

Explanatory Sheet - Additional Requirements in LPS2

What is meant by Additional Requirements?

Specific sites or zones that have additional planning requirements in Clause 32 or Clause 33 of the Local Planning Scheme (LPS2).

Clause 34 of LPS2 sets out provisions for development that does not comply with the additional requirements set out in Clause 32 or 33.

How do I find Additional Requirements and where they apply?

- Part 4, Clause 32 Table 10 of LPS2 deals with specific sites (properties) with additional development requirements. These sites are referenced in the Table and labelled on the Map as 'ASR#'.
 - On the Scheme Map, with subject areas shown with a black dashed outline and black italic 'AR' and 'ASR' label with a number reference.
 - On the Intramaps, with subject areas shown with a blue dashed outline and blue italic 'AR' and 'ASR' label with a number reference.
 - In the Scheme text, it can be found in Part 4, Clause 32 Table 10 and Clause 33 Table 11.
- Part 4, Clause 33 Table 11 of LPS2 deals with sites covered by a structure plan or local development plan with additional development requirements. These sites, which cover sites with additional development requirements within a structure plan area, are referenced in the Table and labelled on the Map as 'AR#'.
 - On the Scheme Map, with subject areas shown with a black dashed outline and black italic 'AR' and 'ASR' label with a number reference.
 - On the Intramaps, with subject areas shown with a blue dashed outline and blue italic 'AR' and 'ASR' label with a number reference.
 - In the Scheme text, it can be found in Part 4, Clause 32 Table 10 and Clause 33 Table 11.
- The Additional Requirements proposed in LPS2 can be viewed:
 - On the Scheme Map, with subject areas shown with a black dashed outline and black italic 'AR' and 'ASR' label with a number reference.
 - On the Intramaps, with subject areas shown with a blue dashed outline and blue italic 'AR' and 'ASR' label with a number reference.
 - In the Scheme text, it can be found in Part 4, Clause 32 Table 10 and Clause 33 Table 11.

The below is a hyperlink to the desired Additional Requirement page of this document which provides an extract of the associated LPS2 information:

Additional Site Requirements – Clause 32

[ASR1](#)

[ASR2](#)

[ASR3](#)

[ASR4](#)

[ASR5](#)

Additional Requirements – Clause 33

[AR1](#)

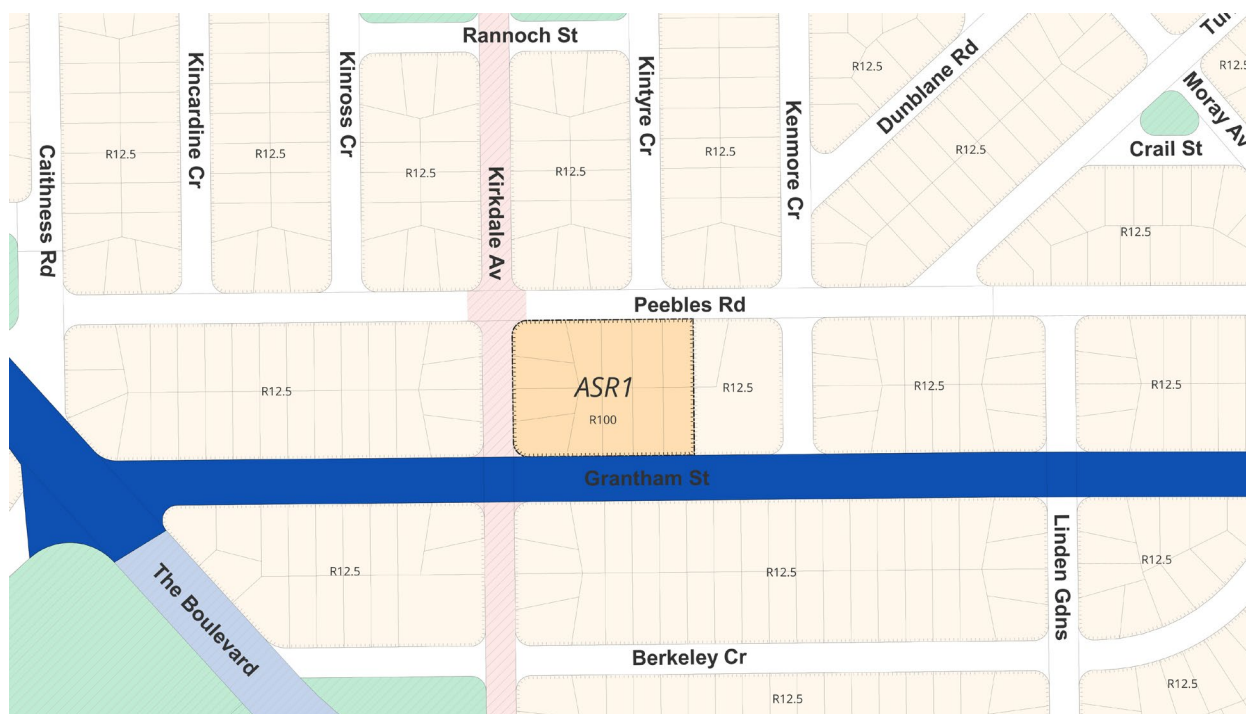
[AR2](#)

