

## **FINALISATION OF SCHEME AMENDMENT No. 89 TO THE CITY OF ARMADALE TOWN PLANNING SCHEME NO.4**

### **FREQUENTLY ASKED QUESTIONS**

#### ***“What is a town planning scheme amendment?”***

A town planning scheme amendments is a document and a process that makes changes to a local planning scheme. It includes a report section that provides background and reasons for proposed planning scheme changes and operative section that details the precise changes that will be made to a local planning scheme’s text and maps. Town planning legislation outlines the process that local government, the State Government as well as the Minister for Planning must follow in processing planning scheme amendments. Amendments takes effect when they are published in the government gazette.

Amendment No.89 to the City of Armadale Town Planning Scheme No.4 (TPS No.4) was published in the gazetted on 13<sup>th</sup> May 2022 and is now incorporated in TPS No.4.

#### ***“What are R-Codes?”***

The “Residential Design Codes” (R-Codes) are State Government Policy documents that regulate aspects of residential development including housing density (the number of dwellings that may be built on an area of land) and design standards i.e. building setbacks to boundaries, building height, privacy requirements and open space, to name a few.

The R-Codes are divided into the following two volumes:

- Volume 1 deals with development of single houses, grouped dwellings i.e. villas; and multiple dwellings i.e. apartments in areas coded less than R40, and,
- Volume 2 deals with multiple dwellings in areas coded R40 and greater; within mixed use development and activity centres.

The City’s TPS No.4 shows R-Codes on the Scheme Map and references the R-Codes Policy document in the Scheme Text. The City uses the R-Codes, its Scheme and planning policies to assess residential development and other proposals with a housing component.

The R-Codes can be downloaded from the following State Government website:

<https://www.wa.gov.au/government/document-collections/state-planning-policy-73-residential-design-codes>

#### ***“Why does TPS No.4 show two (2) R-Codes numbers?”***

TPS No.4 uses a dual density code system in many of its Residential zoned areas. The lower density code (lower number) is the base density at which land can be developed and/or subdivided for housing. If landowners/developers want to utilise the higher density code their development/subdivision needs to achieve the development criteria outlined in clause “4.2 R-Codes” of the Scheme Text, the City’s Local Planning Policy - *PLN 3.1 Density Development and R-Codes*.

For further details on the development criteria in clause “4.2 R-Codes”, please refer to Scheme Text which can be downloaded from the City’s website.

<https://www.armadale.wa.gov.au/local-planning-tps-strategy-policies-and-plans-0>

***“What R-Code changes to the City’s Town Planning Scheme were made by Amendment No.89?”***

Amendment No.89 has changed the R-Codes on the Scheme Map in the location generally east of Challis and Sherwood Train Stations (up to Armadale Road) from R15/40 to R15/60 and R25/40 to R25/60. The amendment also introduced a new sub-clause into clause ‘4.2 R-Codes’ of the Scheme Text that provides for development up to a R40 density in areas coded R15/60 and R25/60 subject to meeting existing locational and servicing requirements in clause 4.2.4(b) of the Scheme Text as well as retention of street trees. This R40 density clause was a modification to the Amendment made by Council at its meeting in March 2021 to finally adopt Amendment No.89. It addressed issues and concerns raised in submissions as well as proposed State Government changes to the R-Codes.

If landowners/developers want to develop up to the higher R60 Code (and R80 density bonus) housing development proposals will need to address further development criteria in clause “4.2 R-Codes” of the Scheme Text including minimum site area and frontage requirements as well as built form outcomes. For example, for housing development up to the R60 code development sites will need to have a minimum site area of 1400m<sup>2</sup> and a lot frontage of 25 metres and at least 75 percent of grouped dwellings will need to be two storey dwellings. Other requirements also apply to development up to R60.

A copy of the full Scheme Amendment document is available for viewing on the City’s website (link below) or at the City Administration Centre at 7 Orchard Avenue, Armadale.

<https://www.armadale.wa.gov.au/amendment-89-tps-4>

***“Why were these changes to the Scheme’s R-Codes made?”***

In 2016 the City’s “Local Planning Strategy” (LPS) came into effect as the City’s principle strategic planning document setting out the future direction of land use, growth and development for the City until 2025. The LPS includes a set of housing strategy recommendations to increase housing densities near Armadale and Kelmscott commercial centres as well as in areas along the Armadale train line near Challis and Sherwood train stations. Amendment 89 implemented these LPS housing strategy recommendations.

The LPS supports the State Government’s “Perth and Peel at 3.5 million” planning framework which aims to accommodate part of Perth’s future population growth within existing urban zones through infill development, particularly higher density development around major urban centres, transit corridors and train stations to reduce urban sprawl and create a more sustainable urban environment.

The LPS is available for download on the City’s website:

<https://www.armadale.wa.gov.au/town-planning-scheme-and-local-planning-strategy>

***“How do the Scheme changes made by Amendment No.89 affect my property?”***

If your property is located in the Residential zone of TPS No.4 with either the R15/60 or R25/60 density code, it may have subdivision/development potential for additional housing up to R40, R60 and/or R80 density bonus, but only where the development criteria in clause ‘4.2 R-Codes’ of the Scheme Text and other relevant requirements contained in the R-Codes and the City’s Local Planning Policy *PLN 3.1 Density Development* are met.

***“Can I still subdivide or redevelop my land with more dwellings?”***

The potential to subdivide or redevelop a property with additional dwellings depends on a site’s land area and a range of interrelated variables including the availability of services (i.e. sewer water, electricity), site’s physical characteristics as well as legal aspects including zoning, R-Codes and TPS No.4 provisions and policies. Landowners contemplating subdivision or development for additional housing may wish to engage the services of a suitably qualified professional for advice or discuss their proposal with the City’s Planning Services.

***“Do I have to redevelop or subdivide my land for more dwellings?”***

The decision to redevelop or subdivide properties is at the discretion of landowners.

***“How can I obtain more information on the Amendment?”***

If you require further information please email [info@armadale.wa.gov.au](mailto:info@armadale.wa.gov.au) or contact the City’s Planning Information Services on 9394 5000.