

City of Perth



Minor Town/Local Planning Schemes

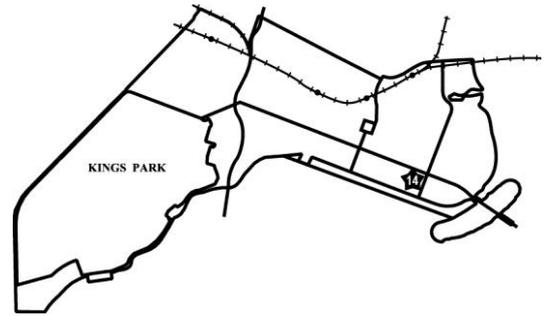
# Town Planning Scheme No. 14 - Withernsea



<b>Version #</b>	<b>Decision Reference</b>	<b>Synopsis</b>
1	10 December 1982	Gazetted
2	21 September 1987 (did not proceed)	
3	22 February 2005	Amended
4	24 February 2017	Amended



The local government under and by virtue of the powers conferred upon it by the Town Planning and Development Act 1928 (as amended), and the Metropolitan Region Town Planning Scheme Act 1959 (as amended), hereby makes the following Town Planning Scheme.



### Part I - Preliminary

- 1.1 This Town Planning Scheme may be cited as the City of Perth Town Planning Scheme No. 14 (herein called “the Scheme”).
- 1.2 The Scheme shall come into operation on the publication of notice of the Minister’s final approval thereof in the *Government Gazette* which date is herein referred to as “the commencement date”.
- 1.3 The Scheme shall apply to the Scheme Area that comprises the land shown within the thick black line on the Scheme Map.
- 1.4 The general objects of the Scheme are:-
  - (a) to enable the comprehensive redevelopment of land in the scheme area to be effected;
  - (b) to control the development of land in the Scheme Area.
- 1.5 The Scheme is complementary to and is not a substitute for the Region Planning Scheme and the provisions of the Region Planning Scheme as amended from time to time shall continue to have effect.
- 1.6 The responsible authority for carrying out the Scheme is the local government.
- 1.7 Where a conflict exists between the provisions of the Scheme and the provisions of any other City of Perth Town Planning Scheme, the provisions of the Scheme shall prevail.
- 1.8 The Scheme comprises:-
  - (a) this Scheme text which is divided into the following parts:
    - (i) Part I – Preliminary;
    - (ii) Part II – Development; and
    - (iii) Part III – General; and
  - (b) the Scheme Map which consists of:
    - (i) a map showing the Scheme Area, being Map No.1; and
    - (ii) a map showing the proposed subdivision of the Scheme Area, being Map No. 2.
  - (c) the Deemed Provisions.

### Part II - Development

- 2.1 (a) In this clause:-



“Floor area of a building” has the same meaning as given to that expression in the City of Perth City Planning Scheme.

“Permissible plot ratio” means 4.00:1.

- (b) The floor area of a building for any building hereafter erected with the Scheme Area shall be such that, when combined with the floor area of a building for all other buildings erected within that Area, the ratio which that combined total bears to the area of the Scheme Area does not exceed the permissible plot ratio.