[AR3](#)

[AR4](#)

Sites subject to Additional Requirements (ASR#) – Part 4, Clause 32 Table 10 of LPS2

No.	Description of land	Requirement
ASR1	Lots 715, 716, 717, 718, 719, 720, 750, 751, 752, 753, 754 and 755 (No. 49) Peebles Road, Floreat (former Newman Junior College) as depicted on the Scheme Map.	- To ensure a coordinated redevelopment of the site in the transition from a school to residential land uses, a single development approval is to encompass the entire redevelopment of the site, which is required to: - ensure development is sited to allow the retention of existing trees. A tree management plan is to be approved by the decision maker as part of the application for development approval that details how the trees will be protected and maintained during construction in accordance with Australian Standard (AS4970); - provide functional open space in suitable locations; and - provide a diversity of dwelling types and sizes.



No.	Description of land	Requirement
ASR2	All land zoned: - Local Centre; - Neighbourhood Centre; - Centre; - Business; and - Mixed Use.	- The following land uses are not to have ground floor frontage to any street: - Grouped Dwelling; - Multiple Dwelling; and - Single House. - The following land uses are not to have accommodation on the ground floor fronting any street: - Hotel; - Independent Living Complex; - Motel; - Residential Care Facility; - Unhosted Short-Term Rental Accommodation; and - Tourist and Visitor Accommodation.

Note: Not labelled on Scheme Map. Applicable to listed zones rather than specific sites.

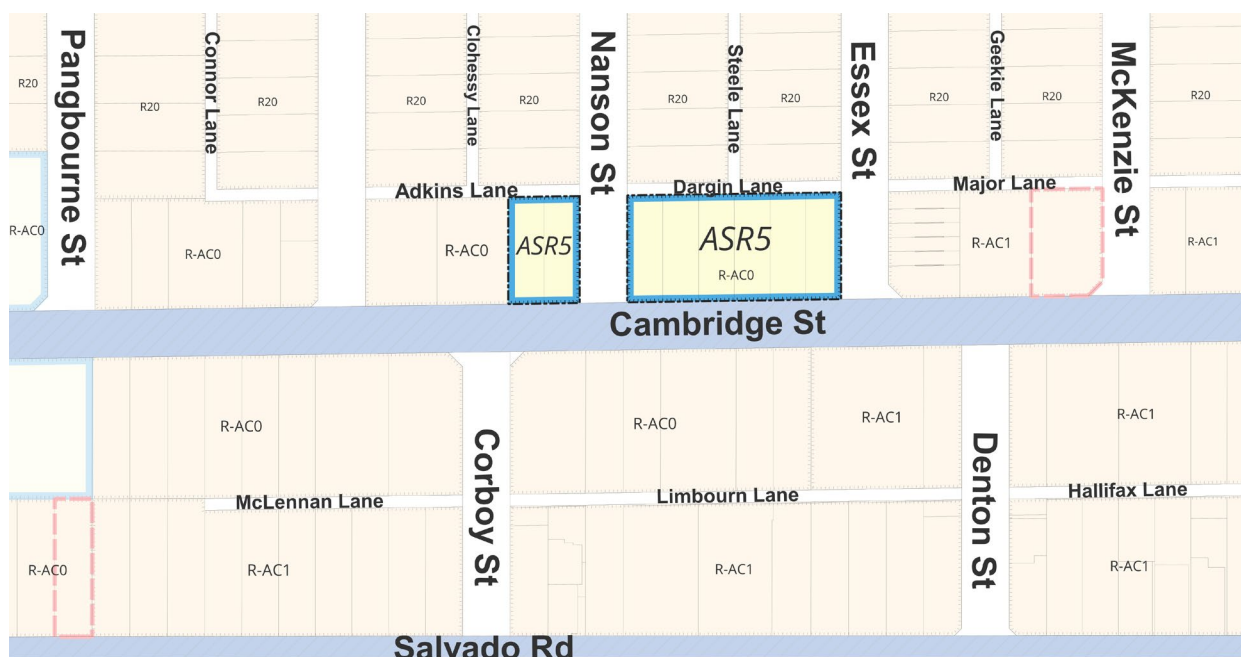
No.	Description of land	Requirement
ASR3	All zoned land where a R-Code density code is assigned.	All new non-residential development shall comply with the provisions of the R-Codes with respect to plot ratio, setbacks, building height and open space unless otherwise specified in a structure plan, local development plan or local planning policy.

