



Your ref: OCM 257/2020  
Our ref: TPS/2648  
Enquiries: Schemes Team  
Email: [localplanningschemes@dplh.wa.gov.au](mailto:localplanningschemes@dplh.wa.gov.au)

Chief Executive Officer  
Shire of Kalamunda  
PO Box 42  
Kalamunda WA 6926

Transmission via electronic mail to: [kala.shire@kalamunda.wa.gov.au](mailto:kala.shire@kalamunda.wa.gov.au)

Dear Sir/Madam

### LOCAL PLANNING SCHEME NO. 3 - AMENDMENT NO. 104

The Western Australian Planning Commission (Commission) has considered the amendment and submitted its recommendation to the Minister in accordance with section 87(1) of the *Planning and Development Act 2005* (the Act).

The Minister has approved the amendment in accordance with section 87(2)(a) of the Act. In accordance with section 87(3) of the Act, the Commission will cause the approved amendment to be published in the Government Gazette.

The City of Kalamunda is advised that matters pertaining to interfacing between proposed Residential lots and Public Open Space on the subject site are to be reviewed in detail through the preparation of a Local Structure Plan.

The Commission has forwarded notice to the Department of Premier & Cabinet (attached) and it is the local governments' responsibility to make arrangements for the payment of any publication costs. The local government is required under section 87(4B) of the Act, and regulation 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, to publish the approved amendment, ensure that it is available to the public, and notify each person who made a submission.

For all payment and purchase order queries, please contact the Department of Premier & Cabinet on (08) 6552 6012. One signed set of the amending documents is returned for your records.

Please direct any queries about this matter to [localplanningschemes@dplh.wa.gov.au](mailto:localplanningschemes@dplh.wa.gov.au)

Yours sincerely

Ms Sam Fagan  
Secretary  
Western Australian Planning Commission

3 May 2022

**PLANNING AND DEVELOPMENT ACT 2005**

**APPROVED LOCAL PLANNING SCHEME AMENDMENT  
Shire of Kalamunda**

**LOCAL PLANNING SCHEME No. 3 - AMENDMENT No. 104**

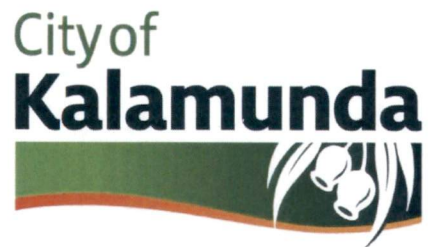
**Ref: TPS/2648**

It is hereby notified for public information, in accordance with section 87 of the *Planning and Development Act 2005* that the Minister for Planning approved the Shire of Kalamunda Local Planning Scheme amendment on 27 April 2022 for the purpose of:

- 1) Reclassifying a portion of Lot 250 Dawson Avenue, Lots 2346 and 12366 York Street, Lot 7876 Cambridge Road, Lots 2850 and 3487 Moira Avenue, Lot 1 Anderson Road and Lot 9835 Mallow Way, Forrestfield, from the Local Open Space Local Scheme reservation to the Urban Development Zone.
- 2) Amend the Scheme Map accordingly.

M THOMAS  
PRESIDENT

R HARDY  
CHIEF EXECUTIVE OFFICER



City of Kalamunda  
Local Planning Scheme No. 3

Amendment No. 104

*Proposed reclassification of a portion of Cambridge Reserve from 'Local Open Space'  
Reserve to an 'Urban Development' Zone*

## Planning and Development Act 2005

### RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

#### *Local Planning Scheme No.3 Amendment 104*

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

- 1) Reclassifying a portion of Lot 250 Dawson Avenue, Lots 2346 and 12366 York Street, Lot 7876 Cambridge Road, Lots 2850 and 3487 Moira Avenue, Lot 1 Anderson Road and Lot 9835 Mallow Way, Forrestfield, from the Local Open Space Local Scheme reservation to the Urban Development Zone.
- 2) Amending the Scheme Map accordingly.

The Amendment is standard under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason (s):

- The amendment is consistent with the City of Kalamunda Local Planning Strategy 2010 (Endorsed by the WAPC in 2013) strategic action to provide housing for the ageing population with an initiative to rezone land for well-located aged care facilities.
- The amendment is consistent with the Metropolitan Region Scheme Urban zone, that provides for areas in which a range of activities are undertaken including residential, commercial, and recreational land uses.
- The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment.
- The amendment is not a complex or basic amendment.

