PERTH, FRIDAY, 2 DECEMBER 2016   No. 216   SPECIAL

PLANNING AND DEVELOPMENT ACT 2005

APPROVED LOCAL PLANNING SCHEME AMENDMENT

City of Bayswater

Local Planning Scheme No. 24—Amendment No. 68

Ref: TPS/1916

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 20 October 2016 for the purpose of—

1. Inserting the following new clauses after Clause 8.5.4.3—

    8.5.4.4 R17.5/35, R20/40 and R20/35

    Notwithstanding the provisions of the Residential Design Codes, within a dual coded area, when considering an application for approval of a residential development, or a residential built strata application, and when making recommendations to the Commission in respect of a subdivision for 'Residential' zoned land, within a dual coded area, the Council is to apply the base density code, but may increase the density in excess of the base code and up to the maximum of the highest code designated for the site after having regard to the provisions in Clause 8.5.4.4.1.

    8.5.4.4.1 R17.5/35, R20/40 and R20/35

    In a dual coded area, when considering an application for development approval or a built strata approval which involves more than two grouped dwellings or more than two multiple dwellings on a lot, or when making recommendations to the Commission in respect of a subdivision application for 'Residential' owned land that proposes more than two lots, in any of those cases, where there is a proposal to apply a density code above the base code as provided in Clause 8.5.4.4, the following provisions shall apply—

    (a) The lot the subject of the application must have a total lot area greater than 1300m²; and

    (b) Where the application proposes more than four grouped dwellings and/or four multiple dwellings or more than four strata lots, or where the subdivision or survey strata subdivision application proposes to create more than four lots, at least one dwelling or lot must be provided as a single bedroom dwellings or as an aged or dependant persons dwelling.

2. Renumbering existing clause 8.5.4.4 to 8.5.4.5.