



Agenda Briefing Forum

15/06/2021

Item 6.1 (12.1) refers

Tabled Attachment 8

**Amendment No. 14 to Local
Planning Scheme No.15 and
Modifications to
Development Area 9 Local
Structure Plan Presentation**

Creating opportunities



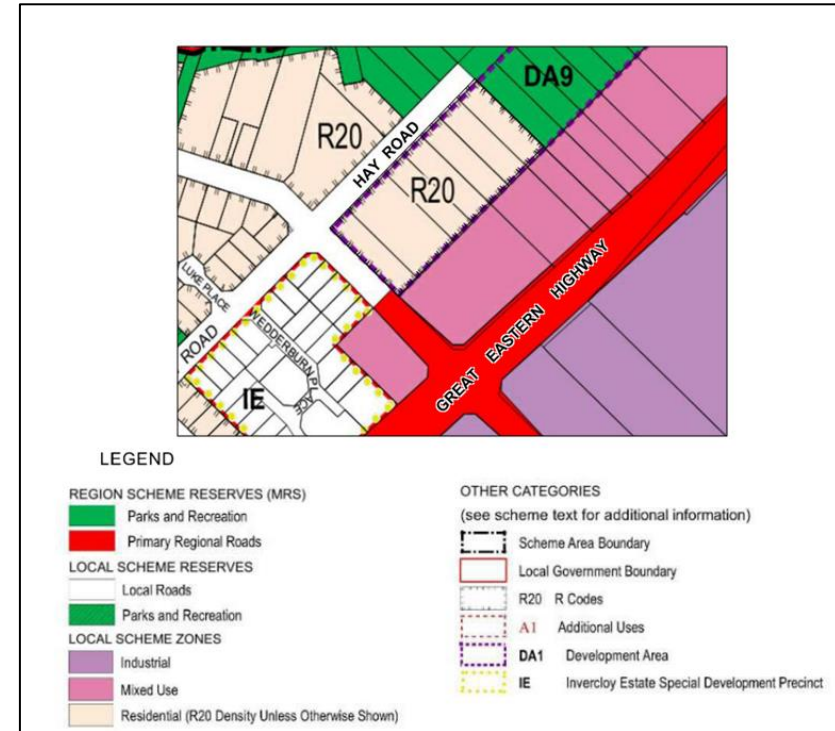
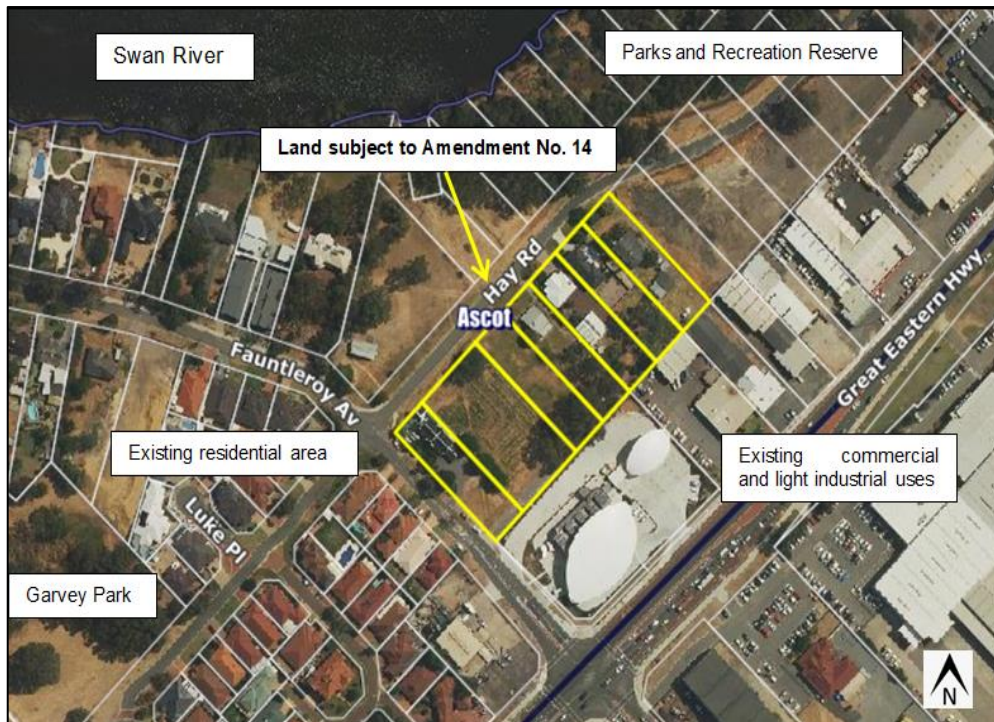
CITY OF BELMONT AGENDA BRIEFING FORUM