Dated this 25 day of August 2020



Rhonda Hardy  
Chief Executive Officer



City of Kalamunda Local Planning Scheme No. 3 – Amendment 104 Map

Existing Scheme Map:



Proposed Scheme Amendment Map:



### **Content of Amendment Report**

For the purpose of this Amendment Report, the relevant background information, detailed description and planning justification for Amendment 104 is provided in the report and minutes of the City of Kalamunda Ordinary Council Meetings held 26 February 2019 and 15 December 2020.

These reports and supporting documentation can be viewed on the City's website.

[Click here](#) to view Ordinary Council Meeting Agenda 15 December 2020

Attachment 1 – [Scheme Amendment 104 Document and Maps](#)

Attachment 2 – [Concept Plans Option 1 & 2](#)

Attachment 3 – [Summary Report with Technical Appendices](#)

Attachment 4 – [Submission Table](#)

[Click here](#) to view Ordinary Council Meeting Minutes 26 February 2019

- 10. Reports to Council
- 10.1. Development Services Reports
- 10.1.1. Cambridge Reserve Community Enhancement Project - Scheme Amendment No.104 & Concept Plan - Consideration of Submissions

*Declaration of financial / conflict of interests to be recorded prior to dealing with each item.*

Previous Items	OCM240/2017, OCM21/2019 and OCM153/2020
Directorate	Development Services
Business Unit	Strategic Planning
File Reference	CM-01/012
Applicant	City of Kalamunda
Owner	State Government – Crown Land

- |             |   |
|-------------|---|
| Attachments | <ul style="list-style-type: none"><li>1. Amendment 104 Document and Maps [<b>10.1.1.1</b> - 5 pages]</li><li>2. Concept Plans Option 1 &amp; 2 [<b>10.1.1.2</b> - 2 pages]</li><li>3. Cambridge Reserve - Summary Report with Technical Appendices [<b>10.1.1.3</b> - 525 pages]</li><li>4. Submission Table [<b>10.1.1.4</b> - 13 pages]</li></ul> |
|-------------|---|

#### TYPE OF REPORT

- ☐ Advocacy When Council is advocating on behalf of the community to another level of government/body/agency
- ☐ Executive When Council is undertaking its substantive role of direction setting and oversight (eg accepting tenders, adopting plans and budgets)
- ☐ Information For Council to note
- ☒ Legislative Includes adopting Local Laws, Town Planning Schemes and Policies. When Council determines a matter that directly impacts a person's rights and interests where the principles of natural justice apply. Examples include town planning applications, building licences, other permits or licences issued under other Legislation or matters that could be subject to appeal to the State Administrative Tribunal



## STRATEGIC PLANNING ALIGNMENT

*Kalamunda Advancing Strategic Community Plan to 2027*

### **Priority 1: Kalamunda Cares and Interacts**

**Objective 1.1** - To be a community that advocates, facilities and provides quality lifestyles choices.

**Strategy 1.1.1** - Facilitates the inclusion of the ageing population and people with disability to have access to information, facilities and services.

### **Priority 3: Kalamunda Develops**

**Objective 3.1** - To plan for sustainable population growth.

**Strategy 3.1.1** - Plan for diverse and sustainable housing, community facilities and industrial development to meet changing social and economic needs.

## EXECUTIVE SUMMARY

1. The purpose of this report is for Council to consider:
  - a) Adoption of Local Planning Scheme Amendment 104 (A104) which proposes to transfer approximately 3.47ha of Local Scheme Reserve - Local Open Space to the Urban Development zone (Attachment 1);
  - b) Adoption of the Cambridge Reserve revised Concept Plans (Concept Plan) and summary report (Attachments 2 and 3); and
  - c) Note the submissions received regarding the Concept Plan and A104 during the public advertising period (Attachment 4).
2. The proposal involves rezoning a 3.47ha portion of the reserve to deliver upgrades to the public open space, provide land for an aged care facility, residential development, roads and supporting infrastructure.
3. A104 and the Concept Plans were advertised in October and November 2020. At the conclusion of advertising, 14 written submissions (including five from State Government agencies) and 24 surveys were received (refer Attachment 4 – Submission Table and Summary of Survey Responses).
4. It is recommended that Council note the submissions, adopt the Concept Plans and A104, and forward the documentation to the Western Australian Planning Commission (WAPC) and the Minister for Planning for further consideration.



