

# CITY OF ARMADALE

## MINUTES

OF DEVELOPMENT SERVICES COMMITTEE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 16 SEPTEMBER 2013 AT 7:00 PM.

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**PRESENT:** Cr D M Shaw (Chair)  
Cr C M Wielinga  
Cr M Geary  
Cr C J MacDonald  
Cr H A Zelones JP

**APOLOGIES:** Cr L Sargeson (Leave of Absence)  
Cr M H Norman (Leave of Absence)  
Cr M S Northcott (Deputy for Cr Sargeson)  
Cr K Busby (Deputy for Cr Norman)

**OBSERVERS:** Cr G A Best

**IN ATTENDANCE:** Mr I MacRae Executive Director Development Services  
Mr P Sanders Executive Manager Planning Services  
Ms S Hillel Building Services Manager  
Mrs N Cranfield Executive Assistant

**PUBLIC:** Nil

*“For details of Councillor Membership on this Committee, please refer to the City’s website – [www.armadale.wa.gov.au/your council/councillors](http://www.armadale.wa.gov.au/your_council/councillors).”*

## **DISCLAIMER**

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The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings was not read by the Chair as there were no members of the public present.

## **DECLARATION OF MEMBERS' INTERESTS**

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Nil.

## **QUESTION TIME**

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Nil.

## **CONFIRMATION OF MINUTES**

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### **RECOMMEND**

**Minutes of the Development Services Committee Meeting held on 19 August 2013 be confirmed.**

**Moved Cr C Wielinga**  
**MOTION CARRIED (5/0)**

## **ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE 16 / 2013**

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- **Outstanding Matters & Information Items**
  - Report on Outstanding Matters - Development Services Committee
  - Health**
    - Health Services Manager's Report - August 2013
- **Planning**
  - Planning Applications Report - August 2013
  - Town Planning Scheme No.4 - Amendment Action Table
  - Subdivision Applications - WAPC Approvals/Refusals - August 2013
  - Subdivision Applications - Report on Lots Registered for 2013/2014
  - PAW Closure Report - Significant Actions during August 2013
  - Compliance Officer's Report - August 2013
- **Building**
  - Building Services Manager's Report - August 2013
  - Building Compliance Report - August 2013
  - Building Applications Monthly Statistics - August 2013

*Committee noted the information and no further items were raised for discussion and/or further report purposes.*

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## DEVELOPMENT SERVICES COMMITTEE

16 SEPTEMBER 2013

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***1.1 - AMENDMENT OF LOCAL PLANNING POLICIES TO ALIGN WITH REVISED RESIDENTIAL DESIGN CODES***

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WARD : ALL  
FILE No. : PLU/POL/2  
M/759/13  
DATE : 27 August 2013  
REF : MJK/CMA  
RESPONSIBLE : EDDS  
MANAGER

**In Brief:**

- As a result of the gazettal of an updated version of the Residential Design Codes, the City is proposing to amend five Local Planning Policies (LPP) to comply with new requirements and provisions as set out by the Western Australian Planning Commission in the R-Codes.
- Recommend Council resolve to advertise the Local Planning Policies reviewed and amended as part of this report in accordance with Part 2.4 of Town Planning Scheme No.4.

**Tabled Items**

Nil.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

2. Enhanced Natural and Built Environment.
  - 2.1 Long term planning and development that is guided by a balance between economic, social and environmental objectives.
    - 2.1.1 Review, update and implement the City's Town Planning Scheme, taking into account the Local Biodiversity Strategy and other environmental considerations.
4. Good Governance and management.
  - 4.1.2 Ensure governance policies, procedures and activities align with legislative requirements and best practice.

**Legislation Implications**

Planning and Development Act 2005  
Town Planning Scheme No.4

**Council Policy/Local Law Implications**

Various changes to the content of certain local planning policies.

**Budget/Financial Implications**

Advertising and procedural costs can be accommodated within the Development Services budget.

## **Consultation**

The proposed policy changes are required to be advertised in accordance with Clause 2.4 of Town Planning Scheme No.4 (TPS4)

## **BACKGROUND**

Local Planning Policies (LPP) are made and can be amended under Part 2 of TPS4. LPP are guidelines used to assist the City of Armadale in making decisions under the Scheme, and may address land use as well as development requirements. LPP may apply throughout the district or to specific policy areas or precincts. Although LPP are not part of the Scheme they must be consistent with, and cannot vary, the intent of the Scheme provisions, including the Residential Design Codes.

State Planning Policy 3.1 - Residential Design Codes (R-Codes) is policy that is automatically referenced within TPS4 under the Planning and Development Act (2005). The Western Australian Planning Commission and Department of Planning issued a review of the Residential Design Codes with various revisions that came into effect 2<sup>nd</sup> August 2013. Whilst most provisions of the existing R-codes were retained, some were modified and an overall rearrangement of provisions and clauses was adopted. A variety of City LPP refers specifically to the now redundant version of R-Codes. These policies are required to be updated to reflect the updated R-Codes to ensure consistency with state requirements.

There are five LPP that are impacted by the revised R-Codes which require review.

1. PLN 3.1 Residential Density Development
2. PLN 3.4 Outbuildings
3. PLN 3.6 Ancillary Accommodation – Control of Additional Accommodation
4. PLN 3.8 Heritage Management Incentives Policy
5. PLN 3.10 Residential Design Codes Variations

## **DETAILS OF PROPOSAL**

The making of Local Planning Policies is covered by Part 2 of Town Planning Scheme No.4. Briefly, the procedure involves:

- Once the City resolves to make a planning policy, it must publish a notice of the proposed policy in a newspaper circulating in the Scheme area once a week for two consecutive weeks, with a public submission period being not less than 21 days from the day the notice is published. The City may carry out such other consultation as considered appropriate;
- After the submission period the City needs to review the proposed Policy in the light of any submissions made; and resolve to adopt the Policy with or without modification, or not to proceed with the Policy.
- If the City resolves to adopt the policy it needs to publish a notice of the policy in a newspaper circulating in the Scheme area and if the policy affects the interests of the Western Australian Planning Commission, forwarding a copy of the Policy to the Commission.

It is proposed that Council follow the procedures under Town Planning Scheme No.4 to amend the above mentioned LPP to reflect the new revision of the R-Codes as tabled below *and presented in the Attachments of the Minutes*. The attachments illustrate the five LPP as proposed to be amended with the proposed amendments highlighted. The following table identifies areas of non-compliance with new R-Codes that are required to be amended.

Policy	Proposed Changes
<p><b>PLN 3.1</b></p> <p><b>Residential Density Development</b></p>	<p><i>Introduction</i></p> <p>The words ‘performance criteria’ has been changed to ‘design principles’ to reflect the new terminology required in the new R-Codes.</p> <p><i>Policy Statement</i></p> <p>Clause 4.3 reference to ‘acceptable development’ and ‘performance criteria’ has been changed to ‘Deemed-to-Comply’ and ‘Design Principles’ respectively to reflect the new terminology.</p> <p>Clause 4.3.5.3 refers to ‘Clause 3.4.5’ of the R-Codes which has been changed to ‘Clause 5.3.2’ to reflect the new R-Codes reference.</p> <p>Clause 4.3.6.4 refers to ‘Clause 3.5.4’ of the R-Codes which has been changed to ‘Clause 5.3.4’ in light of new R-Codes.</p>
<p><b>PLN 3.4</b></p> <p><b>Outbuildings</b></p>	<p><i>Application of Policy</i></p> <p>The words ‘Acceptable Development Criteria’ replaced with “Deemed-to-Comply requirements’ to reflect new terminology specified in new R-Codes</p> <p><i>Policy Statement</i></p> <p>Clause 4.1.2 (e) refers to obsolete Part of R-Codes. ‘Part 6.3.2 A2’ replaced with ‘Clauses 5.1.3 C3.2’ to correctly reference new R-Codes.</p>
<p><b>PLN 3.6</b></p> <p><b>Ancillary Accommodation – Control of Additional Accommodation</b></p>	<p><i>Title</i></p> <p>The title of this policy has changed to reflect the new definition under the new R-codes. ‘Ancillary Accommodation’ is now defined as ‘Ancillary Dwellings’.</p> <p><i>Introduction</i></p> <p>This section has been changed to reflect the removal of family occupancy restrictions under the new R-Codes and modified to ensure that the amenity of a locality is not comprised and compliance with TPS4.</p> <p><i>Policy Objective</i></p> <p>The objective has been amended to remove specification of family member occupation and replaced with a new objective to reflect the design principles provided in the new R-Codes.</p> <p><i>Policy Statement</i></p> <p>Clause 4.1 has been removed as it relates to family member provisions that no longer apply. Clause 4.1 now specifies for all ancillary dwellings to comply with the following sub-clauses.</p> <p>Clause 4.1.1 has been modified to replace the existing maximum 60m<sup>2</sup> floor area to the maximum plot ratio area of 70m<sup>2</sup> now permitted by the R-Codes.</p>

Policy	Proposed Changes
	<p>Clause 4.1.2 has been reworded but intent retained.</p> <p>Clause 4.1.3 has been inserted to specify parking requirements of one additional bay to be provided.</p> <p>Clause 4.1.4 has been removed and replaced with guidelines for the location and design of ancillary dwellings. The 15m maximum distance from principle dwelling is no longer relevant as the dwellings can now be rented out independently without necessarily having to rely on the services that the main dwelling provides. Despite this change, it is still vital to ensure the amenity and streetscape is not detrimentally impacted so the requirement for ancillary dwellings to be complementary to the site through colours, materials and appropriate location is detailed. This has been integrated with existing Clause 4.6 for consistency.</p> <p>Clause 4.7 has been removed as there are no longer requirements for title notification advising of family residency occupancy of ancillary dwelling.</p> <p>Clause 4.1.5 has been restructured to now be referred to as Clause 4.2 to clarify the requirement for only one ancillary dwelling per lot.</p> <p><i>Definitions:</i> Definition updated to refer to amended description as per R-Codes.</p>
<p><b>PLN 3.8</b> <b>Heritage Management Incentives Policy</b></p>	<p><i>Policy Statement</i> Wording updated to reflect new R-Codes terminology ‘Performance Criteria’ replaced with ‘Design Principles’.</p>
<p><b>PLN 3.10</b> <b>Residential Design Code Variations</b></p>	<p><i>Introduction</i> ‘Acceptable Development’ wording replaced with ‘Deemed-to-Comply requirements’ to reflect new terminology. ‘Part 5’ is replaced by ‘Part 7’ to refer to correct section of revised R-Codes.</p> <p><i>Application of Policy</i> ‘Acceptable Development’ wording replaced with ‘Deemed-to-Comply requirements’ to reflect new terminology.</p> <p><i>Policy Objectives</i> ‘Acceptable Development’ wording replaced with ‘Deemed-to-Comply requirements’ to reflect new terminology.</p> <p><i>Policy Statement</i> Reference to outdated clauses and tables has been updated to reflect relevant clause under revised R-Codes.</p>

## OPTIONS

1. Council could resolve to advertise the Local Planning Policies reviewed and amended as part of this report, in accordance with Part 2.4 of Town Planning Scheme No.4.
2. Council could resolve not to advertise all or some of the Local Planning Policies reviewed as part of this report stating reasons why.

## CONCLUSION

As a result of the gazettal of a new edition of the Residential Design Codes, the City is proposing to amend five LPP to comply with new requirements and provisions as set out by the Western Australian Planning Commission and Department of Planning. As it is a statutory requirement for LPP to be consistent with the R-Codes, it is recommended that Council resolve to advertise the LPP reviewed and amended as part of this report, in accordance with Part 2.4 of Town Planning Scheme No.4.

## ATTACHMENTS

1. Draft copy of PLN 3.1 Residential Density Development
2. Draft copy of PLN 3.4 Outbuildings
3. Draft copy of PLN 3.6 Ancillary Accommodation - Control of Additional Accommodation
4. Draft copy of PLN 3.8 Heritage Management Incentives Policy
5. Draft copy of PLN 3.10 Residential Design Code Variations

*Executive Director Development Services advised Committee of text amendments to PLN 3.1, PLN 3.4 and PLN 3.10 in which the word "Deem" be replaced with the word "Deemed".*

D58/9/13      **RECOMMEND**

**That Council:**

**Amend Local Planning Policies:**

1. **PLN 3.1 Residential Density Development**
2. **PLN 3.4 Outbuildings**
3. **PLN 3.6 Ancillary Accommodation - Control of Additional Accommodation**
4. **PLN 3.8 Heritage Management Incentives Policy**
5. **PLN 3.10 Residential Design Codes Variations**

**As presented in the *Attachments of the Minutes* and advertise the draft Local Planning Policies for a period of at least 21 days in accordance with Clause 2.4 of Town Planning Scheme No.4.**

**Moved Cr H A Zelones  
MOTION CARRIED (5/0)**

**2.1 - PROPOSED INITIATION OF AMENDMENT NO.69 TO TOWN PLANNING  
SCHEME NO.4 - OMNIBUS AMENDMENT NO.4**

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WARD : All  
FILE No. : M/451/13  
DATE : 11/09/2013  
REF : ASC  
RESPONSIBLE MANAGER : EMPS  
APPLICANT : N/A  
LANDOWNER : Various  
SUBJECT LAND : Details in report and attachments  
ZONING MRS / TPS No.4 : Details in report and attachments

**In Brief:**

- Amendments are required to TPS No.4 to correct minor errors in the text and maps, to reflect previous Council resolutions and to otherwise improve the Scheme's effectiveness.
- Omnibus amendment No.4 consists of 50 proposals in total, including 21 proposals to amend the Scheme text and 28 proposals to amend the Scheme maps. One proposal requests an amendment to both the Scheme text and Scheme map. The majority of proposals are considered to be minor.
- Recommend that Council resolve to initiate an amendment to TPS No.4 to implement the various (omnibus) amendments.

**Tabled Items**

Nil.

**Officer Interest Declaration**

Nil

**Strategic Implications**

- 2.1 Long term planning and development that is guided by a balance between economic, social and environmental objectives.
- 2.1.1 Review, update and implement the City's Town Planning Scheme, taking into account the Local Biodiversity Strategy and other environmental considerations.

**Legislation Implications**

Planning and Development Act 2005  
Town Planning Regulations 1967  
Metropolitan Region Scheme  
Town Planning Scheme No.4

### **Council Policy/Local Law Implications**

Local Planning Strategy 2005

### **Budget/Financial Implications**

Nil.

### **Consultation**

- ◆ If initiated, the scheme amendment will undergo a process of advertising for public submissions in-accordance with the requirements of the Town Planning Regulations 1967.

## **BACKGROUND**

The City's Town Planning Scheme No.4 (TPS No.4) was gazetted on 4<sup>th</sup> November 2005. Ongoing use of the TPS No.4 subsequent to gazettal has revealed a number of areas where refinements are required to improve the Scheme's operational effectiveness and to otherwise correct minor errors or omissions in the text. The process for implementation of recommended changes is through the Scheme amendment process. A total of 50 proposals have been identified for inclusion in this omnibus amendment to TPS No.4.

The inclusion of minor proposals in omnibus amendments provides an efficient and effective process to amend the Scheme, in terms of the number of proposals, public consultation, the City's resources and reporting to Council.

## **DETAILS OF PROPOSAL**

The omnibus amendment consists of 50 proposals to amend the Scheme maps to correct drafting errors, rezone and re-code land to reflect previous Council resolutions and make changes to the accompanying Scheme text. The proposals are numbered sequentially with specific details of each proposal outlined and considered in the Analysis section of this report. The majority of proposals are minor in nature.

## **ANALYSIS**

### **Amendments to the Scheme Text**

**Proposal 1 - Zoning Table.** Modify permissibility of 'Animal Husbandry- Intensive' in the 'Rural Living' zone from 'A' (discretionary) to 'X' (not permitted).

**Explanation of Proposal 1 - 'Animal Husbandry- Intensive'** is defined as "*means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) and other livestock in feedlots*".

The use of 'Animal Husbandry - Intensive' has the potential to adversely impact on the character and lifestyle of the 'Rural Living' zone. An amendment to the zoning table is proposed to prevent establishment of new poultry farms or other feedlots within the Rural Living zone. There are existing poultry farms within the zone; however they would retain non-conforming use rights under 4.8 of the TPS No.4.

**Proposal 2** – Zoning Table. Include ‘Small-Bar’ in the Zoning Table, with the following permissibility:

USE CLASSES	ZONES (Note 6 and Note 7)									
	Residential	Special Residential	Rural Living	General Rural	Local Centre	District Centre	General Industry	Industrial Business	Mixed Business/Residential	Strategic Regional Centre
Small-Bar	X	X	X	X	A	A	X	X	A	P

**Explanation of Proposal 2** – Changes to the Liquor Control Act 1988 which came into effect in May 2007 included an amendment to section 41 to include a small bar licence that may be issued by a licensing authority. Prior to this change the Liquor Control Act 1988 provided two forms of licence for premises to service alcohol, being a hotel licence and tavern licence. It is therefore proposed to include ‘Small-Bar’ as a separate use class within the zoning table to be consistent with the Liquor Control Act 1988. It is considered appropriate that the permissibility is consistent with the use class ‘Tavern’.

It is anticipated that parking requirements will be similar to the use class ‘Tavern’ in accordance with Schedule 11A of the Scheme. The appropriate amendment for this will be brought in prior to final approval. Refer to Proposal 15 for the proposed definition of ‘Small-Bar’.

**Proposal 3** – Zoning Table. Modify the permissibility of ‘Industry-Rural’ in the ‘Rural Living’ zone from ‘A’ (discretionary) to ‘X’ (not permitted).

**Explanation of Proposal 3** - ‘Industry-Rural’ is defined as

- “(a) an industry handling, treating, processing or packing rural products; or*
- (b) a workshop servicing plant or equipment used for rural purposes”.*

The use ‘Rural-Industry’ is primarily industrial in nature and has the potential to adversely impact on the character and lifestyle of the “Rural Living” zone. The main difficulty in administering such a definition is that reference to “rural products” can include anything of a rural nature and provides a means to establish a quasi-industrial activity with the Rural Living zones. This includes activities such as wood cutting, soil blending, manufacturing and processing of any food not associated/grown on the subject land. It should be noted that this does not prevent or restrict the incidental activities associated with an approved rural use on the land, such as packing sheds associated with orchards for example.

**Proposal 4 - Zoning Table.** Include ‘Liquor Store – Small’ and ‘Liquor Store - Large’ in the Zoning Table, with the following permissibility:

USE CLASSES	ZONES (Note 6 and Note 7)									
	Residential	Special Residential	Rural Living	General Rural	Local Centre	District Centre	General Industry	Industrial Business	Mixed Business/Residential	Strategic Regional Centre
<b>Liquor Store – Small</b>	X	X	X	X	D	P	X	X	A	D
<b>Liquor Store – Large</b>	X	X	X	X	X	D	X	X	X	D

**Explanation of Proposal 4** – Currently a liquor store is defined as a ‘Shop’ under the Scheme. A ‘Shop’ is classified as ‘P’ (permitted) in the Local Centre, District Centre and Strategic Regional Centre, ‘A’ (discretionary) in the Industrial Business and Mixed Business/Residential and ‘X’ (not permitted) in all other zones.

As outlined under Proposal 19, it is considered appropriate to differentiate liquor store from other retail types to allow for a separate land use classification and subsequent zoning under the Scheme. Greater restriction is needed as to where liquor stores should be located in the City compared to a ‘Shop’. Due to the varying scale of liquor stores, it is proposed as part of Proposal 19 to define ‘Liquor Store – Small’ and ‘Liquor Store – Large’. This also allows the permissibility to differ as proposed above which includes greater restriction on the location of large scale liquor stores.

It is anticipated that parking requirements will be similar to the use class ‘Shop’ in accordance with Schedule 11A of the Scheme. The appropriate amendment for this will be brought in prior to final approval.

**Proposal 5** – Zoning Table. Modify the permissibility of ‘Place of Worship’ in the Special Residential zone from ‘A’ (discretionary) to ‘X’ (not permitted) and in the Strategic Regional Centre zone to ‘D’.

**Explanation of Proposal 5** – ‘Place of Worship’ is defined as “*means premises used for religious activities such as a church, chapel, mosque, synagogue or temple*”.

Objective 4.2.2 (a) of the Special Residential zone is “*to provide for low density residential development in a rural setting, in which natural environmental values are conserved as far as possible for the enjoyment of residents as well as the maintenance of ecological and landscape values*”. When considering the objectives of the zone as well as the established quiet and peaceful residential environment it is considered inappropriate to permit places of worship in this zone. This is particularly due to issues associated with noise and traffic. It is considered that places of worship are more compatible with the City’s “Residential” “Rural Living” and “General Rural” zones. An amendment to the zoning table is proposed to prevent establishment of new places of worship in the Special Residential zone.

**Proposal 6** – Zoning Table. Include ‘Land Sales Office’ in the Zoning Table, with the following permissibility:

USE CLASSES	ZONES (Note 6 and Note 7)									
	Residential	Special Residential	Rural Living	General Rural	Local Centre	District Centre	General Industry	Industrial Business	Mixed Business/Residential	Strategic Regional Centre
Land Sales Office	D	D	X	X	X	X	X	X	X	X

**Explanation of Proposal 6** - A ‘Land Sales Office’ is a common use associated with Display Home Centres and the sale of land and should therefore be included within the zoning table. Existing Land Sales Offices in the City are located in Residential areas since this is where new development is occurring and subsequently being sold. The permissibility within each zone is proposed accordingly. Refer to Proposal 20 which proposes a definition of ‘Land Sales Office’ under Schedule 1.

**Proposal 7** – Zoning Table. Modify the permissibility of ‘Storage’ in the ‘Rural Living’ zone and ‘General Rural zone’ from ‘D’ (discretionary) to ‘X’ (not permitted).

**Explanation of Proposal 7** – ‘Storage’ is defined as “*a premises used for the storage of goods, equipment, plant or materials*”.

The predominant use of ‘Storage’ is considered to be an industrial use and has the potential to adversely impact on the character and lifestyle of the “Rural Living” and “General Rural” zones. This proposal is intended to prevent incompatible land uses such as self-storage units and storage yards within the “Rural Living” and “General Rural” zones, as such uses are more appropriately located in industrial zoned areas. It should be noted that this does not prevent or restrict the incidental storage of domestic goods associated with the ordinary use of any land.

**Proposal 8** – Clause 5.2.4(d), Residential Design Codes. Include the words “*where the design will result in development addressing the PAW*” after the words “Public Access Ways (PAW’s)” so the Clause reads: “*Notwithstanding 5.2.3 above, an increase above the lower residential density code may apply in the following circumstances subject to an Application for Planning Approval being granted by the City in accordance with Local Planning Policy 3.1 Residential Density Development:*

*(d) In the case of properties abutting public access ways (PAWs) where the design will result in development providing passive surveillance of the PAW and where land is identified on the Scheme Map as R10/R25, R12.5/15, R15/R25 or R17.5/R25, grouped dwellings, aged or dependant persons dwellings and single bedroom dwellings up to R40;”*

**Explanation of Proposal 8** – Currently any property abutting a Public Access Way (PAW) may apply to develop above the lower residential coding. This however should be restricted to properties that address the PAW only. This is to encourage more surveillance of PAWs due to the amount of anti-social behaviour commonly associated with PAWs.

**Proposal 9** – Add Clause 5C.3.1(d) to read:

*“Unless otherwise approved by the City in accordance with the provisions of Clause 5.5, the maximum plot ratio within the respective zones and precincts is to accord with the following standards:*

*(d) Strategic Regional Centre: To be determined by an adopted structure plan.”*

**Explanation of Proposal 9** – Currently the Scheme does not include a maximum plot ratio for the Strategic Regional Centre zone. A review of the approach taken by other Councils is to include the plot ratio as part of the structure plan rather than under the Scheme. This is because it is not appropriate to impose the same plot ratio limit for the whole of the Strategic Regional Centre zone as this should vary between precincts. It is proposed that the above Clause be included to clarify that the building bulk will be determined by the applicable structure plan in place.

**Proposal 10** – Clause 6.1.1(f). Change the reference from ‘Special Control Area Map 3’ to ‘Special Control Area Map 1’.

**Explanation of Proposal 10** – The Clause refers to the Prime bushfire hazard protection areas being within Special Control Areas Map 3, when it is in fact depicted in SCA Map 1. The proposed change will correct this.

**Proposal 11** – Clause 6.1.1(g). Change the reference from ‘Special Control Area Map 3’ to ‘Special Control Area Map 1’.

**Explanation of Proposal 11** – The Clause refers to ‘Areas of potential environmental hazard impacts’ being within Special Control Area Map 3, when it is in fact depicted in SCA MAP 1. The proposed change will correct this.

**Proposal 12**– Add new Clause 6A.2.3 (k) (and renumber existing Clause 6A.2.3 (k) to Clause 6A.2.3 (i)) to read:

*“A Structure Plan is to contain such detail as, in the opinion of the City, is required to satisfy the planning requirements of the Development Area, and, without limiting the generality of the foregoing, may include the following details:*

*(k) the identification of areas proposed to be revegetated including verges”.*

**Explanation of Proposal 12** – At its 28 March 2011 meeting, Council resolved (D19/3/11) with regard to ‘Verge Replanting in New Developments’ which included the following in its recommendation:

*“2. If still considered feasible following consideration of the outcomes of the Bush Fire Enquiry:*

*ii) Include in future Omnibus Amendments to Town Planning Scheme 4 the modification of Clause 6A.2 (Preparation of Structure Plans) to include the identification of areas proposed to be revegetated in Structure Plan submissions.”*

The proposal addresses Council’s resolution.

**Proposal 13** – Modify Clause 6A.5.1 (b)(ii) by replacing “2.3.3” with “2.3” to read: *“A Detailed Area Plan is to relate to a particular lot or lots and may be prepared and submitted: (b)(ii) in place of a development approval required to comply with clause 2.3 of the Residential Design Codes”.*

**Explanation of Proposal 13** – Clause 6A.5.1 (b)(ii) currently refers to a clause in the Residential Design Codes which no longer exists due to numerous amendments to the Codes since the gazettal of the Town Planning Scheme No.4. The above is proposed in order for the correct clause to be referred to. Clause 2.3 of the Residential Design Codes states *“Planning approval is required for the erection of a single house on any lot smaller than 260m<sup>2</sup>, except where the single house complies with a local structure plan or local development plan”.*

**Proposal 14** – Add the following to Clause 6A5.2: *“All land use and development for lots subject of a Detailed Area Plan shall accord with the adopted Detailed Area Plan”* before the word “unless”.

**Explanation of Proposal 14** – Clause 6A.5 of the Scheme does not explicitly state that owners need to adhere to the provisions of the applicable Detailed Area Plan for all land use and development on a property. It is therefore proposed to add the above in order for clarification.

**Proposal 15** – Schedule 1, Land Use Definitions, definition of ‘Small-Bar’. Insert a new definition to read: *“means premises licenced as a small bar under the Liquor Control Act and used to sell liquor for consumption on the premises, but not including the sale of packaged liquor; and with the number of persons who may be on the licensed premises limited to a maximum of 120”.*

**Explanation of Proposal 15** – The definition proposed is in accordance with that provided by WAPC’s Planning Bulletin 85 *Small Bar Licensed Premises*. Planning Bulletin 85 was in response to changes to the Liquor Control Act 1988 which came into effect in May 2007. This included an amendment to section 41 to include a small bar licence that may be issued by a licensing authority. It therefore considered appropriate to include the definition within the Scheme in order to be consistent with the Liquor Control Act 1988. See Proposal 2 which proposes to include ‘Small-Bar’ in the Zoning Table.

**Proposal 16** – Schedule 1, Land Use Definitions, definition of ‘Child Care Premises’. Amend the definition to read: “*means premises used for the daily or occasional care of children in accordance with the regulations for child care under the Child Care Services Act 2007, but does not include a Family Day Care*”.

**Explanation of Proposal 16** – The definition of ‘Child Care Premises’ is currently defined under the TPS No.4 as “*has the same meaning as in the Community Services (Child Care) Regulations 1988*”. This is in accordance with the definition provided under the Model Scheme Text. These Regulations were repealed by the Children and Community Services Act 2004 s.250(2)(b) as at 1 March 2006.

The current *Community Services (Child Care) Regulations 2006* do not define ‘Child Care Premises’, therefore it is proposed to use the definition provided by the WAPC’s Planning Bulletin 72/2009 (PB 72) *Child Care Centres*. The Planning Bulletin provides the following definition:

*“A child care centre is defined as premises used for the daily or occasional care of children in accordance with the regulations for child care under the Child Care Services Act”.*

Child Care Service is defined under the Child Care Services Act 2007:

*“For the purposes of this Act, a child care service is a service providing or intended to provide education and care on a regular basis to children under 13 years of age (or such other age as may be prescribed for the purposes of this section) that —*

- (a) is not an education and care service under the national child care law; and*
- (b) is prescribed for the purposes of this Act as a type of service to which this Act applies”.*

Education and Care Service is defined under the Education and Care Services National Law as:

- “Education and care service means any service providing or intended to provide education and care on a regular basis to children under 13 years of age other than —*
- (a) a school providing an educational program to school children in accordance with the School Education Act 1999; or*
  - (b) a community kindergarten providing an educational program to children in accordance with the School Education Act 1999; or*
  - (c) a personal arrangement; or*

(d) a service principally conducted to provide instruction in a particular activity; or

*Example: Instruction in a particular activity could be instruction in sport, dance, music, culture or language or religious instruction.*

(e) a service providing education and care to patients in a hospital or patients of a medical or therapeutic care service; or

(f) care provided under a child protection law of a participating jurisdiction; or

(g) a prescribed class of disability service; or

(h) a service of a prescribed class;

*Example: Education and care services to which this Law applies include long day care services, family day care services and outside school hours services, unless expressly excluded”.*

It is considered appropriate to use the wording provided in the Planning Bulletin 72/2009 which defines child care service in accordance with current regulations. It is considered appropriate also to include ‘does not include a family day care centre’, to ensure they are defined separately in the Scheme and have different development standards.

**Proposal 17** – Schedule 1, Land Use Definitions, definition of ‘Family Day Care’. Amend the definition to read “*means premises used to provide a child care service in a private dwelling in a family or domestic environment*”, within the meaning of the Child Care Services Act 2007”.

**Explanation of Proposal 17** – ‘Family Day Care’ is currently defined under the TPS No.4 as “*means premises used to provide family day care within the meaning of the Community Services (Child Care) Regulations 1988*”. This is in accordance with the definition provided under the Model Scheme Text. These Regulations were repealed by the Children and Community Services Act 2004 s.250(2)(b) as at 1 March 2006. The current Community Services (Child Care) Regulations 2006 do not define ‘Family Day Care’, with the definition under the Child Care Services Act 2007 being “*a type of child care service prescribed as a family day care service for the purposes of this Act*”. As the definition is not comprehensive it is considered necessary to further define Family Day Care Premises under the Scheme.

The *Community Services (Child Care) Regulations 1988* defines “Family Day Care as “means a child care service provided to a child in a private dwelling in a family or domestic environment”. This is considered an appropriate definition for the Scheme within the meaning of the Child Care Service Act 2007.

**Proposal 18** – Schedule 1, Land Use Definitions, definition of ‘Electoral Sign’. Insert a new definition to read: “*means a sign erected to encourage persons to vote for a candidate political party or issue relating to an election of the Parliament of the Commonwealth or State or Local Government or a referendum*”.

**Explanation of Proposal 18** – ‘Electoral Sign’ is proposed to be included under Schedule 5, Exempted Advertisements (Proposal 21); and therefore a definition under the Scheme is required. This is the same definition that was adopted by Council at its February 2013 meeting as part of amendments to PLN 4.2 Signage (Advertisements).

**Proposal 19** – Schedule 1, Land Use Definitions. Insert new definition of ‘Liquor Store – Small’ and ‘Liquor Store – Large’ and amend definition of ‘Shop’ to read:

*“**Liquor Store – Small**” means any land or buildings the subject of a liquor store licence granted under the provisions of the Liquor Licensing Act 1988 (as amended) where the net leasable area does not exceed 300m<sup>2</sup>.’*

*“**Liquor Store – Large**” means any land or buildings the subject of a liquor store licence granted under the provisions of the Liquor Licensing Act 1988 (as amended) where the net leasable area exceeds 300m<sup>2</sup>.’*

*“**Shop**” means premises used to sell goods by retail, hire goods, or provide services of a personal nature (including a hairdresser or beauty therapist) but does not include a showroom, fast food outlet or small or large liquor store.’*

**Explanation of Proposal 19** – Currently a liquor store is defined as a ‘Shop’ under the Scheme. It is considered appropriate to differentiate liquor store from other retail types that fall under the definition of ‘Shop’, to allow for a separate land use classification. This is because greater Council discretion is required as to where these are appropriately located. Generally, where ‘liquor store’ has been defined in other town planning schemes in the Perth Metropolitan Area (including the City of Belmont, City of Wanneroo, City of Fremantle, City of Gosnells and City of Melville) the following definition has been used:

*“any land or buildings that have been granted a liquor store licence under the provisions of the Liquor Licensing Act 1988”.*

A liquor store licence is defined by the Department of Racing, Gaming and Liquor as, *“a licence granted under Section 47 of the Liquor Control Act 1988 which authorises the sale and supply of liquor for consumption of the licensed premises”.*

Due to the varying size and scale of liquor stores it is proposed to also separate the definition of Liquor Store into ‘Liquor Store – Small’ and ‘Liquor Store – Large’ based on the net leasable area. This will help to provide greater control of where larger liquor stores in particular are located in the City. The suggestion to define small and large liquor stores was provided by the Western Australia Local Government Association (WALGA) on *Local Government Town Planning Guidelines for Liquor Store Outlets*. The guidelines suggested the upper limit for small liquor stores to be 100-300m<sup>2</sup>. Based on the size of liquor stores existing in the City, a maximum of 300m<sup>2</sup> is considered appropriate.

See Proposal 4 which proposes to include ‘Liquor Store-Small’ and ‘Liquor Store-Large’ in the Zoning Table.

**Proposal 20** – Schedule 1, Land Use Definitions, definition of ‘Land Sales Office’. Insert a new definition to read: *“means a temporary office used for the sale of the land for a new subdivision estate”*.

**Explanation of Proposal 20** – A ‘Land Sales Office’ is a common use associated with “Display Home Centres” and the sale of land, yet the use is not defined within the Scheme. As such it is deemed necessary to include it within Schedule 1 to ensure that the term is used appropriately. This also allows for ‘Land Sales Office’ to be included within the zoning table as proposed by Proposal 6.

**Proposal 21** – Schedule 5, Exempted Advertisements, amend to the following (Changes and additions are included in italics and deletions are in strike through):

Land use and/or development	Exempted sign	Maximum size
Dwellings	<del>One professional name plate as appropriate</del>	0.2m <sup>2</sup>
Home Occupation & <i>Home Business</i>	One advertisement describing the nature of the home occupation/ <i>business</i> .	0.2m <sup>2</sup>
Places of Worship, Meeting Halls and Places of Public Assembly	<del>One advertisement detailing the function and/or the activities of the institution concerned.</del>	
Cinemas, Theatres and Drive In Theatres	<del>Two signs (illuminated or non-illuminated) detailing the entertainment being presented from time to time at the venue upon which the signs are displayed.</del>	Each advertisement sign not to exceed 5m <sup>2</sup>
Shops, Showrooms and other uses appropriate to a Shopping Area.	<del>All advertisements affixed to the building below the top of the awning or, in the absence of an awning, below a line measured at 3 metres from the ground floor level of the building subject to compliance with the requirements of the Signs, Hoarding and Bill Posting By-Laws.</del>	Not applicable
Industrial and Warehouse Premises	<del>A maximum of two advertisements per tenancy applied to or affixed to the walls of the building but not including signs which project above the eaves or the ridge of the roof of the building, and excluding signs projecting from a building whether or not those signs are connected to a pole, wall or other building. A maximum of one free standing advertisement sign (pylon type) per property for shared use of all tenancies thereon, not exceeding 6 m in height above ground level.</del>	Total area of any such advertisements shall not exceed 8m <sup>2</sup>
Race courses, major racing tracks, sports stadiums, major sporting grounds and complexes.	<del>All signs provided that, in each case, the advertisement is not visible from a vantage point at ground level which is outside the complex or facility concerned either from other private land or from public places and streets.</del>	Not applicable
Public Places and Reserves	(a) Advertisement signs (illuminated and non-Illuminated) relating to the functions of government, a public authority or council of a	Not applicable

Land use and/or development	Exempted sign	Maximum size
	<p>municipality excluding those of a professional nature constructed or exhibited by, or on behalf of any such body;</p> <p>(b) Advertisement signs (illuminated and non-illuminated) required for the management or control of traffic on any public road, car park cycleway, railway or waterway where such advertisement has been constructed or exhibited by or at the direction of a Government department, public authority or the council of a municipality; and</p> <p>(c) Advertisement signs (illuminated and non-illuminated) required to be exhibited by or pursuant to any statute or regulation or the like made pursuant to powers contained within a statute provided that any such advertisement is constructed and/or exhibited strictly in accordance with the requirements specified therein.</p>	<p>Not applicable</p> <p>Not Applicable</p>
<p><del>Railway property and Reserves</del></p>	<p><del>Advertisement signs upon a railway station provided they are only directed at persons at or upon a railway station.</del></p>	<p><del>No signs shall exceed 2m<sup>2</sup> in area.</del></p>
<p>Advertisements within a Building or Centre</p>	<p>All advertisements placed or displayed within a building or centre, which cannot ordinarily be seen by a person outside of those buildings.</p>	<p>Not applicable</p>
<p>All classes or buildings other than single family dwellings</p>	<p>One advertisement sign <i>affixed to the façade of the building which</i> contains the name, number and address of the building, the purpose for which the building or the name and address of the managing agent thereof.</p>	<p>0.2m<sup>2</sup></p>
<p>Building construction sites as follows:</p> <p>(i) Dwelling</p> <p>(ii) Multiple Dwellings, Shops, Commercial and Industrial projects</p> <p>(iii) Large Development or redevelopment projects involving shopping centres, office or other buildings exceeding 3 storeys in height</p>	<p>Temporary Signs:</p> <p>Advertisement signs displayed only for the duration of the construction as follows.</p> <p>One advertisement per street frontage containing details of the project and the contractor undertaking the construction work</p> <p>One sign as for (i) above.</p> <p>One sign as for (i) above.</p> <p>One additional sign showing the name of the project builder.</p>	<p>2m<sup>2</sup></p> <p>2m<sup>2</sup></p> <p>10m<sup>2</sup></p> <p>5m<sup>2</sup></p>
<p><del>Sales of Goods or Livestock</del></p>	<p><del>One sign per lot displayed for a period not exceeding 3 months advertising the sale of goods or livestock upon any land or within any building upon which the sign is exhibited provided that the land is not normally used for that purpose.</del></p>	<p><del>2m<sup>2</sup></del></p>
<p>Property Transactions. Advertisement signs displayed for the duration of the period over which property transactions are offered and negotiated as</p>		

Land use and/or development	Exempted sign	Maximum size
<p>follows:</p> <p>(a) Dwellings</p> <p>(b) Multiple Dwellings, Shops, commercial and industrial properties</p> <p>(c) Large properties comprised of shopping centres, buildings in excess of four storeys and rural properties in excess of 5 ha</p>	<p>One sign per street frontage for each property relating to the sale, leasing or impending auction of the property at or upon which the sign is or the signs are displayed.</p> <p>One sign as for (a) above.</p> <p>One sign as for (a) above</p>	<p>Each sign shall not exceed an area of 2m<sup>2</sup>.</p> <p>Each sign shall not exceed an area of 2m<sup>2</sup>.</p> <p>Each sign shall not exceed an area of 10m<sup>2</sup>.</p>
<p>Display Homes. Advertisement signs displayed for a period over which homes are on display for public inspection.</p>	<p>(i) One sign for each dwelling on display.</p> <p>(ii) In addition to (i) above, one sign for each group of dwellings displayed by a single project builder giving details of the project building company and details of the range of dwellings on display.</p>	<p>2m<sup>2</sup></p> <p>5m<sup>2</sup></p>
<p><i>Electoral Signage on privately owned land</i></p>	<p><i>One sign or combination of signs not exceeding 1.2m<sup>2</sup> in total shall be permitted per lot. In the case of a corner site, one such sign shall be permitted per street frontage up to 1.2m<sup>2</sup></i></p> <p><i>(This does not apply to electoral signs erected within the grounds of an official polling place on the day of the election, in such cases; there is no limitation on the size or number of such signs).</i></p> <p><i>Signs shall not be erected more than 90 days prior to the election date to which it relates.</i></p> <p><i>Signs shall be removed within 14 days after the election.</i></p>	<p>1.2m<sup>2</sup></p>

*Note: All advertisements shall be of professional quality, kept clean and free from unsightly matter and maintained at all times in good order and repair.*

*Note: In addition to the standards outlined in the table above, advertisements shall comply with section 4.2 of Local Planning Policy PLN 4.2 Advertisements (Signage).*

**Explanation of Proposal 21** - Due to the Local Law for Signs, Hoarding and Bill Posting being revoked and the Local Planning Policy PLN 4.2 Signage (Advertisements) recently being extensively reviewed and adopted, many of the exempted signs listed in the Scheme are no longer relevant or applicable. A few minor amendments have been made to existing exempt signs for greater clarification.

