

Planning and Development Act 2005 – City of Subiaco Local Planning Scheme No. 5 – Schedule of Modifications to Scheme Map

Modification Number	Modification	Comment
1.	Recode the Residential Zoned lots bound by Waylen Road, Herbert Road, Fortune Street and Onslow Road from R80 to R20.	Removal of blanket densities in the station precinct in response to submission and planning rationale for a finer grain approach and detailed precinct planning to preserve character.
2.	Recode the Residential Zoned lots bound by Rankin Road, Waylen Road, Railway Road and Herbert Road from R80 to R20.	
3.	Recode the Residential Zoned lots bound by Gray Street, Nicholson Road, Railway Road and Rankin Road from R80 to R20.	
4.	Recode the Residential Zoned lots bound by Herbert Road, Nicholson Road, Rankin Road and Gray Street from R60 to R20.	
5.	Recode the Residential Zoned lots bound by Lake Avenue, Herbert Road, Nicholson Road and Excelsior Street from R60 to R20.	
6.	Recode the Residential Zoned lots bound by Herbert Road, Nicholson Road, Hensman Road and Gloster Street from R60 to R20.	
7.	Recode the Residential Zoned lots bound by Gloster Street, Hensman Road, Hamersley Road and View Street from R60 to R20.	
8.	Recode the Residential Zoned lots bound by Hamersley Road, Douglas Avenue, Hensman Road and Bagot Road from R60 to R20, with the exception of the lots with frontage to Bagot Road, which are rezoned from R60 to R50.	
9.	Rezone the Residential Zoned lots bound by Douglas Avenue, Bagot Road, Hamersley Road and Federal Street from R60 to R20, with the exception of the lots with frontage to Bagot Road and lots 34 and 35 on DP 325 Lawler Street, which are rezoned from R80 to R50.	
10.	Recode the Residential Zoned lots bound by Railway Road, Federal Street and Lawler Street from R80 to R100.	Additional density applied in appropriate locations based on submissions.
11.	Recode lots 1 and 2 D/P: 1633, lots 13 – 19, 20 – 25 and 39 on D/P: 1817, lots 311 and 312 on D/P 27093 and lots 56 and 57 on D/P: 93551 on Lawler Street and lot 251 D/P: 302439, lots 26-28, 30 – 38 on D/P: 1817 and lot 30 on D/P: 2049 and Strata Lots 1 and 2 on S/L: 55421 on Hamersley Road from R100 to R20.	Removal of blanket densities in the station precinct in response to submission and planning rationale for a finer grain approach and detailed precinct planning to preserve character.
12.	Recode lot 0 on D/P: 13198 and lots 16,18 and 19 - 25 on D/P 428	

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	on Sadlier Street and Lots 26 and 27 on D/P: 428 Heytesbury Road from R80 to R20.	
13.	Recode the Residential Zoned lots bound by Redfern Street, Railway Road, Derby Road and Hamersley Road from R100 to R20.	
14.	Recode the Residential Zoned lots bound by Gloster Street, Herbert Road, Derby Road and Heytesbury Road from R80 to R20.	
15.	Recode the Residential Zoned lots bound by Redfern Street, Sadlier Street, Derby Road and Heytesbury Road from R80 to R20.	
16.	Recode the Residential Zoned lots bound by Gloster Street, View Street, Derby Road and Hamersley Road from R80 to R20.	
17.	Recode lots 1 and 2 on D/P: 11399, lots 1 and 2 on D/P: 15449, lots 29 and 30, 34 – 43 on D/P:3357, Stata Lots 1 and 2 on S/P: 1362 on Evans Street and Lots 44 – 46 on D/P: 3357 on Herbert Road from R60 to R20.	
18.	Rezone lot 67 on D/P: 3357 on Onslow Road from Residential R20 to Local Centre R80.	Based on a submission received and due the lot developed for consistent with the new zoning using additional use rights. The change allows for greater flexibility in land uses consistent with the objectives of the Local Centre Zone.
19.	Recode the Residential Zoned lots bound by Smyth Road, Bowman Street, Onslow Road and Railway Road from R100 to R20.	Removal of blanket densities in the station precinct in response to submission and planning rationale for a finer grain approach and detailed precinct planning to preserve character.
20.	Recode the Residential Zoned lots bound by Bowman Street, Smyth Road, Charles Street and Railway Road from R80 to R20.	
21.	Recode Residential Zoned lots bound by Harvey Road, John Street, Smyth Road and Aberdare Road from R60 to R15.	
22.	Recode lot 661 on D/P: 205114 and Strata lots 1 – 3 o S/L: 23196 Railway Road, lots 300 and 301 on D/P: 96815, 656 – 658, 661, 680 and 681 on D/P: 205114 on Harvey Road and lots 456 and 655 on D/P: 205114 on Smyth Road from R80 to R15.	
23.	Recode lots 38 – 40 on DP 1537 Railway Road, lots 41 – 49 on DP 1537 Charles Street and 50 – 52 DP 1537 on Smyth Road from R80 to R20	
24.	Recode lot 10 on D/P: 92011, Lots 662 – 669 on D/P: 205114,	

