



WESTERN
AUSTRALIAN
GOVERNMENT
Gazette

ISSN 1448-949X

PRINT POST APPROVED PP665002/00041



PERTH, WEDNESDAY, 14 DECEMBER 2011 No. 245 SPECIAL

PUBLISHED BY AUTHORITY JOHN A. STRIJK, GOVERNMENT PRINTER AT 3.30 PM

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PLANNING AND DEVELOPMENT ACT 2005
APPROVED LOCAL PLANNING SCHEME AMENDMENT
City of Bayswater

Town Planning Scheme No. 24—Amendment No. 45

Ref: TPS/0340

It is hereby notified for public information, in accordance with section 87 of the *Planning and Development Act 2005* that the Minister for Planning approved the City of Bayswater local planning scheme amendment on 6 December 2011 for the purpose of—

1. Inserting a new Clause 9.3 into Town Planning Scheme No. 24 to read as follows—

9.3 MAYLANDS ACTIVITY CENTRE ZONE

9.3.1 Purpose

The purpose of the Maylands Activity Centre Zone is to facilitate and implement the recommendations of the Maylands Activity Centre Urban Design Framework.

9.3.2 General Objectives

The general objectives of the Maylands Activity Centre Zone are to—

- (a) Create an attractive and sustainable activity centre that is a vibrant, desirable and safe place to live, work and socialise;
- (b) Facilitate viable, enduring and high quality development in the activity centre with an appropriate mix of land uses;
- (c) Enhance the local heritage, character and streetscapes of the activity centre;
- (d) Encourage appropriate redevelopment of under-utilised sites;
- (e) Promote an appropriate mix of housing choices; and
- (f) Provide certainty to enable investment decisions to be made with reasonable confidence.

9.3.3 Relationship to Other Development Standards

- (a) Where there are inconsistencies between the development standards specified in Part 9.3 of the Scheme and other parts of this Scheme or the Residential Design Codes (as amended), the development standards specified in Part 9.3 and the associated Special Control Area(s) contained in Appendix 10 shall prevail.
- (b) The following design elements of the Residential Design Codes (as amended) do not apply in the Maylands Activity Centre Zone unless otherwise specified—
 - i. Housing Density Requirements;
 - ii. Streetscape Requirements;
 - iii. Site Coverage;
 - iv. Plot Ratio;
 - v. Boundary Setbacks;
 - vi. Open Space Requirements;
 - vii. Access And Parking Requirements;
 - viii. Site Works;
 - ix. Building Height Requirements; and
 - x. Design For Climate Requirements.

9.3.4 Minimum Development Standards for the Maylands Activity Centre Zone

Minimum development standards apply in the Maylands Activity Centre Zone as follows—

Height and Massing

- (a) Height, form and setbacks are specified on a precinct by precinct basis. Refer to the relevant Special Control Area provisions contained in Appendix 10 for further information.