



# **Agenda Briefing Forum**

## **16/11/2021**

**Item 6.1 (12.2) refers**

## **Tabled Attachment 3**

### **Scheme Amendment No.17 Presentation**

*Creating opportunities*



# CITY OF BELMONT

## Item No. 12.2

### Scheme Amendment No. 17





# Aerial of Subject Site
















# Extract from Local Planning Scheme Map Showing Zoning of Subject Site and Surrounding Zonings

## LEGEND




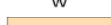
### METROPOLITAN REGION SCHEME RESERVES

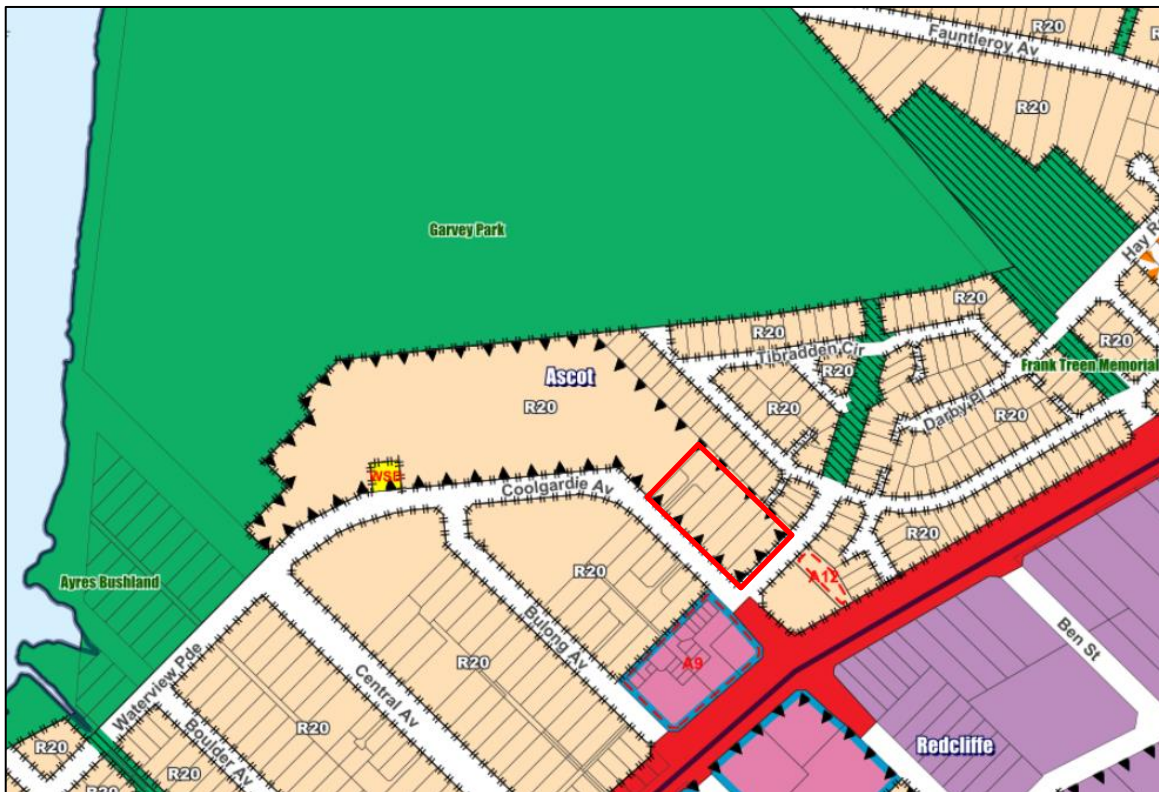
	PARKS AND RECREATION
	PUBLIC PURPOSES - DENOTED AS: COMMONWEALTH GOVERNMENT HIGH SCHOOL
	RAILWAYS
	WATERWAYS
	OTHER REGIONAL ROADS
	PRIMARY REGIONAL ROADS