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	Strata lots 1 and 2 on S/P: 26497 on Railway Road, and lots 672 – 679 on D/P: 205114 on Harvey Road from R60 to R15.	
25.	Recode lots bound by Onslow Road, Smyth Road, Aberdare Road and Herbert Road, with the exception of the lots with frontage to Aberdare Road between Smyth Road and Herbert Road, from R80 and R60 to R20.	
26.	Recode the lots with frontage to Aberdare Road between Violet Grove and Hilda Street from R20 to R60.	
27.	Recode the Residential Zoned lots bound by Lyall Street, Hilda Street, Onslow Road and Herbert Road from R60 to R20.	
28.	Recode the lots bound by Troy Terrace, Stubbs Terrace, Lonnie Street, Selby Street, Luth Avenue and Cunningham Terrace from R60 and R80 to R25	Modification by resolution of Council at the Special Council Meeting of 7 February 2019.
29.	Recode the lots bound by Troy Terrace, Stubbs Terrace and Robinson Terrace from R100, R80 and R60 to R15.	Removal of blanket densities in the station precinct in response to submission and planning rationale for a finer grain approach and detailed precinct planning to preserve character.
30.	Recode the lots bound by Troy Terrace, Millington Avenue, Cunningham Terrace and Jersey Street from R80 to R100.	Additional density applied in appropriate locations based on submissions.
31.	Recode the Strata Lots 1 – 18 on S/P 8000 Hay Street from R80 to R160.	Additional density applied in appropriate locations based on submissions.
32.	Recode the Strata lots 1 – 12 on SP 69552, 1 – 10 on SP 8201, 1 – 7 on SP 27014, 1 – 12 on SP 13257 on Hay Street and Lot 13 on DP 5777 on Hay Street and Strata Lots 1 – 15 on SP 7605 and 1 – 8 on SP 37260 Troy Terrace from R80 to R160.	Additional density applied in appropriate locations based on submissions.
33.	Recode the R60 lots bound by Hay Street, Robinson Terrace and Troy Terrace from R60 to R80.	Additional density applied in appropriate locations based on submissions.
34.	Recode Strata lots 1 – 11 on SP 12758 Hay Street from R80 to R160.	Additional density applied in appropriate locations based on submissions.
35.	Rezone lot 5 on D/P: 45273 on Cardigan Terrace from Residential R35 to Local Centre R60.	Local Centre Zone applied based on submissions indicated strong value for small local centres to meet daily needs of the local community.
36.	Recode lot 13 on D/P: 64731 on Upham Street from R80 to R-AC3	For consistency with Amendment No. 37 and modifications to the