Note: Not labelled on Scheme Map. Applicable more generally to R-Code density codes rather than specific sites.

No.	Description of land	Requirement
ASR4	- Lots 1-6 (Nos. 1-6/184); - Lot 1084 (No. 186); each of Harborne Street, Wembley as depicted on the Scheme Map.	1. Where development is proposed adjacent to McLeod Lane, the local government may require as a condition of development approval up to 2 metres of land to be ceded to the Crown free of cost for the purpose of widening the laneway to 6 metres.

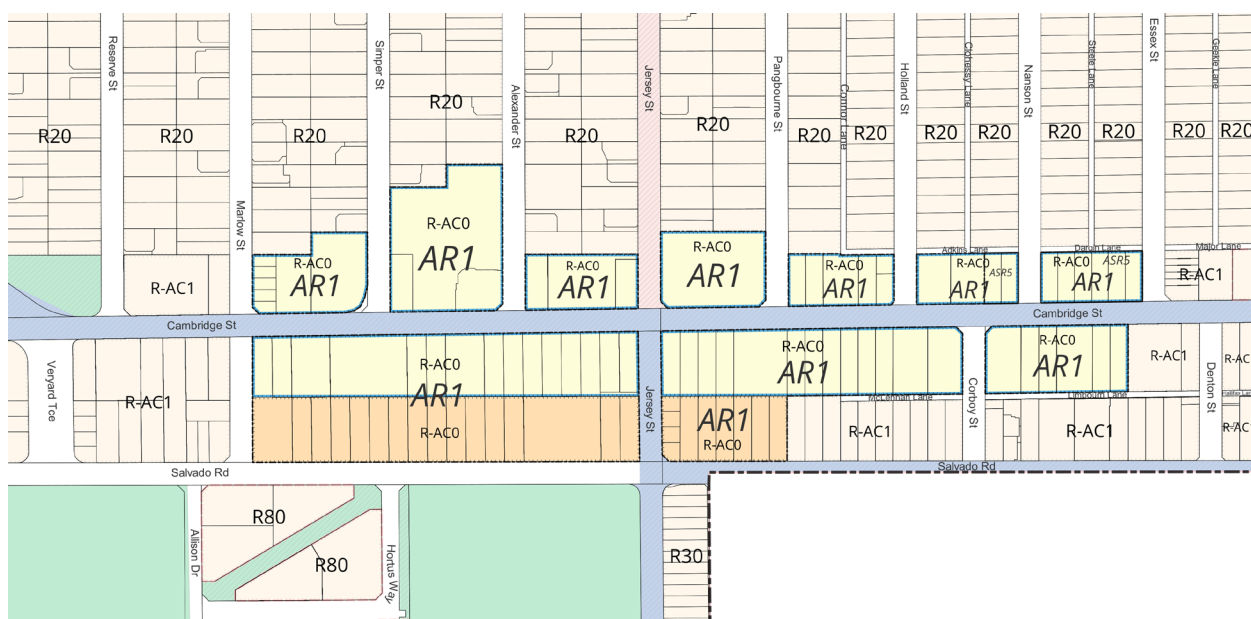


No.	Description of land	Requirement
ASR5	- Lot 538 (No. 284); - Lot 539 (No. 286); - Lot 540 (No. 288); - Lot 621 (No. 290); - Lot 622 (No. 292); - Lot 623 (No. 294); - Lot 624 (No. 296); - Lot 625 (No. 298); each of Cambridge Street, Wembley as depicted on the Scheme Map.	1. Where development is proposed adjacent to Adkins Lane or Dargin Lane, the local government may require as a condition of development approval up to 1 metre of land be ceded to the Crown free of cost for the purpose of widening the laneway to 6 metres.