A new exempt sign is also proposed to be included, being 'Electoral Signage on privately owned land' to allow for election signs if certain development standards are met. Recent amendments to PLN 4.2 Signage (Advertisements) relating to electoral signage were adopted by Council at its February 2013 meeting. This was due to the prohibition of electoral signage under PLN 4.2 being challenged in the Supreme Court. This resulted in advice from the City's solicitor to amend PLN 4.2 to allow the display of electoral signs without the need to obtain planning approval. Electoral signs are now exempt from requiring planning approval subject to compliance with corresponding development standards under PLN4.2. It is therefore necessary to amend Schedule 5 to include "Electoral Signage" in accordance with PLN 4.2.

### *Amendments to the Scheme Maps*

*Zoning Plans for the proposals are included in the Attachments of the Minutes.*

#### *Residential Proposals*

**Proposal 22** – Apply a "Residential" zoning to the unzoned portion of Lot 10 Knuckey Drive, Roleystone.

**Explanation of Proposal 22** – Lot 3042 Knuckey Drive, Kelmscott was formerly reserved for "Public Recreation" purposes and accordingly zoned "Parks and Recreation (Local) under the City's TPS No. 4. The City's Public Open Space Strategy (POS Strategy) found the reserve to be surplus to the City's open space requirements. Subsequently the reserve was cancelled to enable sale of the land to an adjoining landowner, given the nominal land area incapable of being developed as a single lot.

On 7 October 2009 the City received approval from the WAPC (Ref: 14071) to amalgamate Lot 3042 Knuckey Drive with the adjoining residential properties at Lot 224 and Lot 10 (former 225) Knuckey Drive. An alternative alignment was proposed which the Commission allowed to be illustrated on the deposited plan, which was for Lot 3042 to be amalgamated with Lot 10 only. It is therefore proposed to zone the unzoned portion "Residential" to be consistent with the balance of Lot 10 and its surrounds.

**Proposal 23** - Rezone Lot 433 Wirin Road from "Public Purpose" to "Residential".

**Explanation of Proposal 23** – Lot 433 is zoned under the MRS as "Urban", and is used for residential purposes. "Public Purpose" is an inappropriate zoning for this property, and therefore Lot 433 is proposed to be rezoned to "Residential" to reflect the use of the property and be consistent with its surrounds.

**Proposal 24** – Rezone portion of Lot 70 (220) Peet Road, Roleystone from "Rural Living 2" to "Residential".

**Explanation of Proposal 24** – On 11 October 2007 the City received approval from the WAPC (Ref: 135275) to amalgamate a portion of former Lot 69 and 58 Peet Road. The portion of Lot 69 that was amalgamated was part of a disused access leg to Peet Road. It is proposed to rezone the portion of former Lot 69 to "Residential" in order to be consistent with the other portion of the amalgamated lot, as well consistent with the MRS zoning of Urban.

**Proposal 25** – Amend coding of residential lots within Development Structure Plan Area No.2 – A16 to be consistent with the Structure Plan.

**Explanation of Proposal 25** – The large majority of lots within the Structure Plan area are incorrectly coded on the Scheme Map. Therefore it is necessary to update this in order for the Scheme Map to be reflective of the Structure Plan. The density codings of Lot 3 Ninth Road however do not need to be amended as the lot is yet to be subdivided, which may result in changes to the layout.

**Proposal 26** – Rezone portion of Lot 335 (181) Seventh Road, Armadale from “Parks and Reservation” to “Residential”.

**Explanation of Proposal 26** – Lot 2 Seventh Road and Loc 3741 Cohuna Drive received approval from the WAPC (Ref: 94792) to be amalgamated on 30 August 1994. It is proposed to rezone former Loc 3741 to “Residential” in order to be consistent with the other portion of the amalgamated lot, as well consistent with the MRS zoning of Urban.

**Proposal 27** – Realign the eastern boundary of Lot 100 (44) Jarrah Road, Roleystone to include Jarrah Road as unzoned.

**Explanation of Proposal 27** – There are two portions of Lot 100 (44) Jarrah Road which are within the road reservation of Jarrah Road. This is considered to be a mapping anomaly and should be amended to accurately define the boundaries of Lot 100 (44) Jarrah Road and the abutting road reserve.

**Proposal 28** – Apply a “Residential” zoning to the unzoned portions of Lot 51 (431) Railway Ave and Lot 700 (3) Abbey Road, Armadale.

**Explanation of Proposal 28** – A portion of the property is presently unzoned, the reason for which is unclear. The proposed amendment to the Scheme Map will correct this by applying a “Residential” zoning over the lot. The associated density code is already in place.

**Proposal 29** – Apply a “Residential” zoning to the unzoned portions of the following lots:

1. Lot 250 (11) Dryandra Way, Armadale
2. Lot 200 (7) May Close, Armadale
3. Lot 202 (12) Mckeown Court, Armadale
4. Lot 1 (14a) McKeown Court, Armadale
5. Lot 200 (9) McKeown Court, Armadale
6. Lot 201 (15) McKeown Court, Armadale

**Explanation of Proposal 29** – A number of Pedestrian Access Ways (PAW) have been amalgamated with adjoining residential properties over time. A review of the Scheme maps identified that where those PAWs were unzoned in the first instance, this has left the properties in question with small areas of unzoned land as part of the overall areas. It is proposed to give these unzoned areas of land the same “Residential” zoning that the remainder of the properties have in order to complete the zoning over the subject lots. The associated density codes are already in place.

**Proposal 30** – Apply a “Residential” zoning to the unzoned portion of Lot 147 (86) Amethyst Crescent, Mt Richon.

**Explanation of Proposal 30** – A portion of the battle axe leg of Lot 147 is presently unzoned, the reason for which is unclear. The proposed amendment to the Scheme Map will correct this by applying a “Residential” zoning over the lot. The associated density code is already in place.

**Proposal 31** – Apply a “Residential” zoning to the unzoned portion of Lot 26 (20) Sunset Terrace, Kelmscott.

**Explanation of Proposal 31** – A small portion of the lot is presently unzoned, which used to form part of the road reserve. Due to the property’s vehicle access issues, a portion of the road reserve was bought by the owners and the property boundary realigned. The zoning was not updated when this occurred. The proposed amendment to the Scheme Map will correct this by applying a “Residential” zoning over the lot. The associated density code is already in place.

#### *Parks and Recreation Reserve Proposals*

**Proposal 32** – Rezone Lot 1639 Westborne Road from “Residential” to “Parks and Recreation”.

**Explanation of Proposal 32** – Lina Hart Memorial Park is comprised of Lot 1639 and Lot 2670 Westbourne Road and is vested in the City of Armadale. It is considered an anomaly that Lot 1639 is zoned “Residential” rather than “Parks and Recreation”. It is a C class reserve and has a current purpose of Public Recreation. It is therefore proposed to reserve Lot 1639 for “Parks and Recreation” in order to be consistent with Lot 2670.

**Proposal 33** – Rezone Lot 4497 Poad St from “Residential” to “Parks and Recreation”.

**Explanation of Proposal 33** – Lot 4497 Poad St is vested in the City as a Reserve for Public Recreation. It is considered an anomaly that the Lot is zoned “Residential” rather than Parks and Recreation”. It is therefore proposed to reserve Lot 4497 for “Parks and Recreation” to reflect its current purpose.

**Proposal 34** – Rezone Lot 3473 Sefton Road, Roleystone from “Residential” to “Parks and Recreation”.

**Explanation of Proposal 34** – Lot 347 forms part of Bettenay Reserve, yet is zoned “Residential”. Lot 2049 which forms the rest of Bettenay Reserve is correctly zoned “Parks and Recreation”. It is therefore proposed to reserve Lot 346 for “Parks and Recreation” to reflect its current purpose and also be consistent with the adjacent lot being Lot 2049 which comprises the rest of Bettenay Reserve.

**Proposal 35** – Rezone Lot 913 Ninth Road, Brookdale from “Residential” to “Parks and Recreation”.

**Explanation of Proposal 35** – Lot 913 is zoned “Public Open Space” within Development Structure Plan Area No.2 – A16 and is vested in the City for Public Recreation. It is therefore proposed to reserve Lot 913 to “Parks and Recreation” to reflect its purpose and status under the Structure Plan.

**Proposal 36** – Reserve the entirety of Lot 3217 Albany Highway, Mt Richon (Reserve 35613) as “Parks and Recreation (Local)” and remove the “Residential” zoning.

**Explanation of Proposal 36** – A portion of the lot is zoned “Residential”, with the balance of the lot reserved for “Parks and Recreation (Local)”. All of the land should be included in “Parks and Recreation (Local)” reservation.

#### *Rural Proposals*

**Proposal 37** – Rezone a portion of Lot 802 Albany Highway, Bedfordale to “Rural Living 2”.

**Explanation of Proposal 37** – This is to accord with Proposal 1 of MRS Amendment 1161/41 which was to transfer the portion of land (being 1664m<sup>2</sup>) from the Parks and Recreation reservation to the Rural zone. According to the MRS Amendment, the existing Parks and Recreation reservation is part of a former access leg to Lot 803, which is contained within the Darling Range Regional Park. Access to the regional open space is now provided by Spinebill Close and the former access leg has been amalgamated into Lot 802. The Parks and Recreation reservation was therefore no longer relevant. It is therefore proposed to zone that portion “Rural Living 2”, consistent with the MRS and the remainder of the lot and its surrounds.

**Proposal 38** - Rezone a portion of Lot 1 Illawarra Road, Karragullen to “General Rural”.

**Explanation of Proposal 38** – This is to accord with Proposal 4 (ii) of MRS Amendment 1161/41 which was to transfer the portion (being 2400m<sup>2</sup>) of land from the State Forest reservation to the Rural zone. This anomalous portion of land was included in the State Forest reservation in a previous amendment to the MRS. It is therefore proposed to zone that portion “General Rural”, consistent with the MRS and the remainder of the lot and its surrounds.

**Proposal 39** – Rezone Lot 401 Zenobia Terrace, Champion Lakes from “Public Purpose” to “Special Residential”.

**Explanation of Proposal 39** – Lot 401 Zenobia Terrace is a privately owned property, zoned “Rural” under the MRS. A Western Power easement (being E202251) has been existing on the property since 1989 due to high voltage power lines. It is not necessary for the property to be zoned “Public Purpose” due to the easement in place which would ensure proper development restrictions are adhered to. As the property is privately owned it should have a zoning in accordance with the “Rural” zoning of the MRS. As the property is within Development Area 12 which is all zoned “Special Residential”, Lot 401 should be rezoned accordingly to be consistent with the both MRS and its surrounds.

**Proposal 40** – Rezone a portion of Lot 151 Sawmill Place from “General Rural” to Rural Living 2”.

**Explanation of Proposal 40** – On 18 February 2011 the City received approval from the WAPC (Ref: 143006) to amalgamate Lot 93 Sawmill Place and Lot 173 Robinson Road and re-subdivide into three lots. Lot 93 was zoned “Rural Living 2” and Lot 173 was zoned “General Rural”. Due to this subdivision a portion of Lot 151 is zoned “General Rural”. Advice note 5 (c) of the subdivision approval stated: *“The City of Armadale advises that the rezoning of a portion of land from General Rural to Rural Living 2 affected by this subdivision will be included in its future Omnibus Amendment”*. It is therefore proposed to rezone a portion of Lot 151 Sawmill Place from “General Rural” to Rural Living 2” in order to be consistent with the rest of the lot, its surrounds and be in accordance with the Town Planning Scheme No.4.

**Proposal 41** – Rezone Lot 9001 Allen Road, Champion Lakes to “Rural Living 10”.

**Explanation of Proposal 41** – The gazettal and construction of the Tonkin Highway by Main Roads WA resulted in a 10.3ha portion of Lot 9001 Seaforth Avenue, Gosnells being cut off from the larger balance of the lot on the western side of Tonkin Highway. As a result of the new Highway’s construction, the City of Gosnells and City of Armadale agreed to relocate the boundary between the two municipalities to a new boundary along the centre line of the Tonkin Highway alignment (gazetted in 2005).

The new municipal boundary resulted in Lot 9001 located east of the constructed Tonkin Highway falling within the legal jurisdiction of the City of Armadale and therefore is currently unzoned under the TPS No.4. The City has been unable to act on rezoning the land until the City of Gosnells acted to remove the zoning of the land under its Scheme. On 18 December 2012 the City of Gosnells accordingly adopted a scheme amendment to remove the portion of Lot 9001 now located within the City of Armadale, from the Gosnells Town Planning Scheme (where it was zoned General Rural).

Given Lot 9001 is zoned Rural under the MRS and is located adjacent to other land zoned “Rural Living”, a “Rural Living” zoning under TPS No.4 would be appropriate to conform with the MRS Rural zone. The “Rural Living” zoning would ensure land use of the lot is consistent with the land around it. A “Rural Living 10” zone is considered appropriate due to the constrained nature of the lot. This includes its awkward dimensions and shape, wetlands and drainage issues and its close vicinity to Tonkin Highway and high voltage power lines which have buffer setback requirements for house construction. These constraints were recognised by the WAPC (Ref: 124587) who refused a four lot subdivision in 2005. A “Rural Living 10” zoning would mean that further subdivision would not be supported, unless a rezoning application prepared and supported by technical studies prepared by the landowner was subsequently gazetted.

The land has been affected by the resumption and construction of the Tonkin Highway in addition to the Western Power infrastructure and it appears to have potential environmental constraints of wetlands, poor drainage and native vegetation. In 2005 nearby residents experienced significant flooding believed to be a result of the damming effect caused by the highway’s construction and the barrier it provide to natural drainage to the west (D122/9/05).

Given the constrained nature of the lot and the City's current restricted development control over it, zoning the lot "Rural Living 10" will assist the City to adequately manage land use and development of the lot into the future.

**Proposal 42** – Adjust the residential code boundary to exclude the battle axe legs of Lots 514 (8) and 515 (10) Labyrinth Close, Kelmscott within the "Rural Living 1" zone.

**Explanation of Proposal 42** – The battle axe legs of these lots are presently zoned Rural Living, but the depiction of the boundary between the "Rural Living 1" zone and the adjacent "Residential R5" zone cuts straight across the battle axe legs. This effectively means that the battle axe leg themselves are zoned Rural Living, but do not have an associated minimum lot size attributed to them. As such it is recommended to adjust the boundary between the zones of the two lots in question, so the battle axe legs fall clearly within the "Rural Living 1 zone".

**Proposal 43** – Rezone the unzoned portion of Lot 1 Stocker Road, Kelmscott to "Rural Living 2".

**Explanation of Proposal 43** – A portion of the lot is currently unzoned, the reason which is unclear. The proposed amendment to the Scheme Map will correct this by including the unzoned portion of the lot in the "Rural Living 2" zone.

**Proposal 44** – Make the following adjustments to the R-Code boundary to include the following lots within the "Rural Living 2" zone:

1. Lot 707 Civa Heights, Karragullen
2. Lot 706 Civa Heights, Karragullen
3. Lot 705 Civa Heights, Karragullen
4. Lot 704 Civa Heights, Karragullen
5. Lot 703 Civa Heights, Karragullen
6. Lot 702 Civa Heights, Karragullen
7. Lot 701 Civa Heights, Karragullen

**Explanation of Proposal 44** - There are instances where the boundary between 2 different zones needs to be adjusted to properly following the cadastre. The proposed changes are such cases.

#### *Strategic Regional Centre*

**Proposal 45** – Apply a residential coding of R-AC3 for the "Strategic Regional Centre" zone and R80 for Restricted Use No.7 and No.8 within the "Strategic Regional Centre" zone on the Scheme Map.

**Explanation of Proposal 45** – The residential coding of properties within the Strategic Regional Centre zone is not currently included on the Scheme Map. It is therefore proposed to include the residential codings in the Strategic Regional Centre in accordance with Clause 4.2.11(b) of the Scheme.

*Special Control Area Map Proposals*

**Proposal 46** – Special Control Area Map 1. Remove the Building Envelope hatching from the following properties:

- 32.1 - Lot 801(22) Contour Road, Roleystone
- 32.2 – Lot 806 (24) Contour Road, Roleystone
- 32.3 – Lot 807 (24b) Contour Road, Roleystone
- 32.4 – Lot 805 (24a) Contour Road, Roleystone
- 32.5 – Lot 64 (447) Brookton Highway, Roleystone
- 32.6 – Lot 301 (481) Brookton Highway, Roleystone
- 32.7 – Lot 111(483) Brookton Highway, Roleystone

**Explanation of Proposal 46** – The City recommended the Western Australia Planning Commission impose a condition on subdivision approval for development envelopes to be required on the above properties. The WAPC did not include this requirement as a condition as part of subdivision approvals. There are no envelopes on the abovementioned properties, therefore the Building Envelope should be removed from SCA Map 1.

**Proposal 47** – Special Control Area Map 1. Include Lot 449 Taylor Road and Lots 6-8 Wolfe Road, Forrestdale within the designations of “Bushfire Protection Area” and Development Envelope Area” on SCA Map 1.

**Explanation of Proposal 47** – At Council’s 25 October 2010 meeting, resolution D87/10/10 with regard to a Structure Plan application included the following:

“Include Lot 449 Taylor Road and Lots 6-8 Wolfe Road, Forrestdale in the next City of Armadale Town Planning Scheme Omnibus Amendment to facilitate the lot being included within Special Control Area Map 1 with the designations of “Bushfire Protection Area” and “Development Envelope Area”.” The proposal addresses Council’s resolution.

**Proposal 48** – Special Control Map Area 3 – Realign the boundary between Development (Structure Planning) Area No.25 and Development (Structure Planning) Area No.35 to include Lot 45 entirely within Development (Structure Planning) Area No.35.

**Explanation of Proposal 48** – The boundary between Development (Structure Planning) Area No.25 and Development (Structure Planning) Area No.35 as shown on SCA Map No.3 is inconsistent with the two structure plan areas. The current boundary reflects the original location of the Forrestdale Lake Environmental Management Area on the SRFBW District Structure Plan. This has become out-dated over time on this land leading to the two structure plans (Stage One/Central and Stage Three/South) covering a portion of the same land. This had led to confusion as to which structure plan area some properties fall within.

It is proposed to realign the two structure plans along the boundary of Lot 45, so that Lot 45 is entirely within Development (Structure Planning) Area No.35. A scheme amendment is also proposed in order to remove the duplication of properties which currently fall within both structure plans.

*Public Purpose*

**Proposal 49** – Reserve Lot 74 Scott Road, Kelmscott and Lot 75 (14) Nookawarra Place, Kelmscott for “Public Purpose WSD”.

**Explanation of Proposal 49** – A review of the Town Planning Scheme Maps identified that the above lots are currently unzoned and owned by Water Corporation. It is proposed to reserve them for “Public Purpose WSD” to more accurately reflect their purpose.

**Amendments to both Scheme Text and Maps**

**Proposal 50** – Proposal 50 – Remove Development (Structure Planning) Area No.20 for Lot 68 Anstey Road, Forrestdale from Special Control Map 3 and from Schedule 12 of the Scheme text.

**Explanation of Proposal 50** – Lot 68 is part of a Bush Forever Site and cannot be developed for industrial purposes. As such it is proposed to remove Lot 68 from Development (Structure Planning) Area No.20 from the Scheme text and maps.

**OPTIONS**

1. Council may initiate the Scheme (Omnibus) Amendment as proposed.
2. Council may initiate the Scheme (Omnibus) Amendment with modifications and/or additional proposals.
3. Council may decline the initiation of the Scheme (Omnibus) Amendment.

**CONCLUSION**

The omnibus amendment proposes various amendments to correct minor errors in the Scheme Text and Maps to ensure that the Scheme remains accurate. Other proposals are necessary to improve the operational efficiency and functionality of the Scheme or to otherwise reflect previous Council resolutions.

Following the closure of the advertising period, the proposed amendment and any submissions received during the advertising period will be forwarded to Council for its consideration for final adoption.

Given the above, Option 1 is recommended.

**ATTACHMENTS**

1. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_22
2. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_23
3. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_24
4. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_25
5. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_26
6. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_27
7. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_28
8. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_29.1
9. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_29.2\_29.3\_29.4
10. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_29.5\_29.6
11. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_30
12. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_31
13. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_32
14. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_33
15. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_34
16. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_35
17. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_36
18. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_37
19. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_38
20. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_39
21. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_40
22. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_41
23. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_42
24. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_43
25. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_44
26. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_45
27. SCA\_Map\_1\_Amendment\_69\_Proposal\_46
28. SCA\_Map\_1\_Amendment\_69\_Proposal\_47
29. SCA\_Map\_3\_Amendment\_No\_69\_Proposal\_48
30. TPS4\_Omnibus\_Amendment\_No\_69\_Proposal\_49
31. SCA\_Map\_3\_Amendment\_No\_69\_Proposal\_50

*Committee discussed the proposed amendments and it was agreed that the following proposals be modified (with appropriate modifications to the explanatory notes as appropriate) -*

*Proposal 5 – Zoning Table. Modify the permissibility of ‘Place of Worship’ in the Special Residential zone from ‘A’ (discretionary) to ‘X’ (not permitted) and in the Strategic Regional Centre Zone from ‘X’ to ‘D’ (discretionary).*

*Proposal 8A – Clause 5.2.4(d). Modify Clause 5.2.4(d) by inserting the words “where the design will result in development providing passive surveillance of the PAW” after the words “Public Access Ways (PAWs)”.*

*Proposal 8B – Clause 5.2.4(c) by inserting “where the design will result in development providing passive surveillance” after the word “reserve”.*

*Proposal 12 - Clause 6A.2.3(k). Add new Clause 6A.2.3 (k) as follows: “the identification of areas proposed to be revegetated including verges” (and renumber existing Clause 6A.2.3 (k) to Clause 6A.2.3 (i)).*

*Proposal 20 – Schedule 1, Land Use Definitions, definition of “land sales office”. Insert a new definition as follows: “land sales office” means a temporary office used for the sale of the land for a new subdivision estate”.*

*Proposal 26 – Include the removal of the “Parks and Recreation” reservation from Reserve 42, 754 Cohuna Drive, Armadale.*

*Proposal 48 – Special Control Map Area 3 – Realign the boundary between Development (Structure Planning) Area No.25 and Development (Structure Planning) Area No.35 to include Lot 45 entirely within Development (Structure Planning) Area No.35.*

**D59/9/13 RECOMMEND**

**That Council:**

- 1. Pursuant to Part 5 of the *Planning and Development Act 2005*, initiate Amendment No.69 to Town Planning Scheme No.4 to implement various (omnibus) amendments as follows:**

**Proposal 1 - Zoning Table. Modify permissibility of ‘Animal Husbandry-Intensive’ in the ‘Rural Living’ zone from ‘A’ (discretionary) to ‘X’ (not permitted).**

**Proposal 2 – Zoning Table. Include ‘Small-Bar’ in the Zoning Table, with the following permissibility:**

USE CLASSES	ZONES (Note 6 and Note 7)									
	Residential	Special Residential	Rural Living	General Rural	Local Centre	District Centre	General Industry	Industrial Business	Mixed Business/Residential	Strategic Regional Centre
<b>Small-Bar</b>	X	X	X	X	A	A	X	X	A	P

**Proposal 3 – Zoning Table. Modify the permissibility of ‘Industry-Rural’ in the ‘Rural Living’ zone from ‘A’ (discretionary) to ‘X’ (not permitted).**

**Proposal 4 - Zoning Table. Include ‘Liquor Store – Small’ and ‘Liquor Store - Large’ in the Zoning Table, with the following permissibility:**

USE CLASSES	ZONES (Note 6 and Note 7)									
	Residential	Special Residential	Rural Living	General Rural	Local Centre	District Centre	General Industry	Industrial Business	Mixed Business/Residential	Strategic Regional Centre
Liquor Store – Small	X	X	X	X	D	P	X	X	A	D
Liquor Store – Large	X	X	X	X	X	D	X	X	X	D

**Proposal 5 – Zoning Table. Modify the permissibility of ‘Place of Worship’ in the Special Residential zone from ‘A’ (discretionary) to ‘X’ (not permitted) and in the Strategic Regional Centre Zone from ‘X’ to ‘D’ (discretionary).**

**Proposal 6 – Zoning Table. Include ‘Land Sales Office’ in the Zoning Table, with the following permissibility:**

USE CLASSES	ZONES (Note 6 and Note 7)									
	Residential	Special Residential	Rural Living	General Rural	Local Centre	District Centre	General Industry	Industrial Business	Mixed Business/Residential	Strategic Regional Centre
Land Sales Office	D	D	X	X	X	X	X	X	X	X

**Proposal 7 – Zoning Table. Modify the permissibility of ‘Storage’ in the ‘Rural Living’ zone and ‘General Rural zone’ from ‘D’ (discretionary) to ‘X’ (not permitted).**

**Proposal 8A – Clause 5.2.4(d). Modify Clause 5.2.4(d) by inserting the words “where the design will result in development providing passive surveillance of the PAW” after the words “Public Access Ways (PAWs)”.**

**Proposal 8B – Clause 5.2.4(c) by inserting “where the design will result in development providing passive surveillance” after the word “reserve”.**

**Proposal 9 – Clause 5C.3.1(d). Add Clause 5C.3.1(d) as follows: “(d)Strategic Regional Centre: To be determined by an adopted structure plan”.**

**Proposal 10 – Clause 6.1.1(f). Change the reference from ‘Special Control Area Map 3’ to ‘Special Control Area Map 1’.**

**Proposal 11 – Clause 6.1.1(g). Change the reference from ‘Special Control Area Map 3’ to ‘Special Control Area Map 1’.**

**Proposal 12 - Clause 6A.2.3(k). Add new Clause 6A.2.3 (k) as follows: “the identification of areas proposed to be revegetated including verges” and renumber existing Clause 6A.2.3 (k) to Clause 6A.2.3 (i).**

**Proposal 13 – Clause 6A.5.1. Modify Clause 6A.5.1 (b)(ii) by replacing “2.3.3” with “2.3”.**

**Proposal 14 – Clause 6A.5.2. Add the following: “All land use and development for lots subject of a Detailed Area Plan shall accord with the adopted Detailed Area Plan” to Clause 6A5.2 before the word “Unless”.**

**Proposal 15 – Schedule 1, Land Use Definitions, definition of ‘small-bar’. Insert a new definition to read: ““small-bar” means premises licenced as a small bar under the Liquor Control Act and used to sell liquor for consumption on the premises, but not including the sale of packaged liquor; and with the number of persons who may be on the licensed premises limited to a maximum of 120;”**

**Proposal 16 – Schedule 1, Land Use Definitions, definition of ‘child care premises’. Amend the definition to read as follows: “means premises used for the daily or occasional care of children in accordance with the regulations for child care under the Child Care Services Act 2007, but does not include a Family Day Care;”**

**Proposal 17 – Schedule 1, Land Use Definitions, definition of ‘family day care’. Amend the definition to read as follows: “means premises used to provide a child care service in a private dwelling in a family or domestic environment”, within the meaning of the Child Care Services Act 2007;”**

**Proposal 18 – Schedule 1, Land Use Definitions, definition of ‘electoral sign’. Insert a new definition to read: ““Electoral Sign” means a sign erected to encourage persons to vote for a candidate political party or issue relating to an election of the Parliament of the Commonwealth or State or Local Government or a referendum;”**

**Proposal 19 – Schedule 1, Land Use Definitions. Insert new definition of ‘liquor store – small’ and ‘liquor store – large’ and amend definition of ‘shop’ to include the words “or small or large liquor store” after the words “fast food outlet”.**

“liquor store – small” means any land or buildings the subject of a liquor store licence granted under the provisions of the Liquor Licensing Act 1988 (as amended) where the net leasable area does not exceed 300m<sup>2</sup>;

“liquor store – large” means any land or buildings the subject of a liquor store licence granted under the provisions of the Liquor Licensing Act 1988 (as amended) where the net leasable area exceeds 300m<sup>2</sup>;

Proposal 20 – Schedule 1, Land Use Definitions, definition of “land sales office”. Insert a new definition as follows: “land sales office” means a temporary office used for the sale of the land for a new subdivision estate”.

Proposal 21 – Schedule 5 - Exempted Advertisements. Delete the table in Schedule 5 and replace with the following table:

Land use and/or development	Exempted sign	Maximum size
Home Occupation & Home Business	One advertisement describing the nature of the home occupation/business.	0.2m <sup>2</sup>
Public Places and Reserves	(a) Advertisement signs (illuminated and non-illuminated) relating to the functions of government, a public authority or council of a municipality excluding those of a professional nature constructed or exhibited by, or on behalf of any such body; (b) Advertisement signs (illuminated and non-illuminated) required for the management or control of traffic on any public road, car park cycleway, railway or waterway where such advertisement has been constructed or exhibited by or at the direction of a Government department, public authority or the council of a municipality; and (c) Advertisement signs (illuminated and non-illuminated) required to be exhibited by or pursuant to any statute or regulation or the like made pursuant to powers contained within a statute provided that any such advertisement is constructed and/or exhibited strictly in accordance with the requirements specified therein.	Not applicable  Not applicable  Not Applicable
Advertisements within a Building or Centre	All advertisements placed or displayed within a building or centre, which cannot ordinarily be seen by a person outside of those buildings.	Not applicable
All classes or buildings other than single family dwellings	One advertisement sign affixed to the façade of the building which contains the name, number and address of the building, the purpose for which the building or the name and address of the managing agent thereof.	0.2m <sup>2</sup>
Building construction sites as follows: (i) Dwelling	Temporary Signs: Advertisement signs displayed only for the duration of the construction as follows. One advertisement per street frontage containing details of the project and the contractor undertaking the construction work	2m <sup>2</sup>

<p>(ii) Multiple Dwellings, Shops, Commercial and Industrial projects</p> <p>(iii) Large Development or redevelopment projects involving shopping centres, office or other buildings exceeding 3 storeys in height</p>	<p>One sign as for (i) above.</p> <p>One sign as for (i) above.</p> <p>One additional sign showing the name of the project builder.</p>	<p>2m<sup>2</sup></p> <p>10m<sup>2</sup></p> <p>5m<sup>2</sup></p>
<p>Property Transactions. Advertisement signs displayed for the duration of the period over which property transactions are offered and negotiated as follows:</p> <p>(a) Dwellings</p> <p>(b) Multiple Dwellings, Shops, commercial and industrial properties</p> <p>(c) Large properties comprised of shopping centres, buildings in excess of four storeys and rural properties in excess of 5 ha</p>	<p>One sign per street frontage for each property relating to the sale, leasing or impending auction of the property at or upon which the sign is or the signs are displayed.</p> <p>One sign as for (a) above. One sign as for (a) above</p>	<p>Each sign shall not exceed an area of 2m<sup>2</sup>.</p> <p>Each sign shall not exceed and area of 2m<sup>2</sup>. Each sign shall not exceed an area of 10m<sup>2</sup>.</p>
<p>Display Homes. Advertisement signs displayed for a period over which homes are on display for public inspection.</p>	<p>(i) One sign for each dwelling on display.</p> <p>(ii) In addition to (i) above, one sign for each group of dwellings displayed by a single project builder giving details of the project building company and details of the range of dwellings on display.</p>	<p>2m<sup>2</sup></p> <p>5m<sup>2</sup></p>
<p>Electoral Signage on privately owned land</p>	<p>One sign or combination of signs not exceeding 1.2m<sup>2</sup> in total shall be permitted per lot. In the case of a corner site, one such sign shall be permitted per street frontage up to 1.2m<sup>2</sup>.</p> <p>(This does not apply to electoral signs erected within the grounds of an official polling place on the day of the election, in such cases; there is no limitation on the size or number of such signs).</p> <p>Signs shall not be erected more than 90 days prior to the election date to which it relates.</p> <p>Signs shall be removed within 14 days after the election.</p>	<p>1.2m<sup>2</sup></p>

**“Note: All advertisements shall be of professional quality, kept clean and free from unsightly matter and maintained at all times in good order and repair.**

**Note: In addition to the standards outlined in the table above, advertisements shall comply with section 4.2 of Local Planning Policy PLN 4.2 Advertisements (Signage)”.**

**Proposal 22– Apply a “Residential” zoning to the unzoned portion of Lot 10 Knuckey Drive, Roleystone.**

**Proposal 23 - Rezone Lot 433 Wirin Road from “Public Purpose” to “Residential”.**

**Proposal 24 – Rezone portion of Lot 70 (220) Peet Road, Roleystone from “Rural Living 2” to “Residential”.**

**Proposal 25 – Amend coding of residential lots within Development Structure Plan Area No.2 – A16 to be consistent with the adopted Structure Plan.**

**Proposal 26 – Unzone portion of Lot 335 (181) Seventh Road, Armadale from “Parks and Reservation” to “Residential” and remove the “Parks and Recreation” reservation from Reserve 42, 754 Cohuna Drive, Armadale.**

**Proposal 27 – Realign the eastern boundary of Lot 100 (44) Jarrah Road, Roleystone to include Jarrah Road as unzoned.**

**Proposal 28 – Apply a “Residential” zoning to the unzoned portions of Lot 51 (431) Railway Ave and Lot 700 (3) Abbey Road, Armadale.**

**Proposal 29 – Apply a “Residential” zoning to the unzoned portions of the following lots:**

- 29.1 Lot 250 (11) Dryandra Way, Armadale**
- 29.2 Lot 200 (7) May Close, Armadale**
- 29.3 Lot 202 (12) Mckeown Court, Armadale**
- 29.4 Lot 1 (14a) McKeown Court, Armadale**
- 29.5 Lot 200 (9) McKeown Court, Armadale**
- 29.6 Lot 201 (15) McKeown Court, Armadale**

**Proposal 30 – Apply a “Residential” zoning to the unzoned portion of Lot 147 (86) Amethyst Crescent, Mt Richon.**

**Proposal 31 – Apply a “Residential” zoning to the unzoned portion of Lot 26 (20) Sunset Terrace, Kelmscott.**

**Proposal 32 – Rezone Lot 1639 Westborne Road from” Residential” to “Parks and Recreation”.**

**Proposal 33 – Rezone Lot 4497 Poad St from “Residential” to “Parks and Recreation”.**

**Proposal 34 – Rezone Lot 3473 Sefton Road, Roleystone from “Residential” to “Parks and Recreation”.**

**Proposal 35 – Rezone Lot 913 Ninth Road, Brookdale from “Residential” to “Parks and Recreation”.**

**Proposal 36 – Reserve the entirety of Lot 3217 Albany Highway, Mt Richon (Reserve 35613) as “Parks and Recreation (Local)” and remove the “Residential” zoning.**

**Proposal 37 – Rezone a portion of Lot 802 Albany Highway, Bedforddale to “Rural Living 2”.**

**Proposal 38 - Rezone a portion of Lot 1 Illawarra Road, Karragullen to “General Rural”.**

**Proposal 39 – Rezone Lot 401 Zenobia Terrace, Champion Lakes from “Public Purpose” to “Special Residential”.**

**Proposal 40 – Rezone a portion of Lot 151 Sawmill Place from “General Rural” to Rural Living 2”.**

**Proposal 41 – Rezone Lot 9001 Allen Road, Champion Lakes to “Rural Living 10”.**

**Proposal 42 – Adjust the residential code boundary to exclude the battle axe legs of Lots 514 (8) and 515 (10) Labyrinth Close, Kelmscott and include the legs within the “Rural Living 1” zone.**

**Proposal 43 – Rezone the unzoned portion of Lot 1 Stocker Road, Kelmscott to “Rural Living 2”.**

**Proposal 44 – Make the following adjustments to the R-Code boundary to include the following lots within the “Rural Living 2” zone:**

- 44.1 Lot 707 Civa Heights, Karragullen**
- 44.2 Lot 706 Civa Heights, Karragullen**
- 44.3 Lot 705 Civa Heights, Karragullen**
- 44.4 Lot 704 Civa Heights, Karragullen**
- 44.5 Lot 703 Civa Heights, Karragullen**
- 44.6 Lot 702 Civa Heights, Karragullen**
- 44.7 Lot 701 Civa Heights, Karragullen**

**Proposal 45 – Apply a residential coding of R-AC3 for the “Strategic Regional Centre” zone and R80 for Restricted Use No.7 and No.8 within the “Strategic Regional Centre” zone on the Scheme Map.**

**Proposal 46 – Special Control Area Map 1. Remove the Building Envelope hatching from the following properties:**

- 46.1 Lot 801(22) Contour Road, Roleystone**
- 46.2 Lot 806 (24) Contour Road, Roleystone**
- 46.3 Lot 807 (24b) Contour Road, Roleystone**
- 46.4 Lot 805 (24a) Contour Road, Roleystone**
- 46.5 Lot 64 (447) Brookton Highway, Roleystone**
- 46.6 Lot 301 (481) Brookton Highway, Roleystone**
- 46.7 Lot 111(483) Brookton Highway, Roleystone**

**Proposal 47 – Special Control Area Map 1. Include Lot 449 Taylor Road and Lots 6-8 Wolfe Road, Forrestdale within the designations of “Bushfire Protection Area” and “Development Envelope Area” on SCA Map 1.**

**Proposal 48 – Special Control Map Area 3 – Realign the boundary between Development (Structure Planning) Area No.25 and Development (Structure Planning) Area No.35 to include Lot 45 entirely within Development (Structure Planning) Area No.35.**

**Proposal 49 – Reserve Lot 74 Scott Road, Kelmscott and Lot 75 (14) Nookawarra Place, Kelmscott for “Public Purpose WSD”.**

**Proposal 50 – Remove Development (Structure Planning) Area No.20 for Lot 68 Anstey Road, Forrestdale from Special Control Map 3 and from Schedule 12 of the Scheme text.**

- 2. Refers the above Amendment to Town Planning Scheme No.4 to the Environmental Protection Authority (EPA) pursuant to section 81 of the *Planning and Development Act 2005*. Should the EPA advise that the amendment does not require assessment, advertise the amendment for a period of 42 days.**
- 3. Authorise the Mayor and the Chief Executive Officer to execute the Amendment documents.**
- 4. Forward a copy of the Amendment to the Western Australian Planning Commission for information.**

**Moved Cr C Wielinga  
MOTION CARRIED (5/0)**

***Council resolved at its Ordinary Meeting on 23<sup>rd</sup> September 2013 that Proposal 26 of Recommendation D59/9/13 be amended by replacing the word “rezone” with “unzone”.***



**LOCATION PLAN**  
AMENDMENT NO. 71  
LOT 1612 (381) RAILWAY AVENUE AND LOTS 71 AND 70 (1&3) LITTLE JOHN ROAD, ARMADALE

DATE 22 August 2013 - REVISION 1301

  
CITY OF Armadale

Aerial photograph supplied by Landgate. Footprints by NeatMap  
Map and information provided by and with the permission of the Western Australian Land Information Authority using a Landgate (2010)

**2.2 - FINAL ADOPTION OF AMENDMENT NO.71 TO TOWN PLANNING SCHEME  
NO.4 - RECODING LOT 1612 (381) RAILWAY AVENUE AND LOTS 71 AND 70 (1 & 3)  
LITTLE JOHN ROAD, ARMADALE**

WARD : Minnowarra  
FILE No. : M/617/13  
DATE : 20 August 2013  
REF : PR  
RESPONSIBLE MANAGER : EMPS  
APPLICANT : City of Armadale  
LANDOWNER : City of Armadale  
SUBJECT LAND : Lot 1612 (381) Railway Avenue and Lots 71 and 70 (1 & 3) Little John Road, Armadale  
ZONING  
MRS / : Urban  
TPS No.4 : Residential R15/40

**Tabled Items**

Nil.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

- 2.1 Long term planning and development that is guided by a balance between economic, social and environmental objectives.
- 2.1.1 Review, update and implement the City's Town Planning Scheme, taking into account the Local Biodiversity Strategy and other environmental considerations.