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	and Reclassify the land with within 10m of the southern boundary to Public Open Space Reserve.	Local Planning Strategy to establish strategic natural green links through the City.
37.	Reclassify and zone lot 437 on DP 20304 on Salvado Road from Public Purposes – Technical School to Mixed Use R-AC3.	For consistency with Amendment No. 37 to provide for these lots to develop appropriate within the context of a District Activity Centre.
38.	Recode the Mixed Use zoned lots bound by Bishop Street, Hay Street, Jersey Street and Salvado Road from R80 to R-AC3.	To establish consistency between Amendment No 31 and Amendment 37, to provide an appropriate framework for 4 – 6 storey development within a District Activity Centre.
39.	Recode lot 800 on DP 73741 Hay Street from R80 to R100.	Based on submission seeking to encourage mixed use development of a similar built form scale and density to St Ives.
40.	Recode lot 545 on DP 38775 Price Street, Lot 600 on Parcel Identify 406430 600 and lot 601 on DP 406430 from R80 to R-AC3.	In response to recent steps taken by the MRA to normalise parts of the Subiaco Redevelopment Area to come under the Jurisdiction of the City of Subiaco. R-AC3 was selected as the land is located within a Secondary Activity Centre and R-AC3 represent a similar built form to existing development in the area and the built form standards set out by the MRA.
41.	Zone lot 201 on DP 71019 on Hay Street, lot 202 on DP 71019 and Strata Lots 1 – 74 on SP 65483 on Wembley Court, lot 203 and 204 on DP 71019 on Wunderlich Road, Strata Lots 1 – 90 on SP 67117 on Atkinson Road and Price Street, Lot 207 on DP 71019 on Atkinson Street, lot 203 on DP 71019 and lot 63 on DP 403352 on Price Street Mixed Use R-AC3.	
42.	Zone lots 209 – 213 on DP 71019 on Wunderlich Road, lots 214 – 217 on DP 71019 on Atkinson Road and lots 51 – 61 on DP 403352 on Carter Lane to Residential R60.	In response to recent steps taken by the MRA to normalise parts of the Subiaco Redevelopment Area to come under the Jurisdiction of the City of Subiaco. Residential R60 was selected to align with nearby adjoining properties and to permit a similar built form to existing development in the area and the built form standards set out by the MRA.
43.	Zone lots 12732 and 11285 on PLN 219514 Res 41874 on Roberts Road, the land bound by the Railway Reservation to the North and Subiaco Road to the South and lot 903 on DP 182676 and lot 17 on DP 1408 on Roberts Road to Centre R-AC0.	In response to recent steps taken by the MRA to normalise parts of the Subiaco Redevelopment Area to come under the Jurisdiction of the City of Subiaco. R-AC0 was selected as the land is located within the boundaries of the Subiaco Activity Centre Plan and R-AC0 will enable a review of the Subiaco Activity Centre Plan to implement a framework that aligned with the MRA’s planning framework for the area.
44.	Recode lot 601 on DP 406430 Harbourne Street from R80 to R160.	Additional density applied in appropriate locations based on submissions.