## BACKGROUND

5. Locality Plan:



6. Cambridge Reserve is approximately 8.9ha (89,397m<sup>2</sup>) in size located approximately 500m south-east of the Forrestfield District Centre. The site comprises seven lots owned by the Crown and managed by the City of Kalamunda. The site is zoned Urban under the Metropolitan Region Scheme and Local Scheme Reserve – Local Open Space under Local Planning Scheme No. 3 (LPS3)

7. An earlier version of the Concept Plan was adopted by the Council at the 26 February 2019 Ordinary Council Meeting (OCM21/19) for the purposes of progressing further technical studies and to initiate the land transfer process.

8. A104 is the next step in initiating the land transfer process as approved by Council in February 2019. The proposed amendment is seeking to change a 3.47ha (34,675.58m<sup>2</sup>) portion currently Local Open Space reserve to the Urban Development zone. Note that the proposed urban development zone is 3.3ha (32,786m<sup>2</sup>) plus a 0.19ha (1,889.58m<sup>2</sup>) portion within the Western Power easement for a proposed road reserve to be created to the north east, which in total equates to the total area of 3.47ha (34,675.58m<sup>2</sup>) of proposed urban development area.

9. In March 2019, the DPLH reviewed the project information and wrote to the City outlining concerns regarding the survey methodology outlined in a previous Level 2 Flora and Vegetation Survey (December 2012) and environmental values on the north-eastern portion of the site, on the

advice of the Department of Biodiversity, Conservation and Attractions (DBCA).

10. The City has since engaged an independent environmental consultant to carry out a further flora survey and floristic community type (FCT) analysis in Spring 2019. At the same time, further technical studies commenced. The following list summarises the technical reports completed:

- a) Flora Survey and FCT Analysis;
- b) Preliminary Environmental Management Plan;
- c) Geotechnical Report;
- d) Water Modelling and Local Water Management Strategy;
- e) Bushfire Management Plan;
- f) Revised Concept Designs – Options 1 & 2;
- g) Revised Summary Report;
- h) Revised Technical Note;
- i) Revised Landscaping Costings; and,
- j) Infrastructure and Servicing Report.

See Attachment 3 – Summary Report with Technical Appendices for more details.

11. The flora survey completed in 2019 confirmed the presence of a Threatened Ecological Community (TEC) in the north-east portion of the site. The concept plan was subsequently re-designed to avoid and protect TEC. Further liaison with the DBCA has confirmed that the additional flora survey, together with the DBCA has confirmed that the additional flora survey, together with a revised Concept Design has clarified the issue to the satisfaction of the DBCA.

12. Revised Concept Plans 1 and 2 were developed (Attachment 2) which can be adapted depending on the preferred lot size of an aged care provider and maintain flexibility. The following summarises the key differences between the two options:

- a) Option 1 incorporates a 1.5ha aged care site
- b) Option 2 incorporates a 1ha aged care site with a road connecting Mallow Way to the centrally located road proposed in the Concept Plan. This option also proposes additional potential for residential lots to the north-east of the aged care site.

13. At the 25 August 2020 Ordinary Council Meeting Council resolved to adopt A104 and the Concept Plans for public advertising.