### LOCAL SCHEME RESERVES

	CIVIC AND CULTURAL - DENOTED AS: CIVIC AND COMMUNITY CENTRE
	PARKS AND RECREATION - DENOTED AS: WATER SUPPLY SEWERAGE AND DRAINAGE
	PUBLIC PURPOSES - DENOTED AS: AMBULANCE DEPOT CIVIL DEFENCE PRIMARY SCHOOL TELSTRA WATER AUTHORITY OF WA WESTERN POWER TRANSPORT DEPOT
	LOCAL ROADS
	MAJOR DISTRIBUTION ROAD

### LOCAL SCHEME ZONES

	COMMERCIAL
	INDUSTRIAL
	MIXED BUSINESS
	MIXED USE
	PLACE OF PUBLIC ASSEMBLY - DENOTED AS: CLUB CHILD DAY CENTRE PRIVATE SCHOOL PRE-SCHOOL CENTRE RACECOURSE PLACE OF PUBLIC WORSHIP
	RESIDENTIAL (R20 DENSITY UNLESS OTHERWISE SHOWN)
	RESIDENTIAL AND STABLES
	SERVICE STATION
	TOWN CENTRE

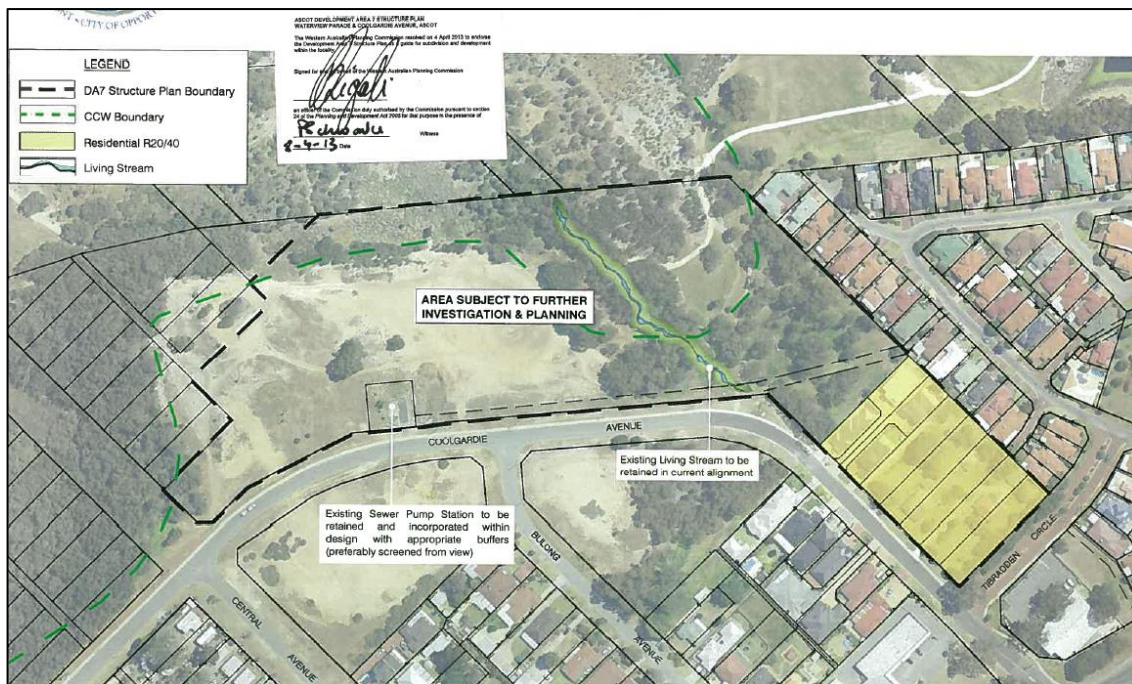


# Local Structure Plan

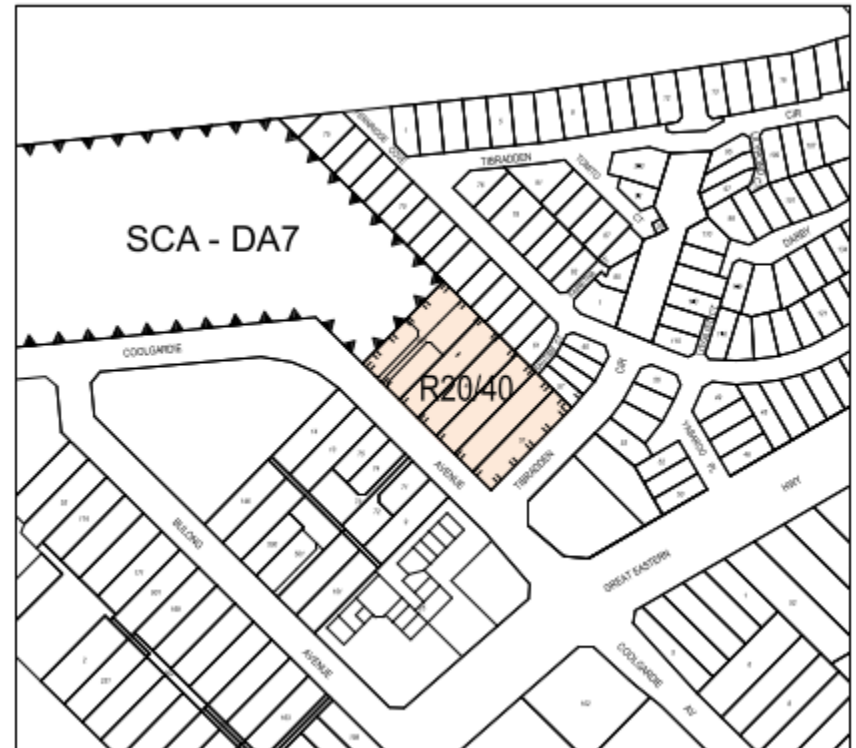
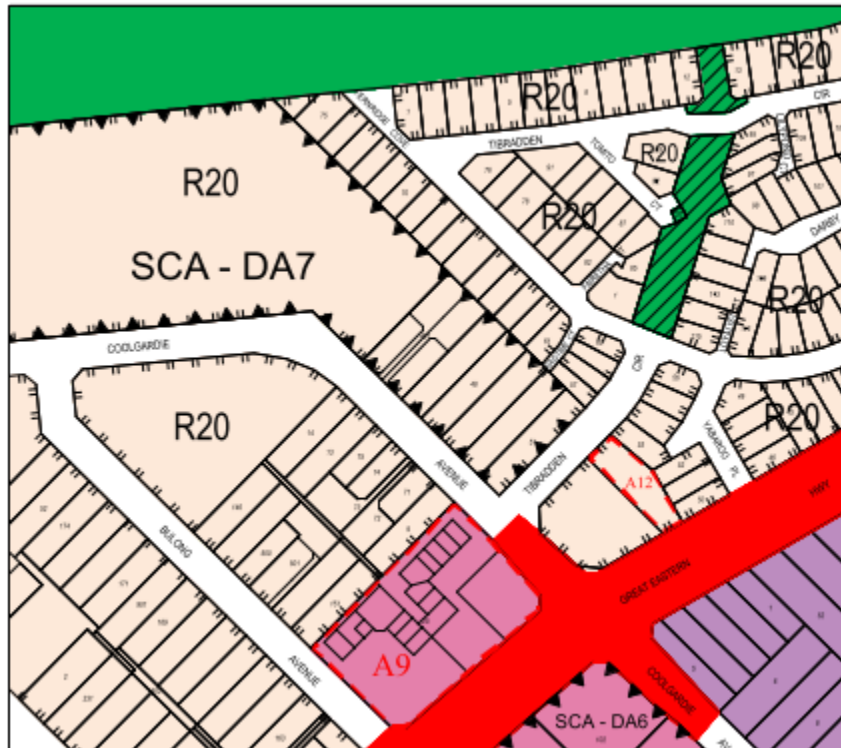
The LSP was adopted in April 2013.

