

10.1.3. Adoption of Scheme Amendment 114 - Lot 4 (81) Canning Road, Kalamunda for the Purpose of Public Advertising

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

Previous Items	N/A
Directorate	Development Services
Business Unit	Approval Services
File Reference	PG-LPS-003/114; CN-01/081
Applicant	Altus Planning
Owner	IO GROUP PTY LTD
Attachments	1. Supporting Planning Assessment - Lot 4 (81) Canning Road, Kalamunda [10.1.3.1 - 8 pages] 2. Tree Retention Plan - Lot 4 (81) Canning Road, Kalamunda [10.1.3.2 - 2 pages] 3. Scheme Amendment Report [10.1.3.3 - 51 pages]

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 2031

Priority 3: Kalamunda Develops

Objective 3.1 - To plan for sustainable population growth.

Strategy 3.1.1 - Plan for diverse and sustainable activity centres, housing, community facilities and industrial development to meet future growth, changing social, economic and environmental needs.

Priority 3: Kalamunda Develops

Objective 3.3 - To develop and enhance the City's economy.

Strategy 3.3.1 - Facilitate and support the success and growth of businesses.

Strategy 3.3.3 - Plan for strong activity centres and employment areas to meet the future needs of the community, industry, and commerce.

EXECUTIVE SUMMARY

1. The purpose of this report is for Council to consider whether to adopt Amendment 114 (A114) to Local Planning Scheme 3 for the purpose of public advertising.
2. A114 proposes to amend Local Planning Scheme No. 3 (the Scheme) to amend the existing 'Special Use' No. 13 for 'Gymnasium/Health Studio' use to include 'Recreation – Private', 'Consulting Rooms' and 'Restaurant/Café'. The proposed additional land uses would be in addition to the primary land use of 'Gymnasium/Health Studio'.
3. The subject lot is located within a walkable catchment of the Kalamunda Activity Centre with good access to local open space, services, and infrastructure necessary to support A114.
4. It is recommended that Council adopts A114 for purposes of public advertising.

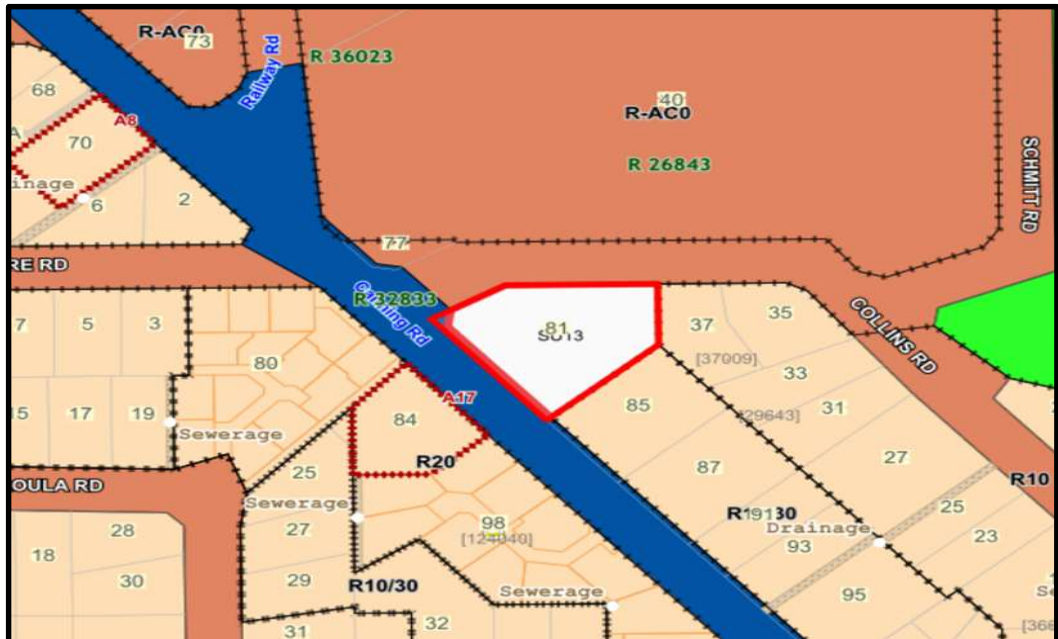
BACKGROUND

5.	Land Area	3214m ² (total)
	Metropolitan Region Scheme Zone	Urban, Other regional Roads (reserve)
	Local Planning Scheme Zone	Special Use 13 'Gymnasium/Health Studio'