14. A104 proposes to rezone 3.47ha of Cambridge Reserve from Local Open Space reserve to an Urban Development zone. The area proposed to be rezoned will not change regardless of whether Concept Plan A or B is chosen because they both have the same developable footprint. This gives an aged care or future developer flexibility to choose a lot size that suits their delivery model.
15. The revised concept plans will inform a Local Structure Plan (LSP) which is to be given due regard when assessing any future subdivision or development approvals for the site. The technical studies completed to-date will support the timely consideration of a Local Structure Plan. It is anticipated that the LSP will be prepared based on and following the expressions of interest received from aged care providers.
16. In 2016, the former Department of Lands (now Department of Planning, Lands and Heritage (DPLH)) advised that the site is capable of being transferred under Section 20A / 152 of the Public Recreation Disposal Guidelines subject to specific criteria being met, including community engagement. Since Council's resolution to commence the land transfer process in February 2019, the City has been working through the details of the land transfer process with the DPLH based on the advice received.
17. **Local Planning Scheme Amendment Process**  
The *Planning and Development (Local Planning Schemes) Regulations 2015* outlines the process for adopting a standard local planning scheme amendment, which is briefly outlined as follows:
- a) After a period of public advertising for a minimum of 42 days the local government must pass a resolution to:
    - i. Support the amendment without modification;
    - ii. Support the amendment with proposed modifications to address issues raised in the submissions; or,
    - iii. Not support the amendment.
  - b) Within 21 days of the resolution by Council local government must forward the proposed amendment and supporting information to the WAPC.
  - c) The WAPC must consider the documents and provide a recommendation to the Minister within 60 days.
  - d) Should the Minister approve the amendment a notice is required to be published in the Government Gazette, after which the amendment is given effect.

## DETAILS AND ANALYSIS

18. A104 and the Concept Plans were advertised in October and November 2020. At the conclusion of advertising, 14 written submissions (including five from State Government agencies) and 24 surveys were received (refer Attachment 4 – Submission Table and Summary of Survey Responses).
16. From the 14 written submissions (37%) and 24 surveys (63%) received (38 responses in total), 25 (66%) indicated no objection, eight (21%) raised objection, and five (13%) comments did not indicate either objection or non-objection regarding the Concept Plans and A104.
19. Of the submissions/surveys received objecting to the proposal, the key reasons for objection include but are not limited to:
- a) The proposal results in reduced overall area of public open space (POS) in the Forrestfield locality;
  - b) Selling off POS for an aged care development is compromising access to nature for future generations;
  - c) Further fragmentation of remaining POS;
  - d) The park currently provides valuable habitat for Black Cockatoos and other local wildlife;
  - e) Residents enjoy the existing tranquillity, wilderness and the local plants and wildlife of the reserve;
  - f) The proposal does not adequately outline the landscaping upgrades to the remaining reserve;
  - g) The proposal will increase traffic in the area; and
  - h) Nearby Lincoln Road Reserve should be upgraded instead.
20. The following summarised comments and recommendations for improvement were provided in the submissions and surveys:
- a) More public open space improvements to support recreational, physical, health and social needs of the community;
  - b) Well-lit walking and cycling paths;
  - c) Co-located community facilities;
  - d) Access to locally grown healthy nutritious food through a community garden;
  - e) Relocation of the playground away from the stormwater basin to avoid mosquitos in wet season;
  - f) Provide public access from Moira Ave;
  - g) Ensure adequate easy access parking is provided;
  - h) Removal of the half basketball court due to noise concerns;
  - i) Addition of CCTV to prevent anti-social behaviour;
  - j) Ensuring road reserves are managed to a high quality;



- k) Installing bollards to prevent parking on the road reserve and access by vehicles such as motorcycles;
- l) A high-quality nature-based playground with trees for shade;
- m) A co-located café next to the playground;
- n) A smaller playground located closer to Anderson Road or another area to avoid congestion of the playground during busy times;
- o) Playground should be designed for children of varying ages;
- p) Beautification of areas that adjoin the reserve;
- q) Public toilets, and;
- r) Old fences should be replaced to be consistent and graffiti-proof.

21. Most of the suggestions for improvement relate to the detailed landscaping design phase which will be prepared subject support of A104 by the WAPC and approval of the Minister for Planning. As such there is no proposed modification to A104 or the Concept Plans at this time. Notwithstanding, the consultation provided important information that will inform further detailed phases of the planning process.

22. In regard to the two Concept Plan options advertised, 15 (39%) of all responses indicated a preference for Concept Plan - Option B' with the smaller 1ha aged care site and road connection to Mallow Way, while the second highest number of responses indicated no preference for either option and no preference noted, with 8 (21%) responses. A summary of responses is provided in the below table:

	Number of written submissions / surveys
Option A	6 (16%*)
Option B	15 (39%*)
Both	1 (3%*)
Neither	8 (21%*)
No preference noted	8 (21%*)

\*Rounded to the nearest 1%

23. It is beneficial to understand the community's views on the preferred concept plan to inform a future expressions of interest process for the aged care site. However, an officer recommendation on preference has not been identified at this time as the concepts should remain flexible to enable interested developers or aged care providers to present proposals that meet both commercial requirements and the City's vision and objectives for the site.