**In Brief:**

- At its April 2013 meeting, Council initiated an amendment to introduce a new R15/60 split code to Clause 5.2.4 of Town Planning Scheme No.4 and to recode Lot 1612 (381) Railway Avenue and Lots 71 and 70 (1 & 3) Little John Road, Armadale from "R15/40" to "R15/60". The "Residential" zone and "R15/40" code is also to be removed from the portion of land being ceded for road purposes.
- The amendment was advertised for public comment for 42 days and attracted 6 submissions.
- Council is required to consider the submissions received during the advertising period and the amendment for final adoption.
- The proposal should be supported as it reflects the conclusions drawn from the Local Planning Strategy / Housing Strategy Review and is seen as an opportunity to test how the City intends to move forward on a wider scale with its Scheme Review.
- Recommend that Council adopt the amendment and request that the Hon. Minister for Planning grant final approval to the amendment.



**AERIAL PHOTOGRAPH**

AMENDMENT NO. 71

LOT 1612 (381) RAILWAY AVENUE AND LOTS 71 AND 70 (1&3) LITTLE JOHN ROAD, ARMADALE

DATE 22 August 2013 - REVISION 1301



Aerial photograph supplied by Landglobe, Photographs by NearMap  
Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landgate (2012)

### **Legislation Implications**

Planning and Development Act 2005  
Metropolitan Region Town Planning Scheme Act 1959  
Metropolitan Region Scheme  
Town Planning Scheme (TPS) No.4

### **Council Policy/Local Law Implications**

Local Planning Strategy 2005  
PLN 3.1 – Residential Density Development

### **Budget/Financial Implications**

The subject lots were purchased by the City to facilitate a road realignment and what remains is intended to be developed and / or sold, to service loans for the Abbey Road project.

### **Consultation**

- ◆ The Environmental Protection Authority (EPA) advised that the amendment did not warrant an environmental assessment.
- ◆ The WAPC's consent to advertise the amendment was not required.
- ◆ Advertised for public comment and to Telstra, Western Power, ATCO Gas Australia, Water Corporation and Main Roads WA for 42 days.

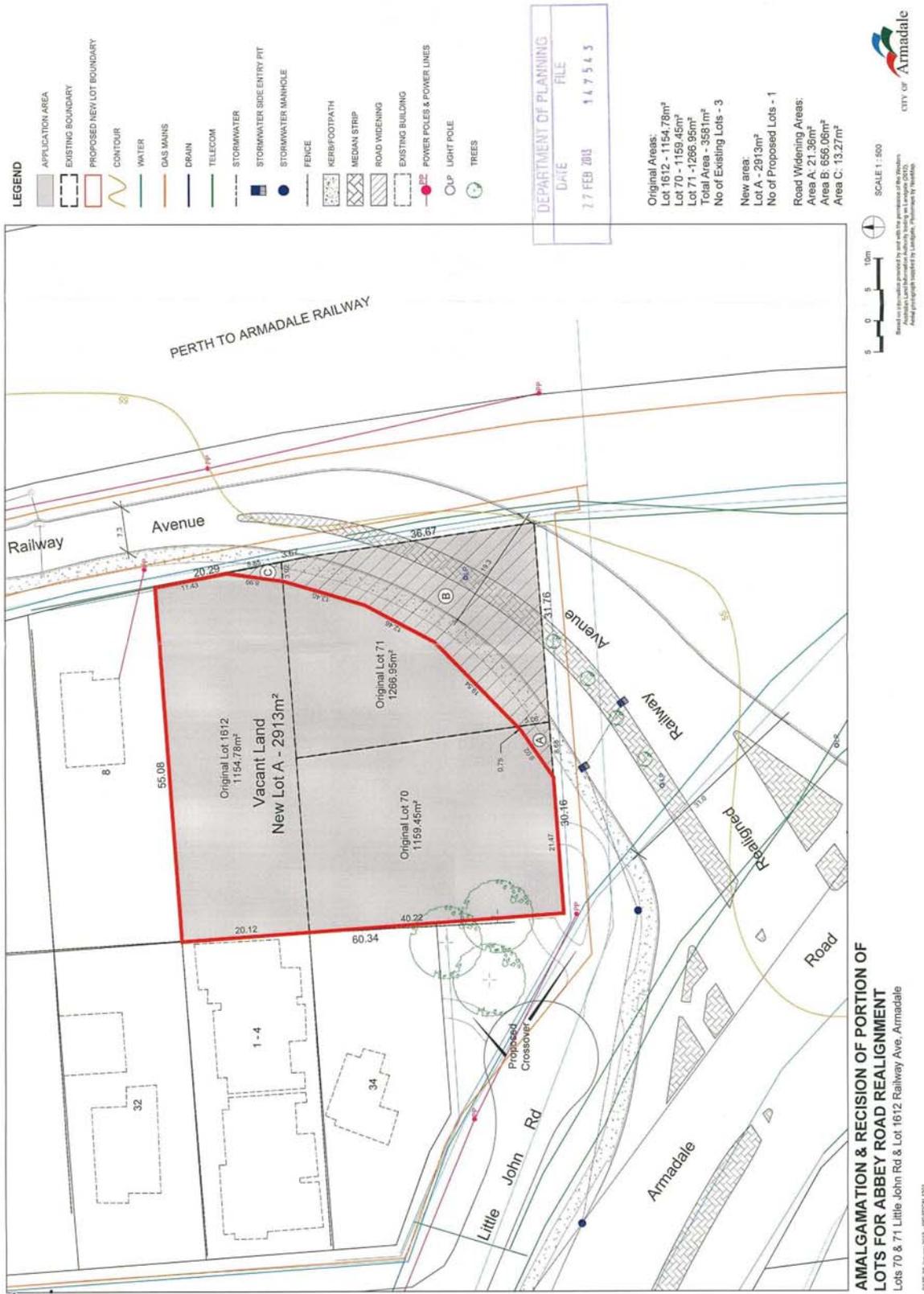
### **BACKGROUND**

Lot 1612 (381) Railway Avenue and Lots 71 and 70 (1 & 3) Little John Road, Armadale were acquired by the City as part of the project to realign Railway Avenue and construct a new intersection with Armadale Road, Railway Avenue and Abbey Road. Approximately 690m<sup>2</sup> of the total 3581m<sup>2</sup> site area was utilised to facilitate construction of the realigned Railway Avenue, leaving 2913m<sup>2</sup>. An application for the consolidation of which is before the Western Australian Planning Commission.

At its April 2013 meeting, Council initiated Amendment 71 to introduce a new R15/60 split code to Clause 5.2.4 of Town Planning Scheme (TPS) No.4 and to recode the subject site from "R15/40" to "R15/60". The new R15/60 code would operate in the same way as the other split codes within Clause 5.2.4, in that a development application would need to be considered in order to have the higher code approved.

The "Residential" zone and R-Code on the land required for road purposes is also proposed to be removed from TPS No.4.

It is noted that the original amendment initiation report recommended the introduction of a new R25/60 split code to Clause 5.2.4 of TPS No.4, however Council agreed that the site should have potential for Multiple Dwellings and should be constrained to R15 (not R25) if a developer failed to meet design criteria for the higher coding. Accordingly the recommendation was amended and it was agreed there was a need to prepare appropriate design guidelines for development in this locality.



## DETAILS OF PROPOSAL

This report proposes the final adoption of Amendment 71. The City's justification for the proposal is summarised as follows:

- (i) The proposed introduction of an R15/60 coding to the Scheme Text meets the objectives of the Residential zone within TPS No.4 and is within the scope and context of the changes being considered to the City's Local Planning Strategy as part of the Scheme Review process;
- (ii) In terms of applying the new code to the subject site, the site is well located as it is within walking distance of the Armadale city centre and its services, public transport, etc;
- (iii) The subject site has the ability to have vehicle access from the lower order Little John Road;
- (iv) The subject site has the ability to facilitate a landmark residential development at what is now an intersection of great importance to the Armadale city centre; and
- (v) Whilst the development would likely be at a density higher than that surrounding it (R15/40), it is not proposed at a level that would be greatly out of character with the area generally and it is anticipated that if sufficient development quality can be gained through this process, the surrounding area would benefit from a similar coding.

## COMMENT

### Public Advertising of the Amendment

The proposed amendment was advertised for 42 days, closing 19 August 2013. This advertising was carried out by way of a sign on-site, notification to relevant Government agencies, an advertisement in the "West Australian" newspaper, placement of details on the City's website and letters to affected and nearby landowners.

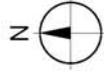
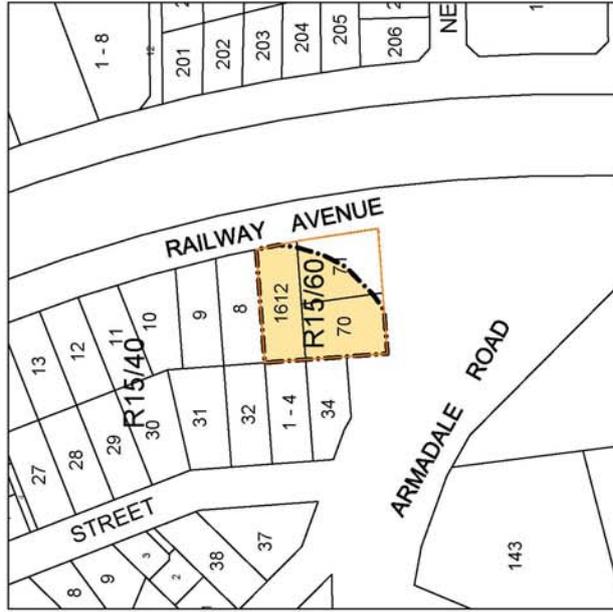
Total No. of submissions received	:	6
No. of submissions of conditional support/no objection	:	5
No. of submissions of objection	:	1

*Refer to Confidential Attachment of the Agenda for location plan of submitters.*

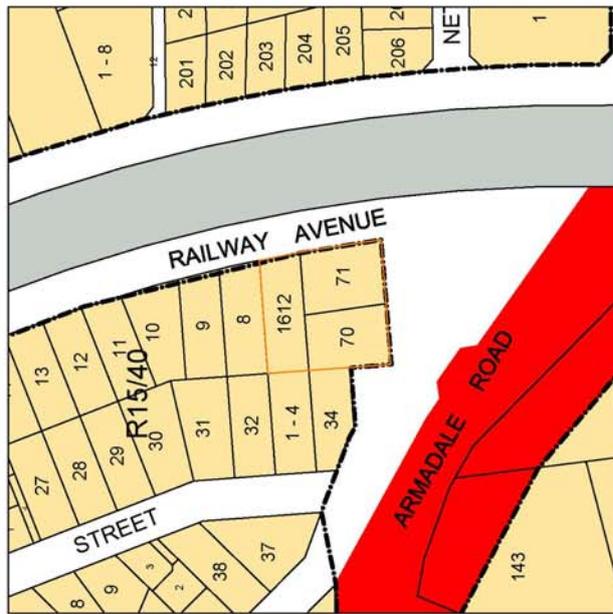
*The issues raised by the submissions have been summarised in the Attachments to this report and responded to as described below.*

The main issues raised in the submissions, together with a comment on each issue are outlined below. Four (4) of the five (5) submissions of conditional support/no objection were received from Government agencies.

CITY OF ARMADALE TOWN PLANNING SCHEME No. 4  
AMENDMENT No. 71



PROPOSED ZONING



EXISTING ZONING

ZONES		RESERVATIONS		PUBLIC PURPOSE / MISCELLANEOUS SUB CATEGORIES	
RESIDENTIAL (Including Residential Planning Code)	MIXED BUSINESS / RESIDENTIAL	PARKS & RECREATION (Region)	PRIMARY REGIONAL ROADS	Commonwealth Government	Technical School
URBAN DEVELOPMENT ZONE	DISTRICT CENTRE	PARKS & RECREATION (Local)	OTHER REGIONAL ROADS	High School	Primary School
RURAL LIVING - 1,2,4,10,20,X	LOCAL CENTRE	RAILWAYS	PUBLIC PURPOSE (Region)	Water Authority of WA	Special Use
GENERAL RURAL	GENERAL INDUSTRY	STATE FOREST	PUBLIC PURPOSE (Local)	State Energy Commission	Tabara
SPECIAL RESIDENTIAL	INDUSTRIAL BUSINESS	WATERWAYS	PUBLIC PURPOSE (Local)		
	OUTTER EDGE OF SCHEME	WATER CATCHMENTS			
	No.1 SPECIAL USE				
	No.2 ADDITIONAL USE				
	No.3 RESTRICTED USE				
	No.4 OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING				
	No.5 OUTER EDGE OF SCHEME				

NOTE: The reservations are shown along generally and do not purport to show the exact location of the reservation. Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.

F:\Public\Town Planning\_Schemes\Town Planning Scheme Amendment 71\armadale71\armadale71\_130413.dwg

### ***Key Issues***

***Issue 1*** – Object as any buildings on the site will block the view of any traffic coming off Armadale Road. We are on Railway Avenue and the traffic now makes it hard to enter and exit our driveway.

### Comment

This is unlikely, as the lot boundary is proposed to follow the curve of the road, and then development will need to be appropriately located within the lot. Even with a standard fence on the boundary, sight lines will be maintained as this is what the verge area is for.

### Recommendation

That the issue is not supported.

***Issue 2*** – We would like to see a park with shrubs or natives established, similar to what is on the opposite corner.

### Comment

This land was previously used for residential purposes. Council purchased the three subject residential lots to facilitate the construction of the Railway Avenue realignment and new intersection. With that project completed, the intent is to develop and / or sell the remaining land, whilst at the same time testing the feasibility of the wider application of a new code as part of the changes earmarked within the Local Planning Strategy/Scheme review. It should be noted that Minnowarra Park is in close proximity to the site.

### Recommendation

That the issue is not supported.

## **ANALYSIS**

### ***Proposed Wording of Clause 5.2.4***

The proposed changes to Clause 5.2.4 are identified in bold below.

*5.2.4 Notwithstanding 5.2.3 above, an increase above the lower residential density code may apply in the following circumstances subject to an Application for Planning Approval being granted by the City in accordance with Local Planning Policy 3.1 Residential Density Development:*

- a) *Where land is identified on the Scheme Map as **R10/25, R12.5/25, R15/25 or R17.5/25**, development at the higher density is limited to grouped dwellings, aged or dependant persons dwellings and single bedroom dwellings up to a density of **R25**;*

- b) *Where land is identified on the Scheme Map as R25/40 development at the higher density is limited to grouped dwellings, aged or dependant persons dwellings and single bedroom dwellings up to a density of R40;*
- c) *In the case of properties fronting more than one street or an open space reserve, and where land is identified on the Scheme Map as R10/25, R12.5/25, R15/25 or R17.5/25, grouped dwellings, aged or dependant persons dwellings and single bedroom dwellings up to a density of R30;*
- d) *In the case of properties abutting public access ways (PAWs) and where land is identified on the Scheme Map as R10/25, R12.5/25, R15/25 or R17.5/25, grouped dwellings, aged or dependant persons dwellings and single bedroom dwellings up to R40;*
- e) ***Where land is identified on the Scheme Map as R15/60, development at the higher density is limited to grouped dwellings, multiple dwellings, aged or dependant persons dwellings and single bedroom dwellings up to a density of R60;***
- f) *If a provision of a Structure Plan imposes a classification on the land included in it by reference to the Residential Design Codes, which is inconsistent with the Scheme Map, then the provision of the Structure Plan prevails to the extent of any inconsistency.*

*Where applications are to be made for aged or dependant persons dwellings or single bedroom dwellings, this clause shall be read in the context of Clause 5.2.6.*

### ***Application to Subject Site***

The initiation report outlined the following in relation to the potential application of the new code to the subject site:

*“The subject site will be 2913m<sup>2</sup> when the area to be set aside for road works is removed. The City has lodged a subdivision application to amalgamate the lots and excise the land required for road purposes. At a density of R60 and taking into account land utilised for common property, this may facilitate approximately 13-15 strata lots/grouped dwellings. These figures are tentative until a more detailed design is undertaken and represent perhaps two to three more units than would be the case under the current R40 coding, which is not seen as a significant increase.*

*Whilst the development at R60 would be at a density higher than that surrounding it (R15/40), it is not proposed at a level that would be greatly out of character with the area generally (40m<sup>2</sup> difference in terms of minimum lot sizes) and it is anticipated that if sufficient development quality can be gained through this process and the application of Local Planning Policy PLN 3.1 – Residential Density Development, the surrounding area would gain a similar coding”.*

During consideration of the initiation report in April, Council determined that it would be appropriate to include Multiple Dwellings as a land use that should be considered for the new split code and the resolution was amended. The City also notes that a new version of the Residential Design Codes (RD-Codes) also came into effect on 2 August 2013. These two events have changed the potential development scenario that could pertain to the site if the amendment was approved, increasing the potential dwelling yield as outlined below.

Under the previous RD-Codes and the premise that Grouped Dwellings would be the likely resultant form of development, the R60 minimum of 160m<sup>2</sup> and average of 180m<sup>2</sup> was applied to reach the conclusion in respect of potential to build 13-15 Grouped Dwellings. The new RD-Codes have altered those figures, and now specify a minimum of 120m<sup>2</sup> and average of 150m<sup>2</sup> in relation to the R60 code. This would now equate to approximately 16 Grouped Dwellings.

In addition, Multiple Dwellings were not considered initially, and in this scenario a plot ratio of 0.7 would apply allowing a maximum of 2039m<sup>2</sup> to be allocated for Multiple Dwellings. At around 80m<sup>2</sup> per dwelling (a figure that has been derived from recent application examples, and which would allow 1-2 bedroom/1 bathroom dwellings), this would equate to approximately 24 Multiple Dwellings, which could be built across two levels of 12 dwellings each, leaving 874m<sup>2</sup> of the site set aside for communal areas such as parking, store rooms etc. It is however noted that this is just one possible scenario and, via the RD-Codes, the maximum height applicable of 9m to the top of an external wall and 12m to the top of a pitched roof could theoretically accommodate three levels. As stated previously, these figures are tentative until a more detailed design is undertaken.

### ***Detailed Area Plan***

At the Council Meeting in April, it was discussed that there was a need to prepare appropriate design guidelines for development specific to the site. The most logical method to achieve this is via the preparation of a Detailed Area Plan (DAP), which with the release of the new Residential Design Codes on August 2<sup>nd</sup> have been retitled "Local Development Plans" or LDPs. As such, an additional part has been added to the resolution of this report requiring the preparation of a LDP prior to the land being developed and / or sold to guide development should the amendment be approved.

The City notes that LDPs generally address built form design issues and/or allow variations to the applicable standards of the RD- Codes. If the amendment was approved, in preparing a LDP the City would ensure the development addressed Railway Avenue to achieve Council's vision of a landmark development on the site, where possible. In addition, Technical Services have advised that vehicular access to Railway Avenue would not be permitted and all access and waste collection would need to be derived from Little John Road, which would also be captured by the LDP.

## OPTIONS

1. Council may adopt the amendment with or without modifications and request that the Hon. Minister for Planning grant final approval to the amendment.
2. Council may resolve to not adopt the amendment giving reasons and request that the Hon. Minister for Planning refuse to approve the amendment.

## CONCLUSION

It is considered that the main issues raised by the submitter in objecting to the proposal can be addressed or are not supported. No other issues have being raised.

It is recommended that Council resolve to adopt the amendment without modification in accordance with Option 1 above.

## ATTACHMENTS

1. Submitter Plan - Lot 1612 Railway Ave & Lots 71 & 70 Little John Rd, Armadale - *This matter is considered to be confidential under Section 5.23(2) (b) of the Local Government Act, as the matter relates to the personal affairs of a person*

D60/9/13

## RECOMMEND

### That Council:

1. Pursuant to Part 5 of the *Planning and Development Act 2005* to adopt, without modification, Amendment No.71 to Town Planning Scheme No.4 to:
  - a) amend Clause 5.2.4 of the Scheme Text to introduce a new R15/60 code by including the following text at 5.2.4 e) and renumbering the existing text at 5.2.4 e) as 5.2.4 f):

*“Where land is identified on the Scheme Map as R15/60, development at the higher density is limited to grouped dwellings, multiple dwellings, aged or dependent persons dwellings and single bedroom dwellings up to a density of R60”;*
  - b) recode Lot 1612 (381) Railway Avenue and Lots 71 and 70 (1 & 3) Little John Road, Armadale from R15/40 to R15/60;
  - c) remove the “Residential” zone and R15/40 code from the portion of Lot 1612 (381) Railway Avenue and Lots 71 and 70 (1 & 3) Little John Road, Armadale being ceded for the Abbey Road/Railway Avenue/Armadale Road intersection;
  - d) and amend the Scheme Maps accordingly.
2. Authorise the Mayor and Chief Executive Officer to execute the Amendment documents.

- 3. Forward the amendment documentation to the Western Australian Planning Commission for its consideration and requests the Hon. Minister for Planning grant final approval to the amendment.**
- 4. Endorse the comments made in this report regarding the submissions received on this scheme amendment for inclusion in the schedule of submissions to be forwarded to the Western Australian Planning Commission.**
- 5. Advise the submitters and the applicant of its decision.**
- 6. Require officers to prepare a Local Development Plan to guide development on the site should the Hon. Minister for Planning grant final approval to the amendment, and approve the Local Development Plan prior to the development and / or sale of the land.**

**Moved Cr C Wielinga  
MOTION CARRIED (5/0)**

***COUNCILLORS' ITEMS***

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**1            Electoral Signage (Cr H A Zelones)**

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Cr Zelones reported on recent sightings of State electoral advertising signs throughout the City that may require removal.

**D61/9/13    RECOMMEND**

**That Councillors' item regarding electoral signage be referred to the appropriate Directorate for action.**

**Moved Cr D Shaw  
MOTION CARRIED (5/0)**

**EXECUTIVE DIRECTOR'S DEVELOPMENT SERVICES REPORTS**

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***4.1 - PLANNING COMPLIANCE - UNAUTHORISED COMMERCIAL VEHICLE  
PARKING - ANGELO STREET, ARMADALE***

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On 21 and 27 November 2012 the City received complaints regarding the parking of a commercial vehicle, a number of unregistered cars, unauthorised buildings and other items at 66 Angelo Street, Armadale.

A site visit was carried out on 4 December with the occupant and owner to discuss the issues raised by the complaints. At the time of the visit the truck was not parked at the property. A follow up letter was sent requesting the clean-up of the property and the need to obtain approval to park a commercial vehicle at the property. On 22 January 2013, a follow up visit was carried out in regard to the clean-up and at the time of the inspection it was also noted that the truck was once again parked at the property without an approval. A Planning Infringement Notice (PIN) was issued for the unauthorised commercial vehicle parking. Several other follow up visits were carried out in March and April 2013 by both Planning and Building Compliance Officers. On 10 May 2013 the unpaid PIN was registered with the Fine Enforcement Register.

On 6 June 2013, the City received a letter from the Fine Enforcement Registry with a request from the offender to have his infringement heard by the Court. In accordance with previous letters, the City withdrew the PIN and commenced a prosecution for the unauthorised commercial vehicle parking.

The matter was heard by the Armadale Magistrates Court on 22 August 2013 and the owner of the commercial vehicle was found guilty on two charges in his absence and fined \$2500, plus \$1408 in costs to be paid to the City. The property has been cleaned up and the commercial vehicle has not returned to the property.

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**MEETING DECLARED CLOSED AT 7:50 PM**

<b>DEVELOPMENT SERVICES COMMITTEE SUMMARY OF "A" ATTACHMENTS 16 SEPTEMBER 2013</b>		
<b>ATT NO.</b>	<b>SUBJECT</b>	<b>PAGE</b>
<b>1.1 AMENDMENT OF LOCAL PLANNING POLICIES TO ALIGN WITH REVISED RESIDENTIAL DESIGN CODES</b>		
1.1.1	Draft copy of PLN 3.1 Residential Density Development	53
1.1.2	Draft copy of PLN 3.4 Outbuildings	65
1.1.3	Draft copy of PLN 3.6 Ancillary Accommodation - Control of Additional Accommodation	69
1.1.4	Draft copy of PLN 3.8 Heritage Management Incentives Policy	71
1.1.5	Draft copy of PLN 3.10 Residential Design Code Variations	75
<b>2.1 PROPOSED INITIATION OF AMENDMENT NO.69 TO TOWN PLANNING SCHEME NO.4 - OMNIBUS AMENDMENT NO.4</b>		
2.1.1	TPS4_Omnibus_Amendment_No_69_Proposal_22	77
2.1.2	TPS4_Omnibus_Amendment_No_69_Proposal_23	78
2.1.3	TPS4_Omnibus_Amendment_No_69_Proposal_24	79
2.1.4	TPS4_Omnibus_Amendment_No_69_Proposal_25	80
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2.1.6	TPS4_Omnibus_Amendment_No_69_Proposal_27	82
2.1.7	TPS4_Omnibus_Amendment_No_69_Proposal_28	83
2.1.8	TPS4_Omnibus_Amendment_No_69_Proposal_29.1	84
2.1.9	TPS4_Omnibus_Amendment_No_69_Proposal_29.2_29.3_29.4	85
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2.1.22	TPS4_Omnibus_Amendment_No_69_Proposal_41	98
2.1.23	TPS4_Omnibus_Amendment_No_69_Proposal_42	99
2.1.24	TPS4_Omnibus_Amendment_No_69_Proposal_43	100
2.1.25	TPS4_Omnibus_Amendment_No_69_Proposal_44	101
2.1.26	TPS4_Omnibus_Amendment_No_69_Proposal_45	102
2.1.27	SCA_Map_1_Amendment_69_Proposal_46	103
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**PLN 3.1**

**RESIDENTIAL DENSITY DEVELOPMENT**

**1. INTRODUCTION**

The Clause 5.2.4 of the City's Town Planning Scheme No.4 allows Council general discretion in residential zoned areas to approve development of Grouped Housing on dual coded lots coded R10/25, R12.5/25, R15/25, R17.5/25 and R25/40. In addition Clause 5.2.5 provides that, in areas dual coded R15/40, other forms of residential development may be allowed at the higher density where certain additional requirements defined in the Scheme Text are met.

Council encourages high quality medium density housing in selected areas of the City of Armadale. This form of housing allows for more efficient use of existing services such as sewerage, roads, water supply, electricity etc while providing a choice of housing types to meet the different requirements of people living in Armadale.

Council's intention in regulating more intensive development in the residential areas of the City is to encourage an integration of higher density housing into the City after taking account of the objectives of the zones, their primary incidental densities and the potential impact of increased residential density on the established urban infrastructure.

The following policy and ~~performance criteria~~ **Design Principle** guidelines have been developed to assist Council in determining Grouped Dwelling proposals and proposals to develop dual coded areas, and assist applicants to achieve the desired quality of site development anticipated by the City.

*This policy supersedes Policies D160/95 and D159/95 adopted by Council on 19 April 1995, which are hereby revoked.*

**2. APPLICATION OF POLICY**

- This policy is supplementary to and is to be read in conjunction with the appropriate provisions of the City of Armadale Town Planning Scheme No.4 and the *Residential Design Codes*.
- The policy will be applied by Council in the exercise of its discretion in respect of applications to develop Grouped Dwellings in general and specifically to proposed medium density residential development subject to dual coding.
- The policy will be taken into account by Council in making recommendations to the Western Australian Planning Commission for the development and subdivision of land subject to dual coding.

**3. POLICY OBJECTIVES**

- (a) To locate Group Dwelling development and higher density development in residential areas where it can successfully integrate into the surrounding environment and where existing access arrangements, open space,

shopping, public transport, community services, drainage and sewerage facilities are capable of accommodating more intensive development.

- (b) To promote the use of Outline Development Concept Plans to co-ordinate the development of medium density housing in "super blocks" where land is dual coded.
- (c) To encourage an attractive streetscape setting which enhances and complements the visual character, bulk and scale of the surrounding built form.
- (d) To achieve a high quality building development in relation to architectural design, site layout, materials, colour, tone, texture and fencing.
- (e) To provide safe, functional and attractive access arrangements in and out of the site, which contribute to the overall aesthetics of the development.
- (f) To provide for safe and convenient placement and storage of waste to the development's future residents.
- (g) To provide for the safe and convenient collection of rubbish bins by the City's waste disposal vehicles.

#### **4. POLICY STATEMENT**

##### **4.1 Grouped Dwellings in Areas Coded R10/25 - R17.5/25.**

4.1.1 Grouped Dwelling applications will be assessed and determined based on the prevailing density code of the site and the extent to which the Design Guidelines for Medium Density Housing outlined in Clause 4.3 of this policy are met.

4.1.2 Development for Grouped Dwellings will not be approved in areas where reticulated sewerage is not available or where adequate drainage is not available or planned suitable to accommodate group dwelling densities to the satisfaction of the Manager, Technical Services.

4.1.3 The City must be satisfied, and the applicant is to demonstrate, that a Grouped Dwelling proposal is located in close proximity to:

- Public transport
- Recreational open space
- A footpath/cycleway system
- Shopping
- Community facilities.

##### **4.2 Dual Code Areas Coded R15/40 and Areas Coded R25/40**

Land coded R15/40 and areas coded R25/40 may be suitable for development in accordance with the R40 Code where the Council is satisfied that the following matters are addressed:

- ♦ Footpaths are constructed within the road reserve to which the site abuts;
- ♦ The proposal complies with the Design Guidelines for Medium Density Housing set out in Clause 4.3;
- ♦ The site is adequately drained to the satisfaction of the Executive Director Technical Services (in the event of the City not being satisfied that there is adequate provision for on-site drainage, a contribution may be required towards the upgrade of the City's drainage network);
- ♦ Access arrangements ensure that traffic generated by the proposal can be accommodated by the existing street network;
- ♦ Adequate parking is available on-site without detriment to the streetscape;
- ♦ Adequate provision is made for the safe and convenient collection of rubbish and recycling bins.

#### **4.3 Grouped Dwellings and Higher Density Housing Requirements**

These Guidelines have been prepared to specify building design requirements where the City is required to exercise its discretion under the Town Planning Scheme for the approval of grouped dwellings under Clause 5.2.4 and where approval is sought for approval of a dwelling at a higher density than R15 in areas coded R15/40 or at higher density than R25 in areas coded R25/40. Where no specific policy provisions are identified, the ~~Aacceptable Development~~ **Deemed-to-Comply requirements** and ~~Performance Criteria~~ **Design Principles** of the Residential Design Codes will be applied.

##### **4.3.1 Building Design**

- 4.3.1.1 The provision of roofs with a pitch of 25% or greater is encouraged to provide a distinctive streetscape character, unless this is likely to compromise an existing streetscape character.
- 4.3.1.2 Colour schemes and use of materials will be required to achieve a high standard of visual amenity to be consistent with the desired appearance of the streetscape. Materials should complement the "natural" tones associated with the Armadale landscape.
- 4.3.1.3 Generally reflective materials with an absorption value of less than .6 are not encouraged unless specifically approved by Council where it retains a particular existing character of a streetscape. In making its determination Council shall have particular regard to, and may impose conditions to, minimize the reflective impact on adjoining properties.
- 4.3.1.4 To create a high visual standard and enhance the aesthetics of the streetscape, architectural detail and trim will be considered as an integral component of the overall appearance of the colour and material combination and should be designed and coloured to complement the overall building (i.e. details such as gutters, fascias, capping, brackets, window frames, posts, louvers etc).

- 4.3.1.5 Rear dwelling(s) should be designed and sited to ensure that the front elevation (preferably to include a window to a habitable room) is visible from and provides an outlook to the street.
- 4.3.1.6 Buildings should be designed to include sufficient eaves and verandahs to provide protection for openings from summer sun.
- 4.3.1.7 The design of grouped and multiple dwelling development should avoid uniformity by providing a degree of variety in the range of house designs, colours and fenestrations (windows and openings). Development including two storey dwellings or dwellings with lofts is encouraged.
- 4.3.1.8 In addition to the standards set out in the Residential Design Codes, where development in excess of R30, one (or a proportional mix) of the following requirements shall be met:
- One third of the units within a development (to be rounded down in the event of an odd number) shall be comprised of two storey units (which shall be defined to include any development with at least one habitable room on the second level); or
  - 50% of the units within a development (to be rounded down in the event of an odd number) shall have a total plot ratio floor area no greater than 110m<sup>2</sup> and include an outdoor living area of at least 24m<sup>2</sup>; or
  - The density of development shall not be in excess of R30.
- 4.3.1.9 Designs with eaves of at least 300mm or awnings is encouraged.

#### **4.3.2 Streetscape**

- 4.3.2.1 In the case of those dwellings within a grouped dwelling complex with frontage to a Primary Street, the entrance and a major opening of the dwelling should be orientated towards the Primary Street.
- 4.3.2.2 In the case of grouped and multiple dwellings:
- A clear view of the proposed development from the Primary Street should be provided by staggering some of the dwelling units. Designs should provide for the breaking up of roof areas and the appropriate use of landscaping
- Surveillance from two or more of the individual units to the Primary Street;
  - Garages should not be forward of the front habitable room window of the dwelling;
  - Blank walls or solid fences viewed from the Primary Street should be avoided. The end of Communal Streets should not include horizontal windowless areas unless adjacent dwellings are two storey.

- Blank walls and fencing should be provided with an anti-graffiti finish or be similarly treated.
- Dwellings should not be designed to include blank walls facing the Primary or Communal Street;
- Except in the case of projects with three units or less or where the outlook from each dwelling is to public open space or to a communal facility or open space Communal Streets should be central within a development;
- Where access is from a Communal Street, entrances to dwellings should be visible from the Communal Street.

#### **4.3.3 Fencing Design**

- 4.3.3.1 Front walls and fences shall not be constructed in fibro cement (super six) where visible from a street or accessway or public space.
- 4.3.3.2 The height, texture, colour and style of walls and fences exposed to public spaces shall be compatible with the streetscape and existing buildings.
- 4.3.3.3 In the case of corner lots and front units in a grouped dwelling complex, walls and fences abutting a Secondary Street should be visually permeable 1.2m above natural ground level in the area in front of the building setback line to the Primary Street.
- 4.3.3.4 Unless otherwise approved, fencing abutting public open space should be visually permeable when higher than 1.2m above natural ground level.
- 4.3.3.5 Where communal open space is to be provided, fencing over 1.2m in height shall be permeable fencing for at least 50% of the interface between development and the open space.

#### **4.3.4 Retention of Existing Dwellings**

- 4.3.4.1 Council shall encourage the retention of existing houses as part of a redevelopment proposal where the building:
- Is in good condition and of good architectural quality (Council may require an architectural report detailing building and architectural specifications and quality of the building);
  - Is located on the block to provide a sufficient and usable area for additional units;
  - Will retain and enhance the amenity and streetscape quality of an area;
  - Is of heritage significance.
- 4.3.4.2 Where Council is not satisfied that the retention of a dwelling is appropriate Council may require the dwelling to be demolished.

4.3.4.3 Where Council considers a building worthy of retention but is not of a suitable condition, it may require the building to be upgraded to a standard satisfactory to Council in accordance with Clause 3.2.9 5.2.6 of the *Residential Design Codes*. Council will consider the following works to complement the proposed new development:

- Nature and quality of roof cladding finishes;
- External wall finishes;
- External colour scheme;
- Window treatments;
- Architectural detail and trim; and
- Other matters as detailed by Council.

4.3.4.4 New developments are to be designed so as to be compatible with an existing dwelling and constructed with;

- Compatible materials and colour scheme;
- Similar wall, window treatments and roof shapes (pitch), sizes, height and textures;
- Common architectural design features, if considered appropriate by Council. This may include the duplication of distinctive building details of the existing house to the satisfaction of Council;
- Where possible, new floor levels at the same floor level or the existing building.

4.3.4.5 Where an existing older dwelling is to be retained in a proposed grouped dwelling development, improvements to the existing building should include at least one of the following:

- Restoration of the existing roof
- Recladding or rendering of walls
- Repainting of the dwelling

Where an existing older dwelling is to be retained in a proposed grouped dwelling development, improvements to the streetscape should include at least one of the following:

- New front open style fencing
- Re-landscaping within the front setback
- New paving and kerbing in the driveway and crossover

The City may apply more than one of the above criteria, where appropriate.

4.3.4.6 In the case of rear battleaxe proposals, walls visible from the public street should contain at least one Major Opening.

#### 4.3.5 Open Space and Landscaping

- 4.3.5.1 A 0.5m vegetated buffer strip should be provided between accessways and side property boundaries.
- 4.3.5.2 Landscaping and maintenance proposals should where possible combine front garden or open space areas with adjoining verges to create an integrated appearance.
- 4.3.5.3 In accordance with Clause 3.4.5-5.3.2 of the Residential Design Codes applications for development of grouped dwellings are to specify details of the landscape works proposed through the preparation of a landscape plan. The landscape plan is to demonstrate:
- A strong landscaping theme incorporating feature planting in common areas;
  - Details of plant species and hard landscape materials;
  - Planting to soften and screen hard surfaces;
  - Planting for solar control;
  - Ongoing maintenance proposals including automated reticulation;
  - A vegetation survey of the site and identification of significant trees with maximum vegetation retained.
- (Refer to Council's Landscape Handout for assistance).
- 4.3.5.4 Principal areas of private open space should be located at the rear of the dwelling.
- 4.3.5.5 In the case of proposals including 12 or more grouped or multiple dwellings, the applicant shall demonstrate the way in which the design will make provision for a community focus or communal meeting place, possibly with casual seating, or a landscaped feature.

In addition, in the case of proposals including 12 or more grouped or multiple dwellings, an area of communal open space shall be provided. The communal open space:

- shall be provided at the rate of 12m<sup>2</sup> per unit;
- shall generally be provided in one location;
- shall be of a useable shape (i.e. generally square or rectangular unless special circumstances dictate otherwise as far as is possible);
- shall contain appropriate landscaping and one or more of the following – benches, gazebo, barbeque, play equipment – at the City's discretion based on the extent of the development. Landscaping and furniture shall be demonstrated on a comprehensive landscape plan. For developments containing six or more units this landscape plan should be submitted as part of a formal development application (refer other clauses within section 4.3.5 and Council's Landscape Guidelines Handouts for assistance);

- Shall be referred to in the Management Statement associated with the strata subdivision to state that the body corporate is required to implement and maintain the adopted landscape plan in common areas.

4.3.5.6 Existing trees on a site, especially mature trees, should be preserved wherever possible.

4.3.5.7 In the case of sites including six or more units, planting of, or retention of, individual mature trees at strategic locations should be provided.

4.3.5.8 A verge tree shall be provided for each unit adjacent to a public street, unless verge trees already exist and are considered adequate.

4.3.5.9 In the case of sites including six or more units, planting of, or retention of, one low maintenance native tree species for every six units shall be required at strategic locations within common property (to be indicated on a comprehensive landscape plan).

4.3.5.10 Cash-in-lieu of communal open space may only be contributed where units directly abut public open space.

4.3.5.11 Applicants shall be required to include information regarding current and proposed street tree treatment in the landscape plan. Guidance is provided in the Landscape Guidelines section on:  
[http://www.armadale.wa.gov.au/services\\_and\\_facilities/planning/](http://www.armadale.wa.gov.au/services_and_facilities/planning/)

#### **4.3.6 Access and Car Parking**

4.3.6.1 Garages and carports should be designed to complement abutting dwellings by utilising consistent material types, colour schemes and design.

