

TPS Amendment 121 Overview Summary of public review documents

The City provides the following overview of the public review documents for advertised Amendment No. 121.

Location Plan: sets out the boundary of the Scheme Amendment overlaid on an aerial photo of the site and adjacent roads/reserves.

Scheme Map and SCA Map 3, Town Planning Scheme No. 4: sets out the currently existing zones and modified zones proposed by Amendment No. 121.

The Special Control Area Map sets out the currently existing Development Contribution Area and modified Development Contribution Area proposed by Amendment No. 121. Please note that the site area is currently located within the existing Development Contribution Area No.3 under the City's TPS No.4 (the North Forrestdale Development Contribution Plan provides a cost sharing framework for the equitable collection of contributions and the funding of common infrastructure works of benefit to the future community in a development area).

In March 2021, Council initiated TPS No.4 Amendment No.115 which, among other proposals, aims to amend the Development Contribution Area No.3 Infrastructure Cost Schedule currently operating in the area, which includes:

- Acquisition of land for the development of the Harrisdale North - Site 'A' sporting and community facility. The City notes that the proposed construction costs for the development of this facility are already identified in the DCP;
- Land acquisition for a senior playing field associated to the Harrisdale North sporting and community facility; and,
- Acquisition of a wetland and rehabilitation of the wetland area located within Lot 200 Skeet Road, Harrisdale.

TPS Amendment 115 was advertised to landowner and state government agencies and is currently with the WAPC and the Minister for Planning for a final decision. Amendment 115 progressed through a complex amendment assessment pathway under the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Scheme Text, Town Planning Scheme No.4 - Schedule 8 - Development (Structure Planning) Areas as initiated under Amendment No.121: sets out the Scheme Text Schedule 8 details for Development (Structure Planning) Area No.72 proposed by Amendment No. 121.

Schedule 8 together with the SCA Map 3 identifies the land for which a Structure Plan is required and provides guidance to Structure Plan requirements including Additional Provisions applicable to subdivision and development.

EPA Notice of Determination - Advice Given: this document sets out the outcome of the EPA assessment of Amendment No. 121 under S48A of the *Environment Protection Act 1986*. The EPA's final assessment determined that Amendment No. 121 as "*Scheme Not Assessed – Advice Given (Not Appealable)*". The EPA's determination indicates it is satisfied that the precinct's environmental values are able to be addressed/protected through normal planning and development assessment and approval processes, which include the Scheme changes proposed under Amendment No. 121 and ultimately a Structure Plan finalised and approved by the WAPC, together with the conditional subdivision/development approvals for individual landholdings. The completion of the EPA

assessment and it's decision has allowed Amendment 121 to proceed to the public review and submissions phase.

Proposed further modifications to Scheme Text: sets out some modifications that will be considered by Council when the public submissions are referred to Council for a determination and consideration of adoption of Amendment No. 121, with or without any additional further modifications that Council may or may not resolve. The modifications indicated by red text result from the EPA's assessment of Amendment No. 121 under S48A of the *Environment Protection Act 1986*. The further modifications (red text) are included in advertising for clarity and transparency and submissions may wish to comment or discuss the proposed further modifications (red text) in addition to commenting on the Schedule 8 Development (Structure Planning) Area No.72 provisions as initiated by Council.

Supporting document - Draft Concept Plan: the Draft Concept Plan is a supporting document that illustrates a potential layout of land uses and pattern of subdivision if Amendment No. 121 comes into legal effect, following Ministerial approval and gazettal in the Government Gazette.

Please note that the Draft Concept Plan is only a graphical representation for illustrative purposes and does not form part the Amendment No. 121. A landowner representative/s is currently preparing a formal Structure Plan application for advertising. Following a check of compliance with the *Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)* the City would advertise the formal Structure Plan application for public review and submissions at a later date. Following consideration of the formal Structure Plan and submissions Council will make its recommendations on the formal Structure Plan to the Western Australian Planning Commission (WAPC).

Supporting document - Draft Environmental Assessment Management Strategy: the Draft Environmental Assessment Management Strategy is a supporting document that reports on environmental investigations undertaken by the landowner representative/s currently preparing the formal Structure Plan application (to be advertised at a later date). The document supports the changes to the Scheme proposed by Amendment No. 121. The EPA considered the Environmental Assessment Management Strategy in its assessment of Amendment No. 121 under S48A of the *Environment Protection Act 1986*. The Strategy has been updated to incorporate the results of the EPA's assessment and includes advice from the Department of Biodiversity, Conservation and Attractions on its decision to update conservation classification categories applying to wetlands located within the area subject to Amendment No. 121.

Submission form: the Submission form is required to be completed by persons lodging submissions on the advertised Amendment No. 121. Additional sheets can be attached for longer submissions.

Frequently Asked Questions (FAQ): sets out in question and answer format those questions which members of public frequently raise regarding amendments to Town Planning Scheme No.4.