6. **Locality Plan:**



7. **Zoning Map:**



8. The land to the north of the subject site is characterised by the Kalamunda Activity Centre incorporating land reserved for Civic uses (Local Government offices and Water park). East of the site is land reserved for open space. Land to the West and South of the lot is zoned residential with a variety of residential densities including R20, R10/30 and R10 lots. The subject site is 800m south of the Kalamunda Town Centre and 500m north of the commercially zoned Kalamunda Glades Shopping Centre. In the wider context Canning Road has another special use zoned property being Lot 9 (115) Canning Road zoned Special Use (Consulting Rooms and Professional Office's), in addition there are a number of residential zoned properties that have additional use designations:

- a) Lot 109 (182) Canning Road, Kalamunda – Addition Use A55 Consulting rooms (Medical Centre).
 - b) Lot 600 (84) Canning Road, Kalamunda – Additional Use A17 Veterinary Clinic or Surgery (small animals).
 - c) Lot 102 (70) Canning Road, Kalamunda – Additional Use 8 Local Shop.
-
- 9. The lot historically housed 'squash courts' under a Special Purpose zoning with development applications to progress minor modification over the years mirroring trends in the fitness industry and supporting services until it was rezoned to 'Gymnasium/Health studio' Special purpose land use in 2004. Refer to Attachment 1 – Supporting Planning Assessment for a copy of the historical aerials and site photos.
 - 10. The subject site contains three trees "Worthy of Retention" (refer to Attachment 2 – Site Survey) located across the site. Currently no development plans have been prepared, but it is anticipated the retention of the tree could be determined at the development application stage.
 - 11. The topography of the site rises by approximately 5m from the corner of Canning Road and Collins Road to a peak at the eastern corner of the lot. The concept drawings submitted by the applicant, which will be subject to development approval, anticipate the bulk of the redevelopment will be oriented to Canning Road to maximise the street legibility and improve the street scape.
 - 12. The subject lot abuts Canning Road, which is reserved as an Other Regional Road (ORR) in the Metropolitan Region Scheme (MRS) and Category 2 per Plan Number SP 694/6. The site is affected by the ORR reservation. Access to the site will be maintained from an existing driveway from Collins Road, a lower order road with no access proposed to the ORR. This is in accordance with the Commission's Regional Roads (Vehicular Access) Development Control Policy (D.C. 5.1), which seeks to minimise the number of crossovers onto regional roads.

DETAILS AND ANALYSIS

13. The applicant is seeking an amendment to the Scheme to amend the existing 'Special Use' No. 13 for 'Gymnasium/Health Studio' use to include 'Recreation – Private', 'Consulting Rooms' and 'Restaurant/Café'.

NO.	DESCRIPTION OF LAND	SPECIAL USE	CONDITIONS
SU 13.	81 CANNING ROAD (CNR COLLINS ROAD) KALAMUNDA, Canning Loc 457, Lot 4	- Gymnasium/Health Studio - Recreation – Private - Consulting Rooms - Restaurant/Café	'Gymnasium/ Health Studio' shall remain the predominant land use of the zone.

