

SCHEDULE OF MODIFICATIONS
Planning and Development Act 2005
City of Armadale Town Planning Scheme No. 4
Amendment No. 100

The Local Government pursuant to section 75 of the Planning and Development Act 2005, amends the above Local Planning Scheme by:

- A. Amending the upper Residential Density Coding of various lots from R40 to R60, as shown on the Scheme Amendment Map;
- B. Modifying the TPS No.4 Text, Part 4 - General Development Requirements, as follows:
 - (i) In clause 4.2.4(b), replacing R25/40 or R15/60' with 'or R25/40'
 - (ii) In clause 4.2.4(b)(i), inserting adequate waste collection' following the word 'drainage';
 - (iii) Adding clause 4.2.4(c) as follows:
 - '(c) Where land is identified on the Scheme Map as R15/60 or R25/60
 - (i) up to R60 where:
 - (a) the provisions of Clause 4.2.4(b) (i) and (ii) are satisfied and street trees retained;
 - (b) the lot/development site has a minimum area of 1,400m² and a minimum frontage of 25 metres;
 - (c) where the development is for Grouped Dwellings, a minimum of 75% of dwellings comprise at least two storeys with at least one habitable room on the second floor; and
 - (d) existing trees with a trunk circumference of 0.6m or greater at a height of 1m from the natural level of the ground are retained, where possible.
 - (ii) up to R80 for multiple dwellings only where:
 - (a) the provisions of Clause 4.2.4(b)(i) and (ii) are satisfied and street trees retained;
 - (b) the lot/development site has a minimum area of 2,000m² and a minimum frontage of 25 metres; and
 - (c) existing trees with a trunk circumference of 0.6m or greater at a height of 1m from the natural level of the ground are retained, where possible.

Where the development under Clause 4.2.4(c)(i) and (ii) is for Multiple Dwellings, for each Multiple Dwelling positioned above another, a minimum of 50% of the plot ratio area must be vertically above the lower dwelling.'

- (iv) In clause 4.2.5(a), replacing 'or R17.5/25' with 'R17.5/25 or R80' and
- (v) In clause 4.2.5(b), replacing R25/40 and R15/60 subject to the application of Clause 4.2.4(b).' with 'or R25/40 subject to the application of Clause 4.2.4(b), or for land identified on the Scheme Map as R15/60 or R25/60 subject to Clause 4.2.4(c)(i).'