24. Five written submissions were received from State Government agencies; Department of Water and Environmental Regulation, Department of Communities, Department of Health, Department of Education, and Water Corporation. None of the comments received from these agencies raised significant concerns with the proposal, and recommendations for improvement have been included for consideration at the detailed design stage.
25. A detailed landscaping plan will be prepared which will have regard for the recommended design changes received during advertising. This will be presented for the Council's further consideration as designs progress.
26. A future Structure Plan is expected to be prepared based on the expressions of interest received from developers and aged care providers.

#### APPLICABLE LAW

27. The *Planning and Development Act 2005* states that if a local government resolves to prepare a standard amendment to a local planning scheme under regulation 35(1) the local government must prepare a notice for the WAPC giving reasons for consideration as a standard amendment prior to undertaking public advertising. The City provided the WAPC with this information prior to commencing advertising.
28. The EPA response received 22 Sept 2020 outlined a decision that the A104 not be assessed under Part IV of the *Environmental Protection Act*.
29. The *Planning and Development (Local Planning Schemes) Regulation 2015*; Part 5, Div.1, s34 outlines the reasons the proposal is considered a standard local planning scheme amendment. In summary the applicable reasons the proposed scheme amendment is considered a standard amendment, is because:
  - a) The amendment is consistent with the City of Kalamunda Local Planning Strategy 2010 (Endorsed by the WAPC in 2013) strategic action to provide housing for the ageing population with an initiative to rezone land for well-located aged care facilities.
  - b) The amendment is consistent with the Metropolitan Region Scheme Urban zone, that provides for areas in which a range of activities are undertaken including residential, commercial, and recreational land uses.
  - c) The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment.
  - d) The amendment is not a complex or basic amendment.



30. The *Lands Administration Act 1997* outlines the process for the transfer of Crown land in fee simple.

#### APPLICABLE POLICY

31. WAPC Development Control Policy 2.3 – Public Open Space in Residential Areas outlines the process for ceding public open space at the time of subdivision. The policy recognises that there may be occasions where discretion is warranted in the operation of the policy to secure better land utilisation for public benefit (Part 4.1.2)
32. In 2016, the former Department of Lands (now DPLH) advised that the site is capable of being transferred under Section 20A / 152 of the Public Recreation Disposal Guidelines subject to specific criteria being met, including community engagement. The City is currently working through the details of the land transfer process with the DPLH based on the advice received.
33. The City, through the concept development process has satisfied the criteria advised by the then Department of Lands (now DPLH), this included but is not limited to:
- a) Sign post the affected reserve to indicate the change.
  - b) Advertise the proposal in a local newspaper.
  - c) Notify landowners by mail and outline the feedback received.
  - d) Provide a summary of the results to the DPLH.
  - e) Provide DPLH with details and evidence of the level of public
  - f) consultation undertaken together with the results.
  - g) Provide DPLH with comments from the DPLH – Land Use Planning
  - h) Division.

#### STAKEHOLDER ENGAGEMENT

34. At the 25 August 2020 Ordinary Council meeting, Council resolved to initiate advertising of the revised Concept Plans and A104.
35. The City advertised A104 in accordance with the requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This involved a notice in the local newspaper, hard copies being made available at the Administration Building, letters to affected landowners and occupiers, and a notice on the City's website.
36. The Concept Plan was advertised using similar methods to A104, as outlined in Local Planning Policy 11 – Public Notification of Planning Proposals. Notably, letters were sent to landowners and occupiers within 800m of Cambridge Reserve.

37. A total of 38 responses were received, comprising 14 written submissions and 24 completed surveys. This is further discussed in the Details and Analysis section of this report (refer also to Attachment 4 - Submission Table and Summary of Survey Responses).