4.3.6.2 Other than for two unit development, to ensure the visual streetscape quality and character is maintained, car parking within the front setback is only appropriate where sited under the curtilage of a carport where the carport is designed to integrate with the principle dwelling in terms of roof pitch, building materials and colour.

4.3.6.3 Where in Council's opinion, car parking adjacent to a side boundary will impact in terms of noise or headlight glare on the habitable rooms of an adjoining property, provision of an adequate landscaped buffer with mature/fast growing trees will be required, sufficient to provide an adequate visual and acoustic barrier between the two properties.

4.3.6.4 In addition to the requirements of Clause 3.5.4 **5.3.4** of the Residential Design Codes, the design of the pavement within a driveway should take account of the need to:

- Meander the pavement;
- Provide embayments to facilitate vehicle parking;

- Depending on the length of the accessway, limit width to 3 metres at appropriate locations to minimize the effect of its dominance.

The above considerations will be dependent upon detailed design and circumstances relating to the dimensions of the block.

4.3.6.5 The manoeuvring area shall be large enough to allow a medium sized car to enter and exit a garage/carport from the accessway without difficulty. Generally this may be achieved with a turning circles radius of 5.5 metres.

4.3.6.6 To achieve a high visual standard which contributes to the overall amenity of an area, Council requires accessways to be constructed of block/brick paving or similar high quality material. The use of alternative paving materials will only be considered for two unit developments, where in the opinion of Council, special circumstances apply.

#### **4.4 Provision for rubbish collection**

4.4.1 In determining applications for grouped dwellings consideration will be given to the adequacy of the provision for the safe and convenient collection of rubbish and recycling bins by the City's waste disposal vehicles. The application for planning approval is required to identify the collection points (bin pads) and the City needs to be satisfied that their placement will be adequate to facilitate easy collection and not jeopardise the safety of pedestrians on footpaths or users of the road system. Where this cannot be satisfactorily demonstrated alternative access arrangements will need to be provided by the applicant.

4.4.2 The following criteria shall be applied to the placement of bin pads:

- Sufficient space is required to accommodate two bins for each unit within a proposed development plus adequate separation space to enable manoeuvring by mechanical arms without encroachment onto the frontage of adjoining properties. Generally a space of 1.8m per unit will be required to be clearly marked and available for bin placement. Bin pads should not be separated from the street by a public footpath. Bin pads should generally be located 0.8m behind the kerb;
- There is a presumption against the siting of bin pads near intersections, bus stops, median islands, roundabouts, slow points, along busy arterial roads or where their location will impact on traffic sightlines or safety;
- Bin pads should not be located further than 75m from the respective residential dwelling. The intervening distance should have a gradient no greater than 10% with no stairs;
- The design should provide for access between the bin storage area to the bin placement area without passing through living areas.

4.4.3 Where the criteria set out in clause 4.3.6.2 cannot be met in its entirety, management for bin pick-ups either on-site or via alternative access, will be required.

4.4.4 Where alternative arrangements are required, conditions may be placed on development to ensure that:

- Land is given up free of cost where the site can be connected to an existing or future rear lane way or road (of at least 5m width);
- Provision is made for the construction of a portion of a rear lane way or road;
- Provision is made within a grouped dwelling or multiple dwelling development to provide for adequate internal turning and movement of waste collection vehicles and adequate hardstand for the placement of bins; and
- The pavement to be designed to accommodate a 25 tonne dual axle vehicle.

4.4.5 Where the City requires the preparation of a waste management plan prior to the City determining an application or as a condition of development approval the plan shall take into account;

- Possible future developments in the area;
- Convenience for waste generators;
- Convenience for waste collectors;
- Impact on future roadside pedestrian movements;
- Impact on future road vehicle traffic.

#### **4.5 Footpaths**

To facilitate improvements to the City's footpath network, development taking advantage of the higher code in dual coded areas and development within areas Coded R40 will be required as a condition of development to make a contribution to the City's footpath fund on the basis of the estimated cost of constructing 5m of footpath for every additional unit proposed for the site.

Contributions should generally be expended in the locality within which the contribution has been made.

#### **4.6 Boundary Walls – R17.5 areas**

In areas coded R17.5, walls to garages may be built up to one side boundary where not higher than 3.0m with an average height of 2.7m and up to 9m in length.

#### **4.7 Outline Development Concept Plans**

To ensure that development in accordance with the R40 Code is undertaken in an orderly and co-ordinated manner, Council may require as a prerequisite for such development the preparation of and adoption by the Council of an Outline Development Concept (ODC) Plan for the whole area or a wider area than the land the subject of the proposal.

The Outline Development Concept Plan should be comprised of the following:

(a) Existing Information

- Existing lot layout, showing dimensions and areas;
- Outline of existing buildings indicating type of dwelling its age and condition and other structures;
- Location of sewer and drainage lines and associated easements;
- Location of significant trees and/or shrubs;
- Location and extent of crossovers and accessways/driveways.

(b) Future Planning Proposals

In all cases:

- Diagrams of development options which may be achieved for particular lots within the Plan area;
- The preferred subdivisional design;
- Provision and co-ordination of services to lots especially drainage and sewerage;
- Landscaping and streetscaping proposals;
- The method of access to individual lots;
- Assessment of the method and practicality of implementing the Plan including estimates of costs and benefits.

In addition the following may be required:

- The retention of existing dwellings and trees which are of sufficient quality and character to warrant preservation;
- Traffic management measures;
- The provision, location and treatment of communal open space;
- The provision of service roads or the use of secondary side streets to avoid accessways to busy streets;
- Other matters as determined by Council.

Council will encourage the following matters to be incorporated in the Outline Development Concept Plan:

- The provision of an alternative internal road pattern, possibly including rear laneways for access for vehicle garage parking;
- The use of joint accessways to adjoining lots rather than separate accessways side by side and the consequential proliferation of crossovers;
- The adoption of a common set of design principles such as roof pitch, building materials, fencing, window heights, landscaping, front setback arrangements, the circumstances where zero lot line development may be allowed, and siting requirements to take account of privacy, energy conservation and climate control.

(c) Advertising

The Outline Development Concept Plan shall be advertised for public comment in accordance with Clause 9.4 of Town Planning Scheme No.4 prior to final consideration of Council.

(d) Availability of Plan

The Outline Development Concept Plan shall be formally adopted by Council, and kept and made available for public inspection at the Council offices.

**5. PROCEDURAL REQUIREMENTS AND DELEGATION**

5.1 Before determining applications other than an application for a two unit development, or where development complies with the *Residential Design Codes*, Council shall advertise the proposal for community comment by utilising all or any of the following methods:

(a) By notifying surrounding residents and/or landowners;

(b) By having the applicant erect a suitable sign in a conspicuous position on the site, advertising the proposal and inviting any comments to be forwarded to Council;

(c) By advertising in a locally circulating newspaper, inviting public comment – if Council considers the nature of the development, its scale and density requires extra advertising compared to the avenues provided above.

D106/6/03 Development Services Committee 9 June 2003 - Adopted by Council 16 June 2003  
D160/9/04 Development Services Committee 13 Sept 2004 - Adopted by Council 20 Sept 2004  
D83/7/06 Development Services Committee 11 July 2006 - Adopted by Council 17 July 2006  
D85/7/07 Development Services Committee 10 July 2007 - Adopted by Council 16 July 2007  
D69/8/10 Development Services Committee 16 August 2010 – Adopted by Council 23 August 2010

**PLN 3.4**

**OUTBUILDINGS**

**1. INTRODUCTION**

Outbuildings serve a variety of purposes such as garages, sheds, hobby rooms, art studios and storerooms to name but a few. While it is desirable to enable the provision of such facilities at a property, it must be done in an appropriately controlled manner so outbuildings do not detract from the amenity, character and streetscape of an area and are not used contrary to the City's requirements. This policy therefore provides guidance on the design, siting and use of outbuildings.

**2. APPLICATION OF POLICY**

This policy applies to the design and siting of outbuildings in the Residential zone where the ~~Acceptable Development Criteria~~ **Deemed-to Comply requirements** of the Residential Design Codes are not met and in the General Rural, Rural Living, Special Residential, Local Centre, District Centre, Strategic Regional Centre and Mixed Business/Residential zones. This policy also applies to the use of outbuildings.

Development on land zoned General Industry, Industrial Business or reserved under the City's Town Planning Scheme is not covered under this policy.

**3. POLICY OBJECTIVE**

To ensure outbuildings are sited, designed and used in a manner which will not detract from the amenity, character and streetscape of an area.

**4. POLICY STATEMENT**

**4.1 Siting of Outbuildings**

The relevant requirements set out in the Town Planning Scheme and where applicable Policy PLN 3.5 will be taken into consideration when the City assesses development applications for outbuildings. In addition, the following requirements are applicable and will also be taken into consideration:

**4.1.1 Primary (Front) and Secondary Street Setback**

Where a dwelling exists or is proposed in the Residential, Special Residential, Rural Living, Local Centre, Strategic Regional Centre, District Centre or Mixed Business/Residential zone, outbuildings shall not be located forward of the front building line of the dwelling or the required street setback, which ever is the greater.

In exceptional circumstances, outbuildings may be permitted forward of the front building line of the dwelling or the required street setback, where the City considers the topography or need to retain existing vegetation deem it

In exceptional circumstances, outbuildings may be permitted forward of the front building line of the dwelling or the required street setback, where the City considers the topography or need to retain existing vegetation deem it appropriate, and the visual amenity of the streetscape will not be adversely affected. In such cases, the City may require appropriate screening measures to be implemented.

#### **4.1.2 Side and Rear Boundary Setbacks**

Outbuildings may be approved up to a side or rear boundary on Residential zoned lots with a density code greater than R5 subject to:

- a) The external side of the wall/s facing or on the boundary being finished in face brick, rendered and painted brick or Colorbond any of which shall complement the colours of the dwelling to the City's satisfaction;
- b) The proposal being advertised to the affected adjoining landowner/s and no objection considered by the City as reasonable and justified being received;
- c) The lot's side or rear boundary not adjoining a road classified as District Distributor or higher in the road hierarchy;
- d) The height of the boundary wall being in accordance with the wall heights for each lot size category indicated on Table 1 of this policy;
- e) The length and location of the boundary wall being in accordance with ~~Part 6.3.2 A2~~ **Clauses 5.1.3 C3.2** ii or iii (whichever may apply) of the Residential Design Codes (The wall length is calculated in aggregate with consideration to other boundary walls proposed or existing at the site – The wall location also considers other boundary walls proposed or existing at the site);
- f) The outbuilding not being outside an approved development envelope; and
- g) Compliance with the Building Code of Australia.

#### **4.2 Floor Area of Outbuildings**

The maximum aggregate floor area of an outbuilding or combination of outbuildings on any lot may be approved in accordance with the floor areas for each lot size category indicated in Table No.1 of this policy.

Measurement of floor area includes all enclosed roofed areas but excludes areas beneath eaves and verandahs.

### 4.3 Height of Outbuildings

Outbuildings may be approved having a height in accordance with those for each lot size category indicated on Table 1 of this policy.

The heights indicated on Table 1 shall be measured from the natural ground level immediately below the relevant point on the wall or roof except in the case of lots with modified levels resulting from approved land subdivision wherein height measurements shall be from the approved subdivision levels.

**TABLE 1 – Maximum Dimensions for Outbuildings<sup>1</sup>**

Lot size (m <sup>2</sup> )	Less than 600	600 and over	1000 and over	1500 and over	2000 and over	3000 and over	4000 and over	6000 and over	1 ha and over	2ha and over	4ha and over
<b>Floor area<sup>2</sup></b> <sub>3</sub>											
(m <sup>2</sup> )	10% of site area	60	70	80	100	110	130	150	200	250	300
<b>Height</b>											
Top of pitched roof (m)	4.2	4.2	4.2	4.2	4.2	4.2	4.5	4.5	5.0	5.0	5.0
Top of external wall (m)	2.4	2.7	3.0	3.0	3.0	3.0	3.0	3.0	3.6	3.6	3.6

<sup>1</sup>Table 1 does not apply where land is zoned General Rural and a proposed outbuilding is to be used in pursuance of an approved agricultural activity.

<sup>2</sup>Note under Scheme Clauses 5.3.2 and 5B.3 maximum total building coverage of 500m<sup>2</sup> to apply in areas coded R5 or less and in Rural Living and General Rural zones.

<sup>3</sup>Area limits apply to outbuildings in aggregate

### 4.4 Use of an Outbuilding

4.4.1 An outbuilding shall be incidental to a dwelling on a lot and shall not be used for commercial or industrial purposes.

4.4.2 An outbuilding shall not be used for habitation in any zone (i.e. people are not allowed to live in outbuildings on a temporary or permanent basis).

4.4.3 The use of an outbuilding shall not adversely impact the amenity of neighbouring properties.

4.4.4 To allow for landowners to store materials in an outbuilding while an approved dwelling on their lot is being constructed, the City may approve an outbuilding without a dwelling on the lot for a period no longer than 24 months subject to the following conditions being met:

- a) The lot being zoned Special Residential, Rural Living or General Rural under the Town Planning Scheme.
- b) Both planning and building approval from the City for a dwelling on the lot being already granted and remaining valid.
- c) The footings and ground level pad of the approved dwelling being fully constructed / installed prior to construction of the outbuilding commencing.
- d) The approved dwelling for the lot being constructed within 24 months of the outbuilding being approved by the City.
- e) The outbuilding complying with all other requirements of this policy.

#### **4.5 Colour and Materials of Outbuildings**

The materials and colour of outbuildings shall complement those of the dwelling and the surroundings to the satisfaction of the City, particularly if located forward of the front building line of the dwelling on the lot. This requirement may be met by the outbuilding being constructed with a roof material and colour, wall material and colour and roof pitch which complement approved buildings existing or proposed on the lot.

The City does not support sea containers being used as outbuildings.

Applicants should also refer to Clause 5.9 of Town Planning Scheme No.4 and if applicable Local Planning Policy PLN 3.7 - Araluen Residential Estate.

#### **4.6 Definition**

For the purpose of this policy an Outbuilding is defined as:

*An enclosed non-habitable building not used for commercial or industrial purposes that is detached from and incidental to a dwelling but does not include sea containers.*

D106/6/03 Development Services Committee 9 June 2003 - Adopted by Council 16 June 2003  
D160/9/04 Development Services Committee 13 Sept 2004 - Adopted by Council 20 Sept 2004  
D66/5/08 Development Services Committee 20 May 2008 - Adopted by Council 26 May 2008  
D27/4/12 Development Services Committee 16 April 2012 - Adopted by Council 23 April 2012

**PLN 3.6**

**ANCILLARY ACCOMMODATION DWELLINGS –  
CONTROL OF ADDITIONAL ACCOMMODATION**

**1. INTRODUCTION**

While it is desirable to enable ~~extended families to occupy a property as their needs change~~ people to live in a separate dwelling either independently or semi-independently to the residents of a primary dwelling on a lot, it must be done in an appropriately controlled manner so properties are not overdeveloped or developed contrary to the City's requirements.

Accordingly, This policy restricts the floor area size and number of bedrooms of ancillary accommodation. In addition, the policy aims to ensure that ancillary accommodation is integrated with the existing dwelling on a property. applies design and siting requirements on ancillary dwellings to ensure the objectives of the Town Planning Scheme are upheld and adverse impacts on the amenity of a locality are minimised.

**2. APPLICATION OF POLICY**

This policy applies to proposals to develop ancillary accommodation dwellings in zones where the provisions of the Residential Design Codes do not apply. For example, the Rural Living and General Rural zones.

**3. POLICY OBJECTIVE**

To ensure ancillary accommodation dwellings can provide accommodation to members of the same family as the occupiers of the main dwelling without detriment to the amenity of an area for people who live either independently or semi-independently to the residents of the primary dwelling, sharing some site facilities and services and without compromising the amenity of surrounding properties and to ensure ensuring the provisions of the Town Planning Scheme are not compromised.

**4. POLICY STATEMENT**

~~4.1 The Ancillary Accommodation shall be occupied by members of the same family who occupy the main dwelling. Applicants must provide written advice to the City stating who will be occupying the Ancillary Accommodation.~~

4.1 Ancillary dwellings shall meet the following requirements:

4.1.1 The maximum floor plot ratio area of Ancillary accommodation dwellings shall not exceed 6070m<sup>2</sup>. Measurement of floor area includes all enclosed roofed areas but excludes areas beneath eaves, verandahs, pergolas or patios. Plot ratio area shall be calculated as defined in the Residential Design Codes.

4.1.2 ~~Ancillary Accommodation shall consist of a~~ No more than two bedrooms shall be provided.

4.1.3 One car bay in a close proximity to the ancillary dwelling shall be provided.

4.1.4 ~~The Ancillary Accommodation shall be easily accessible from the primary dwelling via a sealed path or direct internal access. In all cases the Ancillary Accommodation and primary dwelling shall not be separated by a distance greater than 15.0m.~~

4.1.4 The position on a lot and overall design of an ancillary dwelling shall complement the primary dwelling and not adversely affect the streetscape or surrounding properties to the City's satisfaction. This requirement may be met by the ancillary dwelling being setback near and behind and constructed in the same colours and materials as existing approved buildings on the lot.

4.5.2 Only one ancillary accommodation building dwelling is allowed on a lot.

4.6 ~~The materials and colour of the Ancillary Accommodation building shall complement those of the dwelling and the surroundings. This requirement may be met by the building being constructed with a same roofing material and colour, roof pitch and wall material and colour as existing approved buildings on the lot.~~

4.7 ~~The City may require a notice on title to advise prospective purchasers of a property about conditions placed on the use of ancillary accommodation as a condition of development approval~~

## 5. DEFINITIONS

Ancillary Accommodation Dwelling:

~~Self-contained living accommodation on the same lot as a single house that may be attached or detached from the single house occupied by members of the same family as the occupiers of the main dwelling. (Residential Design Codes 2008)~~ Self-contained dwelling on the same lot as a single house/primary dwelling which may be attached to, integrated with or detached from the single house/primary dwelling.

D106/6/03 Development Services Committee 9 June 2003 - Adopted by Council 16 June 2003  
D160/9/05 Development Services Committee 13 Sept 2004 - Adopted by Council 20 Sept 2004  
D27/4/12 Development Services Committee 16 April 2012 - Adopted by Council 23 April 2012

**PLN 3.8 HERITAGE MANAGEMENT INCENTIVES POLICY**

**1. INTRODUCTION**

The careful management of Armadale's rich history and cultural heritage is vital to its future development. It is appropriate to identify those places which have a special link with the people, activities and events of the past as the foundation for the present and future community. In a world of increasingly rapid change the recognition of, and appropriate response to, cultural heritage plays an important role in the sustainable economic development of the City.

An appropriate response to the City's heritage values confers a range of ongoing benefits to the wider community including:

- a) supporting both rural and urban amenity;
- b) underpinning the identity and "sense of place";
- c) enhancing the quality of the built environment; and
- d) providing familiarity and the presence of landmarks.

**1.1 Municipal Heritage Inventory**

To identify and describe the valued places of cultural heritage, the City has prepared a Municipal Heritage Inventory (MHI) in accordance with the *Heritage of Western Australia Act 1990*. The MHI is a key document in guiding the public policy management of places of heritage value in the City.

The heritage values of development areas within the City of Armadale but under the town planning jurisdiction of the Metropolitan Redevelopment Authority (MRA) may be identified in a separate document/s related to Protection and Conservation of heritage places. Together with applicable documents prepared by the MRA, the City's MHI contains all the places of identified heritage value within the City of Armadale.

**1.2 Applicable Planning and Development Schemes**

The City and the MRA will respectively refer to the MHI and applicable documents prepared by the MRA to assist in decision making under the City of Armadale Town Planning Scheme No.4 and the MRA's regulatory documents.

This policy applies primarily to places identified in the City's MHI and subject to both general and specific provisions of City of Armadale District Zoning Scheme – Town Planning Scheme No.4. The policy does not apply to Aboriginal Heritage sites, which are subject to the separate legislation provided by the Aboriginal Heritage Act 1972. The City of Armadale will also work in close cooperation with the MRA to provide guidance and recommendations for heritage sites falling under the planning jurisdiction of the MRA.

This policy draws on the aims of the *State Planning Policy No.3.5 Historic Heritage Conservation* in achieving incentives and positive heritage outcomes while also responding to changing aspirations of property owners and the wider community.

### **1.3 Variations to Planning Requirements**

Additional to the normal maintenance requirements of older properties, heritage buildings and places will often require upgrading or modification so that they continue to provide owners with the required level of service. The upgrading, restoration and adaptive reuse of heritage properties may involve a range of modifications from small scale extensions to changes of use or in some cases extensive redevelopment.

The City encourages landowners to recognise and, where appropriate, conserve the heritage values of places in accordance with the objectives of the MHI. To that end, where a high degree of recognition and conservation of heritage values in accordance with proper and orderly planning and the objectives of the MHI is to be achieved by the proposal, the City may be prepared to vary Scheme standards, requirements or in some cases, the use to which the land can be put.

The City recognises that in some situations the economic costs of upgrading, restoring and conserving the property over the longer term need to be weighed against the viability of current land uses. The City may therefore assist the landowner in achieving economic viability to support conservation of the place by extending the range of potential land uses by means such as the Additional Use conditions and requirements of the Scheme. This would require an amendment to the Scheme.

## **2. APPLICATION OF POLICY**

### **2.1 This policy:**

- a) is supplementary to and is to be read in conjunction with the appropriate provisions of the City of Armadale Town Planning Scheme No.4, its local planning policies and the Residential Design Codes;
- b) will be taken into account by Council in making recommendations to the Western Australian Planning Commission (WAPC) and the MRA for the development and subdivision of land subject to the City's MHI;
- c) does not bind the City in respect to any application for planning approval and the need for proper and orderly planning in accordance with regional and local policies will be paramount; and
- d) applies to MHI places listed as Management Categories A+, A or B, while Council may apply the policy to places listed as Management Category C.

2.2 Where, in the opinion of the City, a change to the Scheme or variation to requirements or standards is likely to affect any adjoining owner or the general locality, the City may:

- (a) consult the affected parties by following one or more of the provisions for advertising uses under clause 9.4 of the Scheme and the Neighbour Consultation Requirements and Procedures of the Residential Design Codes where these apply; and
- (b) consider any submission received prior to making its determination to grant the variation.

2.3 Council's consideration of discretionary applications for planning approval or amendments to the Scheme will have due regard to the objectives of the policy and MHI and approvals shall be dependent upon the City being satisfied that:

- (a) approval is consistent with proper and orderly planning, the strategic objectives of regional and local policy and the "Matters to be Considered by the City" criteria set out in clause 10.2 of the Scheme; and
- (b) any discretion or variation permitted by the approval will not have an adverse effect upon the occupiers or users of the development, the amenity of the locality or the opportunities for future development.

2.4 In applying the Heritage Management Incentives policy, the City may require a landowner to enter into a formal agreement with the City or may require independent advice from an appropriately qualified heritage consultant at the cost of the applicant.

2.5 The application of the policy shall be guided by the principle that the discretion afforded by Council in relation to a place listed on the MHI shall be commensurate with the wider community benefit resulting from the development.

### **3. POLICY OBJECTIVES**

- a) To increase public awareness of the MHI and how it relates to the town planning process and recognise the MHI as the primary source of historic cultural heritage information within the City of Armadale.
- b) To encourage landowners to address the heritage values of places entered in the MHI in their plans for the site.
- c) To provide incentives to ameliorate the costs of heritage retention.
- d) To ensure that due consideration is given to the heritage values of places entered in the MHI in Council's recommendations and determinations of planning approval.

#### **4. POLICY STATEMENT**

##### **4.1 Variations to site and development standards and requirements of Town Planning Scheme No.4**

4.1.1 Where the heritage values of a property on the MHI have been incorporated into an application for planning approval to the satisfaction of the City but the proposal does not comply with a standard or requirement prescribed under the Scheme, the City may:

- (a) after due regard to the purpose and aims of the Scheme, relevant Local Planning Policies and where applicable, the ~~Performance Criteria~~ **Design Principles** and provisions of the Residential Design Codes; and
- (b) despite the non-compliance, where possible allow a variation and approve the application subject to such conditions as the City determines.

##### **4.2 Applications for land uses which require the discretionary approval of the City**

4.2.1 Where an application for planning approval is received for a property on the MHI and the proposed use of land identified in the Zoning Table of the Scheme for the relevant zone is a discretionary "D" or "A" use the City may consider approving the application with or without conditions the City deems appropriate, after due regard to:

- (a) the purpose and aims of the Scheme, the policy's provisions 2. to 4. above, the MHI and any other relevant policy; and
- (b) the extent to which the heritage values have been incorporated into the proposal.

##### **4.3 Applications for land uses normally Not Permitted "X" uses within the relevant zone**

4.3.1 Council may give consideration to initiating an amendment to the TPS to provide for an Additional Use to permit an otherwise prohibited (X) use where:

- (a) evidence is provided that the retention/upgrading of a building or structure listed on the MHI is causing economic hardship to the owner; and
- (b) the Additional Use is:
  - (i) consistent with orderly and proper planning; and
  - (ii) would cease in the event of the heritage building or structure not being retained or upon the diminution or the agreed heritage values as determined by Council.

**PLN 3.10 RESIDENTIAL DESIGN CODES VARIATIONS**

**1. INTRODUCTION**

This policy varies certain ~~Acceptable Development Criteria~~ **Deemed-to-Comply requirements** of the Residential Design Codes of Western Australian (RD Codes) relating to boundary walls for garages, reduced setbacks for patios and walls without major openings and limitations on building height of carports and patios.

This policy has been prepared in accordance with Part 2 of Town Planning Scheme No.4 and also Part ~~5~~7 of the RD Codes, wherein it is specified which provisions of the RD Codes may be varied by a local planning policy.

**2. APPLICATION OF POLICY**

This Policy applies to boundary walls for garages and carports, reduced setbacks for patios and walls without major openings and limitations on building height of carports and patios within the Residential zone.

This policy varies or augments relevant ~~Acceptable Development Criteria~~ **Deemed-to-Comply requirements** contained within the RD Codes subject to compliance with the requirements outlined in the Policy Statement below. As such, Residential Design Code Variation (RDCV) applications will not be required in these instances.

**3. POLICY OBJECTIVES**

- (a) To provide greater guidance in the application of RD Code ~~Acceptable Development Criteria~~ **Deemed-to-Comply requirements** to suit the development circumstances in the City of Armadale.
- (b) To ensure buildings and structures are sited and designed appropriately and integrate with the residential streetscape and amenity.

**4. POLICY STATEMENT**

**4.1 Boundary Walls - Garages and Carports (RD Code ~~6.2.3~~ **5.2.1 C1.1 & C1.5** ~~A3.4 & A3.5~~)**

In areas coded R17.5, walls to garages and carports may be built up to one side boundary where not higher than 3.0m with an average height of 2.7m from natural ground level, up to 9m in length and subject to a minimum street setback line of 4.5m in the case of a Primary Street or 1.5m for a Secondary Street.

**4.2 Boundary Walls- Two Sides (Grouped Dwellings Only) (RD Code ~~5.1.3 C3.2~~ 5.1.3 C3.2 (ii) & (iii))**

In circumstances where a proposed grouped dwelling development has a centrally located common driveway in areas coded R20 and higher, boundary walls are permitted to both side boundaries of the parent lot subject to compliance with the wall height and length requirements as specified under Clause ~~6.3.2 (A2)~~ 5.1.3 C3.2 (ii) and (iii) of the RD Codes respectively.

**4.3 Reduced Boundary Setbacks- Patios (RD Code ~~6.3.1 A1~~ 5.1.3 C3.1 (i))**

In areas coded R15 and higher, patios may be built up to the boundary subject to the following criteria:

- a) Posts permitted "up-to the" boundary;
- b) Building height to be determined in accordance with Category A of Table 3-Maximum Building Heights;
- c) Roof and gutters to be no closer than 500mm from boundary;
- d) Set back behind the building line;
- e) Roof pitch not to exceed 34 degrees;
- f) Compliance with Open Space requirements (Clause ~~6.4.1~~ 5.1.4 of the RD Codes);
- g) Patios not to exceed 75m<sup>2</sup> in area.

**4.4 Reduced Boundary Setbacks for Wall Heights of 3.5m or less without major openings (RD Code ~~6.3.1 A1~~ 5.1.3 C3.1(i))**

In areas coded R15 and higher, any wall or portion of wall without a major opening with a height 3.5m or less above natural ground level is permitted to be setback a minimum of 1m from the boundary regardless of its overall length.

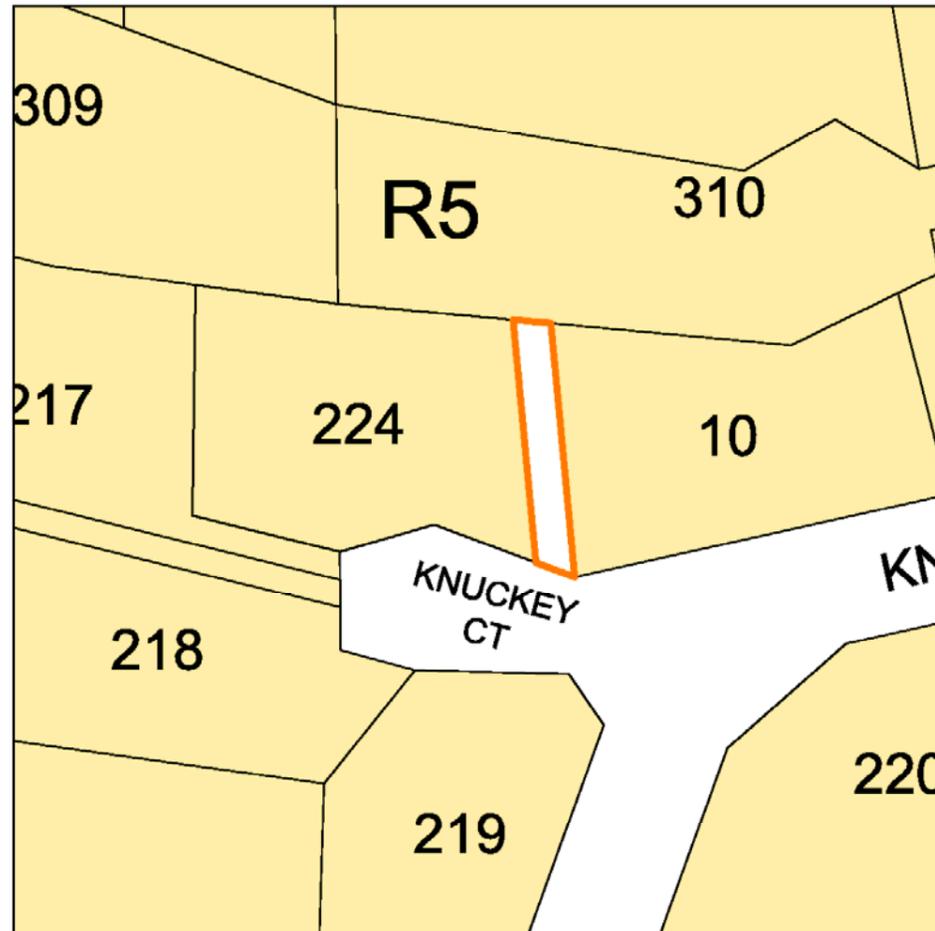
**4.5 Building Height- Carports and Patios (RD Code ~~6.7.1 A1.1~~ 6.1.2 C2)**

The maximum building height for patios and carports (and similar freestanding structures) is to be determined in accordance with Category A of Table 4 - Maximum Building Heights.

**4.6 Outbuildings (RD Code ~~6.10.1 A1~~ 5.4.3 C3)**

The setbacks, height and maximum floor area requirements for outbuildings shall be in accordance with Planning Policy PLN 3.4-Outbuildings.

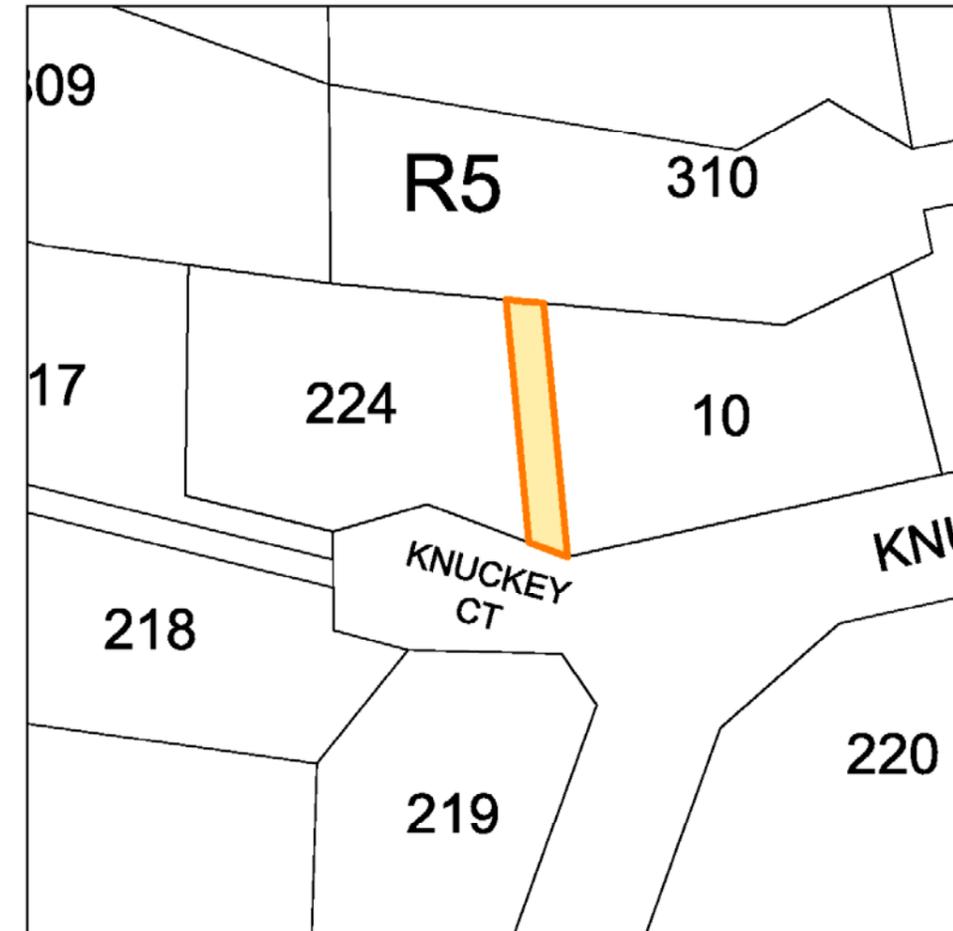
# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 22)



**EXISTING ZONING**



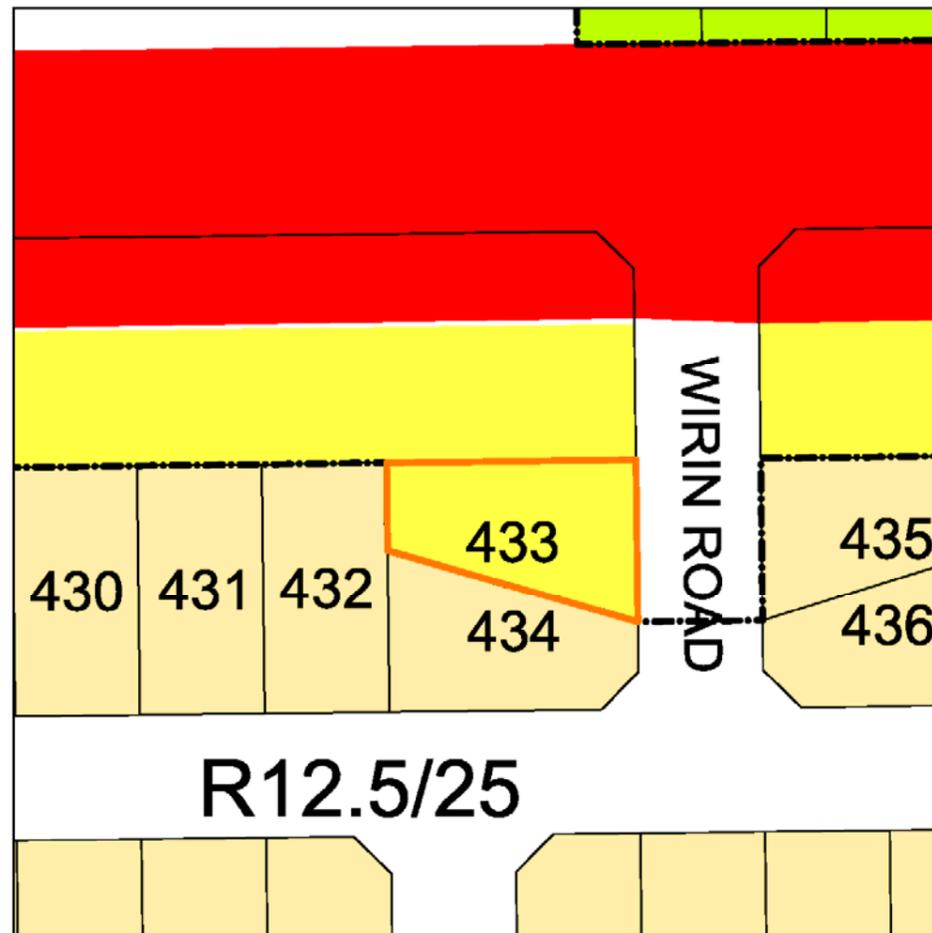
SCALE  
1 : 1 000



**PROPOSED ZONING**

ZONES			RESERVATIONS		
<p><b>RESIDENTIAL</b> Including Residential Planning Density Codes</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff9c4; border: 1px solid black; margin-right: 5px;"></span> RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d4c08e; border: 1px solid black; margin-right: 5px;"></span> URBAN DEVELOPMENT ZONE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> RURAL LIVING - 1,2,4,10,20,,X</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> SPECIAL RESIDENTIAL</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00bfff; border: 1px solid black; margin-right: 5px;"></span> MIXED BUSINESS / RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00bfff; border: 1px solid black; margin-right: 5px;"></span> DISTRICT CENTRE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00bfff; border: 1px solid black; margin-right: 5px;"></span> LOCAL CENTRE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e6e6fa; border: 1px solid black; margin-right: 5px;"></span> GENERAL INDUSTRY</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e6e6fa; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL BUSINESS</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red; margin-right: 5px;"></span> No.1 SPECIAL USE</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red; margin-right: 5px;"></span> No.7 ADDITIONAL USE</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red; margin-right: 5px;"></span> RU No.2 RESTRICTED USE</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dashed black; margin-right: 5px;"></span> OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dashed black; margin-right: 5px;"></span> OUTER EDGE OF SCHEME</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> MRS PARKS &amp; RECREATION (Region)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> PARKS &amp; RECREATION (Local)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> RAILWAYS</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> STATE FOREST</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> WATERWAYS</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dotted black; margin-right: 5px;"></span> WATER CATCHMENTS</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> PRIMARY REGIONAL ROADS</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00bfff; border: 1px solid black; margin-right: 5px;"></span> OTHER REGIONAL ROADS</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> (MRS) PUBLIC PURPOSE (Region)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> PUBLIC PURPOSE (Local)</li> </ul>	<p><b>PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES</b></p> <ul style="list-style-type: none"> <li>CG Commonwealth Government</li> <li>TS Technical School</li> <li>HS High School</li> <li>PS Primary School</li> <li>H Hospital</li> <li>WSD Water Authority of WA</li> <li>SU Special Use</li> <li>SEC State Energy Commission</li> <li>T Telstra</li> </ul>
<p>NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.</p>					

# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 23)



**EXISTING ZONING**



SCALE  
1 : 1 000

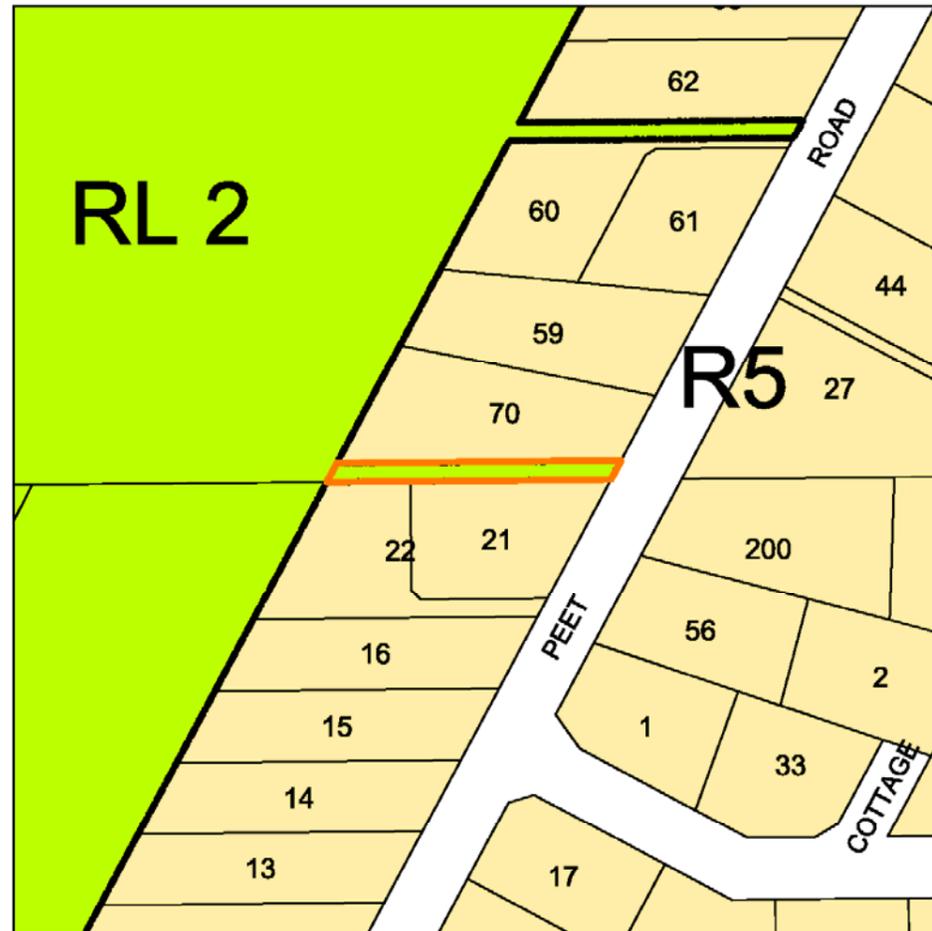


**PROPOSED ZONING**

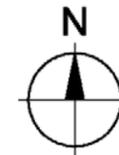
ZONES				RESERVATIONS			
RESIDENTIAL Including Residential Planning Density Codes	MIXED BUSINESS / RESIDENTIAL	No.1 SPECIAL USE	No.7 SPECIAL USE	MRS PARKS & RECREATION (Region)	PRIMARY REGIONAL ROADS	PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES CG Commonwealth Government TS Technical School HS High School PS Primary School H Hospital WSD Water Authority of WA SU Special Use SEC State Energy Commission T Telstra	
URBAN DEVELOPMENT ZONE	DISTRICT CENTRE	RU No.2 ADDITIONAL USE	RESTRICTED USE	PARKS & RECREATION (Local)	OTHER REGIONAL ROADS		
RURAL LIVING - 1,2,4,10,20,,X	LOCAL CENTRE	OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING	OUTER EDGE OF SCHEME	RAILWAYS	(MRS) PUBLIC PURPOSE (Region)		
GENERAL RURAL	GENERAL INDUSTRY			STATE FOREST			
SPECIAL RESIDENTIAL	INDUSTRIAL BUSINESS			WATERWAYS			
				WATER CATCHMENTS			

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.