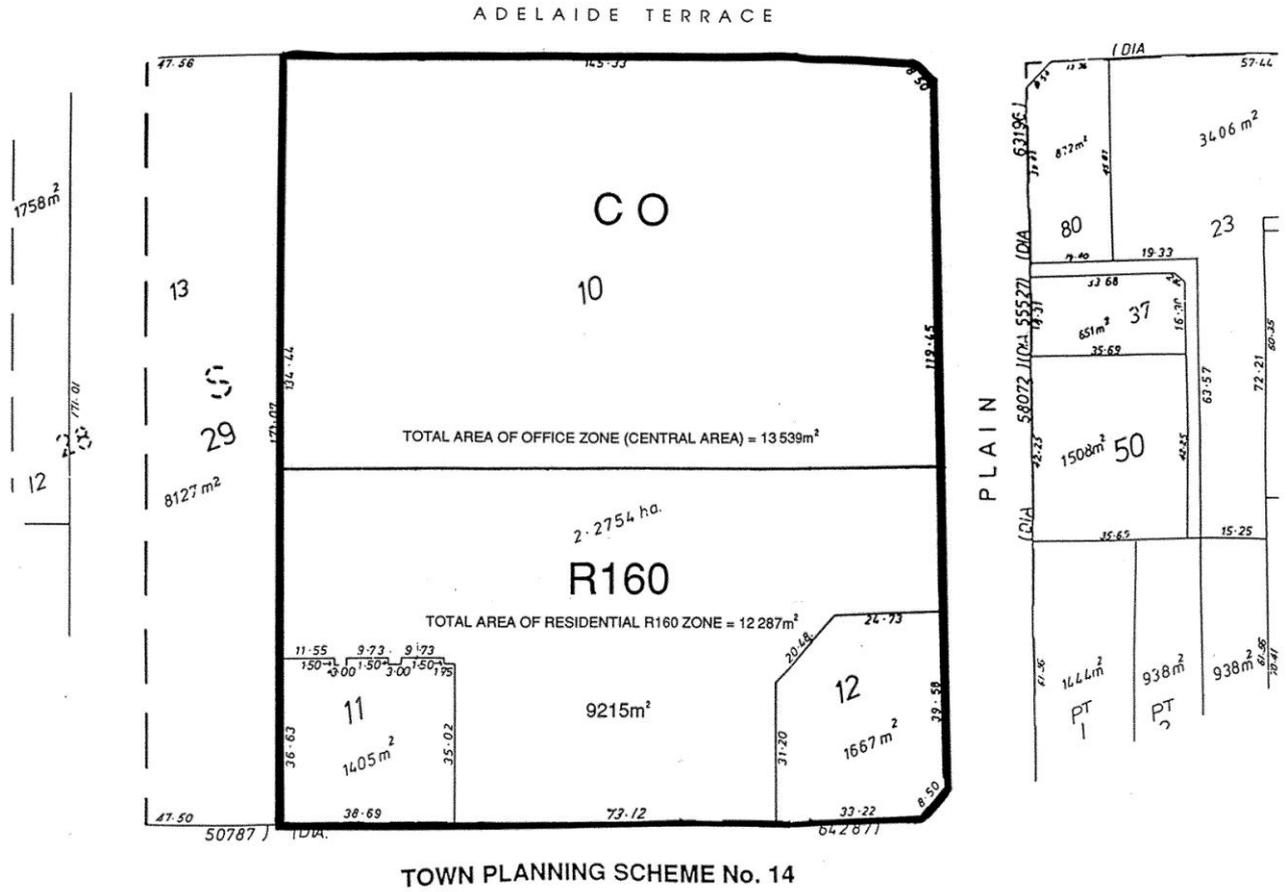
2.2 After the commencement date land within the Scheme Area may only be developed or used subject to the provisions of this Scheme and if all conditions imposed upon the grant or issue of any approval, consent or licence required by law have been and continue to be complied with.

