme Maps to reflect the recently approved 'Parks and Recreation' reservations under the Metropolitan Region Scheme for Lot 2 Keane Road and Lot 4853 Allen Road.

## What is Normalisation?

This Amendment is part of broader process to facilitate the future 'normalisation' of the land, when planning control is transferred from Development WA to the City of Armadale.

## Why is Amendment 114 needed?

Amendment 114 is required to facilitate the normalisation of the land from DevelopmentWA's planning control to the City of Armadale.

The Amendment ensures a planning framework remains in place following normalisation and appropriate zones, reservations and development standards are applied to the land.

## Is there a Public Review Period when I can comment on the Amendment 114 proposal?

At its meeting of 24 August 2020, Council resolved to initiate Amendment 114 for the purpose of public review and to call for submissions from the public.

Prior to proceeding further with the scheme amendment process and making final recommendations to the Western Australian Planning Commission, Council will consider any submissions received on the proposal from the public and government agencies.

## Who is being consulted on proposed Scheme Amendment 114?

All of the landowners that fall within the Amendment area identified in the Amendment Plan are being consulted.

In addition, Amendment 114 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 114 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 114 heading: [www.armadale.wa.gov.au](http://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](mailto: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 114 closes at 4.45pm on **24 November 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 114 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 114 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.

City will publish the updated Town Planning Scheme (including Maps and Text) on its website following normalisation of the area. The timing of normalisation is currently not known and will be decided by DevelopmentWA.

## 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 114 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.

The approved Scheme Amendment becomes part of the statutory Town Planning Scheme on the date this area is normalised by DevelopmentWA, following the Minister's decision. The

## Who can I contact for more information on this proposal?

For further information on proposed Scheme Amendment 114 please contact Janni Curtis, Senior Statutory/Strategic Planner on 9394 5468 or email [info@armadale.wa.gov.au](mailto:info@armadale.wa.gov.au)