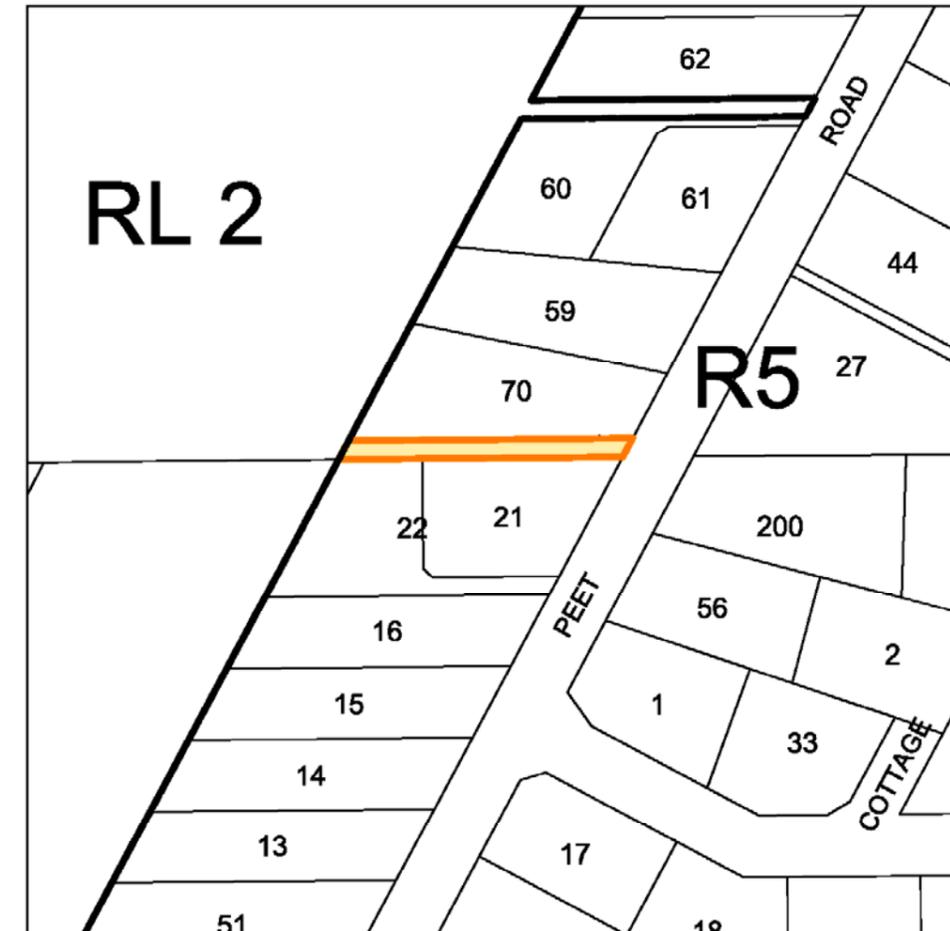
# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 24)



**EXISTING ZONING**



SCALE  
1 : 2 000



**PROPOSED ZONING**

ZONES			RESERVATIONS		
<p><b>RESIDENTIAL</b> Including Residential Planning Density Codes</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f9e79f; border: 1px solid black; margin-right: 5px;"></span> RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d4c08e; border: 1px solid black; margin-right: 5px;"></span> URBAN DEVELOPMENT ZONE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> RURAL LIVING - 1,2,4,10,20,,X</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> SPECIAL RESIDENTIAL</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00bfff; border: 1px solid black; margin-right: 5px;"></span> MIXED BUSINESS / RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00bfff; border: 1px solid black; margin-right: 5px;"></span> DISTRICT CENTRE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00bfff; border: 1px solid black; margin-right: 5px;"></span> LOCAL CENTRE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0ff; border: 1px solid black; margin-right: 5px;"></span> GENERAL INDUSTRY</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0e0ff; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL BUSINESS</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red; margin-right: 5px;"></span> No.1 SPECIAL USE</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red; margin-right: 5px;"></span> No.7 ADDITIONAL USE</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red; margin-right: 5px;"></span> RU No.2 RESTRICTED USE</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dashed black; margin-right: 5px;"></span> OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dashed black; margin-right: 5px;"></span> OUTER EDGE OF SCHEME</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> MRS PARKS &amp; RECREATION (Region)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> PARKS &amp; RECREATION (Local)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> RAILWAYS</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> STATE FOREST</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> WATERWAYS</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dotted black; margin-right: 5px;"></span> WATER CATCHMENTS</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> PRIMARY REGIONAL ROADS</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00bfff; border: 1px solid black; margin-right: 5px;"></span> OTHER REGIONAL ROADS</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> (MRS) PUBLIC PURPOSE (Region)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> PUBLIC PURPOSE (Local)</li> </ul>	<p><b>PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES</b></p> <ul style="list-style-type: none"> <li>CG Commonwealth Government</li> <li>TS Technical School</li> <li>HS High School</li> <li>PS Primary School</li> <li>H Hospital</li> <li>WSD Water Authority of WA</li> <li>SU Special Use</li> <li>SEC State Energy Commission</li> <li>T Telstra</li> </ul>
<p>NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.</p>					

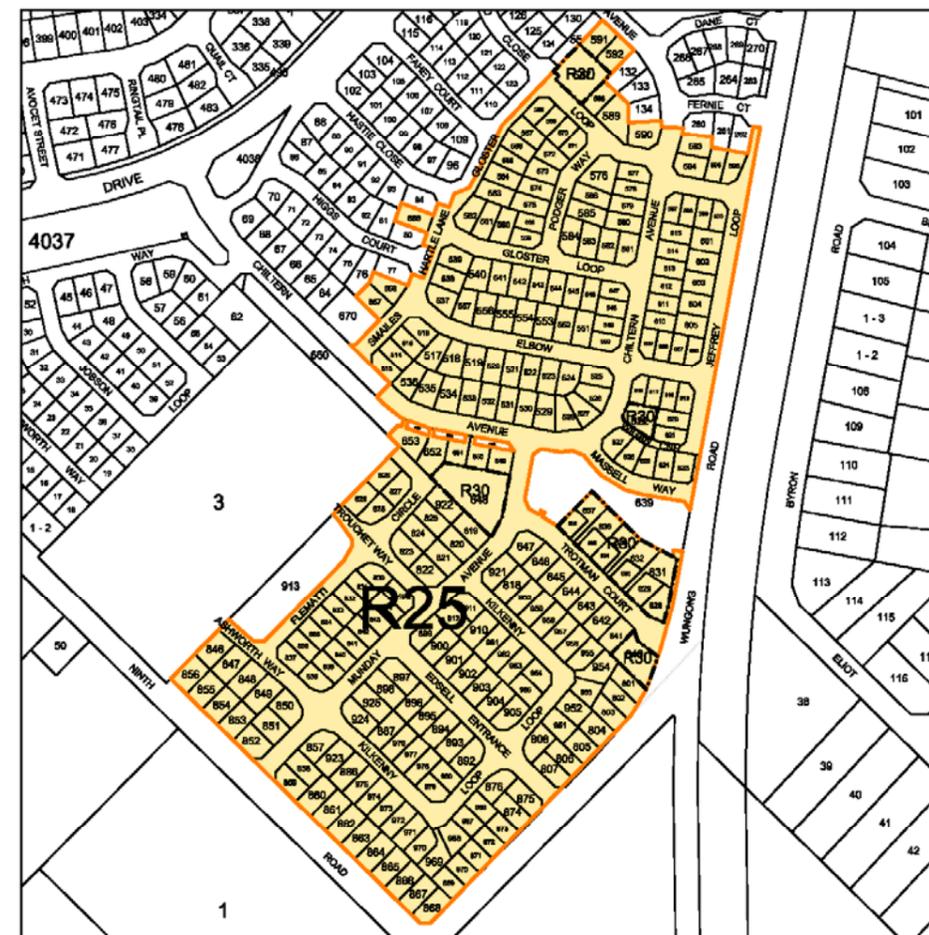
# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 25)



**EXISTING ZONING**



SCALE  
1 : 5 200



**PROPOSED ZONING**

ZONES			RESERVATIONS		
RESIDENTIAL Including Residential Planning Density Codes	MIXED BUSINESS / RESIDENTIAL	No.1 SPECIAL USE	MRS PARKS & RECREATION (Region)	PRIMARY REGIONAL ROADS	<b>MISCELLANEOUS SUB CATEGORIES</b> CG Commonwealth Government TS Technical School HS High School PS Primary School H Hospital WSD Water Authority of WA SU Special Use SEC State Energy Commission T Telstra
URBAN DEVELOPMENT ZONE	DISTRICT CENTRE	No.7 ADDITIONAL USE	PARKS & RECREATION (Local)	OTHER REGIONAL ROADS	
RURAL LIVING - 1,2,4,10,20,,X	LOCAL CENTRE	RU No.2 RESTRICTED USE	RAILWAYS	(MRS) PUBLIC PURPOSE (Region)	
GENERAL RURAL	GENERAL INDUSTRY	OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING	STATE FOREST	PUBLIC PURPOSE (Local)	
SPECIAL RESIDENTIAL	INDUSTRIAL BUSINESS	OUTER EDGE OF SCHEME	WATERWAYS		
			WATER CATCHMENTS		

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.

# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 26)



**EXISTING ZONING**



SCALE  
1 : 2 000



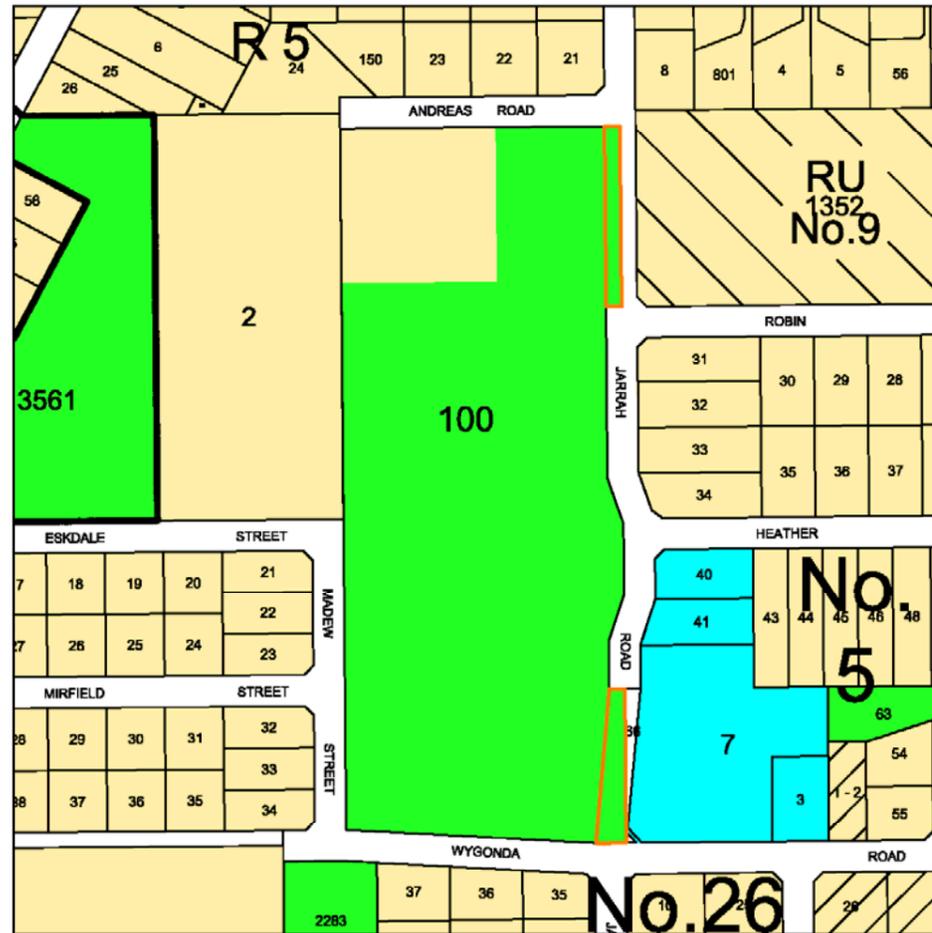
SUBJECT SITE



**PROPOSED ZONING**

ZONES			RESERVATIONS		
<p><b>RESIDENTIAL</b> Including Residential Planning Density Codes</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f9e79f; border: 1px solid black; margin-right: 5px;"></span> RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e6c990; border: 1px solid black; margin-right: 5px;"></span> URBAN DEVELOPMENT ZONE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> RURAL LIVING - 1,2,4,10,20,,X</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> SPECIAL RESIDENTIAL</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> MIXED BUSINESS / RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00bfff; border: 1px solid black; margin-right: 5px;"></span> DISTRICT CENTRE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00bfff; border: 1px solid black; margin-right: 5px;"></span> LOCAL CENTRE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e6e6fa; border: 1px solid black; margin-right: 5px;"></span> GENERAL INDUSTRY</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #9370db; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL BUSINESS</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red; margin-right: 5px;"></span> No.1 SPECIAL USE</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> No.7 ADDITIONAL USE</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> RU No.2 RESTRICTED USE</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dashed black; margin-right: 5px;"></span> OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dashed black; margin-right: 5px;"></span> OUTER EDGE OF SCHEME</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> MRS PARKS &amp; RECREATION (Region)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> PARKS &amp; RECREATION (Local)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> RAILWAYS</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> STATE FOREST</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> WATERWAYS</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed black; margin-right: 5px;"></span> WATER CATCHMENTS</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> PRIMARY REGIONAL ROADS</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00bfff; border: 1px solid black; margin-right: 5px;"></span> OTHER REGIONAL ROADS</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> (MRS) PUBLIC PURPOSE (Region)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> PUBLIC PURPOSE (Local)</li> </ul>	<p><b>PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES</b></p> <ul style="list-style-type: none"> <li>CG Commonwealth Government</li> <li>TS Technical School</li> <li>HS High School</li> <li>PS Primary School</li> <li>H Hospital</li> <li>WSD Water Authority of WA</li> <li>SU Special Use</li> <li>SEC State Energy Commission</li> <li>T Telstra</li> </ul>
<p><small>NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.</small></p>					

# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 27)



**EXISTING ZONING**



SCALE  
1 : 4 000



SUBJECT SITE

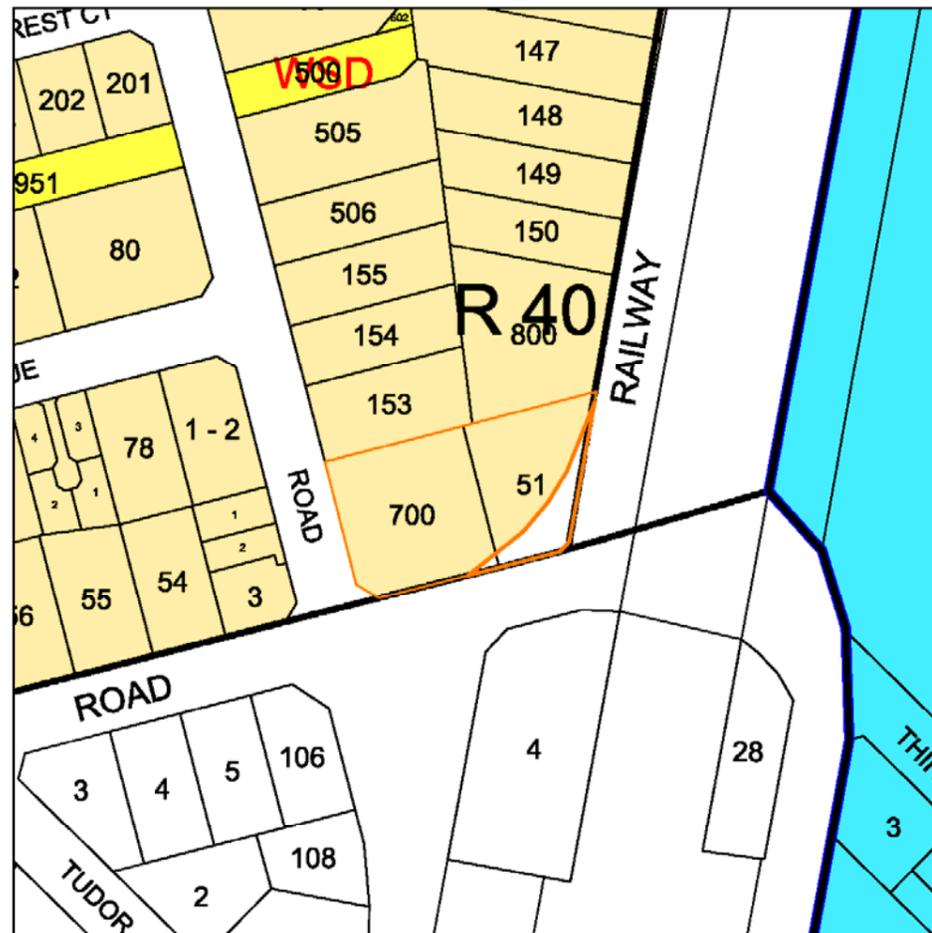


**PROPOSED ZONING**

ZONES			RESERVATIONS		
RESIDENTIAL Including Residential Planning Density Codes	MIXED BUSINESS / RESIDENTIAL	No.1 SPECIAL USE	MRS PARKS & RECREATION (Region)	PRIMARY REGIONAL ROADS	<b>MISCELLANEOUS SUB CATEGORIES</b> CG Commonwealth Government TS Technical School HS High School PS Primary School H Hospital WSD Water Authority of WA SU Special Use SEC State Energy Commission T Telstra
URBAN DEVELOPMENT ZONE	DISTRICT CENTRE	No.7 ADDITIONAL USE	PARKS & RECREATION (Local)	OTHER REGIONAL ROADS	
RURAL LIVING - 1,2,4,10,20,,X	LOCAL CENTRE	RU No.2 RESTRICTED USE	RAILWAYS	(MRS) PUBLIC PURPOSE (Region)	
GENERAL RURAL	GENERAL INDUSTRY	OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING	STATE FOREST	PUBLIC PURPOSE (Local)	
SPECIAL RESIDENTIAL	INDUSTRIAL BUSINESS	OUTER EDGE OF SCHEME	WATERWAYS	WATER CATCHMENTS	

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.

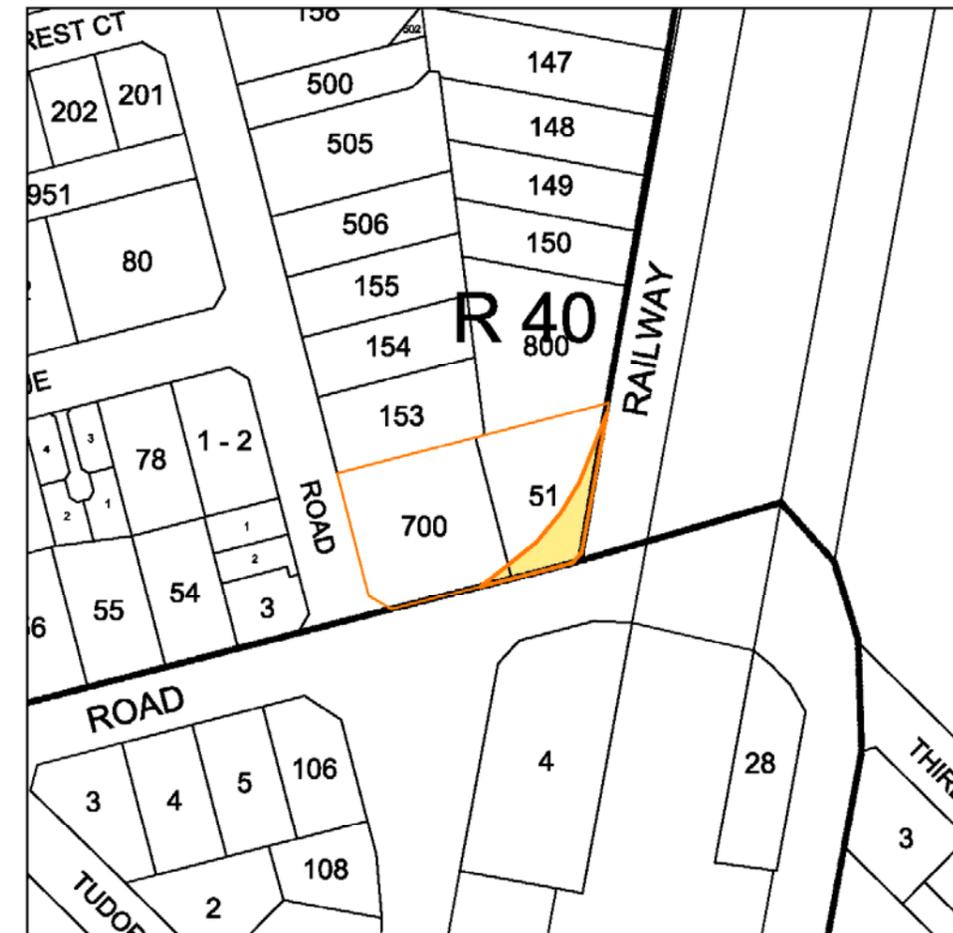
# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 28)



**EXISTING ZONING**



SCALE  
1 : 2 000

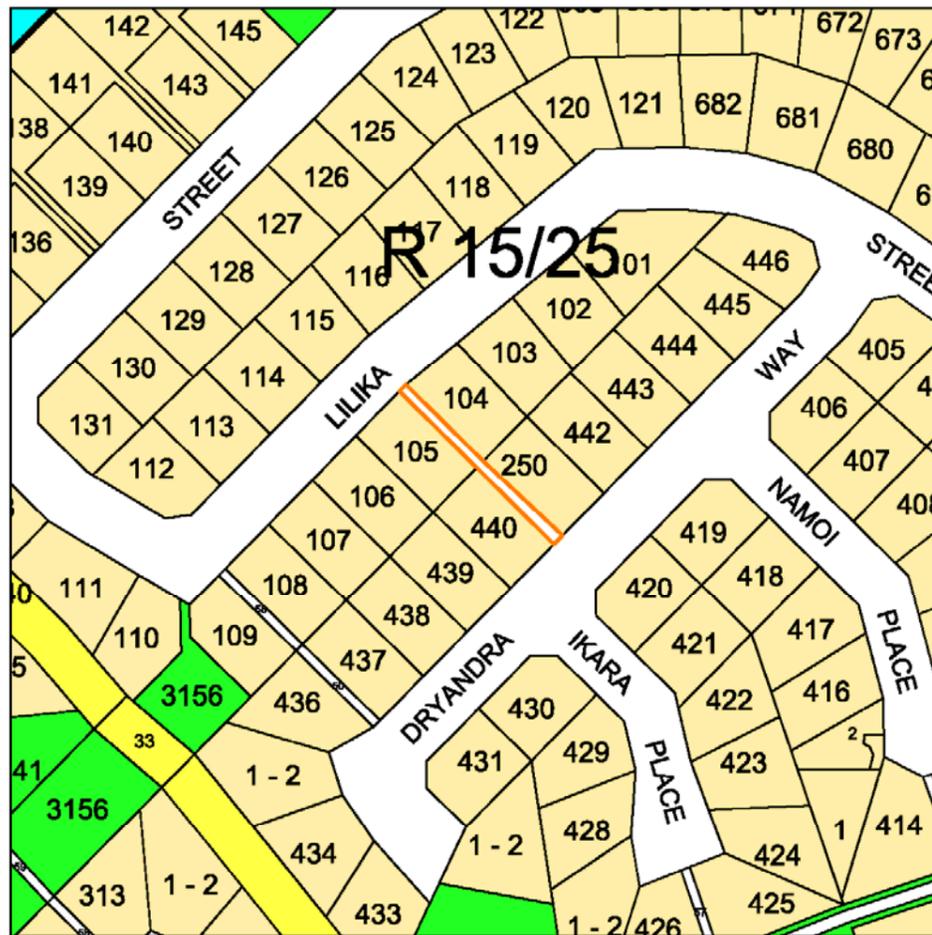


**PROPOSED ZONING**

ZONES			RESERVATIONS		
<p><b>RESIDENTIAL</b> Including Residential Planning Density Codes</p> <p><b>URBAN DEVELOPMENT ZONE</b></p> <p><b>RURAL LIVING - 1,2,4,10,20,,X</b></p> <p><b>GENERAL RURAL</b></p> <p><b>SPECIAL RESIDENTIAL</b></p>	<p><b>MIXED BUSINESS / RESIDENTIAL</b></p> <p><b>DISTRICT CENTRE</b></p> <p><b>LOCAL CENTRE</b></p> <p><b>GENERAL INDUSTRY</b></p> <p><b>INDUSTRIAL BUSINESS</b></p>	<p><b>No.1</b> SPECIAL USE</p> <p><b>No.7</b> ADDITIONAL USE</p> <p><b>RU No.2</b> RESTRICTED USE</p> <p>--- OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING</p> <p>--- OUTER EDGE OF SCHEME</p>	<p><b>MRS</b> PARKS &amp; RECREATION (Region)</p> <p><b>PARKS &amp; RECREATION (Local)</b></p> <p><b>RAILWAYS</b></p> <p><b>STATE FOREST</b></p> <p><b>WATERWAYS</b></p> <p><b>WATER CATCHMENTS</b></p>	<p><b>PRIMARY REGIONAL ROADS</b></p> <p><b>OTHER REGIONAL ROADS</b></p> <p><b>(MRS) PUBLIC PURPOSE (Region)</b></p> <p><b>PUBLIC PURPOSE (Local)</b></p>	<p><b>PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES</b></p> <p>CG Commonwealth Government</p> <p>TS Technical School</p> <p>HS High School</p> <p>PS Primary School</p> <p>H Hospital</p> <p>WSD Water Authority of WA</p> <p>SU Special Use</p> <p>SEC State Energy Commission</p> <p>T Telstra</p>

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.

# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 29.1)



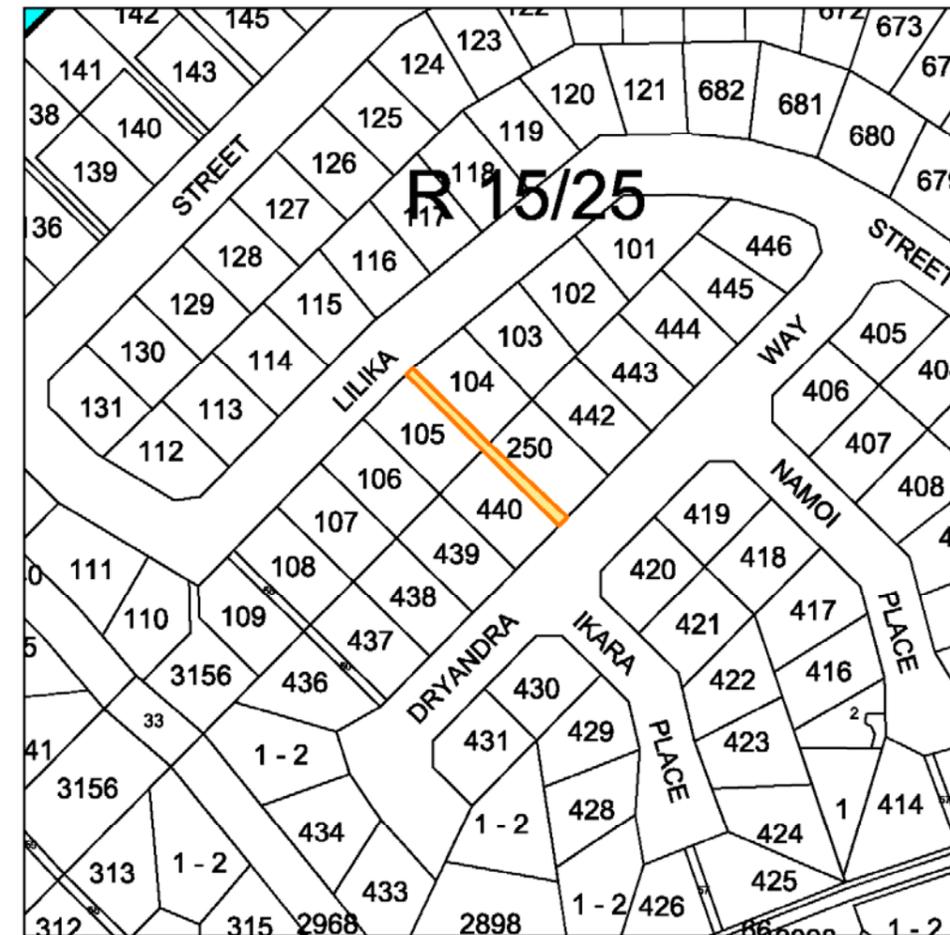
**EXISTING ZONING**



SCALE  
1 : 2 000



SUBJECT SITE



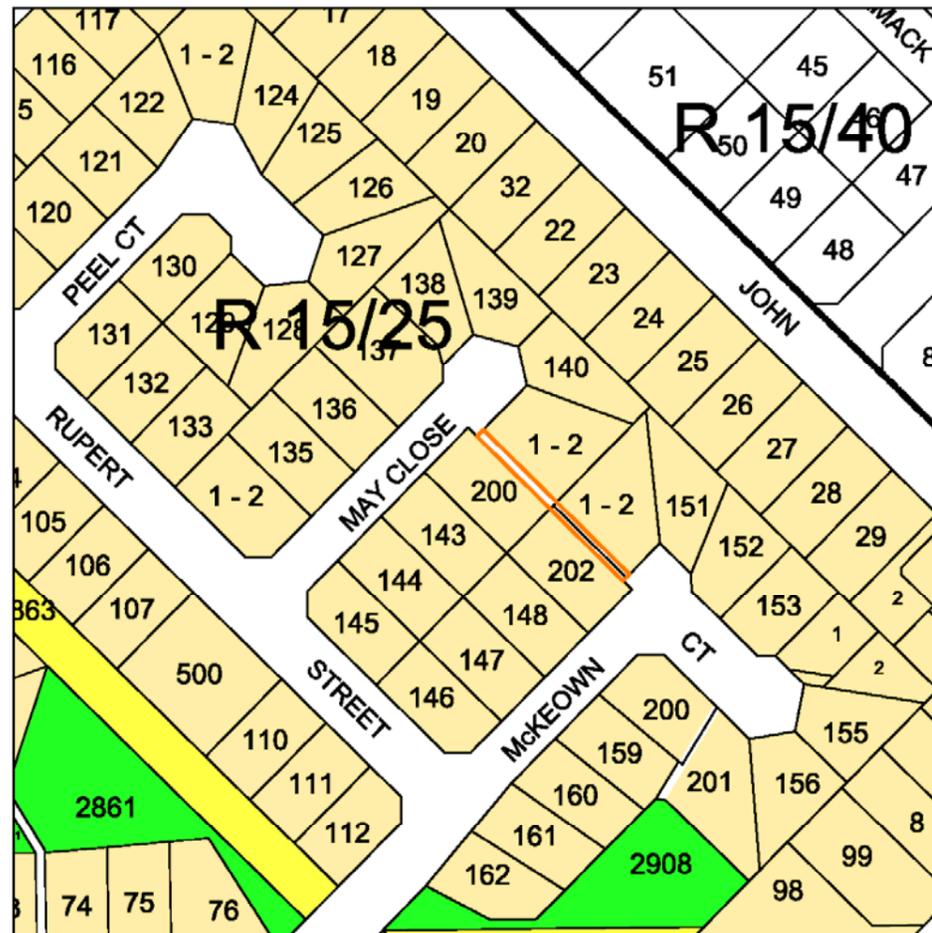
**PROPOSED ZONING**

ZONES			RESERVATIONS		
<p><b>RESIDENTIAL</b> Including Residential Planning Density Codes</p> <p>URBAN DEVELOPMENT ZONE</p> <p>RURAL LIVING - 1,2,4,10,20,,X</p> <p>GENERAL RURAL</p> <p>SPECIAL RESIDENTIAL</p>	<p>MIXED BUSINESS / RESIDENTIAL</p> <p>DISTRICT CENTRE</p> <p>LOCAL CENTRE</p> <p>GENERAL INDUSTRY</p> <p>INDUSTRIAL BUSINESS</p>	<p>No.1 SPECIAL USE</p> <p>No.7 ADDITIONAL USE</p> <p>RU No.2 RESTRICTED USE</p> <p>--- OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING</p> <p>- - - OUTER EDGE OF SCHEME</p>	<p><b>MRS</b> PARKS &amp; RECREATION (Region)</p> <p>PARKS &amp; RECREATION (Local)</p> <p>RAILWAYS</p> <p>STATE FOREST</p> <p>WATERWAYS</p> <p>WATER CATCHMENTS</p>	<p>PRIMARY REGIONAL ROADS</p> <p>OTHER REGIONAL ROADS</p> <p>(MRS) PUBLIC PURPOSE (Region)</p> <p>PUBLIC PURPOSE (Local)</p>	<p><b>PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES</b></p> <p>CG Commonwealth Government</p> <p>TS Technical School</p> <p>HS High School</p> <p>PS Primary School</p> <p>H Hospital</p> <p>WSD Water Authority of WA</p> <p>SU Special Use</p> <p>SEC State Energy Commission</p> <p>T Telstra</p>

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.

# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69

(OMNIBUS AMENDMENT, PROPOSALS 29.2, 29.3 and 29.4)



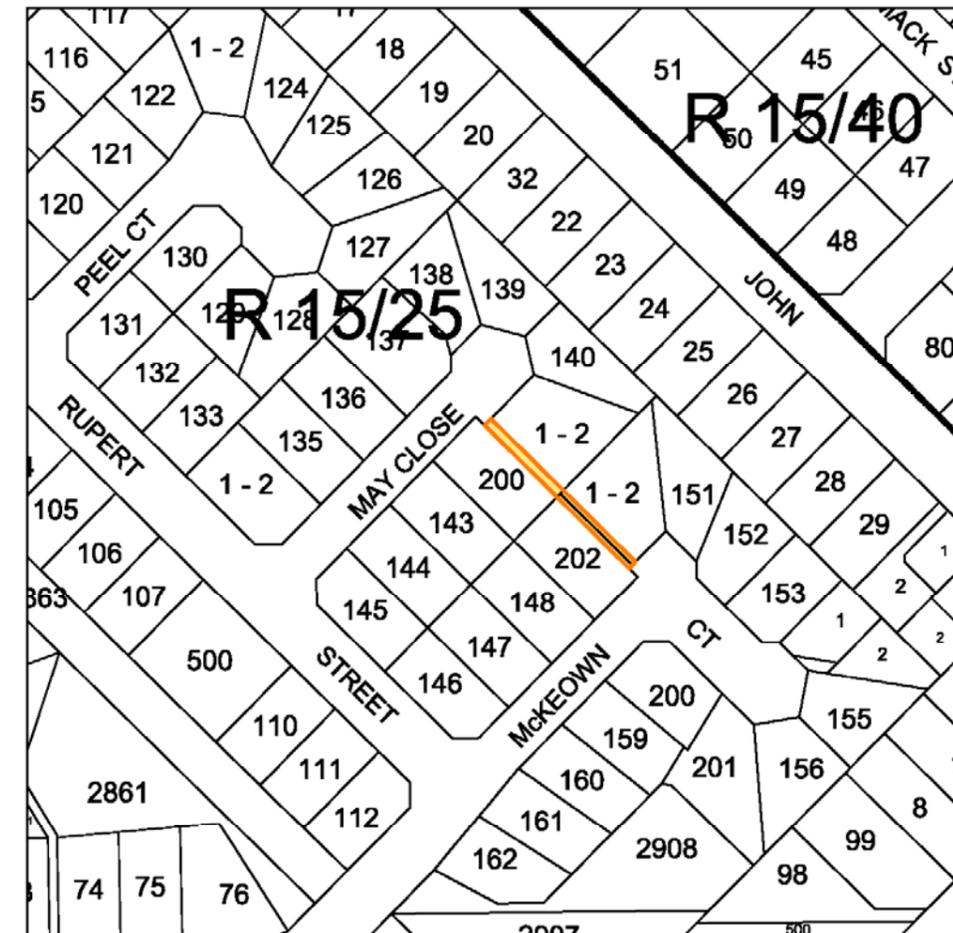
**EXISTING ZONING**



SCALE  
1 : 2 000



SUBJECT SITE



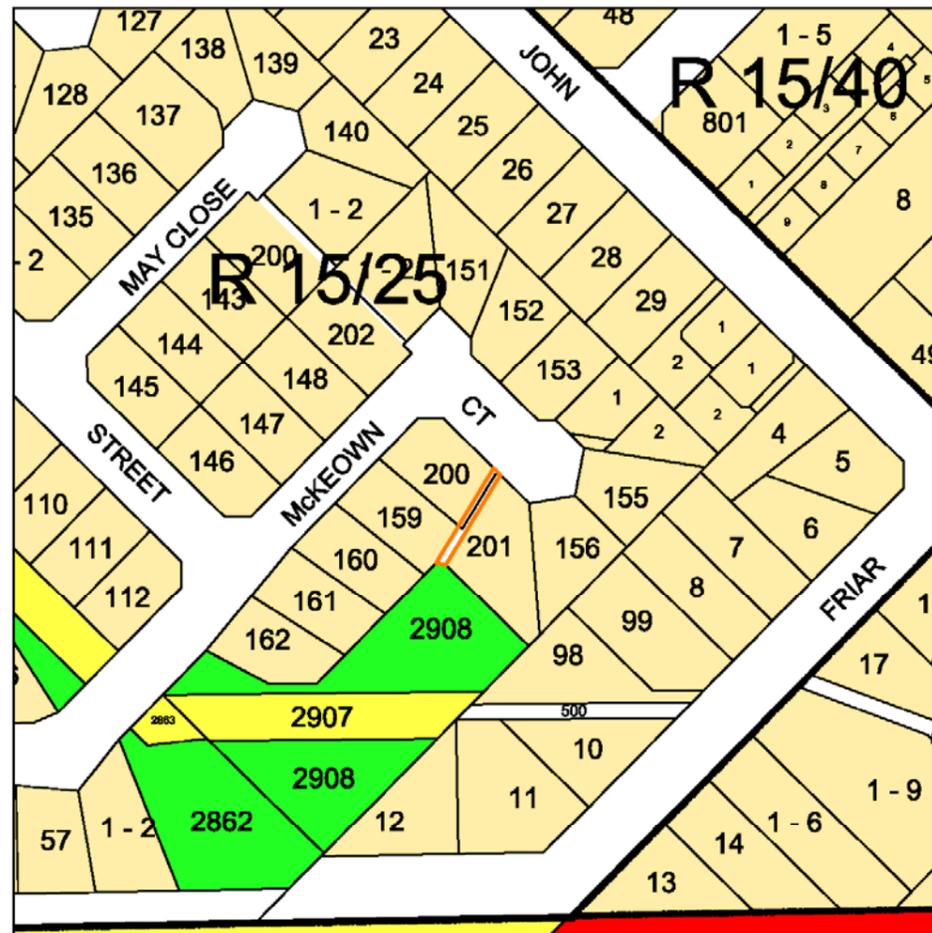
**PROPOSED ZONING**

ZONES			RESERVATIONS		
<p><b>RESIDENTIAL</b> Including Residential Planning Density Codes</p> <p>URBAN DEVELOPMENT ZONE</p> <p>RURAL LIVING - 1,2,4,10,20,,X</p> <p>GENERAL RURAL</p> <p>SPECIAL RESIDENTIAL</p>	<p>MIXED BUSINESS / RESIDENTIAL</p> <p>DISTRICT CENTRE</p> <p>LOCAL CENTRE</p> <p>GENERAL INDUSTRY</p> <p>INDUSTRIAL BUSINESS</p>	<p>No.1 SPECIAL USE</p> <p>No.7 ADDITIONAL USE</p> <p>RU No.2 RESTRICTED USE</p> <p>--- OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING</p> <p>- - - OUTER EDGE OF SCHEME</p>	<p><b>MRS</b> PARKS &amp; RECREATION (Region)</p> <p>PARKS &amp; RECREATION (Local)</p> <p>RAILWAYS</p> <p>STATE FOREST</p> <p>WATERWAYS</p> <p>WATER CATCHMENTS</p>	<p>PRIMARY REGIONAL ROADS</p> <p>OTHER REGIONAL ROADS</p> <p>(MRS) PUBLIC PURPOSE (Region)</p> <p>PUBLIC PURPOSE (Local)</p>	<p><b>PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES</b></p> <p>CG Commonwealth Government</p> <p>TS Technical School</p> <p>HS High School</p> <p>PS Primary School</p> <p>H Hospital</p> <p>WSD Water Authority of WA</p> <p>SU Special Use</p> <p>SEC State Energy Commission</p> <p>T Telstra</p>

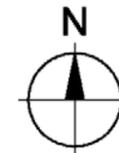
NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.

# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69

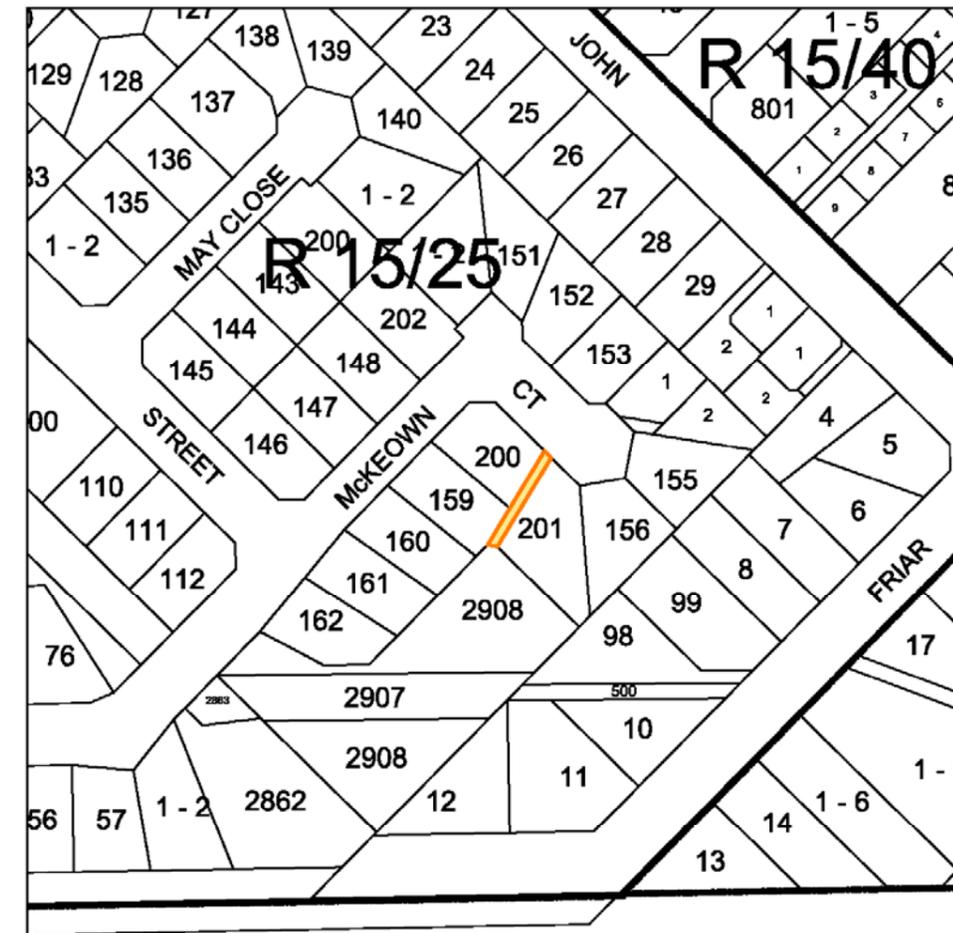
(OMNIBUS AMENDMENT, PROPOSAL 29.5 and 29.6)



**EXISTING ZONING**



SCALE  
1 : 2 000

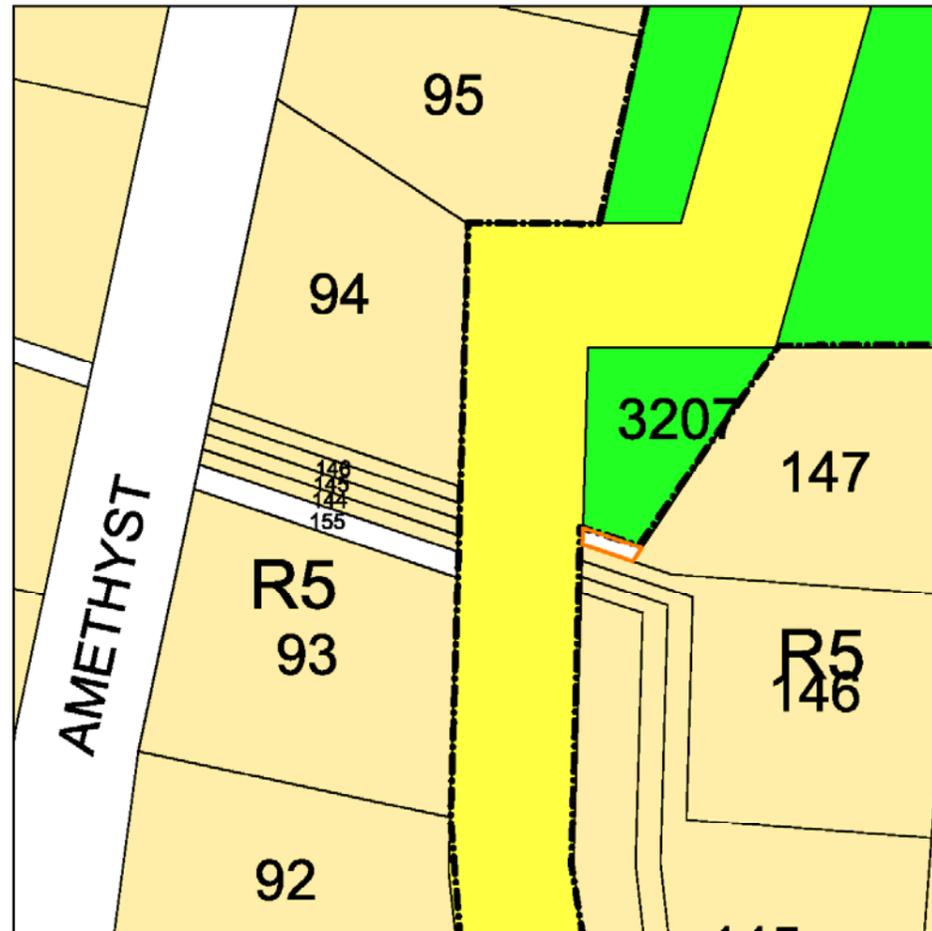


**PROPOSED ZONING**

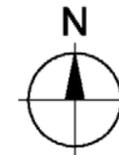
ZONES			RESERVATIONS		
RESIDENTIAL Including Residential Planning Density Codes	MIXED BUSINESS / RESIDENTIAL	No.1 SPECIAL USE	MRS PARKS & RECREATION (Region)	PRIMARY REGIONAL ROADS	<b>MISCELLANEOUS SUB CATEGORIES</b> CG Commonwealth Government TS Technical School HS High School PS Primary School H Hospital WSD Water Authority of WA SU Special Use SEC State Energy Commission T Telstra
URBAN DEVELOPMENT ZONE	DISTRICT CENTRE	No.7 ADDITIONAL USE	PARKS & RECREATION (Local)	OTHER REGIONAL ROADS	
RURAL LIVING - 1,2,4,10,20,,X	LOCAL CENTRE	RU No.2 RESTRICTED USE	RAILWAYS	(MRS) PUBLIC PURPOSE (Region)	
GENERAL RURAL	GENERAL INDUSTRY	OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING	STATE FOREST	PUBLIC PURPOSE (Local)	
SPECIAL RESIDENTIAL	INDUSTRIAL BUSINESS	OUTER EDGE OF SCHEME	WATERWAYS		
			WATER CATCHMENTS		

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.

# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 30)



**EXISTING ZONING**



SCALE  
1 : 1 000

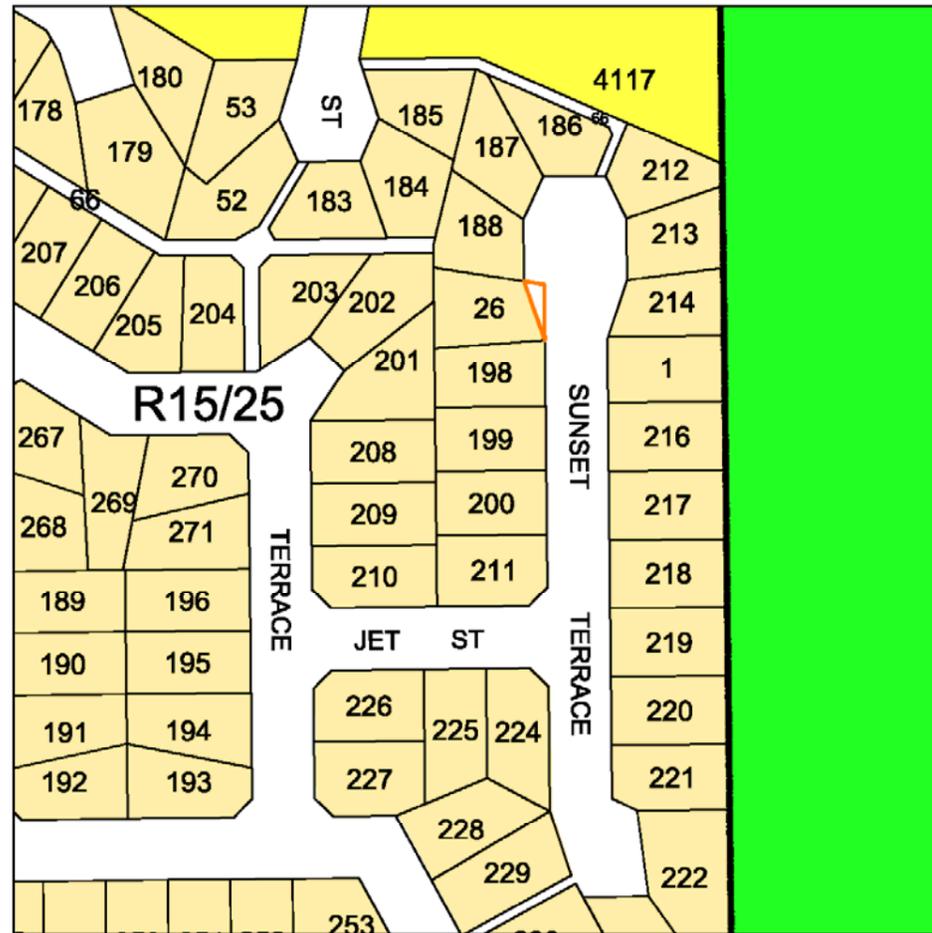


**PROPOSED ZONING**

ZONES			RESERVATIONS		
RESIDENTIAL Including Residential Planning Density Codes	MIXED BUSINESS / RESIDENTIAL	No.1 SPECIAL USE	MRS PARKS & RECREATION (Region)	PRIMARY REGIONAL ROADS	<b>MISCELLANEOUS SUB CATEGORIES</b> CG Commonwealth Government TS Technical School HS High School PS Primary School H Hospital WSD Water Authority of WA SU Special Use SEC State Energy Commission T Telstra
URBAN DEVELOPMENT ZONE	DISTRICT CENTRE	No.7 ADDITIONAL USE	PARKS & RECREATION (Local)	OTHER REGIONAL ROADS	
RURAL LIVING - 1,2,4,10,20,,X	LOCAL CENTRE	RU No.2 RESTRICTED USE	RAILWAYS	(MRS) PUBLIC PURPOSE (Region)	
GENERAL RURAL	GENERAL INDUSTRY	OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING	STATE FOREST	PUBLIC PURPOSE (Local)	
SPECIAL RESIDENTIAL	INDUSTRIAL BUSINESS	OUTER EDGE OF SCHEME	WATERWAYS	WATER CATCHMENTS	

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.

# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 31)



**EXISTING ZONING**



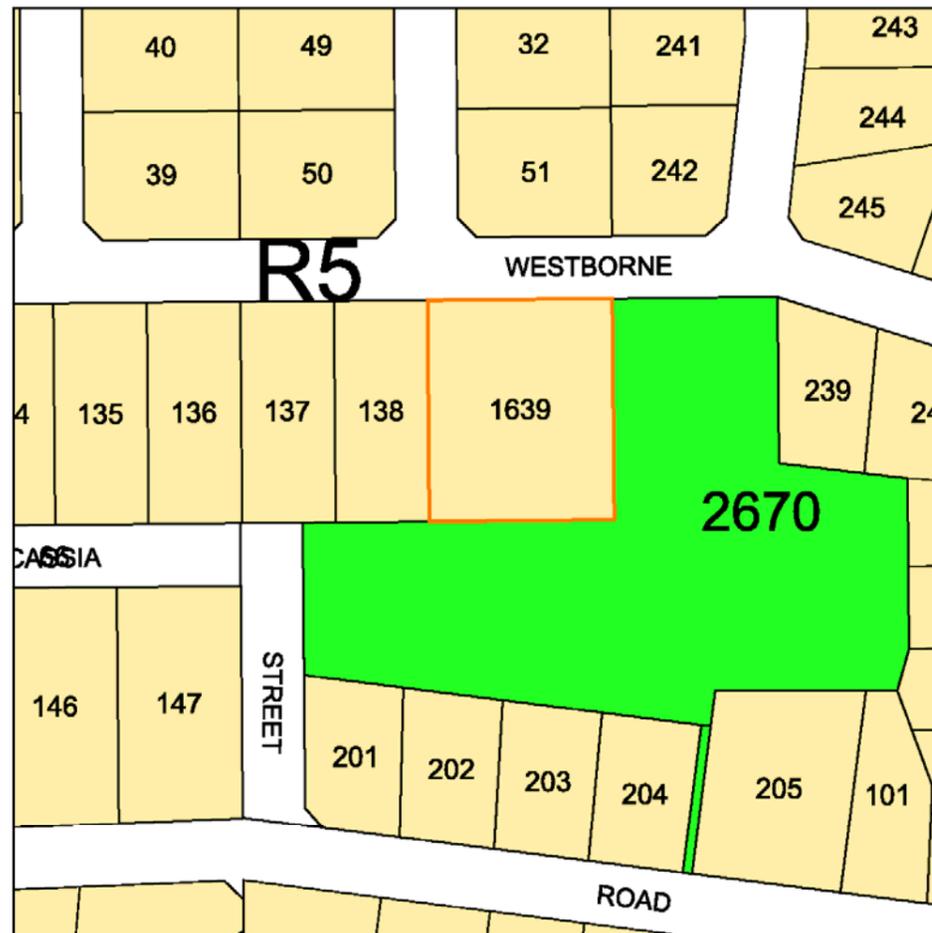
SCALE  
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**PROPOSED ZONING**

ZONES			RESERVATIONS		
RESIDENTIAL Including Residential Planning Density Codes	MIXED BUSINESS / RESIDENTIAL	No.1 SPECIAL USE	MRS PARKS & RECREATION (Region)	PRIMARY REGIONAL ROADS	<b>MISCELLANEOUS SUB CATEGORIES</b> CG Commonwealth Government TS Technical School HS High School PS Primary School H Hospital WSD Water Authority of WA SU Special Use SEC State Energy Commission T Telstra
URBAN DEVELOPMENT ZONE	DISTRICT CENTRE	No.7 ADDITIONAL USE	PARKS & RECREATION (Local)	OTHER REGIONAL ROADS	
RURAL LIVING - 1,2,4,10,20,,X	LOCAL CENTRE	RU No.2 RESTRICTED USE	RAILWAYS	PUBLIC PURPOSE (Region)	
GENERAL RURAL	GENERAL INDUSTRY	OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING	STATE FOREST	PUBLIC PURPOSE (Local)	
SPECIAL RESIDENTIAL	INDUSTRIAL BUSINESS	OUTER EDGE OF SCHEME	WATERWAYS	WATER CATCHMENTS	
			NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.		

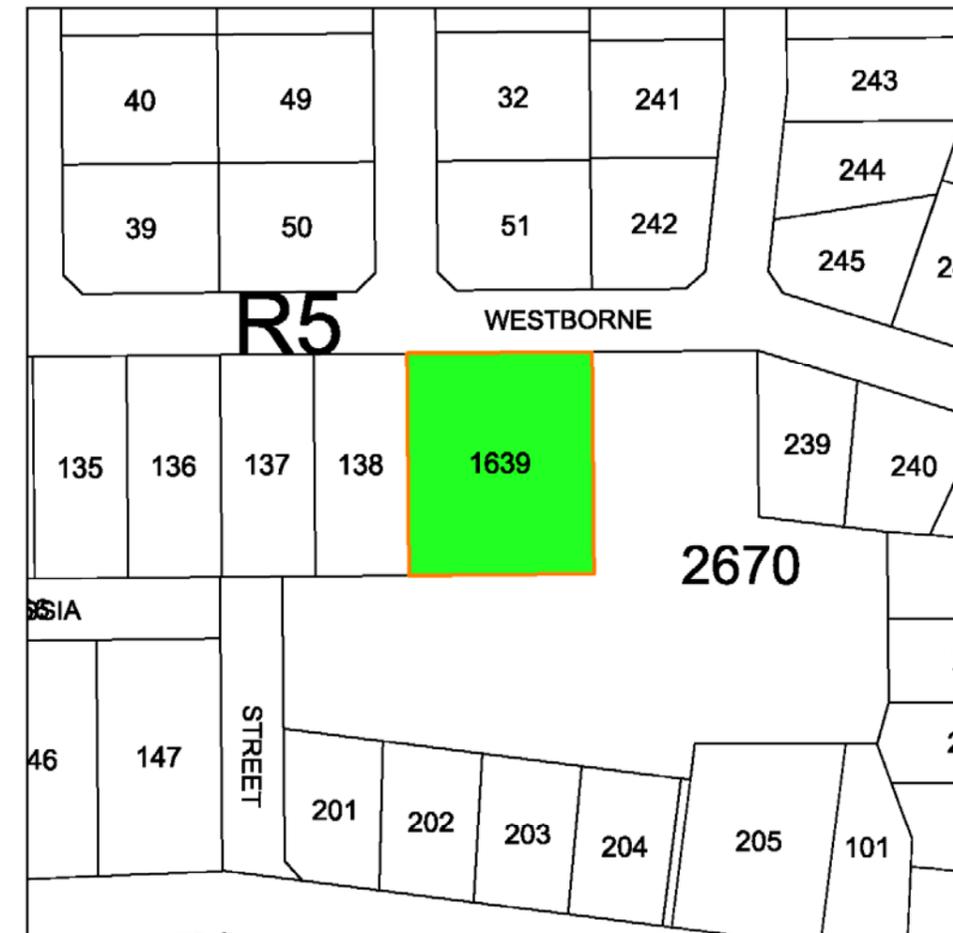
# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 32)



**EXISTING ZONING**



SCALE  
1 : 2 000

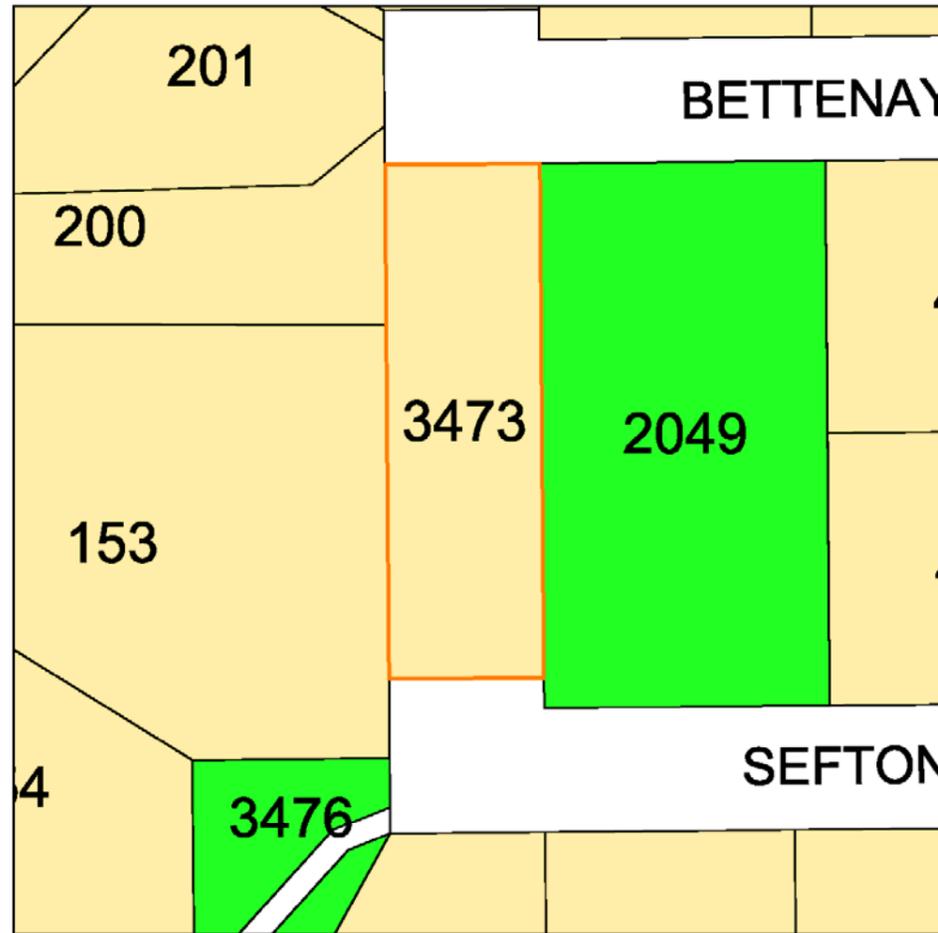


**PROPOSED ZONING**

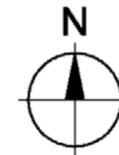
ZONES			RESERVATIONS		
<p><b>RESIDENTIAL</b> Including Residential Planning Density Codes</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f9e79f; border: 1px solid black; margin-right: 5px;"></span> RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d4c085; border: 1px solid black; margin-right: 5px;"></span> URBAN DEVELOPMENT ZONE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> RURAL LIVING - 1,2,4,10,20,,X</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> SPECIAL RESIDENTIAL</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> MIXED BUSINESS / RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00bfff; border: 1px solid black; margin-right: 5px;"></span> DISTRICT CENTRE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00bfff; border: 1px solid black; margin-right: 5px;"></span> LOCAL CENTRE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e6e6fa; border: 1px solid black; margin-right: 5px;"></span> GENERAL INDUSTRY</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e6e6fa; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL BUSINESS</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red; margin-right: 5px;"></span> No.1 SPECIAL USE</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> No.7 ADDITIONAL USE</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> RU No.2 RESTRICTED USE</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px dashed black; margin-right: 5px;"></span> OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px dotted black; margin-right: 5px;"></span> OUTER EDGE OF SCHEME</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> MRS PARKS &amp; RECREATION (Region)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> PARKS &amp; RECREATION (Local)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> RAILWAYS</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> STATE FOREST</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> WATERWAYS</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dotted black; margin-right: 5px;"></span> WATER CATCHMENTS</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> PRIMARY REGIONAL ROADS</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00bfff; border: 1px solid black; margin-right: 5px;"></span> OTHER REGIONAL ROADS</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> (MRS) PUBLIC PURPOSE (Region)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> PUBLIC PURPOSE (Local)</li> </ul>	<p><b>PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES</b></p> <ul style="list-style-type: none"> <li>CG Commonwealth Government</li> <li>TS Technical School</li> <li>HS High School</li> <li>PS Primary School</li> <li>H Hospital</li> <li>WSD Water Authority of WA</li> <li>SU Special Use</li> <li>SEC State Energy Commission</li> <li>T Telstra</li> </ul>
<p>NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.</p>					



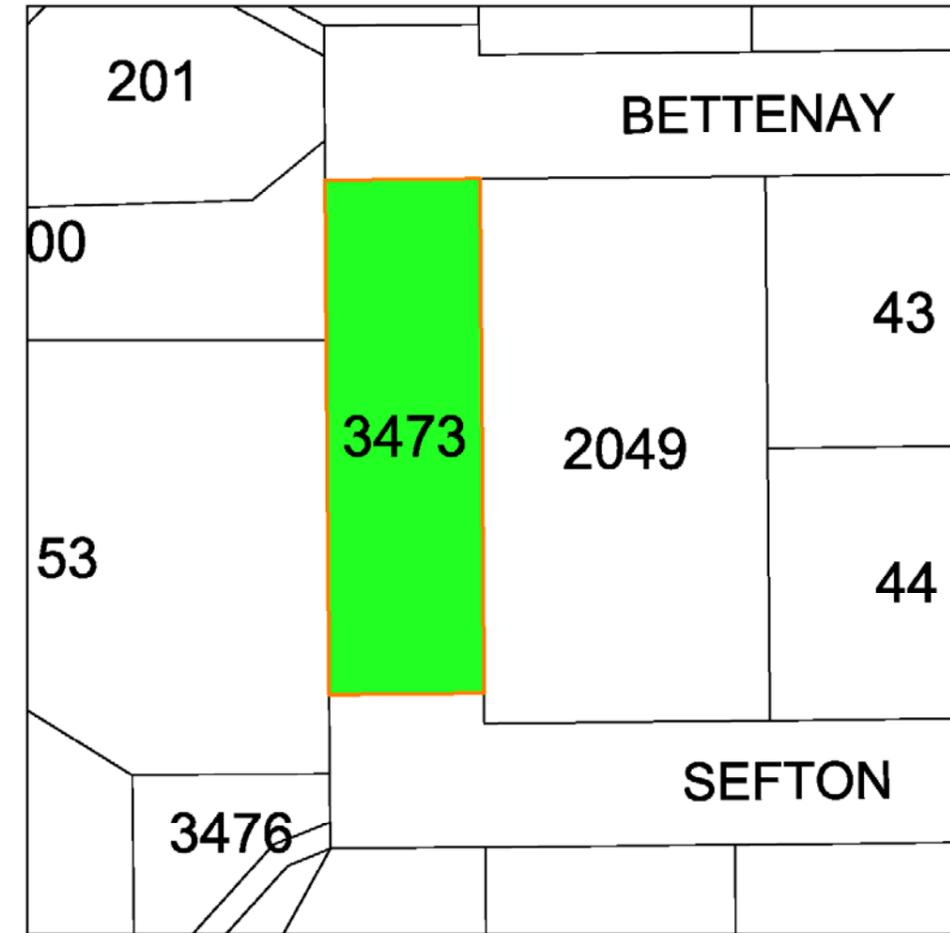
# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 34)



**EXISTING ZONING**



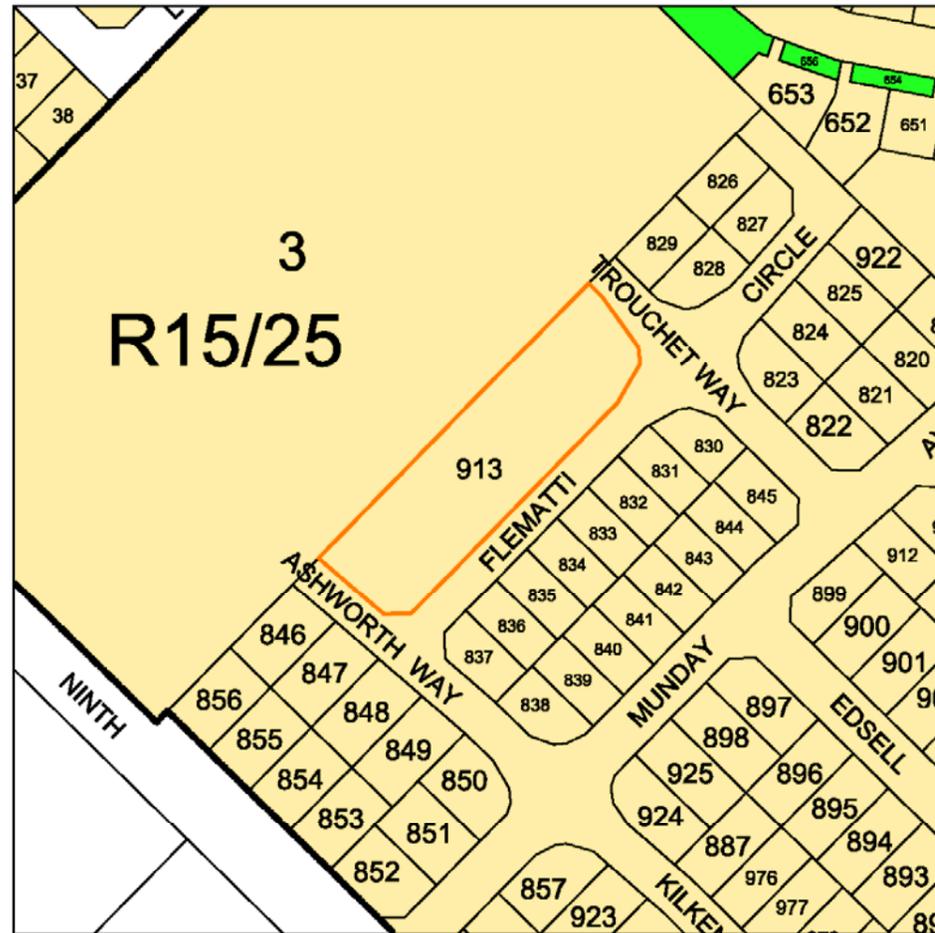
SCALE  
1 : 1 000



**PROPOSED ZONING**

ZONES			RESERVATIONS		
<p><b>RESIDENTIAL</b> Including Residential Planning Density Codes</p> <p>URBAN DEVELOPMENT ZONE</p> <p>RURAL LIVING - 1,2,4,10,20,,X</p> <p>GENERAL RURAL</p> <p>SPECIAL RESIDENTIAL</p>	<p>MIXED BUSINESS / RESIDENTIAL</p> <p>DISTRICT CENTRE</p> <p>LOCAL CENTRE</p> <p>GENERAL INDUSTRY</p> <p>INDUSTRIAL BUSINESS</p>	<p>No.1 SPECIAL USE</p> <p>No.7 ADDITIONAL USE</p> <p>RU No.2 RESTRICTED USE</p> <p>--- OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING</p> <p>- - - OUTER EDGE OF SCHEME</p>	<p><b>MRS</b> PARKS &amp; RECREATION (Region)</p> <p>PARKS &amp; RECREATION (Local)</p> <p>RAILWAYS</p> <p>STATE FOREST</p> <p>WATERWAYS</p> <p>WATER CATCHMENTS</p>	<p>PRIMARY REGIONAL ROADS</p> <p>OTHER REGIONAL ROADS</p> <p>(MRS) PUBLIC PURPOSE (Region)</p> <p>PUBLIC PURPOSE (Local)</p>	<p><b>PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES</b></p> <p>CG Commonwealth Government</p> <p>TS Technical School</p> <p>HS High School</p> <p>PS Primary School</p> <p>H Hospital</p> <p>WSD Water Authority of WA</p> <p>SU Special Use</p> <p>SEC State Energy Commission</p> <p>T Telstra</p>
<p><small>NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.</small></p>					

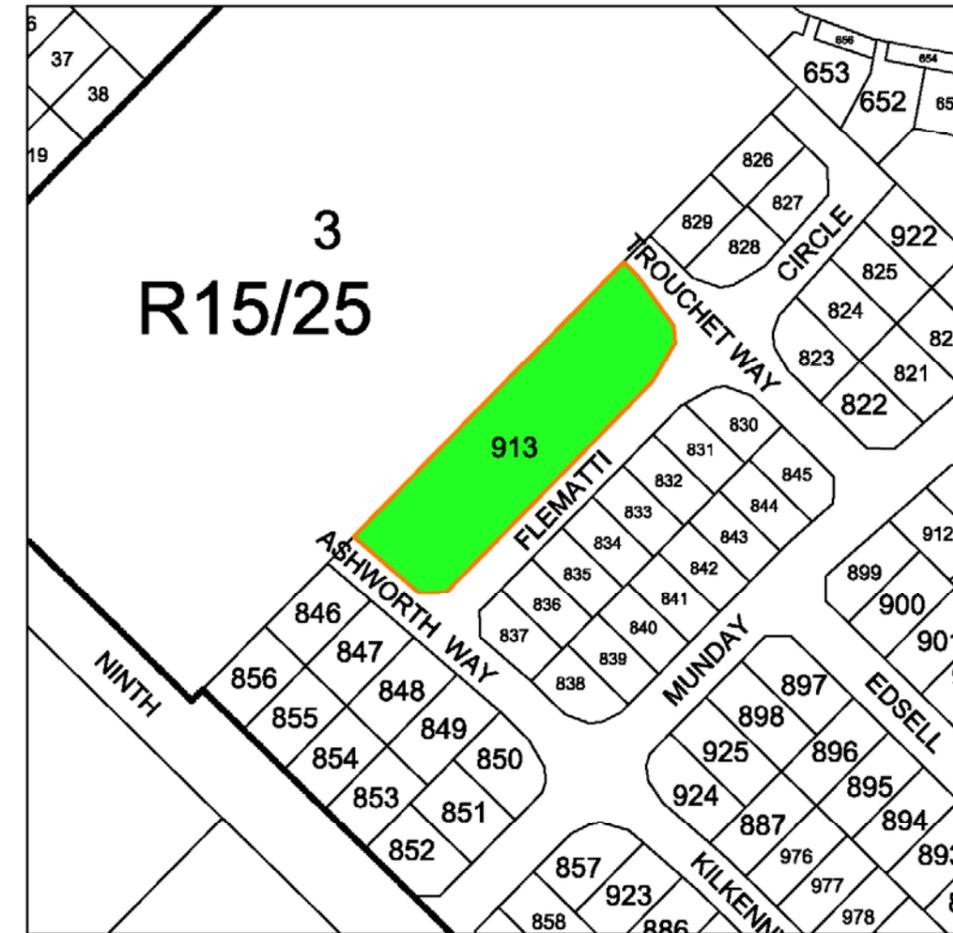
# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 35)



**EXISTING ZONING**



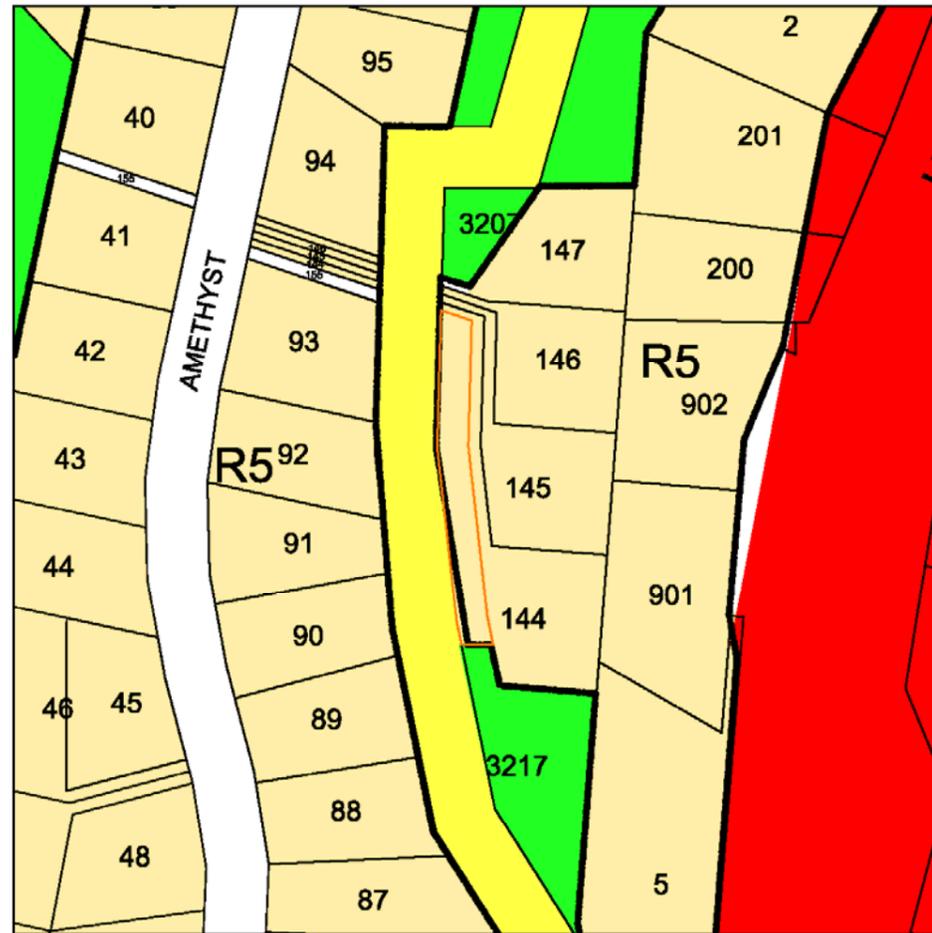
SCALE  
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**PROPOSED ZONING**

