

MODIFIED SCHEME AMENDMENT NO.48 TEXT

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

CITY OF PERTH

CITY PLANNING SCHEME NO. 2

AMENDMENT NO. 48

RESOLVED that the local government, pursuant to section 75 of the *Planning and Development Act 2005*, amend City Planning Scheme No. 2 by:

- 27.3.1** For the purpose of determining the maximum plot ratio within the Special Control Area.
- 27.3.1.1** The Special Control Area shall be treated as one site
- 27.3.1.2** The maximum plot ratio identified on the Plot Ratio Plan does not apply to the Special Control Area. A maximum plot ratio of 5:1 (maximum of 3:1 for use groups other than Residential or Special Residential) applies within the Special Control Area.
- 27.3.2** For the purposes of determining any bonus plot ratio under Clause 28 and transferable plot ratio under Clause 30, the Special Control Area shall be treated as one site.
- 27.3.3** Any bonus plot ratio or transferable plot ratio granted shall be allocated fully to Lots 52 and 200.

The Amendment is a Standard Amendment under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment; and
- the amendment does not reflect in any significant environmental, social, economic or governance impacts on land in the scheme area.

All other clauses relating to Special Control Area 27.0 are retained without amendment.