Item No. 12.1

Amendment No. 14 to Local Planning Scheme No. 15 & Modifications to Development Area 9 Local Structure Plan



Location and Existing Zoning



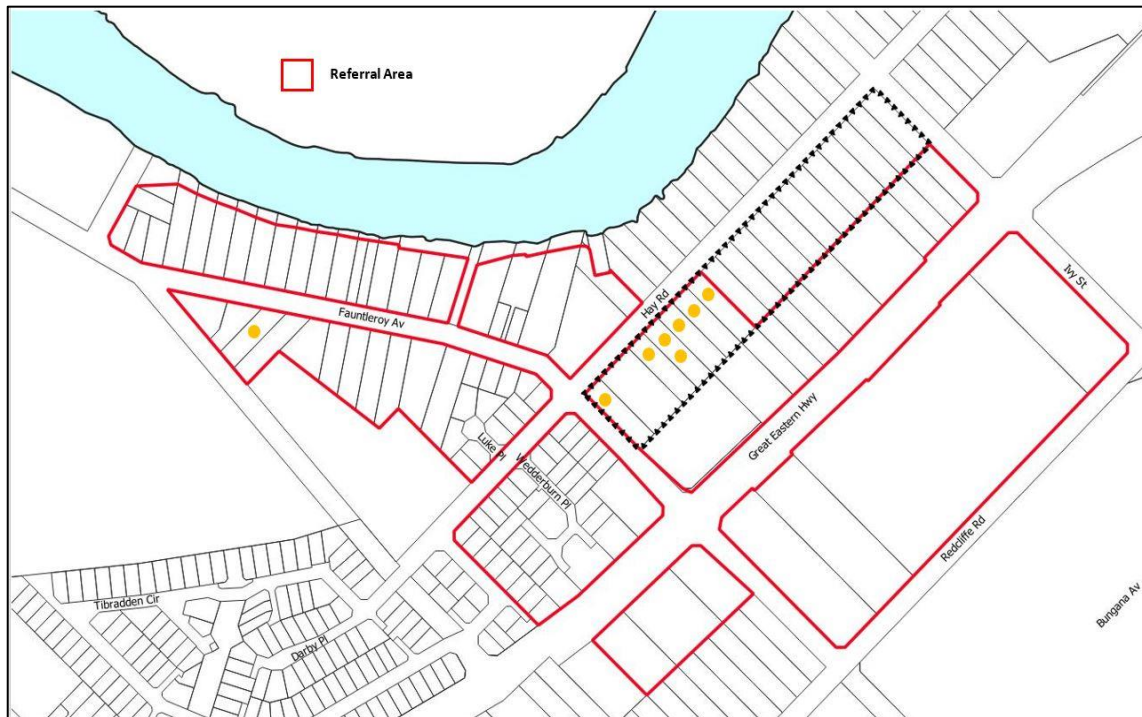
Background

- Amendment 14 initiated 25 August 2020 OCM which proposed to:
 - Introduce development provisions into the Scheme Text relating to the DA9 precinct which:
 - Require a LDP to be prepared to guide vacant lot subdivision, where no development approval exists; and
 - Outline development standards for grouped dwellings on lots less than 350sqm.
 - Modify density coding over properties bound by Hay Road, Fauntleroy Avenue, land reserved for Parks and Recreation and properties zoned Mixed Use fronting Great Eastern Highway from R20 to R60.

First Advertising Period and Associated Resolution

- Amendment advertised reflecting an R60 density coding:
 - Varied reasons in submissions as to whether R60 density is appropriate.
- Determined appropriate to seek further feedback:
 - Council resolved to undertake further consultation and advertise the amendment with an R40 density coding.
 - Arborist report provision also added to the Amendment.
 - DA9 LSP advertised concurrently.