#### FINANCIAL CONSIDERATIONS

38. The cost of advertising for the proposed A104 was met through the existing Development Services budget.
39. The cost of technical studies to date have been met by the previous annual municipal budget approved by Council. Should the project be recommended to progress, it is likely to result in a need for further technical studies and detailed design which will be put to Council as a separate consideration as part of the annual budget review or as A104 progresses beyond Council adoption.
40. Subject to adoption of A104 by the Minister, the City will be required to initiate a land transfer arrangement with the DPLH. The land transfer may involve a proportional cost to acquire the land, based on estimated land value and an agreed rate with the DPLH. A Council report detailing the land transfer cost, appropriate public notification of a major land transaction and conditions will be prepared for Council's future consideration at the appropriate time.

#### SUSTAINABILITY

##### Social Implications

41. A104 will result in the rezoning of a portion of Cambridge Reserve to facilitate an aged care facility and residential lots, providing accommodation for a demographic who might not otherwise have the opportunity to remain in the local area.
42. A104 will facilitate improvements to the public open space, supporting recreational and social interactions through the playground, walking paths, seating and BBQ areas.

##### Economic Implications

43. The rezoning of a portion of Cambridge Reserve will generate the funds necessary to upgrade the public open space, and provide an unconstrained site suitable for sale to an aged care provider.



## Environmental Implications

44. A104 will result in the reduction of public open space and, through future subdivision and development works, clearing of native vegetation within the area proposed for Urban Development.
29. The proposal will simultaneously provide opportunity to rehabilitate and improve areas noted for retention which includes TEC's and potential cockatoo habitat trees.

## RISK MANAGEMENT

- 45.
- |   |                   |               |
|---|-------------------|---------------|
| <b>Risk:</b><br>A104 is not adopted resulting in no upgrades to the POS, no aged care site or residential lots. |                   |               |
| <b>Consequence</b>  | <b>Likelihood</b> | <b>Rating</b> |
| Moderate  | Possible          | Medium        |
| <b>Action/Strategy</b>  |                   |               |
| Adopt A104 for forwarding to the DPLH for consideration.  |                   |               |
- 46.
- |   |                   |               |
|---|-------------------|---------------|
| <b>Risk:</b> A104 results in the removal and further fragmentation of POS.  |                   |               |
| <b>Consequence</b>  | <b>Likelihood</b> | <b>Rating</b> |
| Moderate  | Likely            | Medium        |
| <b>Action/Strategy</b>  |                   |               |
| City to prepare a detailed landscaping plan based on the preliminary Environmental Management Plan outlining fencing, setback distances, rehabilitation, design and maintenance for remaining conservation and POS areas. |                   |               |
- 47.
- |  |                   |               |
|--|-------------------|---------------|
| <b>Risk:</b> The DPLH do not proceed with or support the land transfer and the project does not proceed        |                   |               |
| <b>Consequence</b>   | <b>Likelihood</b> | <b>Rating</b> |
| Major  | Possible          | High          |
| <b>Action/Strategy</b>   |                   |               |
| Clearly articulate the process followed in accordance with the advice from the Department of Lands (now DPLH). |                   |               |

## CONCLUSION

48. The proposed Scheme Amendment proposes to change a 3.47ha (34,675.58m<sup>2</sup>) portion of the site from Local Open Space reserve to an Urban Development zone.
49. The portion of the reserve subject to the amendment relates to the areas shown as aged care, residential and road reserves on the Concept Plans, while the balance will be retained as a Local Open Space reserve.
50. Having regard to the above and submissions received, it is recommended that Council adopts A104 for the purpose of forwarding to the WAPC and subsequently to the Minister for Planning for approval.

Voting Requirements: Simple Majority
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## RECOMMENDATION

That Council resolves to:

1. NOTE submissions received during public advertising.
2. ADOPT Cambridge Reserve Local Planning Scheme Amendment 104 to Local Planning Scheme No. 3 for a portion of Lots 2346 and 12366 York Street, Lot 1876 Cambridge Road, Lots 2850 and 3487 Moira Avenue, Lot 1 Anderson Road and Lot 9835 Mallow Way, Forrestfield, in accordance with Attachment 1, pursuant to section 53(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for forwarding to the Western Australian Planning Commission within 21 days of resolution.
3. ADOPT Cambridge Reserve Concept Plans Option 1 and 2 in accordance with Attachments 2 and 3 for the purpose of guiding future development of the site.