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45.	Zone the lots that are currently unzoned bound by Roydhouse Street, Centro Avenue, Roberts road and Station Street to Centre R-ACO.	In response to recent steps taken by the MRA to normalise parts of the Subiaco Redevelopment Area to come under the Jurisdiction of the City of Subiaco. R-ACO was selected as the land is located within the boundaries of the Subiaco Activity Centre Plan and R-ACO will enable a review of the Subiaco Activity Centre Plan to implement a framework that aligned with the MRA's planning framework for the area.
46.	Rezone the lots that are currently unzoned with frontage to Sheen Street to Centre R-ACO.	In response to recent steps taken by the MRA to normalise parts of the Subiaco Redevelopment Area to come under the Jurisdiction of the City of Subiaco. R-ACO was selected as the land is located within the boundaries of the Subiaco Activity Centre Plan and R-ACO will enable a review of the Subiaco Activity Centre Plan to implement a framework that aligned with the MRA's planning framework for the area.
47.	Zone Strata Lots 1 – 3 on SP 53043 on Hay Street and Strata Lots 1 – 19 on SP 52698 on Railway Road to Centre R-ACO.	Based on a submission received from the MRA, the Centre R-ACO zone and code was selected as the land is located within the boundaries of a Secondary Activity Centre Plan and R-ACO will enable a review of the Subiaco Activity Centre Plan to implement a framework that aligns with the MRA's planning framework for the area.
48.	Recode lots 4 and 5 on DP 326 and Strata Lots 1 – 8 on SP 7789 on Rupert Street, lots 2 – 4 on DP 1536, Strata Lots 1 – 6 on SP 8672, lots 81 – 88 on DP 35346, lot 500 on DP 49114 on Bagot Road and lot 600 on DP 410339 Salisbury Street from R20 to R50.	Based on a submission received from the City's internal commercial services team. A minor density increase is support within a slightly broader areas that requested as it captures a number of already higher density lots and provides a framework for redevelopment of a similar scale of occur adjacent to the Subiaco Activity Centre.
49.	Recode lot 333 on PLN: 32347 Res: 36490 on Nicholson Road, lots 116 and 117 n DP 2808 and Strata Lots 1 and 2 on SP 19514 on Heytesbury Road and from R60 to R20.	Based on submissions received and a recent decision to include the area within heritage area.
50.	Rezone lots 15 and 17 on DP 2901 and Lot 162 on DP 28326 on Nicholson Road from Residential R60 to Local Centre R60	Local Centre Zone applied based on submissions indicated strong value for small local centres to meet daily needs of the local community.
51.	Recode lots 3 – 9 on DP 3875 on Waylen Road, lots 47 and 36 - 42	Removal of blanket densities in the station precinct in response to

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	on DP 995, 130 & 131 on DP 85277, lots 295 – 298 on DP 31331 and Strata Lots 1 – 2 on SP 21245 on Morgan Street, lots 24 – 27 and lots 29 – 31 on DP 995 and lots 500 & 501 on DP 91882, lots 16 – 19 and lots 23 & 24 on DP 995 and lots 142 & 143 on DP 87535 and lots 140 and 141 on DP 86649 on Evans Street and lots 5, 7 & 8 on DP 995, Strata Lots 1 – 6 on SP 9682, Strata lots 1 – 10 on SP 10773, lot 291 - 294 on DP 31334, and Strata Lots 1 – 2 on SP 62995 on Onslow Road from R100 to R15.	submission and planning rationale for a finer grain approach and detailed precinct planning to preserve character.
52.	Recode Strata Lots 1 – 2 on SP 3392, lots 42 and lot 45 on DP 7467 from R20 to R30.	Consistent with Amendment No. 33 to transfer these properties from the Town of Cambridge to the City of Subiaco while retaining the same development potential.
53.	Delete the District Distributor Road Reservations on Roberts Road, Railway Road and Nicholson Road.	A local planning scheme is not considered to be an appropriate planning instrument to designate roads as District Distributor except where there is a strategic aspiration to widen a local road over time so it can be classified as a District Distributor road in the future. District Distributor roads are defined by Main Road WA Western Australian Road Hierarchy document and mapping system. Given these roads are already classified as district distributor there is no need to unnecessarily reserve them. Reservation of land exposes the city to potential claims for injurious affection under the <i>Planning and Development Act 2005</i> .
54.	Reclassify lots 245 on DP 34006 and 15 - 18 on DP 1535 Park Street, lot 9 on DP 2901 on Rosalie Street, lot 83 on DP 1585 on William Street, Lot 8005 on Plan 71019 Res 51864, lot 8007 on plan 75301 Res 51864, lot 8001 (vest) Parcel Identity P040183 8001, lots 302 and 303 on DP 403352 on Roydhouse Street, lots 8003 and 8004 on Plan 48284 Res 50361 on Darbon Street and Metters Lane and lot 1001 on Plan 64920 Res 50724 on Salvado Road to Open Space Reservation.	For consistency with the current use of this land and to ensure the ongoing maintenance of the land as public open space.
55.	Delete all MRA Reservations (note this modification is not shown on the map below)	There is no such reservation available to identify land under the jurisdiction of the MRA. The MRA's Subiaco Redevelopment Scheme will suppress the City's town planning scheme without any need to

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		this to be acknowledged in on the City's scheme map until such time as the land is normalised back under the jurisdiction of the City of Subiaco.

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