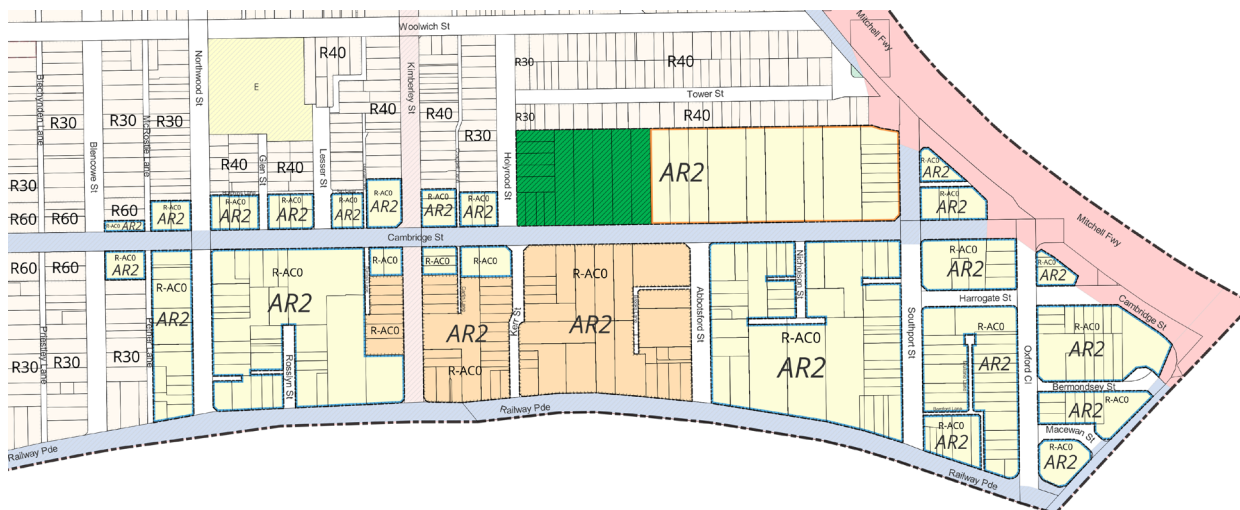


Sites covered by a structure plan or local development plan subject to Additional Requirements (AR#) – Part 4, Clause 33 Table 11 of LPS2

No.	Description of land	Requirement
AR1	All land within the Wembley District Centre, as depicted on the Scheme Map.	1. Additional requirements are outlined in Schedule 4 Table 1 of this Scheme.



No.	Description of land	Requirement
AR2	All land within the West Leederville District Centre, as depicted on the Scheme Map.	1. Additional requirements are outlined in Schedule 4 Table 2 of this Scheme.



No.	Description of land	Requirement								
AR3	All land within the Perry Lakes Redevelopment Area, bound by Alderbury Street, Brookdale Street, Underwood Avenue and Meagher Drive, Floreat as depicted on the Scheme Map.	1. For the purposes of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>, a planning instrument referred to in column 1 of the following table is to be taken as a planning instrument of the type referred to in column 2 of the table. <table><tr><th>Planning Instrument</th><th>Type of Planning Instrument</th></tr><tr><td>Redevelopment Plan</td><td>Structure Plan</td></tr><tr><td>Detailed Area Plan</td><td>Local Development Plan</td></tr><tr><td>Design Guidelines</td><td>Local Development Plan</td></tr></table>	Planning Instrument	Type of Planning Instrument	Redevelopment Plan	Structure Plan	Detailed Area Plan	Local Development Plan	Design Guidelines	Local Development Plan
Planning Instrument	Type of Planning Instrument									
Redevelopment Plan	Structure Plan									
Detailed Area Plan	Local Development Plan									
Design Guidelines	Local Development Plan									



No.	Description of land	Requirement
AR4	Lot 9001 on Deposited Plan 58139, The Boulevard, City Beach (former quarry site adjacent Alkoomie Terrace) as depicted on the Scheme Map.	1. Prior to development, detailed environmental and geotechnical investigations are to be undertaken to determine appropriate future uses and built-form.