Figure 1 – Proposed modification to Special Use 13

14. The applicant notes the following in support of the proposal:
- The gymnasium (gym) is one of only a small number in the area and considered the largest of the local offerings.
 - Incidental uses such as café and massage therapist have provided services to Gymnasium patrons in the past, but the limited scale meant the gym patronage could not sustain the services.
 - The 1970's building is aging, with the existing form and function limiting the capacity for gym patrons and any service provider wishing to utilise the space(s) to provide a wraparound service (massage, crèche etc).
 - The current building fronts the carpark with no legibility or activation of the streetscape to Canning Road.
 - The proposed rezoning would facilitate a holistic cohesive redevelopment, rationalising the gym layout, extending the floor area for one or more of the proposed additional land uses to operate in conjunction with but subordinate to the gymnasium.
 - An indicative floor area allocation was prepared with the final proposal to be determined via development application in consideration of parking and other planning requirements:

Land Use	Anticipated Floor Space
Gymnasium / Health Studio	1,000m ² – 1,200m ²
Recreation – Private (Kids Indoor Playground)	100m ² – 200m ²
Consulting Rooms	50m ² – 100m ²
Restaurant/Café	50m – 100m ²
Total	~1,500m²

Figure 2: likely maximum floor space table extracted from the Planning report.

15. Furthermore, in support of A114, the applicant has also provided the following:

- a) Planning report addressing the key policy issues; and
- b) Concept Redevelopment Plans.
- c) Transport impact statement

16. In reviewing the application documentation, it is considered that the proposal is capable of being considered as a Standard Amendment based on the existing Special use on site and:

- a) The additional land uses proposed are considered consistent with the objectives of the zone.
- b) The amendment only relates to the subject site therefore it can be seen to have minimal environmental, social, economic and governments on the land in the scheme area.
- c) The amendment is not considered basic or complex.

17. **Zone Objectives**

The proposed scheme amendment needs to be considered in the context of the Special Use Zones objectives, which are:

- a) To make provision for a specific use or combination of uses on particular land where provisions of the Zoning Table would otherwise restrict this, or to prevent the establishment of a use or a combination of uses where the provisions of the Zoning Table would otherwise allow this;
- b) To ensure that any use or development of land which is considered to have significant impact, takes place only after the amendment process has been undergone; and
- c) To allow for the inclusion of specific uses or combinations of uses on particular land either with or without a base zoning (from the Zoning Table) of that land.

18. **Zone Intent**

The proposed scheme amendment needs to be considered in the context of the Special Use Zones intent, which states that the local government shall only make such special provisions by creation of a special use zone when it considers that the special provisions:

- a) Will satisfy a specific need(s) in the locality where the subject land is situated;
- b) Would enhance the amenity and the interest of the orderly and proper planning of the locality; and Shire of Kalamunda Local Planning Scheme 3 Page No. 48;
- c) Would be specifically appropriate or desirable.

19. The “Gymnasium/Health Studio” on the subject lot is considered to satisfy the specific needs of the surrounding locality, however, in conjunction with one or more of the proposed additional land uses (‘Recreation – Private’, ‘Consulting Rooms’ and ‘Restaurant/Café’), it will provide a more diverse service provision, noting the scale of additional land uses is low based on the subordinate nature of the additional uses proposed and unlikely to impact on the wider and higher tier commercial areas or affect their economic viability. Therefore, the first zone objective is considered to be achieved by A114.
20. The compatibility of the redeveloped “Gymnasium/Health Studio” in relation to the adjoining residential zone is not, at this stage, fully understood. Ultimately, however, the redeveloped “Gymnasium/Health Studio” along with the proposed additional land uses will need to demonstrate through the development application process its operational and design compatibility with the surrounding residential zone. This has potential to satisfy the second objective of the zone.
21. The addition of the proposed land uses ‘Recreation – Private’, ‘Consulting Rooms’ and ‘Restaurant/Café’ while subordinate to the primary land use of “Gymnasium/Health Studio” will afford greater development capacity of one or more of the proposed additional land uses. This will facilitate the combination of land uses that would provide a more holistic offering for patrons which enhances the amenity of the primary land use “Gymnasium/Health Studio”. This not only achieves the third objective of the special use zone, but draws on the substantive intent of the zoning.
22. The additional land uses would afford more flexibility and adaptability for the landowner in the potential redevelopment of the “Gymnasium/Health Studio”. This supports the future viability of the land use which as demonstrated above and throughout its years of operation addresses a specific local need which is Intent a) of the Special use Zoning.
23. The redevelopment of the subject lot would enhance the building design and street appeal, the internal functionality of the space and provision for wrap-around services for patrons to enjoy satisfying Intent b) and c). In the context of the benefits, it meets the intent of the location, Intent c).
24. **Land Use Permissibility**
Further to the zoning of the land, it is relevant to consider the land use permissibility and the changes which would occur as a result of the proposed additional uses.