## Planning and Development Act 2005

### RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

#### *Local Planning Scheme No.3 Amendment 104*

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

- 3) Reclassifying a portion of Lot 250 Dawson Avenue, Lots 2346 and 12366 York Street, Lot 7876 Cambridge Road, Lots 2850 and 3487 Moira Avenue, Lot 1 Anderson Road and Lot 9835 Mallow Way, Forrestfield, from the Local Open Space Local Scheme reservation to the Urban Development Zone.
- 4) Amending the Scheme Map accordingly.

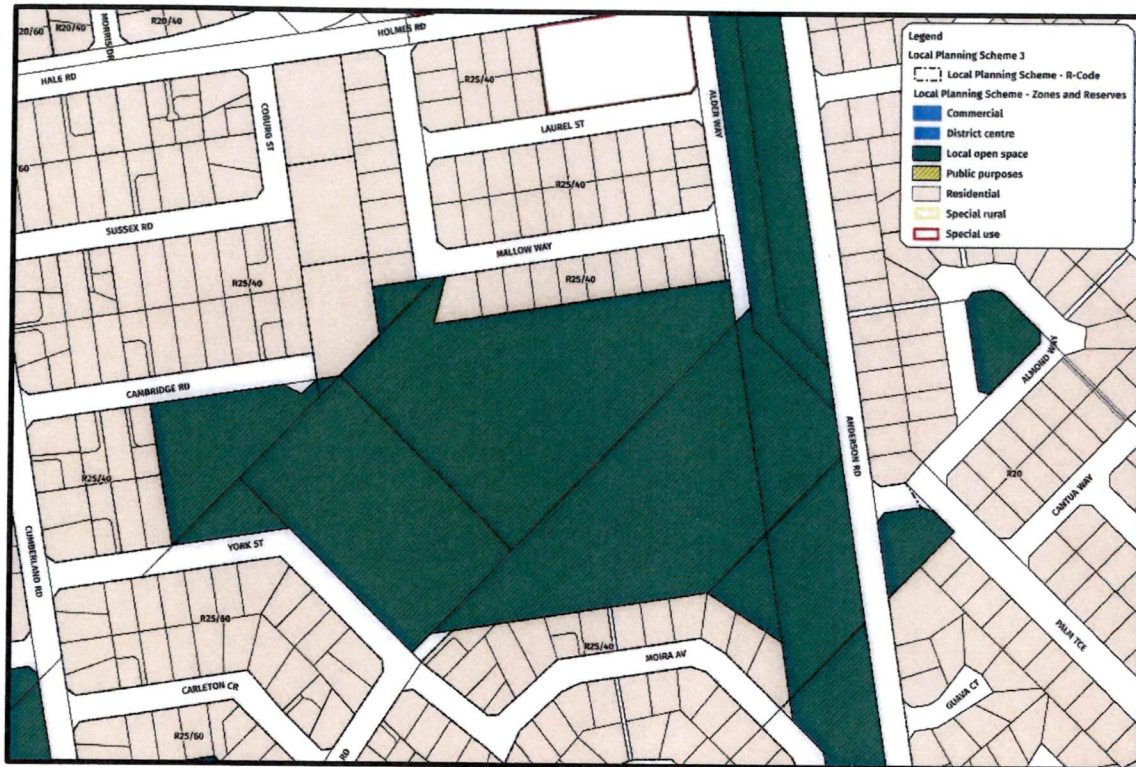
The Amendment is standard under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason (s):

- The amendment is consistent with the City of Kalamunda Local Planning Strategy 2010 (Endorsed by the WAPC in 2013) strategic action to provide housing for the ageing population with an initiative to rezone land for well-located aged care facilities.
- The amendment is consistent with the Metropolitan Region Scheme Urban zone, that provides for areas in which a range of activities are undertaken including residential, commercial, and recreational land uses.
- The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment.
- The amendment is not a complex or basic amendment.