Second Consultation Period – R40



21 submissions:

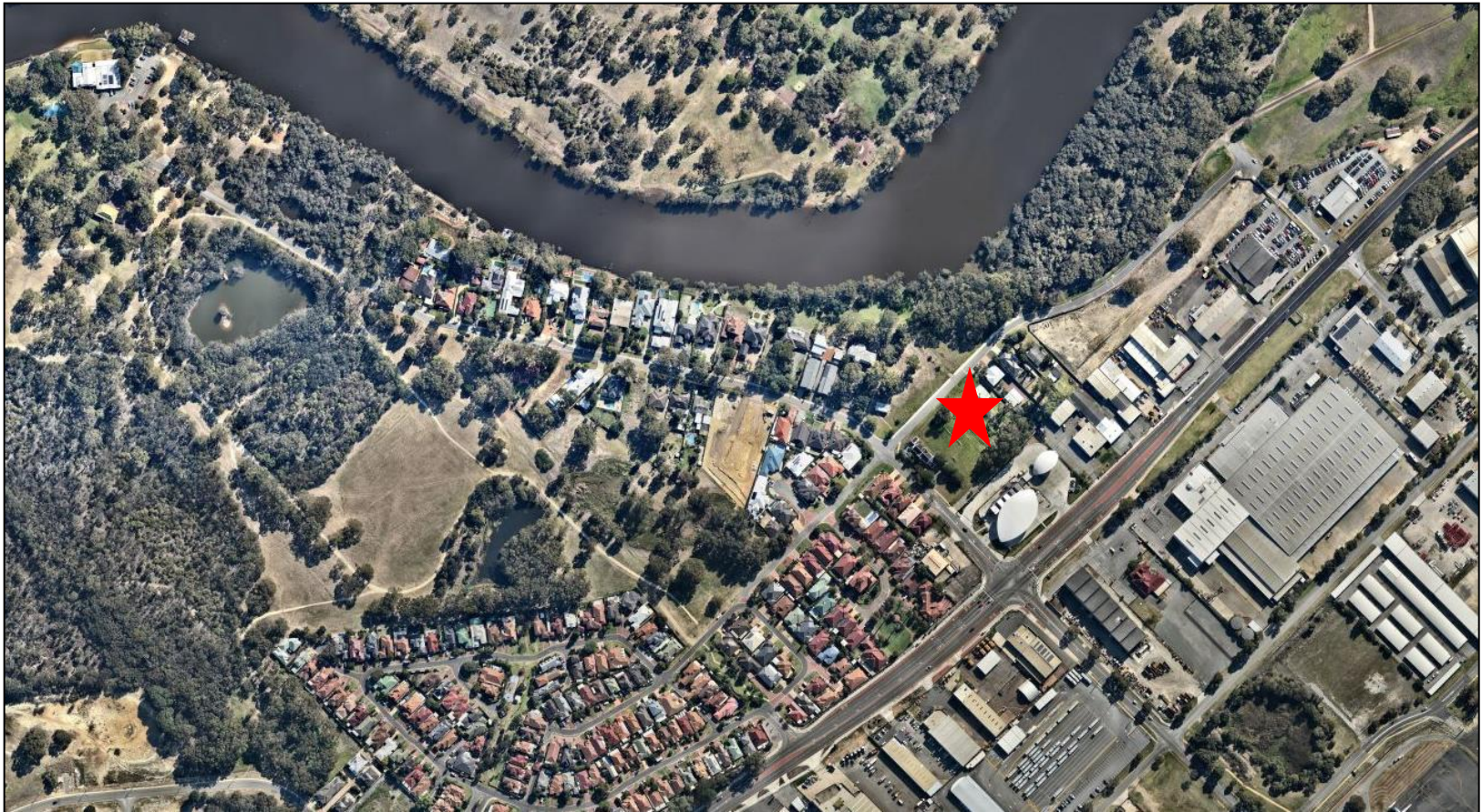
- 8 from precinct
- 6 from agencies.

Key concerns:

- Proposed density
- Traffic
- Impacts on wildlife and environment
- The requirement for an arborist report
- Bushfire Management Plan.

Density

- Three density options identified:
 - Option A – Reconsider the approved LSP and retain R20 coding.
 - Option B – Reconsider the approved LSP and apply an R40 coding.
 - Option C – Affirm the approved LSP and apply an R60 coding.



Recommendation

- Request Amendment No. 14 to LPS 15 be approved by the Minister as follows:
 - Applying an R60 density coding to the subject land.
 - Introducing development provisions relating to the precinct.
- Concurrently request the WAPC amend the DA9 LSP to:
 - Reflect an R60 density coding.
 - Update reference to clauses.
 - Remove reference to a local planning policy being prepared.
 - Reference the correct zoning of Lot 184 Hay Road.