Under the Local Structure Plan, these lots are identified as:

- Being capable of a density increase through the R20/40 flexible coding.
- Providing a transition from the existing residential area to future medium density.
- Opportunity for improving built form outcomes.



# Proposal





# Bushfire Hazard



Legend					
	Proposed Lot Bdy		150m area assessment		BAL FZ
	Site boundary		Photo point		BAL 40
	100m area assessment		Plot Label		BAL 29
			Plot / Veg Class. & Slope		BAL 15
					BAL 12.5
					BAL Low



- The subject lots are located within a Bushfire Prone Area.
- The BAL Contour Map indicates that the vacant lots will be subject to an acceptable Bushfire Attack Level.
- Two of the lots are subject to a BAL-FZ.



# Transport Noise



- The subject lots are impacted by transport noise associated with Great Eastern Highway.
- The proposal must be assessed against the requirements of State Planning Policy 5.4 – Road and Rail Noise.
- An assessment against the Policy shows that the future dwellings will be required to implement Quiet House Design measures during development.



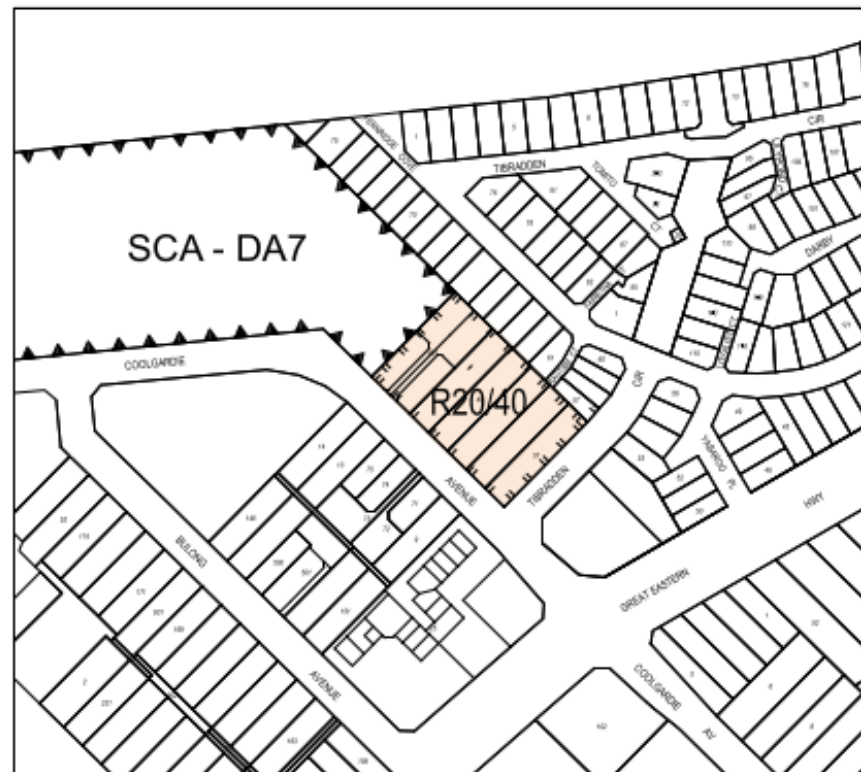
# Standard Amendment

The proposed amendment is considered to be a 'standard' amendment for the following reasons:

- Consistent with the MRS zoning, related to a Residential zone and is consistent with the objectives of the zone.
- Will not negatively impact on any land of the Scheme area.
- Will not result in any significant environmental, social, or economic impacts on land in the Scheme Area.
- Is consistent with the density provided in the LSP for DA7 endorsed by the WAPC on 4 April 2013.
- Will facilitate development subdivision of this area.

# Impact of Amendment on Local Structure Plan & Development Area 7

- What will happen to the Structure Plan when the amendment takes effect?
- A portion of the Ascot DA7 LSP to remain.





# Officer Recommendation

- Initiate the Amendment as a 'Standard' Amendment.
- Forward the proposed amendment to the EPA.
- Subject to EPA consent, advertise the proposed amendment in accordance with the *Regulations*.