ZONES			RESERVATIONS		
<p><b>RESIDENTIAL</b> Including Residential Planning Density Codes</p> <p><b>URBAN DEVELOPMENT ZONE</b></p> <p><b>RURAL LIVING - 1,2,4,10,20,,X</b></p> <p><b>GENERAL RURAL</b></p> <p><b>SPECIAL RESIDENTIAL</b></p>	<p><b>MIXED BUSINESS / RESIDENTIAL</b></p> <p><b>DISTRICT CENTRE</b></p> <p><b>LOCAL CENTRE</b></p> <p><b>GENERAL INDUSTRY</b></p> <p><b>INDUSTRIAL BUSINESS</b></p>	<p><b>No.1</b> SPECIAL USE</p> <p><b>No.7</b> ADDITIONAL USE</p> <p><b>RU No.2</b> RESTRICTED USE</p> <p>--- OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING</p> <p>--- OUTER EDGE OF SCHEME</p>	<p><b>MRS</b> PARKS &amp; RECREATION (Region)</p> <p><b>PARKS &amp; RECREATION (Local)</b></p> <p><b>RAILWAYS</b></p> <p><b>STATE FOREST</b></p> <p><b>WATERWAYS</b></p> <p><b>WATER CATCHMENTS</b></p>	<p><b>PRIMARY REGIONAL ROADS</b></p> <p><b>OTHER REGIONAL ROADS</b></p> <p><b>(MRS) PUBLIC PURPOSE (Region)</b></p> <p><b>PUBLIC PURPOSE (Local)</b></p>	<p><b>PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES</b></p> <p>CG Commonwealth Government</p> <p>TS Technical School</p> <p>HS High School</p> <p>PS Primary School</p> <p>H Hospital</p> <p>WSD Water Authority of WA</p> <p>SU Special Use</p> <p>SEC State Energy Commission</p> <p>T Telstra</p>
<p><small>NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.</small></p>					

# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 36)



**EXISTING ZONING**



SCALE  
1 : 2 000

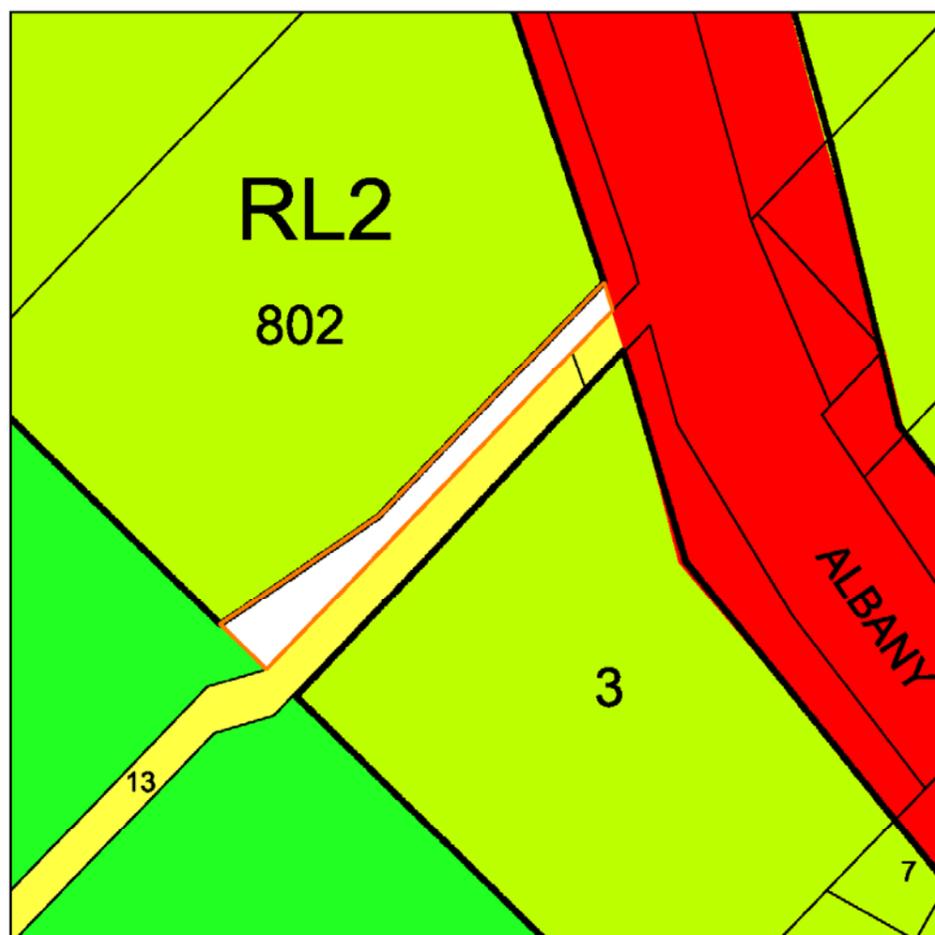


**PROPOSED ZONING**

ZONES				RESERVATIONS			
RESIDENTIAL Including Residential Planning Density Codes	MIXED BUSINESS / RESIDENTIAL	No.1 SPECIAL USE	No.7 SPECIAL USE	MRS PARKS & RECREATION (Region)	PRIMARY REGIONAL ROADS	PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES	
URBAN DEVELOPMENT ZONE	DISTRICT CENTRE	No.2 ADDITIONAL USE	No.7 ADDITIONAL USE	PARKS & RECREATION (Local)	OTHER REGIONAL ROADS		
RURAL LIVING - 1,2,4,10,20,,X	LOCAL CENTRE	No.2 RESTRICTED USE	No.7 RESTRICTED USE	RAILWAYS	(MRS) PUBLIC PURPOSE (Region)	TS Technical School	
GENERAL RURAL	GENERAL INDUSTRY	OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING	OUTER EDGE OF SCHEME	STATE FOREST	PUBLIC PURPOSE (Local)	HS High School	
SPECIAL RESIDENTIAL	INDUSTRIAL BUSINESS			WATERWAYS		PS Primary School	
				WATER CATCHMENTS		H Hospital	
						WSD Water Authority of WA	
						SU Special Use	
						SEC State Energy Commission	
						T Telstra	

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.

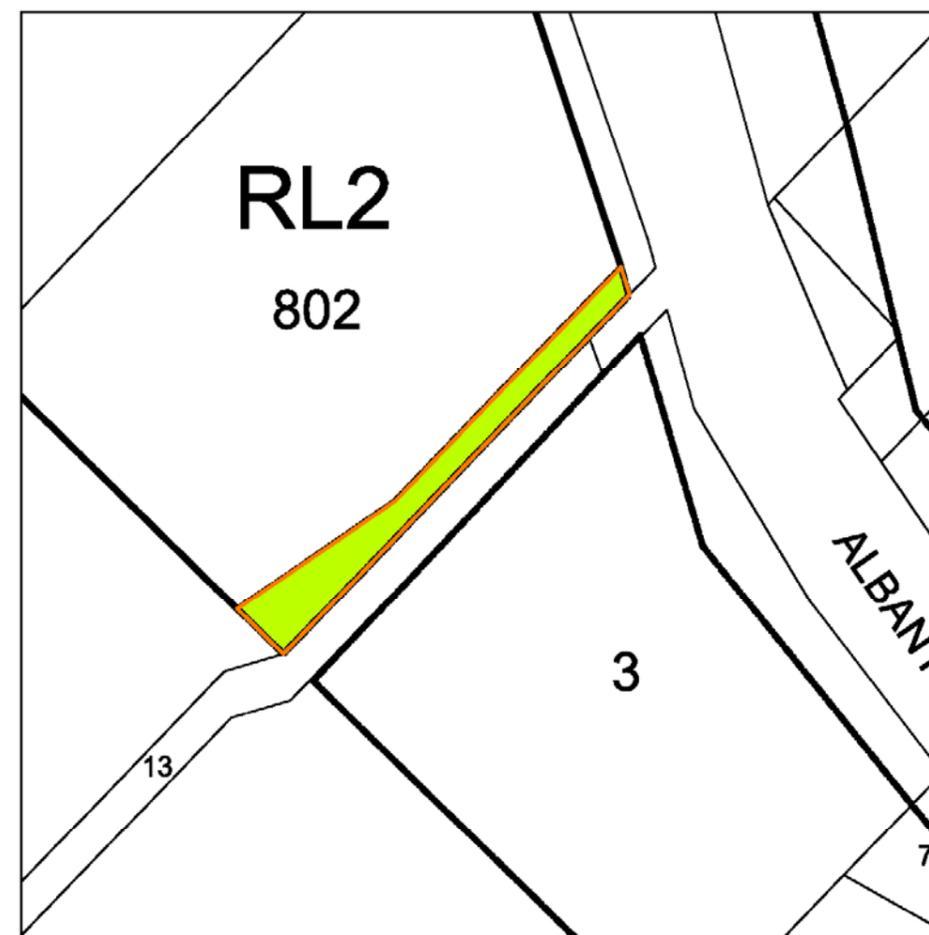
# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 37)



**EXISTING ZONING**



SCALE  
1 : 2 000



**PROPOSED ZONING**

ZONES			RESERVATIONS		
RESIDENTIAL Including Residential Planning Density Codes	MIXED BUSINESS / RESIDENTIAL	No.1 SPECIAL USE	MRS PARKS & RECREATION (Region)	PRIMARY REGIONAL ROADS	<b>PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES</b> CG Commonwealth Government TS Technical School HS High School PS Primary School H Hospital WSD Water Authority of WA SU Special Use SEC State Energy Commission T Telstra
URBAN DEVELOPMENT ZONE	DISTRICT CENTRE	No.7 ADDITIONAL USE	PARKS & RECREATION (Local)	OTHER REGIONAL ROADS	
RURAL LIVING - 1,2,4,10,20,,X	LOCAL CENTRE	RU No.2 RESTRICTED USE	RAILWAYS	(MRS) PUBLIC PURPOSE (Region)	
GENERAL RURAL	GENERAL INDUSTRY	OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING	STATE FOREST	PUBLIC PURPOSE (Local)	
SPECIAL RESIDENTIAL	INDUSTRIAL BUSINESS	OUTER EDGE OF SCHEME	WATERWAYS	WATER CATCHMENTS	

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.

# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 38)



**EXISTING ZONING**



SCALE  
1 : 2 000



**PROPOSED ZONING**

ZONES			RESERVATIONS		
<p><b>RESIDENTIAL</b> Including Residential Planning Density Codes</p> <p><b>URBAN DEVELOPMENT ZONE</b></p> <p><b>RURAL LIVING - 1,2,4,10,20,,X</b></p> <p><b>GENERAL RURAL</b></p> <p><b>SPECIAL RESIDENTIAL</b></p>	<p><b>MIXED BUSINESS / RESIDENTIAL</b></p> <p><b>DISTRICT CENTRE</b></p> <p><b>LOCAL CENTRE</b></p> <p><b>GENERAL INDUSTRY</b></p> <p><b>INDUSTRIAL BUSINESS</b></p>	<p><b>No.1</b> SPECIAL USE</p> <p><b>No.7</b> ADDITIONAL USE</p> <p><b>RU No.2</b> RESTRICTED USE</p> <p>--- OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING</p> <p>- - - OUTER EDGE OF SCHEME</p>	<p><b>MRS</b> PARKS &amp; RECREATION (Region)</p> <p><b>PARKS &amp; RECREATION (Local)</b></p> <p>RAILWAYS</p> <p>STATE FOREST</p> <p>WATERWAYS</p> <p>WATER CATCHMENTS</p>	<p><b>PRIMARY REGIONAL ROADS</b></p> <p><b>OTHER REGIONAL ROADS</b></p> <p><b>(MRS)</b> PUBLIC PURPOSE (Region)</p> <p><b>PUBLIC PURPOSE (Local)</b></p>	<p><b>PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES</b></p> <p>CG Commonwealth Government</p> <p>TS Technical School</p> <p>HS High School</p> <p>PS Primary School</p> <p>H Hospital</p> <p>WSD Water Authority of WA</p> <p>SU Special Use</p> <p>SEC State Energy Commission</p> <p>T Telstra</p>

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.

# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 39)



**EXISTING ZONING**



SCALE  
1 : 4 000



SUBJECT SITE

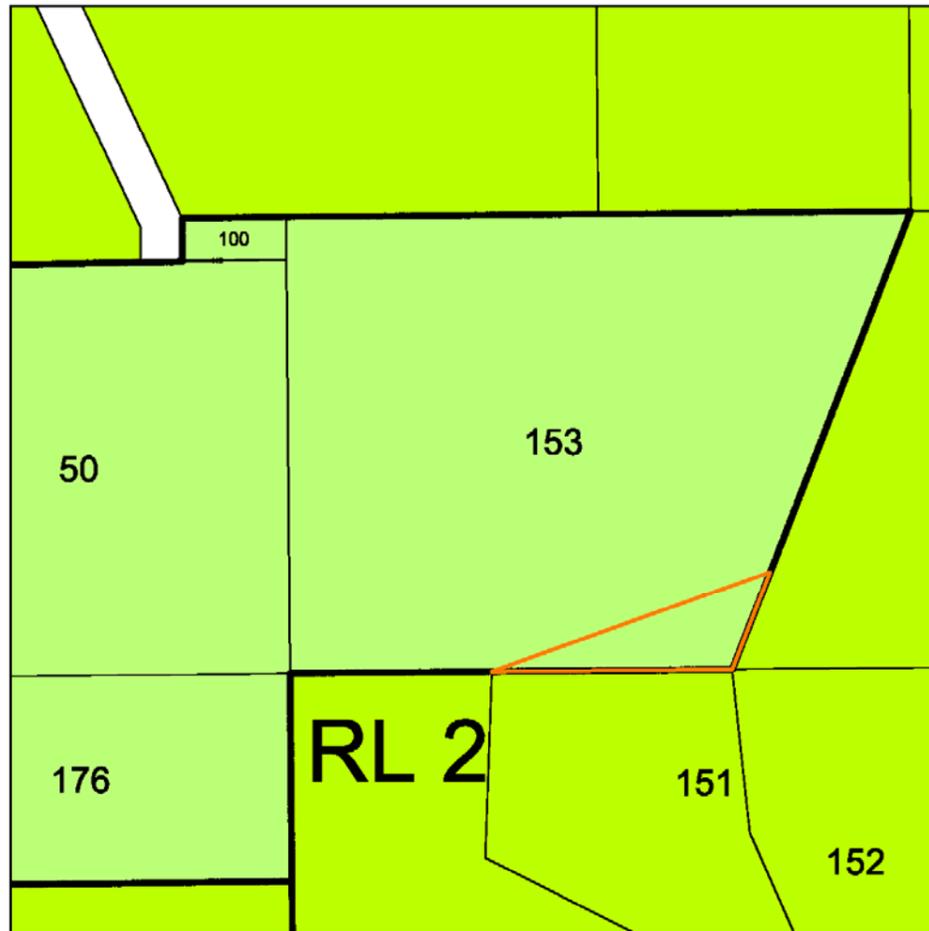


**PROPOSED ZONING**

ZONES				RESERVATIONS			
RESIDENTIAL Including Residential Planning Density Codes	MIXED BUSINESS / RESIDENTIAL	No.1 SPECIAL USE	PARKS & RECREATION (Region)	PRIMARY REGIONAL ROADS	OTHER REGIONAL ROADS	PUBLIC PURPOSE Miscellaneous Sub Categories	
URBAN DEVELOPMENT ZONE	DISTRICT CENTRE	No.7 ADDITIONAL USE	PARKS & RECREATION (Local)	(MRS) PUBLIC PURPOSE (Region)	PUBLIC PURPOSE (Local)	Commonwealth Government	
RURAL LIVING - 1,2,4,10,20,,X	LOCAL CENTRE	RU No.2 RESTRICTED USE	RAILWAYS	WATERWAYS	WATER CATCHMENTS	High School	
GENERAL RURAL	GENERAL INDUSTRY	OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING	STATE FOREST			Primary School	
SPECIAL RESIDENTIAL	INDUSTRIAL BUSINESS	OUTER EDGE OF SCHEME				Hospital	
						Water Authority of WA	
						Special Use	
						State Energy Commission	
						Telstra	

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.

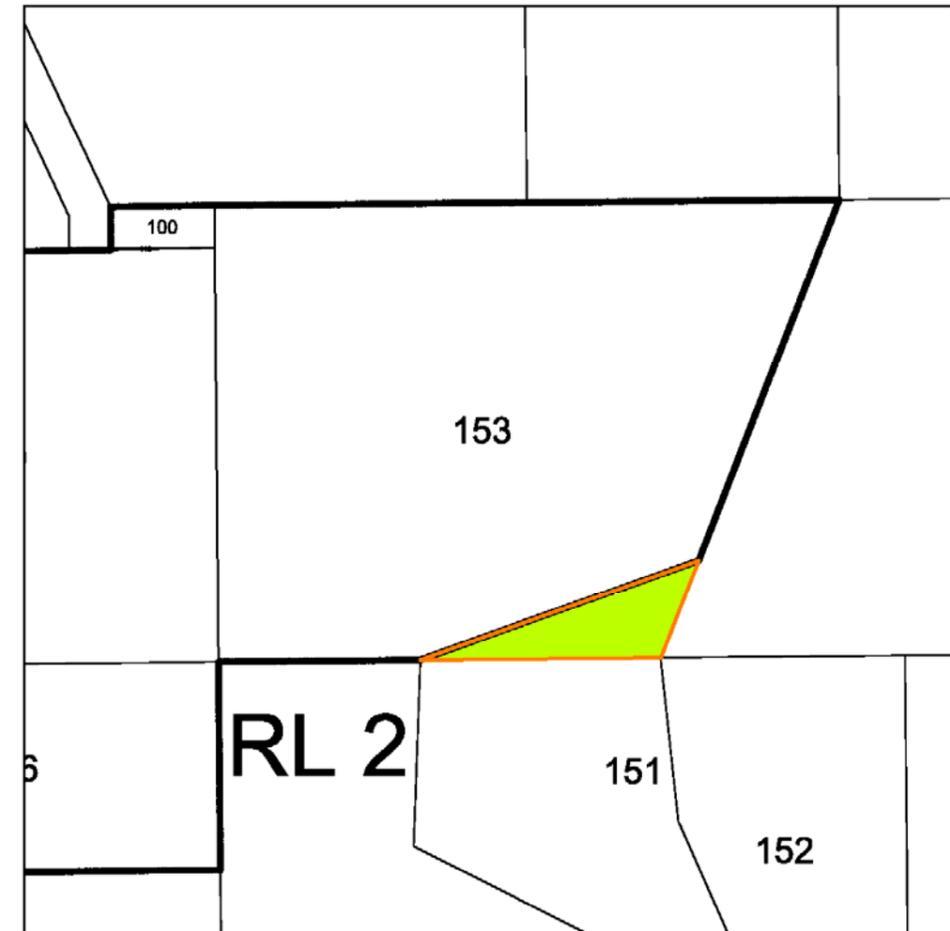
# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 40)



**EXISTING ZONING**



SCALE  
1 : 3 000



**PROPOSED ZONING**

ZONES			RESERVATIONS		
<p><b>RESIDENTIAL</b> Including Residential Planning Density Codes</p> <p>URBAN DEVELOPMENT ZONE</p> <p>RURAL LIVING - 1,2,4,10,20,,X</p> <p>GENERAL RURAL</p> <p>SPECIAL RESIDENTIAL</p>	<p>MIXED BUSINESS / RESIDENTIAL</p> <p>DISTRICT CENTRE</p> <p>LOCAL CENTRE</p> <p>GENERAL INDUSTRY</p> <p>INDUSTRIAL BUSINESS</p>	<p>No.1 SPECIAL USE</p> <p>No.7 ADDITIONAL USE</p> <p>RU No.2 RESTRICTED USE</p> <p>--- OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING</p> <p>- - - OUTER EDGE OF SCHEME</p>	<p><b>MRS</b> PARKS &amp; RECREATION (Region)</p> <p>PARKS &amp; RECREATION (Local)</p> <p>RAILWAYS</p> <p>STATE FOREST</p> <p>WATERWAYS</p> <p>WATER CATCHMENTS</p>	<p>PRIMARY REGIONAL ROADS</p> <p>OTHER REGIONAL ROADS</p> <p>(MRS) PUBLIC PURPOSE (Region)</p> <p>PUBLIC PURPOSE (Local)</p>	<p><b>PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES</b></p> <p>CG Commonwealth Government</p> <p>TS Technical School</p> <p>HS High School</p> <p>PS Primary School</p> <p>H Hospital</p> <p>WSD Water Authority of WA</p> <p>SU Special Use</p> <p>SEC State Energy Commission</p> <p>T Telstra</p>
<p>NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.</p>					

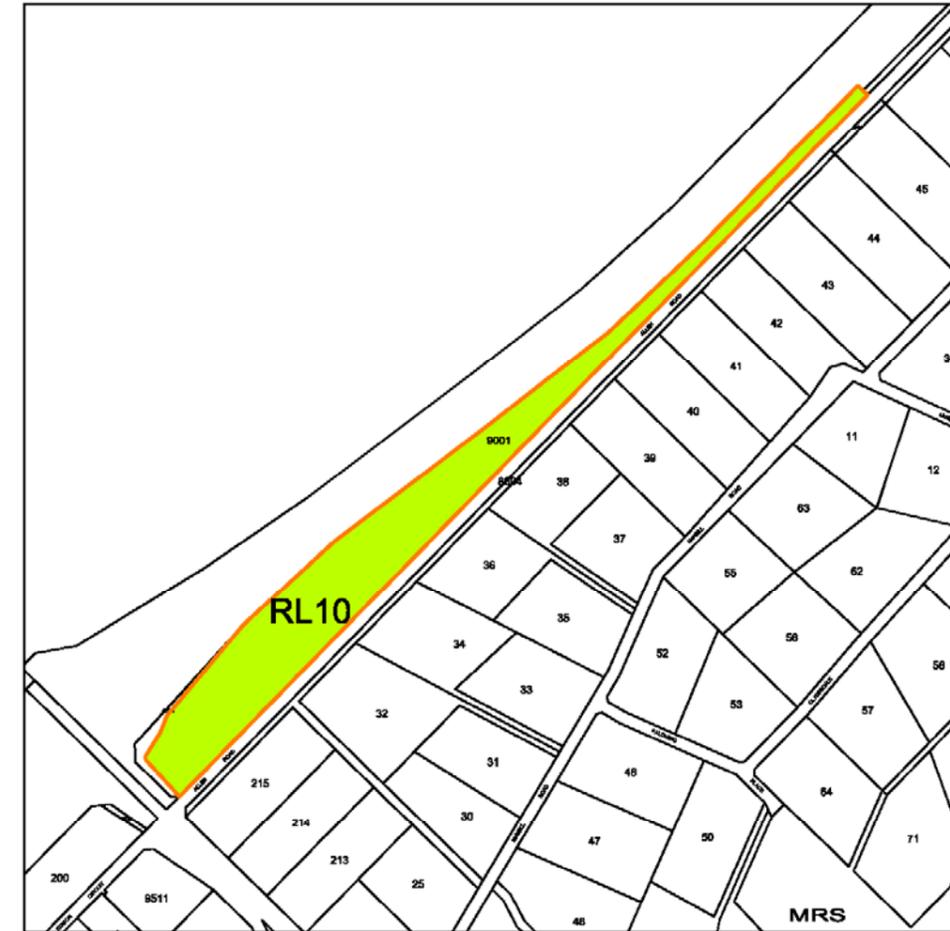
# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 41)



SCALE  
1 : 10 000



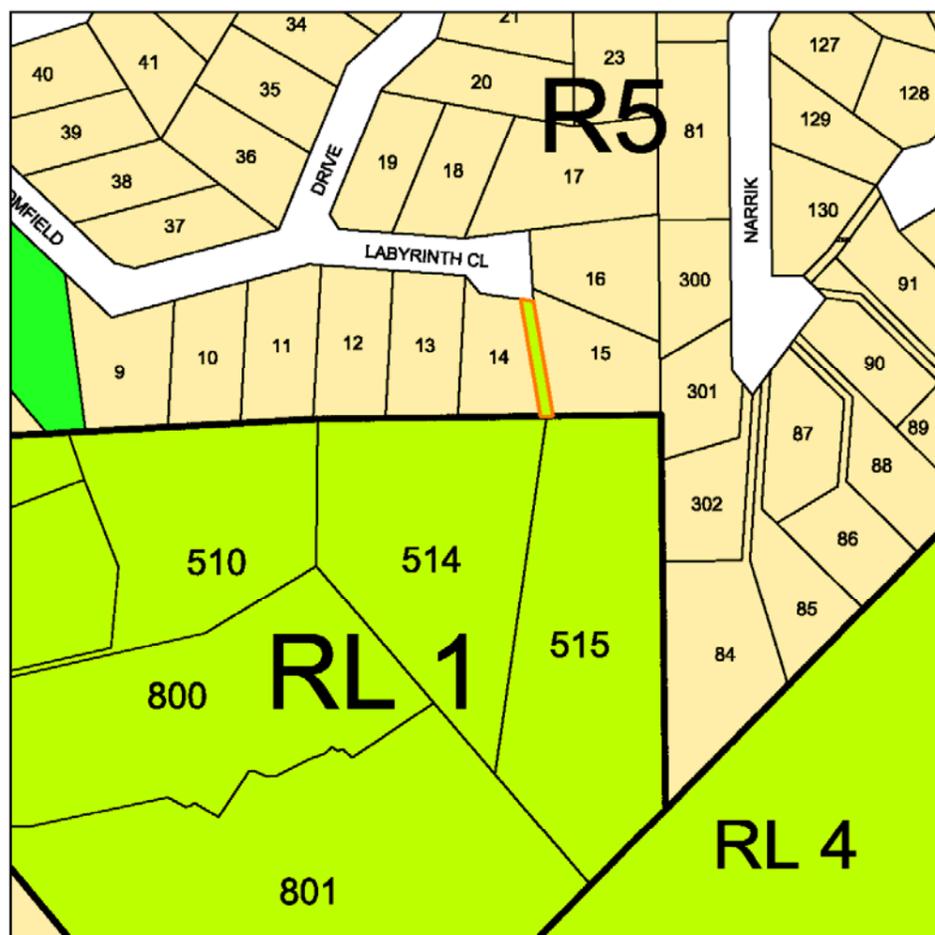
**EXISTING ZONING**



**PROPOSED ZONING**

ZONES			RESERVATIONS		
RESIDENTIAL Including Residential Planning Density Codes	MIXED BUSINESS / RESIDENTIAL	No.1 SPECIAL USE	MRS PARKS & RECREATION (Region)	PRIMARY REGIONAL ROADS	<b>MISCELLANEOUS SUB CATEGORIES</b> CG Commonwealth Government TS Technical School HS High School PS Primary School H Hospital WSD Water Authority of WA SU Special Use SEC State Energy Commission T Telstra
URBAN DEVELOPMENT ZONE	DISTRICT CENTRE	No.7 ADDITIONAL USE	PARKS & RECREATION (Local)	OTHER REGIONAL ROADS	
RURAL LIVING - 1,2,4,10,20,,X	LOCAL CENTRE	RU No.2 RESTRICTED USE	RAILWAYS	(MRS) PUBLIC PURPOSE (Region)	
GENERAL RURAL	GENERAL INDUSTRY	OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING	STATE FOREST	PUBLIC PURPOSE (Local)	
SPECIAL RESIDENTIAL	INDUSTRIAL BUSINESS	OUTER EDGE OF SCHEME	WATERWAYS		
			WATER CATCHMENTS		
				<small>NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.</small>	

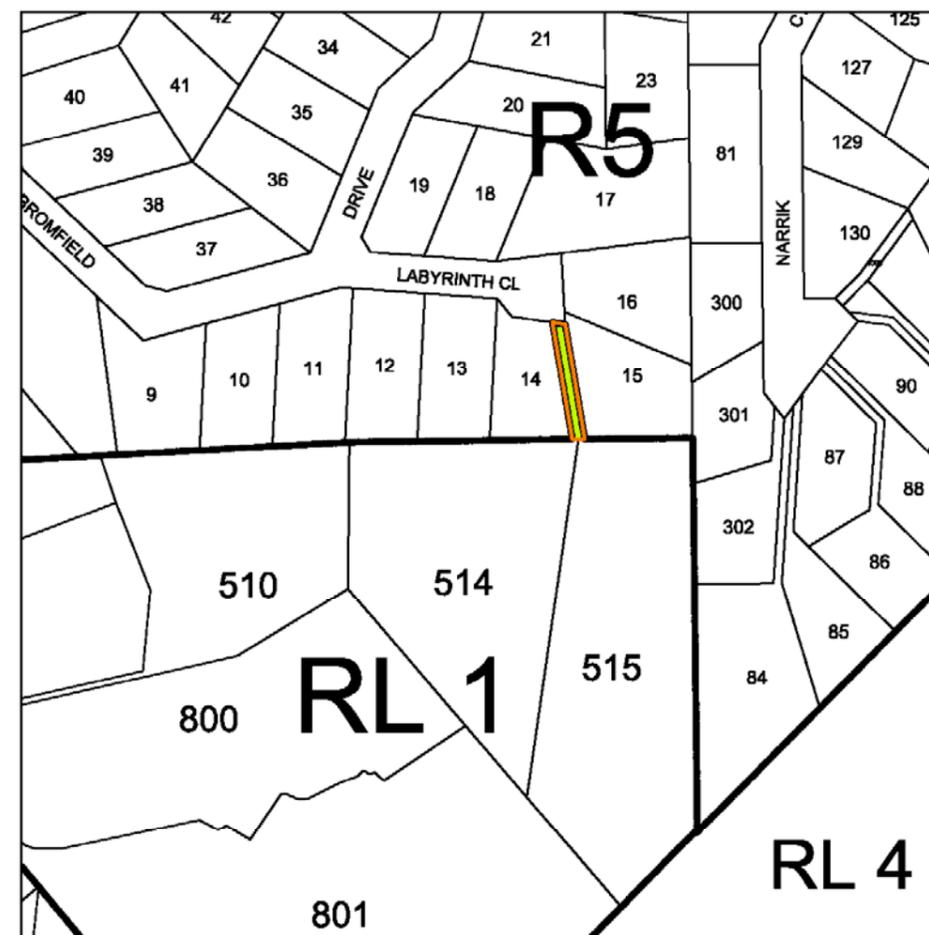
# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 42)



**EXISTING ZONING**



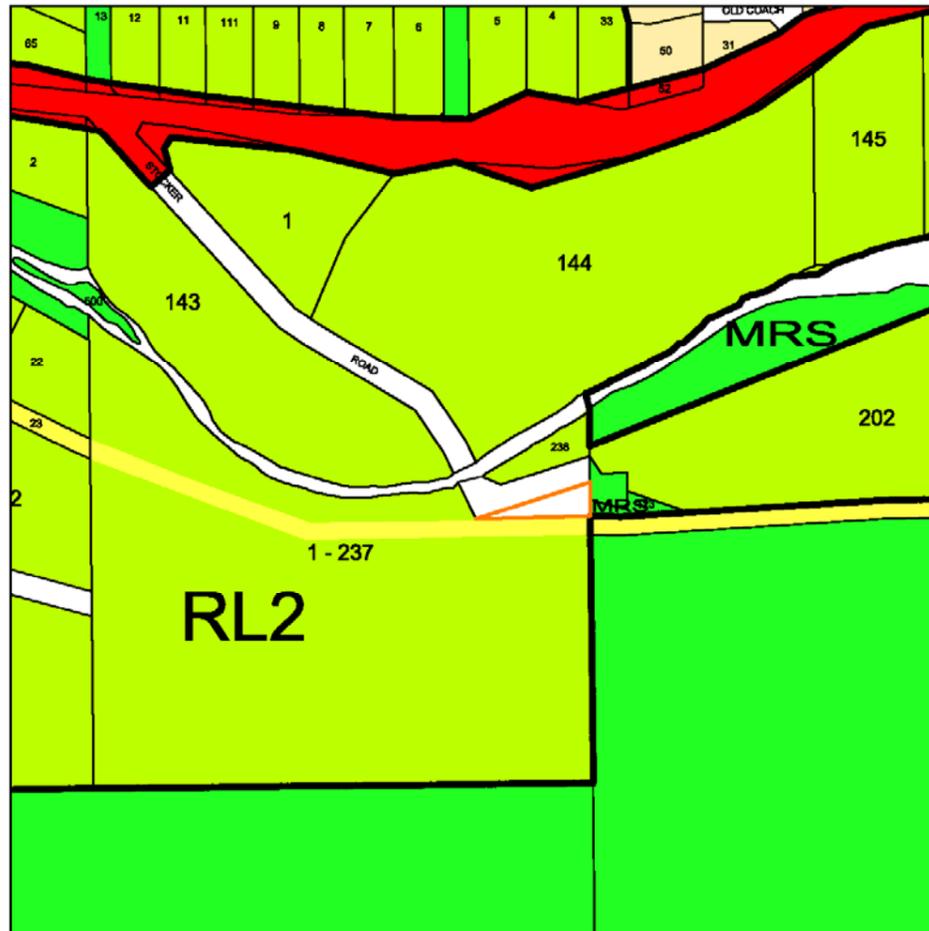
SCALE  
1 : 3 000



**PROPOSED ZONING**

ZONES			RESERVATIONS		
RESIDENTIAL Including Residential Planning Density Codes	MIXED BUSINESS / RESIDENTIAL	No.1 SPECIAL USE	MRS PARKS & RECREATION (Region)	PRIMARY REGIONAL ROADS	<b>MISCELLANEOUS SUB CATEGORIES</b> CG Commonwealth Government TS Technical School HS High School PS Primary School H Hospital WSD Water Authority of WA SU Special Use SEC State Energy Commission T Telstra
URBAN DEVELOPMENT ZONE	DISTRICT CENTRE	No.7 ADDITIONAL USE	PARKS & RECREATION (Local)	OTHER REGIONAL ROADS	
RURAL LIVING - 1,2,4,10,20,,X	LOCAL CENTRE	RU No.2 RESTRICTED USE	RAILWAYS	(MRS) PUBLIC PURPOSE (Region)	
GENERAL RURAL	GENERAL INDUSTRY	OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING	STATE FOREST	PUBLIC PURPOSE (Local)	
SPECIAL RESIDENTIAL	INDUSTRIAL BUSINESS	OUTER EDGE OF SCHEME	WATERWAYS	WATER CATCHMENTS	
			NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.		

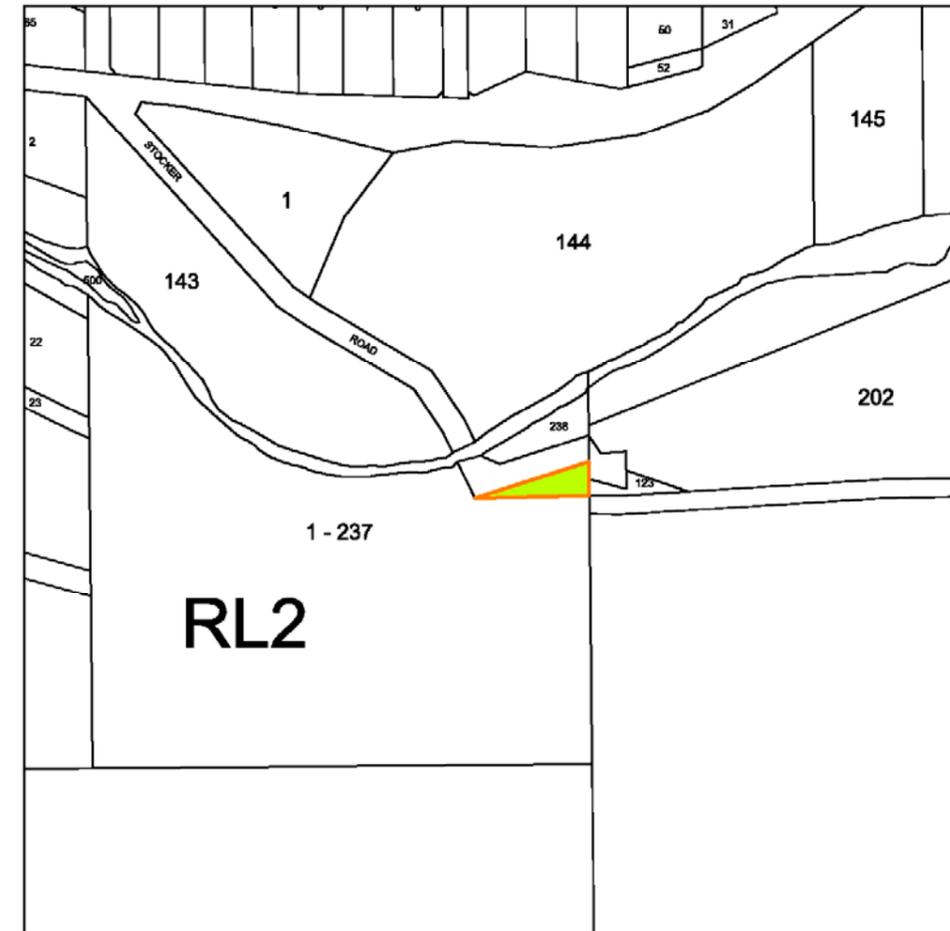
# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 43)



**EXISTING ZONING**



SCALE  
1 : 1 000

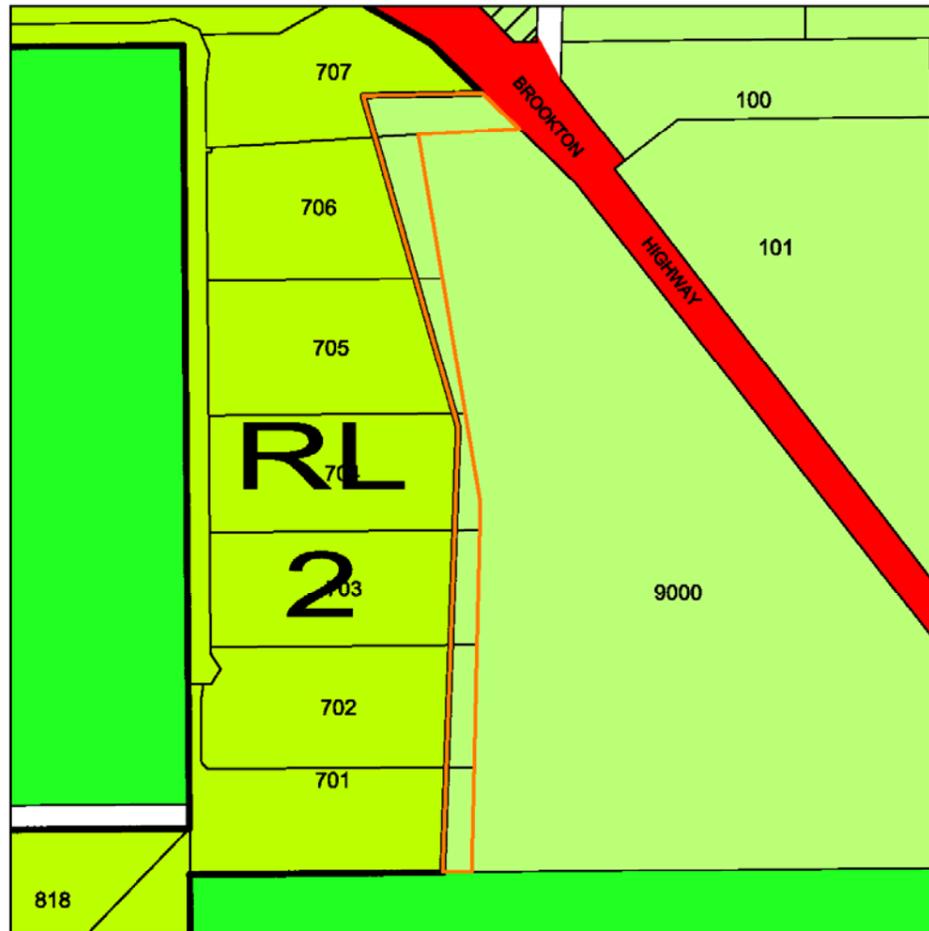


**PROPOSED ZONING**

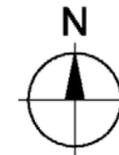
ZONES				RESERVATIONS		
RESIDENTIAL Including Residential Planning Density Codes	MIXED BUSINESS / RESIDENTIAL	No.1 SPECIAL USE	No.7 SPECIAL USE	MRS PARKS & RECREATION (Region)	PRIMARY REGIONAL ROADS	PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES
URBAN DEVELOPMENT ZONE	DISTRICT CENTRE	No.7 ADDITIONAL USE	RU No.2 ADDITIONAL USE	PARKS & RECREATION (Local)	OTHER REGIONAL ROADS	CG Commonwealth Government
RURAL LIVING - 1,2,4,10,20,,X	LOCAL CENTRE	No.2 RESTRICTED USE	No.1 RESTRICTED USE	RAILWAYS	(MRS) PUBLIC PURPOSE (Region)	TS Technical School
GENERAL RURAL	GENERAL INDUSTRY	OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING	OUTER EDGE OF SCHEME	STATE FOREST	PUBLIC PURPOSE (Local)	HS High School
SPECIAL RESIDENTIAL	INDUSTRIAL BUSINESS			WATERWAYS		PS Primary School
				WATER CATCHMENTS		H Hospital
						WSD Water Authority of WA
						SU Special Use
						SEC State Energy Commission
						T Telstra

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.