25. As shown in the indicative table (Figure 1) of this report, the proposed additional land uses would be incidental to the main land use of "Gymnasium/Health Studio".
26. Having the option of three additional uses enables the landowner the flexibility to re-configure the existing incidental uses and to adapt the uses depending upon the specific needs of the community.
27. Any redevelopment proposal that includes a component of one or all of the proposed land uses would be assessed at the development application stage in line with the normal principles of orderly and proper planning.
28. Whilst the planning system has the capacity to address amenity consideration including traffic, design and noise, the City must consider at the scheme amendment stage whether these potential increased amenity issues would be in keeping with the strategic intent of the planning framework.
29. **Activity Centres**
State Planning Policy 4.2 – Activity Centres (SPP4.2) provides the City direction on the distribution, hierarchy and purpose of activity centres with the aim to meet the needs of communities through the appropriate provision of employment opportunities, housing densities, retail and commercial needs, and the access to transport other than by private car.
30. The subject site is identified to be outside of and adjacent to the boundary of Kalamunda Activity Centre Plan Area.
31. This scheme amendment proposal would be considered "out-of-centre" development by virtue of its location. SPP4.2 provides guidance in the assessment of "out-of-centre" development in its capacity to align or undermine the hierarchy of the adjacent Activity Centre proper.

32. Kalamunda Activity Centre is identified as a District Centre under SPP4.2. See wider context location plan below with the subject site annotated in blue:



Figure 3: Location of Subject site relative to Kalamunda Activity Centre – Source City of Kalamunda

33. The impacts of an out of centre modification to a planning instrument should be considered in reference to a 'Needs Assessment'.

A needs assessment provides information in relation to the projected land use needs of communities in a local government area.

34. A needs assessment is prepared as part of a Local Planning Strategy to guide future development. Exemptions apply to the requirement for a needs

assessment in consideration of a modification to a planning instrument based on the Needs Assessments availability and the scale of the proposed development.

- a) It is noted that the City of Kalamunda Local Planning Strategy 2010 has not been updated in the last five years and does not include a needs assessment.
- b) It is identified in SPP4.2 that a Needs Assessment is not a prerequisite in the consideration of or support of a Scheme Amendment.
- c) It is noted that a Needs Assessment is not required to support a Development Application.
- d) SPP4.2 details that in circumstances where the relevant strategy or structure plan does not include a Needs Assessment, development applications should be accompanied by a Net Benefit Test.
- e) Additionally, it is noted that the subject site is 3124sqm but given the subordinate nature of the proposed additional land uses and the low level of likely floor area of any potential individual proposed land use component it is not considered a major development.

35. A major development is considered to be in excess of 500sqm for a Restaurant/Café land use and over 1500sqm for a 'Recreation Private' land use. Consulting room do not have a threshold land area for consideration. As indicated in the anticipated floor areas detailed in Figure 1 the Proposed additional land uses of 'Recreation – Private', 'Consulting Rooms' and 'Restaurant/Café' are individually and collectively below the threshold to trigger a Needs Assessment.

36. This would be further managed during the development application stage, considering lot boundary setbacks and plot ratio for Special use zoned lots are at the discretion of the local government. This provides controls on the ultimate floor area that can be developed and should variations to thresholds be proposed additional supporting documentation in the form of a Need assessment can be requested.

37. Given its upper limitation on likely land use development potential, it can be considered that the proposed rezoning to include additional land uses as an enhancement of the existing zoning and a Net Benefit test to support the Development Application in due course will facilitate a more exacting approach. A Needs Assessment is not required to accommodate A114.

38. The proposed additional land uses to be incorporated as incidental uses into the Special Purpose zoning on the subject site appear to be supporting the adjacent Kalamunda Activity Centre.