### Part III - General.

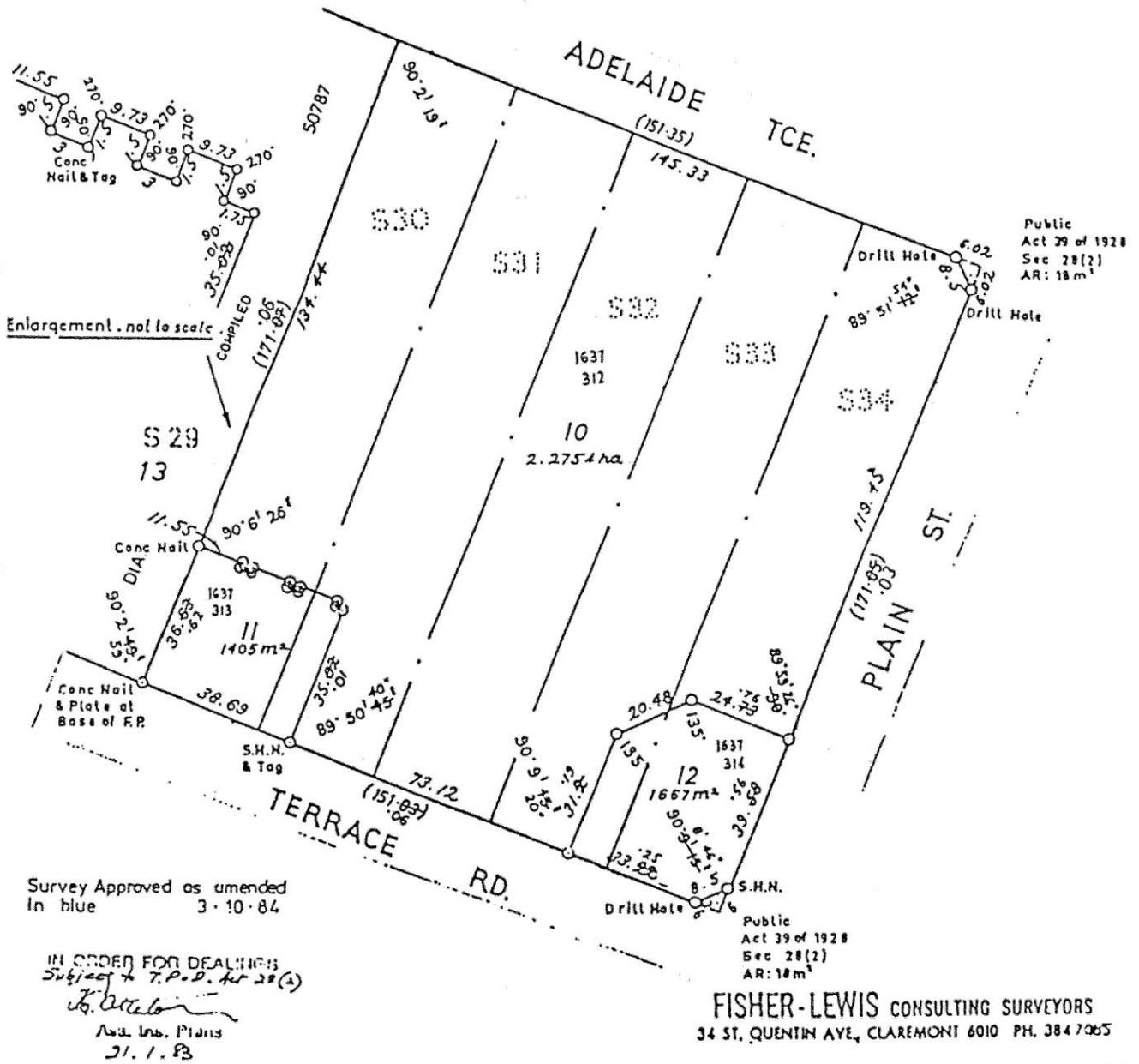
- 3.1 The local government may enter into any agreement with the owner of any land within the Scheme Area for the purpose of attaining any of the Scheme’s objects.

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This Scheme text is to be read in conjunction with the approved maps of the Scheme described in clause 1.8 of this Scheme and to which formal approval was given by the Hon. Minister for Town Planning on the 6th day of December, 1982.



**WITHERNSEA (HYATT CENTRE)**  
**TOWN PLANNING SCHEME No. 14**  
**PART OF SCHEME MAP - Map 1 of 2**



**WITHERNSEA (HYATT CENTRE)**  
**TOWN PLANNING SCHEME No. 14**  
**PART OF SCHEME MAP - Map 2 of 2**