

Amendment 110 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 is Amendment 110?

Amendment 110 is a Town Planning Scheme Amendment to Town Planning Scheme No. 4 (TPS 4). Amendment 110 proposes to change the wording of the Scheme Text in Clause 3.14 of Schedule

9B to extend the operating lifespan for Development Contribution Plan No. 3 (North Forrestdale) from 15 to 20 years.

Why is Amendment 110 needed?

Established in 2007, Development Contribution Plan No. 3 (DCP 3) has been operating successfully in delivering material benefits for the Piara Waters and Harrisdale communities for almost 13 years. In order to continue the successful implementation of DCP 3, an extension to the operational lifespan of the DCP is required for the following reasons:

- 1) DCP Operating Lifespan and Undeveloped areas: the DCP operating lifespan should align with development timeframes. There are several residential estates and areas that are highly unlikely to be fully developed prior to the expiry of the DCP.
- 2) Progress of DCP Infrastructure Implementation: there are several DCP projects yet to be fully implemented.
- 3) DCP major review: a major review of the DCP is currently underway and is unlikely to be completed prior to the expiration of the DCP, particularly considering that the review it will take into consideration the Warton Road Precinct that is an *Urban Investigation Area* and is

currently progressing through the Metropolitan Region Scheme amendment process.

4) DCP closure: if and when Council decides to propose closure of DCP 3, the administrative process for this is unlikely to be completed prior to the expiration of the DCP.

What land is affected by Amendment 110?

All of the land identified in the attached Special Control Area No. 3 Map.

Is there a Public Review Period when I can comment on the Amendment 110 proposal?

At its meeting of 28 January 2020, Council resolved to initiate Amendment 110 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 110?

All of the landowners that fall within the area identified in the attached Special

Control Area No. 3 Map are being consulted.

In addition, Amendment 110 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 110 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 110 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 60 days in accordance with the requirements of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

The advertising period for Amendment 110 closes at 4.45pm on **22 October 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 110 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 110 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 110 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.

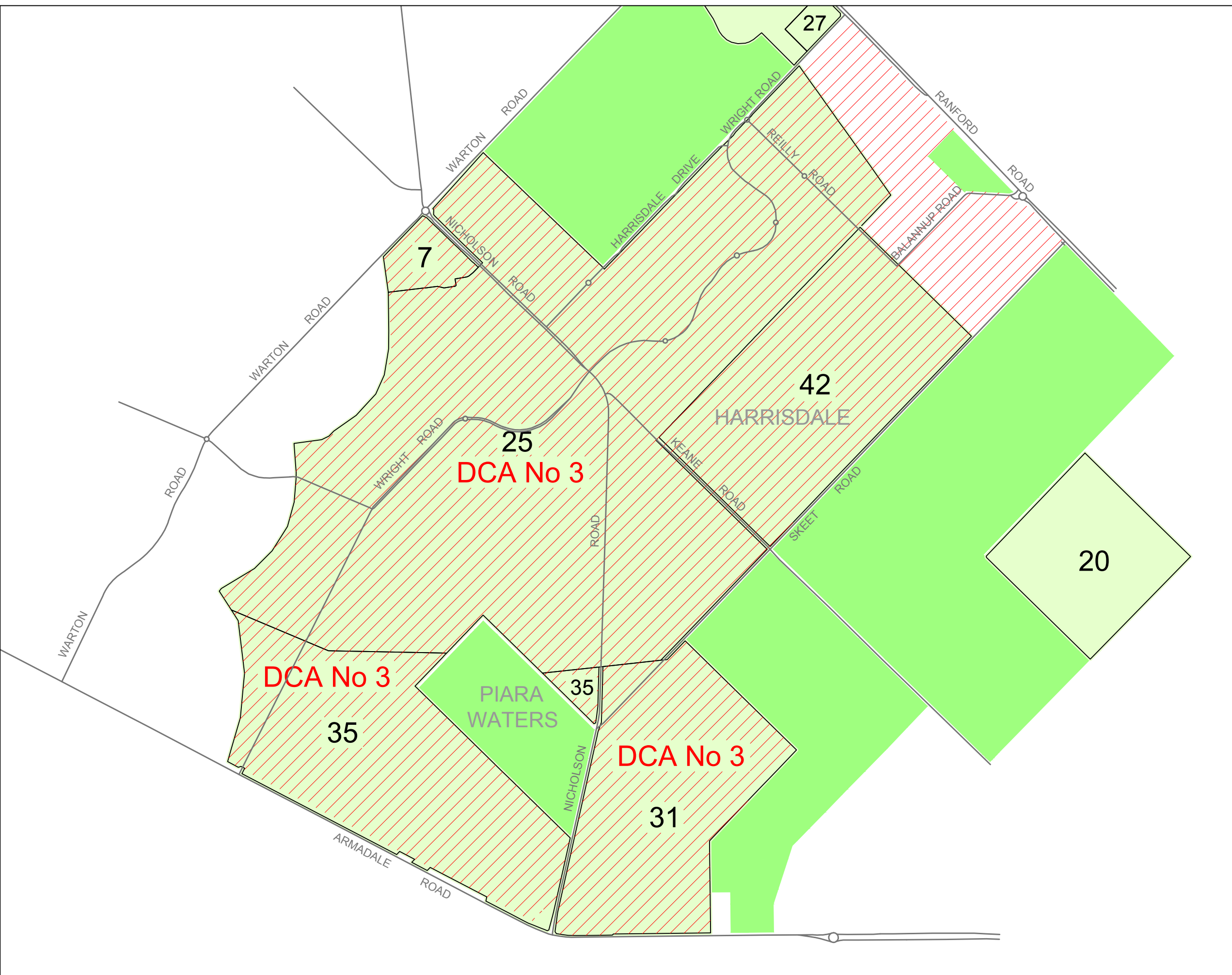
If Amendment 110 proceeds to final approval by the Hon. Minister for Planning, the expiry period for DCP 3 will be extended from 23 January 2022 to 23 January 2027.

Who can I contact for more information on this proposal?

For further information on proposed Scheme Amendment 110 please contact Rob Sklarski, Senior Project Officer Contribution Arrangements on 9394 5361 or email info@armadale.wa.gov.au

LEGEND

- 7 Development Area (Structure Plan) (Schedule 12)
- Development Contribution Area (Schedule 13)
- Metropolitan Regional Scheme
Parks & Recreation



CITY OF ARMADALE SPECIAL CONTROL AREA MAP 3

Development (Structure Planning) Areas (refer to Part 6A of Scheme Text), Development Contribution Areas (refer to Part 6B of the Scheme Text), and Environmental Conditions (refer to Part 5.6 of Scheme Text).

DATE 3 April 2013 - REVISION 1302



SCALE 1 : 18000

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