The landowner, as part of a future development application - will be required to demonstrate that the proposal meets the purpose of the Special

use zone given the wider context. However, the Officers opinion is that the scale of the subject site will likely facilitate the site to provide an appropriate supporting function for the Activity Centre.

39. The applicant contends that A114 will not undermine the adjoining District Centre due to the site area constraints. Given a Needs Assessment is not required, and the amenity considerations (noise, design, traffic) would need to be adequately addressed through the development application stage.
40. **Future Design Outcomes**
State Planning Policy 7.0 – Design of the Built Environment (SPP7.0) provides the framework for considering good design outcomes. Given the subject site will be highly visible from a regionally significant road, due consideration to SPP7.0 will be undertaken.
41. SPP7.0 requires assessment against the design principles of:
- a) Context and character;
 - b) Landscape quality;
 - c) Built form and scale;
 - d) Functionality and build quality;
 - e) Sustainability;
 - f) Amenity;
 - g) Legibility;
 - h) Safety;
 - i) Community; and
 - j) Aesthetics.
42. SPP7.0 also may require the City's design review panel to assess the development proposal in accordance with Local Planning Policy 16 – Design Review Panel (LPP16) to ensure independent and impartial evaluation of the design against the design principles are undertaken. SPP7.0 calls for design skill to be integral to achieving good design outcomes and as such a design statement may be necessary for future development.
43. **Activity Centre Strategy**
The City's Activity Centres Strategy (ACS), adopted by Council in 2021
44. Action 1.1.1 of the ACS states to 'undertake community engagement for catchments surrounding activity centres to investigate future development options for the catchments. The activity centre areas to be investigated will be determined through the implementation of actions coming out of the Local Housing Strategy 2020.'

45. The landowner of the subject site has liaised with the City to commence a Scheme Amendment process to facilitate the consideration of whether the inclusion of additional land uses in the Special use zoning of the subject site is an appropriate outcome for the site.
46. **Local Housing Strategy**
The site is located within 'The Glades – Investigation Area' under the Local Housing Strategy (LHS), adopted by Council 2021.
47. Community consultation and site analysis is required to inform future opportunities in the area with consideration to the following factors; location near an activity centre, access to public transport, access to and capacity of the sewerage network, tree canopy cover, larger lot sizes, aged care provision, and the general character of the area.
48. Action 14 Investigation Areas requires the City to progress studies for investigation areas as part of the new Local Planning Strategy and Local Planning Scheme No. 4
49. **Concept Plans**
The applicant has provided conceptual plans for the development of a land uses of 'Recreation – Private', 'Consulting Rooms' and 'Restaurant/Café' on the subject site.
- As part of any future development application, the proposal will be subject to a range of local planning policies which will address the amenity outcomes including considerations against signage, retaining walls design, public art requirements, and tree retention provisions.
- The normal application of the planning framework which applies to the site will ensure an appropriate development outcome for the subject site in line with proper and orderly planning.
50. ***Planning and Development (Local Planning Schemes) Regulations 2015***
Regulation 35 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) requires a resolution of a local government to adopt or refuse to adopt an application to amend a local planning scheme, as well as justification for the type of amendment proposed (basic, standard, or complex).
51. **Internal Referrals**
A114 was referred to relevant internal departments at the City. Internal departments are satisfied with the proposal in accordance with the above assessment.

The City's Environmental Health Services have noted the lot is on sewer.