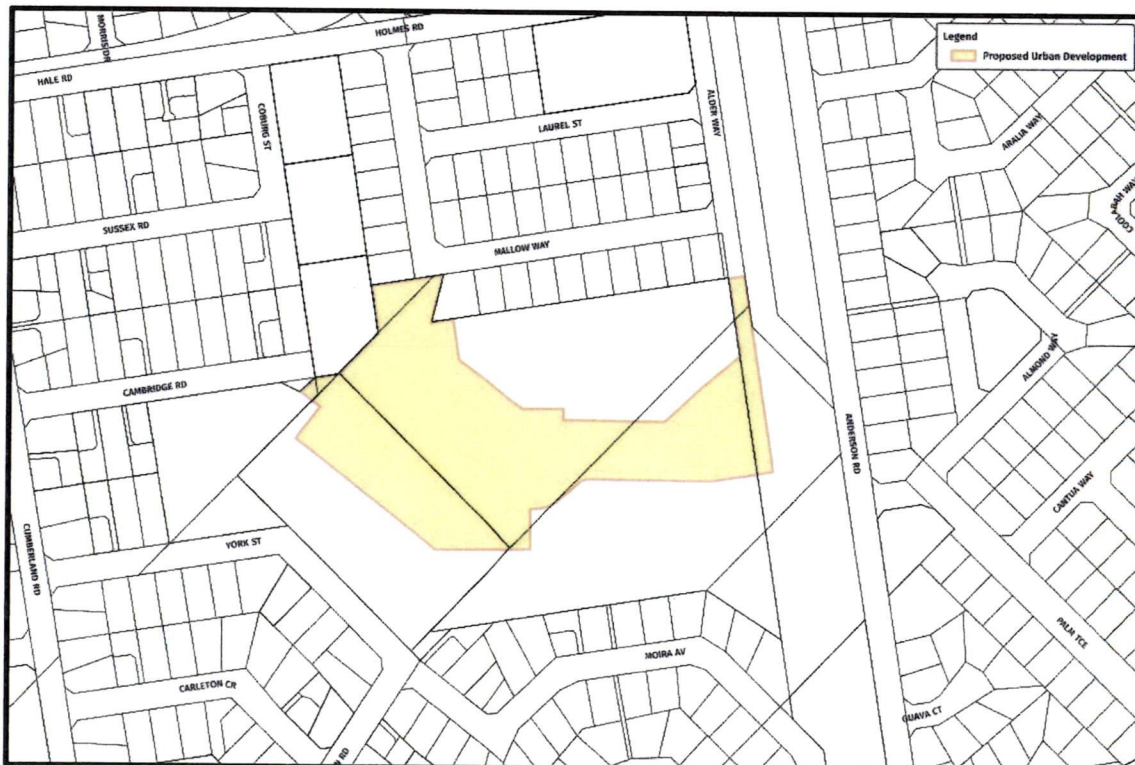


# City of Kalamunda Local Planning Scheme No. 3 – Amendment 104 Map

Existing Scheme Map:



Proposed Scheme Amendment Map:





### COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the City of Kalamunda at the Ordinary Council Meeting of the Council held on the **25** day of **August 2020**.



MAYOR



CHIEF EXECUTIVE OFFICER

### COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the City of Kalamunda at the Ordinary Council Meeting of the Council held on the **25** day of **August 2020**, proceed to advertise this Amendment.



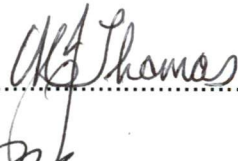
MAYOR



CHIEF EXECUTIVE OFFICER

### COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the City of Kalamunda at the Ordinary Meeting of the Council held on the **15** day of **December, 2020** and the Common Seal of the City of Kalamunda was hereunto affixed by the authority of a resolution of the Council in the presence of:



MAYOR



CHIEF EXECUTIVE OFFICER

**WAPC ENDORSEMENT**

*Chutl*

DELEGATED UNDER S.16 OF  
THE P&D ACT 2005

DATE 24/3/2022

**APPROVAL GRANTED**

MINISTER FOR PLANNING

DATE .....

(27/4/22)  
It is hereby certified that this is a true copy of the  
Scheme Amendment, final approval to which was  
endorsed by the Minister for Planning on 27/4/22

Certified by *Pauline* .....

Officer of the Commission Duty authorised pursuant  
to Section 24 of the Planning and Development Act  
2005 and Regulation 32(3) Scheme and Regulation  
63(3) (Amendment) of the Planning and Development  
(Local Planning Scheme) Regulations 2015.