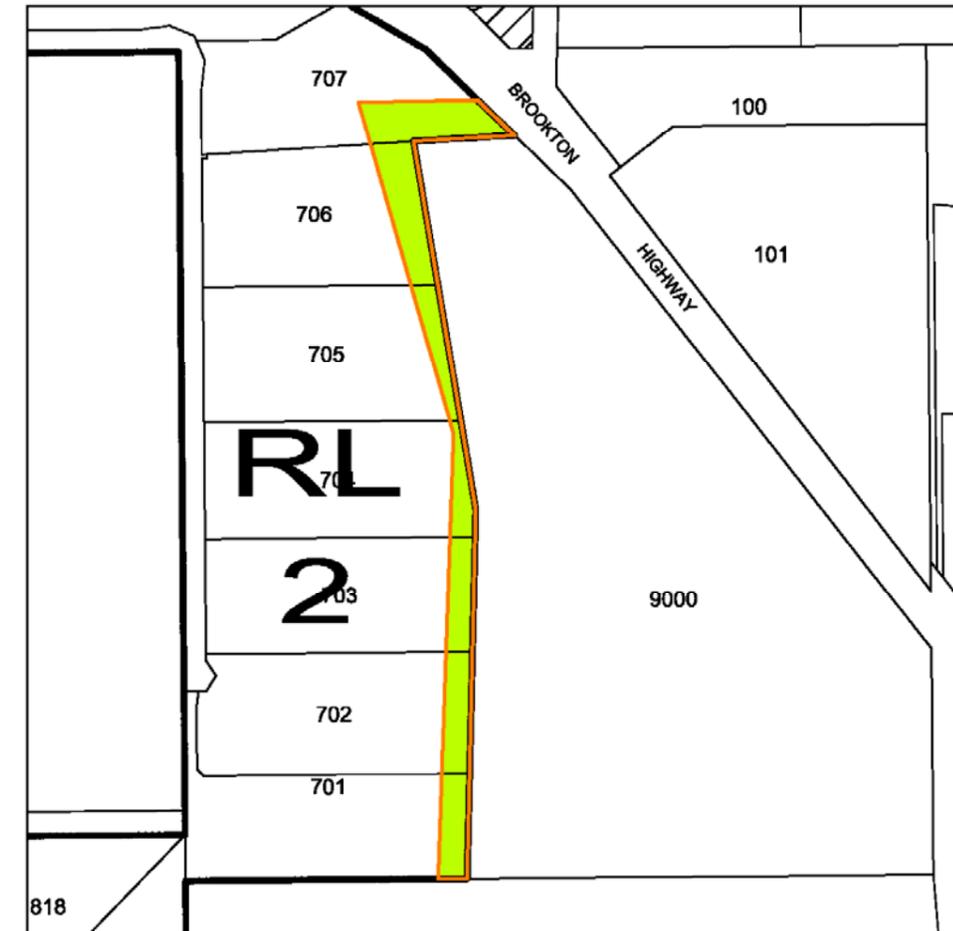
# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 44)



**EXISTING ZONING**



SCALE  
1 : 5 000

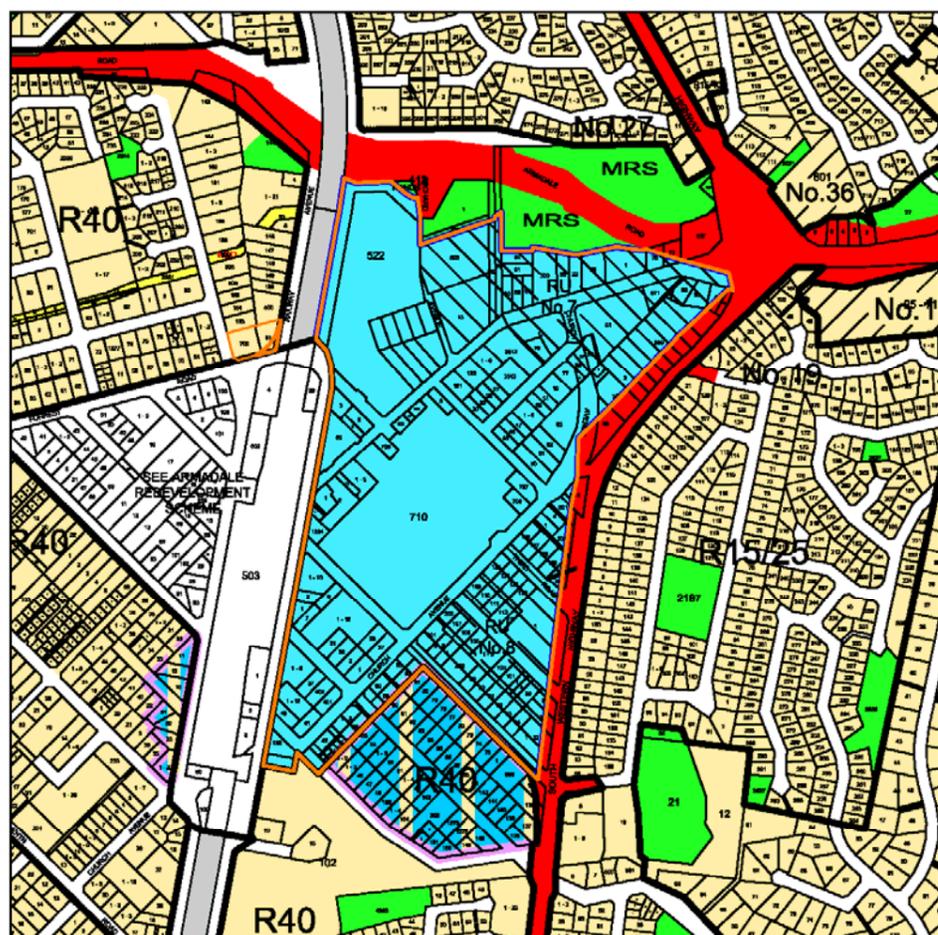


**PROPOSED ZONING**

ZONES				RESERVATIONS			
RESIDENTIAL Including Residential Planning Density Codes	MIXED BUSINESS / RESIDENTIAL	No.1 SPECIAL USE	PARKS & RECREATION (Region)	PRIMARY REGIONAL ROADS	OTHER REGIONAL ROADS	PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES	Commonwealth Government
URBAN DEVELOPMENT ZONE	DISTRICT CENTRE	No.7 ADDITIONAL USE	PARKS & RECREATION (Local)	(MRS) PUBLIC PURPOSE (Region)	PUBLIC PURPOSE (Local)	Technical School	Technical School
RURAL LIVING - 1,2,4,10,20,,X	LOCAL CENTRE	RU No.2 RESTRICTED USE	RAILWAYS	PUBLIC PURPOSE (Local)	WATERWAYS	High School	High School
GENERAL RURAL	GENERAL INDUSTRY	OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING	STATE FOREST	WATER CATCHMENTS	WATERWAYS	Primary School	Primary School
SPECIAL RESIDENTIAL	INDUSTRIAL BUSINESS	OUTER EDGE OF SCHEME				Hospital	Hospital
						Water Authority of WA	Water Authority of WA
						Special Use	Special Use
						State Energy Commission	State Energy Commission
						Telstra	Telstra

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.

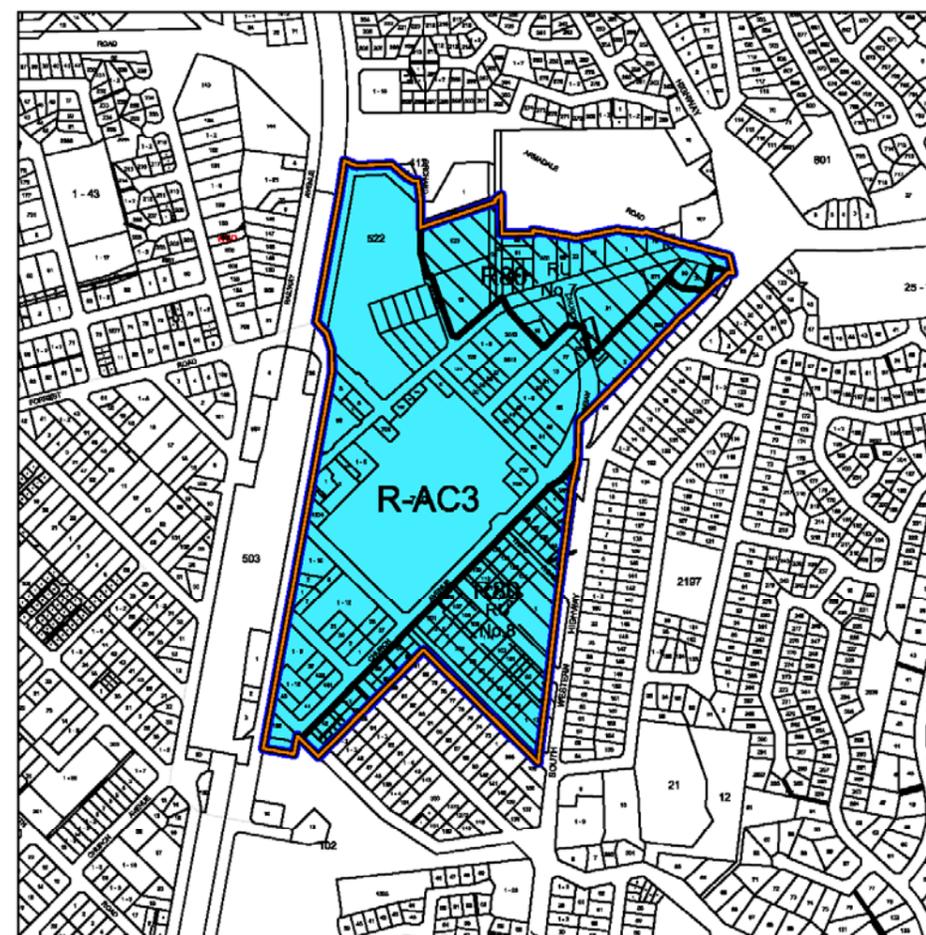
# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 45)



**EXISTING ZONING**



SCALE  
1 : 10 000

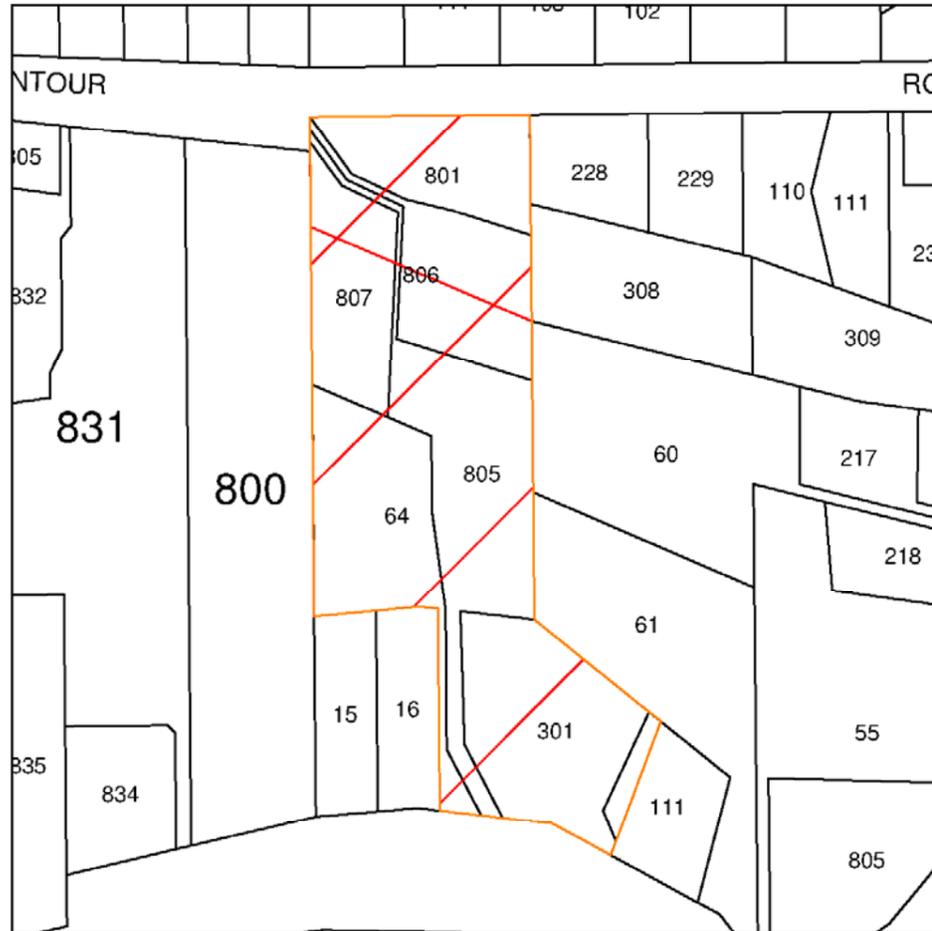


**PROPOSED ZONING**

ZONES			RESERVATIONS		
<p><b>RESIDENTIAL</b> Including Residential Planning Density Codes</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f0e68c; border: 1px solid black;"></span> URBAN DEVELOPMENT ZONE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black;"></span> RURAL LIVING - 1,2,4,10,20,,X</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black;"></span> SPECIAL RESIDENTIAL</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black;"></span> MIXED BUSINESS / RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black;"></span> DISTRICT CENTRE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black;"></span> LOCAL CENTRE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff69b4; border: 1px solid black;"></span> GENERAL INDUSTRY</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff69b4; border: 1px solid black;"></span> INDUSTRIAL BUSINESS</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red;"></span> No.1 SPECIAL USE</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> No.7 ADDITIONAL USE</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black;"></span> RU No.2 RESTRICTED USE</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dashed black;"></span> OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING</li> <li><span style="display: inline-block; width: 15px; height: 10px; border-bottom: 1px dotted black;"></span> OUTER EDGE OF SCHEME</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00ff00; border: 1px solid black;"></span> PARKS &amp; RECREATION (Region)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00ff00; border: 1px solid black;"></span> PARKS &amp; RECREATION (Local)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black;"></span> RAILWAYS</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black;"></span> STATE FOREST</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black;"></span> WATERWAYS</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dotted black;"></span> WATER CATCHMENTS</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0000; border: 1px solid black;"></span> PRIMARY REGIONAL ROADS</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black;"></span> OTHER REGIONAL ROADS</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black;"></span> PUBLIC PURPOSE (Region)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black;"></span> PUBLIC PURPOSE (Local)</li> </ul>	<p><b>PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES</b></p> <ul style="list-style-type: none"> <li>CG Commonwealth Government</li> <li>TS Technical School</li> <li>HS High School</li> <li>PS Primary School</li> <li>H Hospital</li> <li>WSD Water Authority of WA</li> <li>SU Special Use</li> <li>SEC State Energy Commission</li> <li>T Telstra</li> </ul>

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.

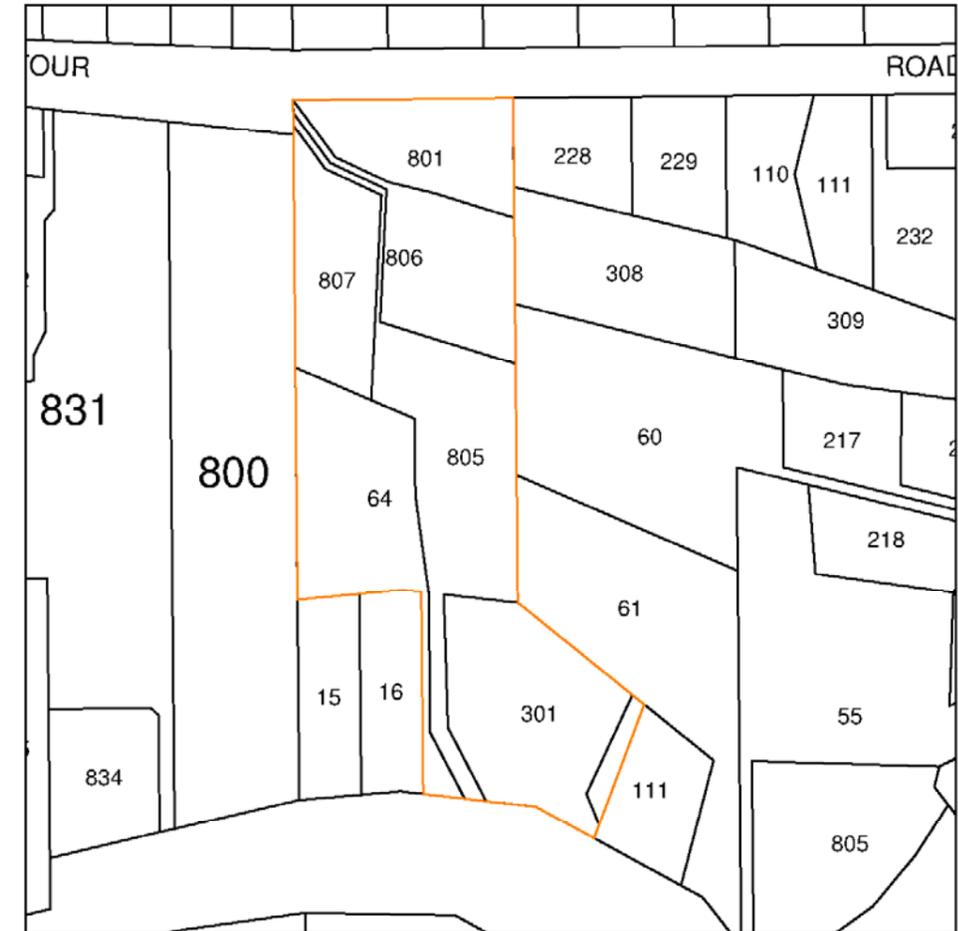
# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 46)



SCALE  
1 : 2 500



SUBJECT SITE

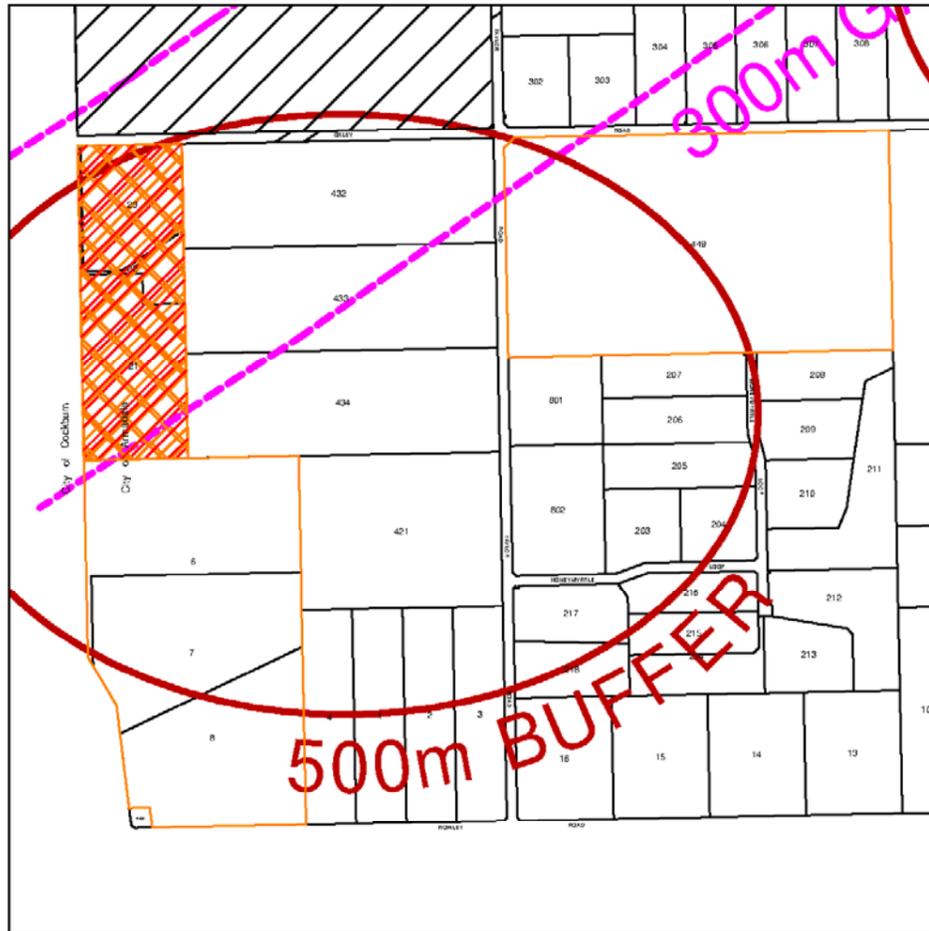


**EXISTING SCA MAP 1**

**PROPOSED SCA MAP 1**

LEGEND			
	Municipal Boundary		Prime Agricultural Land Protection Area
	Major Roads		Development Envelope Areas
	Roads		Bush Forever Sites - Outside of Parks and Recreation Reservations
	Proposed Roads		Prime Landscape Quality
	Railway		Green Links With Remnant Vegetation - Outside of Parks and Recreation Reservations
	Water Features		Water Courses with Remnant Vegetation - Outside of Parks and Recreation Reservations
	Drains		Bushfire Protection Areas
	Sewerage Septage Treatment Plant Buffer		Armadale Redevelopment Area Boundary
	Poultry Farm Buffer		
	Armadale Landfill and Recycling Centre Buffer		
	Natural Gas Pipeline Buffer		
	Brick Works Buffer		
	Kennels Buffer		

# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 47)



SCALE  
1 : 12 000

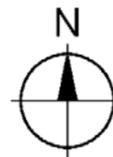
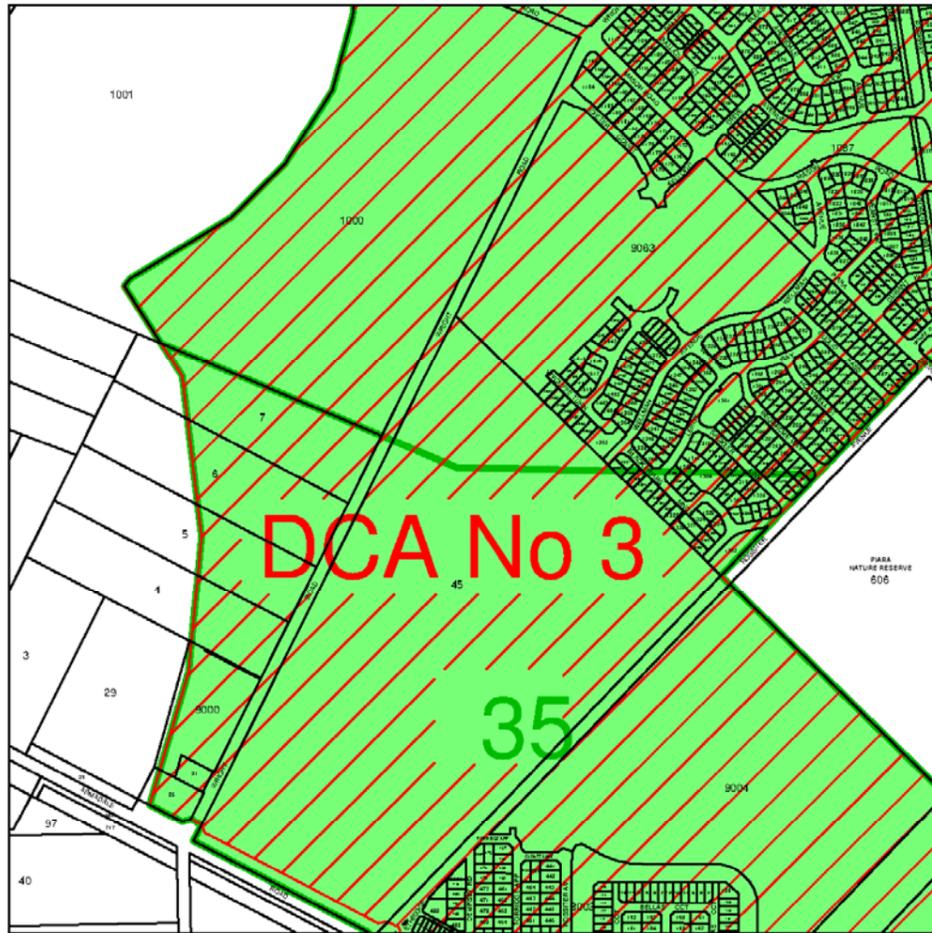


EXISTING SCA MAP 1

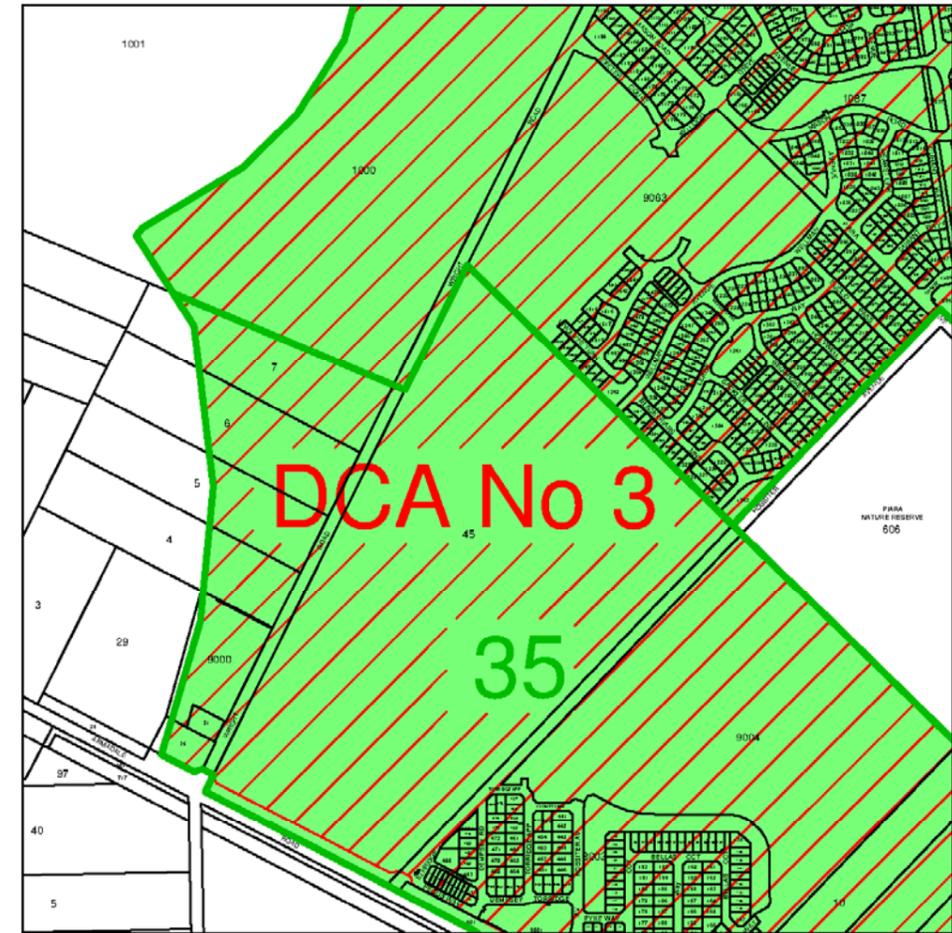
PROPOSED SCA MAP 1

LEGEND			
	Municipal Boundary		Prime Agricultural Land Protection Area
	Major Roads		Development Envelope Areas
	Roads		Bush Forever Sites - Outside of Parks and Recreation Reservations
	Proposed Roads		Prime Landscape Quality
	Railway		Green Links With Remnant Vegetation - Outside of Parks and Recreations Reservations
	Water Features		Water Courses with Remnant Vegetation - Outside of Parks and Recreation Reservations
	Drains		Bushfire Protection Areas
	Sewerage Septage Treatment Plant Buffer		Armadale Redevelopment Area Boundary
	Poultry Farm Buffer		
	Armadale Landfill and Recycling Centre Buffer		
	Natural Gas Pipeline Buffer		
	Brick Works Buffer		
	Kennels Buffer		

# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 48)



SCALE  
1 : 10 000

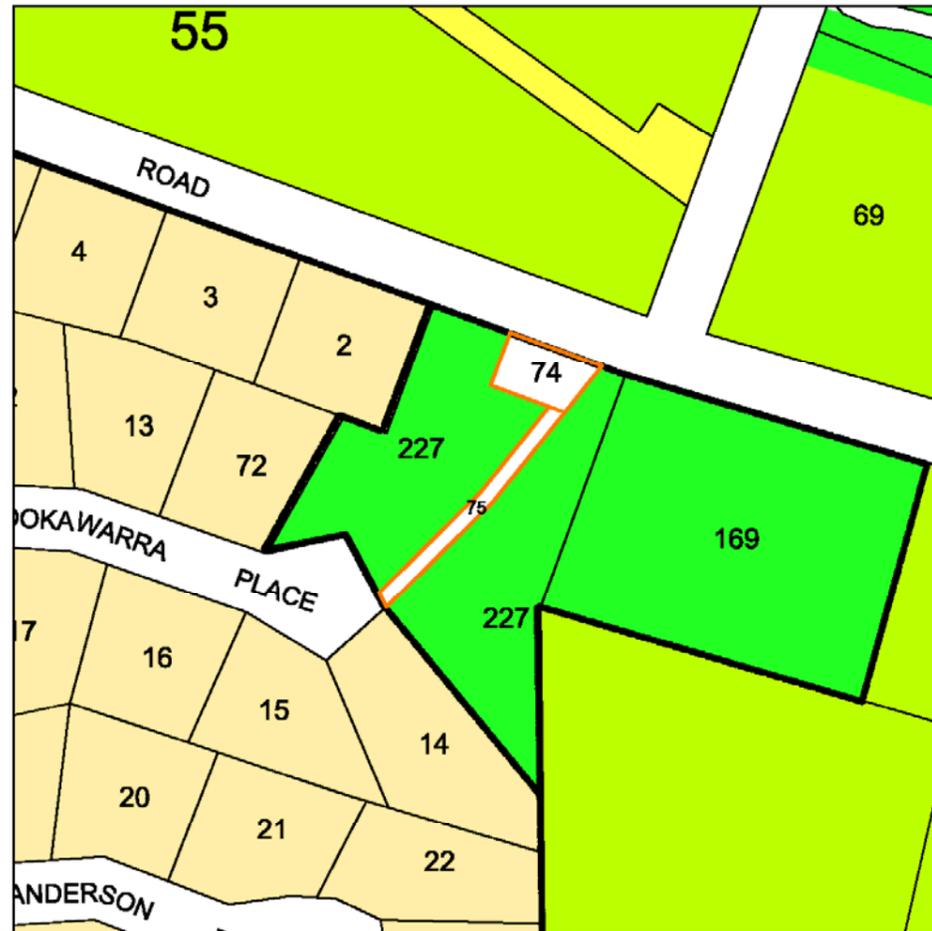


EXISTING SCA MAP 3

PROPOSED SCA MAP 3

LEGEND		
	Municipal Boundary	Development Area (Structure Plan) (Schedule 12)
	Major Roads	Development Contribution Area (Schedule 13)
	Roads	Environmental Conditions (Schedule 10)
	Proposed Roads	Armadale Redevelopment Area Boundary
	Railway	
	Water Features	
	Drains	

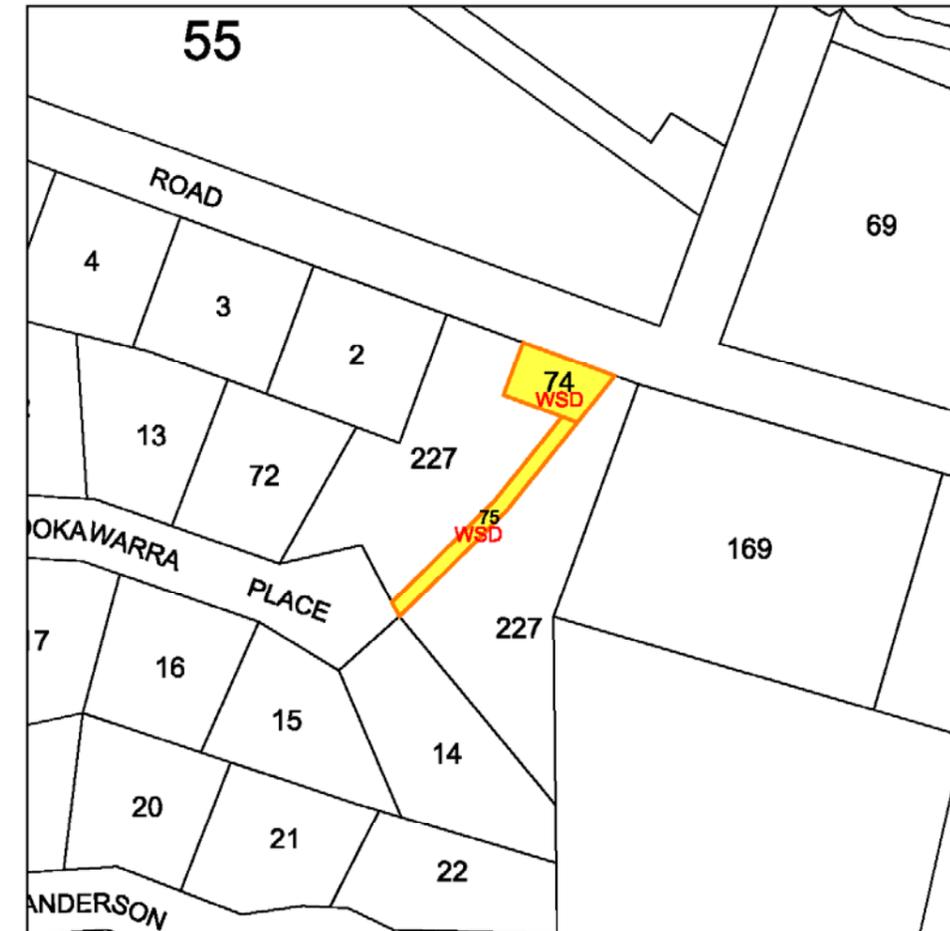
# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 49)



**EXISTING ZONING**



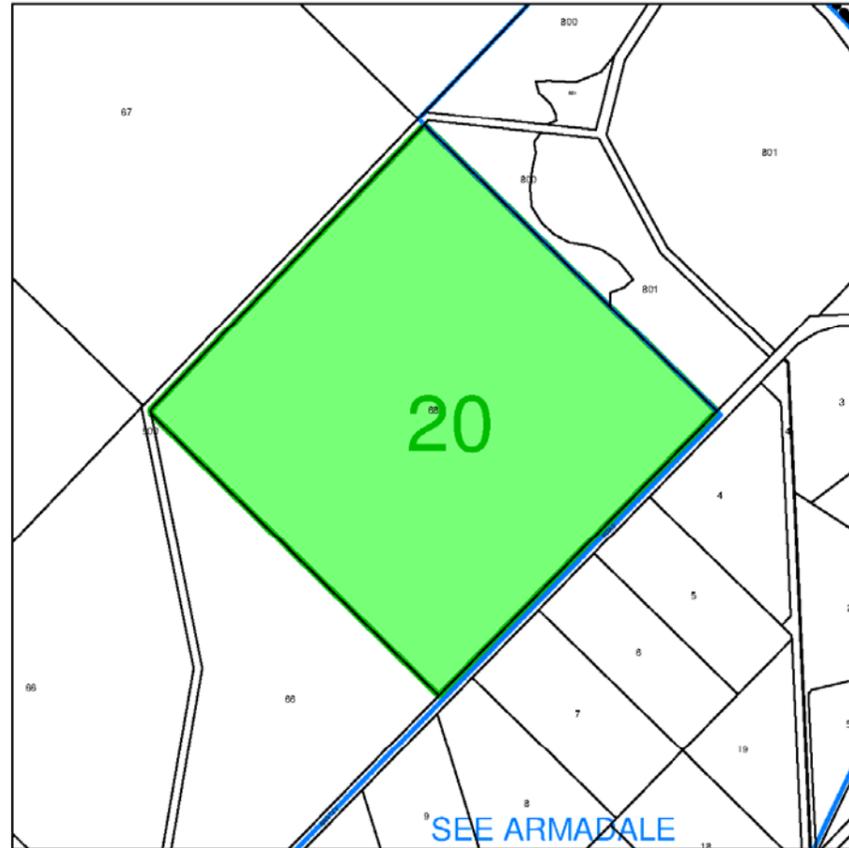
SCALE  
1 : 2 000



**PROPOSED ZONING**

ZONES			RESERVATIONS		
<p><b>RESIDENTIAL</b> Including Residential Planning Density Codes</p> <p>URBAN DEVELOPMENT ZONE</p> <p>RURAL LIVING - 1,2,4,10,20,,X</p> <p>GENERAL RURAL</p> <p>SPECIAL RESIDENTIAL</p>	<p>MIXED BUSINESS / RESIDENTIAL</p> <p>DISTRICT CENTRE</p> <p>LOCAL CENTRE</p> <p>GENERAL INDUSTRY</p> <p>INDUSTRIAL BUSINESS</p>	<p>No.1 SPECIAL USE</p> <p>No.7 ADDITIONAL USE</p> <p>RU No.2 RESTRICTED USE</p> <p>--- OUTER EDGE DENSITY CODE IN RESIDENTIAL AND RURAL LIVING</p> <p>- - - OUTER EDGE OF SCHEME</p>	<p><b>MRS</b> PARKS &amp; RECREATION (Region)</p> <p>PARKS &amp; RECREATION (Local)</p> <p>RAILWAYS</p> <p>STATE FOREST</p> <p>WATERWAYS</p> <p>WATER CATCHMENTS</p>	<p>PRIMARY REGIONAL ROADS</p> <p>OTHER REGIONAL ROADS</p> <p>(MRS) PUBLIC PURPOSE (Region)</p> <p>PUBLIC PURPOSE (Local)</p>	<p><b>PUBLIC PURPOSE MISCELLANEOUS SUB CATEGORIES</b></p> <p>CG Commonwealth Government</p> <p>TS Technical School</p> <p>HS High School</p> <p>PS Primary School</p> <p>H Hospital</p> <p>WSD Water Authority of WA</p> <p>SU Special Use</p> <p>SEC State Energy Commission</p> <p>T Telstra</p>
<p><small>NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from DPI.</small></p>					

# CITY OF ARMADALE TOWN PLANNING SCHEME No. 4 AMENDMENT No. 69 (OMNIBUS AMENDMENT, PROPOSAL 50)



EXISTING SCA MAP 3



SCALE  
1 : 10 000



PROPOSED SCA MAP 3

LEGEND			
	Municipal Boundary		Development Area (Structure Plan) (Schedule 12)
	Major Roads		Development Contribution Area (Schedule 13)
	Roads		Environmental Conditions (Schedule 10)
	Proposed Roads		Armadale Redevelopment Area Boundary
	Railway		
	Water Features		
	Drains		