52. The City's Officers have noted that the application has not provided supporting documentation in relation to the site's environmental values, but this can be addressed at Development application stage.
53. Kalamunda South Investigation Area:
The site is in the Kalamunda South Investigation area, as defined in the Local Housing Strategy 2021. However, the investigation has not significantly progressed and will not impact the site during the amendment process.
54. Out-of-Centre Development
Under SPP4.2 the amendment would be considered Out-of-Centre Development – SPP4.2 s7,9 as noted in the justification report pg. 10. This triggers the requirement for a Net Benefit Test (NBT) - SPP4.2 Guidelines s5 to determine the impact development would have on existing activity centres, most notable Kalamunda District Activity Centre and the Kalamunda South Neighbourhood Activity Centre.
55. SPP4.2 Section 7.9g)
Out-of-Centre development may only be appropriate where it is:
- a) Sufficiently separated from nearby activity centres to minimise negative impacts to those activity centres (as demonstrated through the NBT).
 - b) In proximity to existing housing at an average dwelling density of at least 25 dwellings per gross Urban Zone (Region Schemes) hectare within a 400m walkable catchment of the development; and
 - c) Accessible to its catchment community by walking and cycling, minimising the need for additional private vehicle trips.
56. Consideration to the site's proximity to the Kalamunda District Activity Centre could place it within the 'frame' of the centre. SPP4.2 Implementation Guidelines Table A indicate Mixed Use and/or Service Commercial Zone for district frames. Again, this would be identified in an NBT.
57. Kalamunda Activity Centres Strategy 2021
The City's Activity Centre Strategy s5.6.5 states:
Assessing out-of-centre development should be undertaken in accordance with SPP4.2 and Implementation Guidelines.

58. SPP3 – Urban Growth and Settlement

As noted in the Justification Report pg. 9, SPP3 section 5.1 - Creating sustainable communities speaks to clustering activities within existing activity centres.

clustering retail, employment, recreational and other activities which attract large numbers of people in existing and proposed activity centres at major public transport nodes so as to reduce the need to travel, encourage non-car modes and create attractive, high amenity mixed use urban centres;
This is in line with the requirement for a NBT.

59. Local Planning Strategies

Comments in the Justification Report s2.2.3 regarding the City's Local Planning Strategy 2013 should be considered being aware that:

- a) The LPS predated SPP4.2
- b) Population projections have not been realised and have underperformed.
- c) It is currently being reviewed.

60. Strategic Recommendations

Current Amendments needs to be accompanied by a NBT for rezoning under SPP4.2 for out-of-centre development.

No further comments of note were raised through referral process.

APPLICABLE LAW

- 61. State Planning Policy 3.7 – Planning in Bushfire Prone Areas
- 62. State Planning Policy 4.2 – Activity Centres for Perth and Peel
- 63. State Planning Policy 7.0 – Design of the Built Environment

APPLICABLE POLICY

- 64. City of Kalamunda Activity Centres Strategy
- 65. City of Kalamunda Local Housing Strategy
- 66. Local Planning Policy 2 – Advertising Signage
- 67. Local Planning Policy 11 – Public Notification of Planning Proposals
- 68. Local Planning Policy 18 – Requirement of Local Planning Scheme Amendments
- 69. Local Planning Policy 26 – Public Art Contributions
- 70. Local Planning Policy 33 – Tree Retention

STAKEHOLDER ENGAGEMENT

71. **Social**

The proposed zoning changes will provide development opportunities which can service the needs of the local community, whilst at the same time these services generally require an increase in noise, traffic and built form.

72. These amenity outcomes may be considered unacceptable to surrounding landowners and be inconsistent with the expected amenity outcomes of the locality.

Advertising in line with the *Planning & Development (Local Planning Schemes) Regulations 2015* would involve:

- a) Advertising the Applicants documentation on the City's website – Engage
- b) Letters to adjoining landowners (100m radius)
- c) Sign on site.

FINANCIAL CONSIDERATIONS

73. **Economic**

The proposed additional Special Use categories will expand the commercial opportunities for the subject site and lead to increased employment opportunities within the Kalamunda suburb, and increase the services available to the wider community.

74. The modification to the Special use zoning is unlikely to impact on the viability of any existing services within the Kalamunda District Activity Centre, given the proposed subordinate nature of the proposed uses.

75. The rezoning has the potential to support the existing public recreation facilities across the road at the Kalamunda Water Park and Kalamunda Skate Park, with the scale of development possible at the subject site relatively limited.

SUSTAINABILITY

76. **Environment**

The subject site includes three trees worthy of retention and some remnant native vegetation. The ecological value of the on-site vegetation is unknown. Any requirement to remove vegetation will be determined in accordance with local planning policies at the development stage.

RISK MANAGEMENT

77.	Risk: The rezoning of the subject site will lead to increased noise and traffic from future development.		
	Consequence	Likelihood	Rating
	Moderate	Almost Certain	High
	Action/Strategy		
	Advertise the amendment to allow for public submissions to be made. Submissions will be assessed to determine if the increased amenity impact is acceptable to landowners, taking into consideration the existing amenity from existing Special use on site.		

78.	Risk: The subject sites remain as is if the scheme amendment is not accepted noting the current amenity is limited by the building façade and dated design and layout.		
	Consequence	Likelihood	Rating
	Moderate	Almost certain	High
	Action/Strategy		
	Allow the scheme amendment to proceed to public advertising and consider the most appropriate outcome based on the submissions. If not accepted, the City to then assess if a better rezoning is appropriate for the subject site through our scheme review and strategic planning processes.		

CONCLUSION

79. The applicant is seeking an amendment to the Scheme to rezone the subject site from Special Use "Gymnasium/Health Studio" to Special Use "Gymnasium/Health Studio with additional land uses of 'Recreation – Private', 'Consulting Rooms' and 'Restaurant/Café'.
80. Whilst the planning framework does not specifically identify the subject site for rezoning, the City's Activity Centre Strategy does facilitate investigation of future development options on surrounding sites. The scheme amendment process is appropriate for allowing the City to give due consideration to the rezoning and future impacts of land uses consistent with the proposed zone and engage in meaningful consultation with the community.
81. Advertising of the proposed amendment will provide the City the opportunity to fully consider the implication of the proposed special use zoning modification and determine the suitability of the additional subordinate Special use land uses on the subject site as proposed to be undertaken in accordance with Action 1.1.1 of the City's Activity Centre Strategy.

82. The subject site has an existing Special use of “Gymnasium/Health Studio” this amendment proposed to include the additional subordinate land uses of ‘Recreation – Private’, ‘Consulting Rooms’ and ‘Restaurant/Café’ on the subject site.
83. Noting the above, it is recommended that Council adopts A114 for purposes of public advertising.

Voting Requirements: Simple Majority

Cr Modolo sought clarification as to the land use classification of ‘Recreation – Private’. This information was provided by the Manager Approval Services.

RESOLVED OCM 178/2023

That Council:

1. ADOPT proposed Local Planning Scheme Amendment No.114 to Local Planning Scheme No.3 –Lot 4 (81) Canning Road, Kalamunda in accordance with Attachment 3 pursuant to Section 75 of the *Planning and Development Act 2005* for the purposes of public advertising.
2. CONSIDER proposed Local Planning Scheme Amendment No.114 to Local Planning Scheme No.3 as a Standard amendment under Regulation 35(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:
 - (a) An amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
 - (b) An amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
 - (e) An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
 - (f) An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
 - (g) Any other amendment that is not a complex or basic amendment
3. FORWARD proposed Scheme Amendment No.114 to Local Planning Scheme No.3 to the Environmental Protection Authority for comment pursuant to Section 81 of the *Planning and Development Act 2005*.
4. ADVERTISE proposed Scheme Amendment No.114 to Local Planning Scheme No.3 for a period of 42 days pursuant to Regulation 47 (3) (Standard) of the *Planning and Development (Local Planning Schemes)*

*Regulations 2015, Local Planning Policy 11 – Public Notification of Planning Proposals and sec 81 an 82 of the *Planning and Development Act 2005*.*

Moved: **Cr Brooke O'Donnell**

Seconded: **Cr Geoff Stallard**

Vote: For: **Mayor Margaret Thomas, Cr Dylan O'Connor, Cr John Giardina, Cr Geoff Stallard, Cr Mary Cannon, Cr Brooke O'Donnell, Cr Lisa Cooper, Cr Kathy Ritchie and Cr David Modolo**

Against: **Nil**

CARRIED UNANIMOUSLY (9/0)