

TOWN OF CLAREMONT SCHEME AMENDMENT

LOCAL PLANNING SCHEME NO. 3 – SCHEME AMENDMENT NO. 138

STIRLING HIGHWAY – EASTERN HIGHWAY PRECINCT

SEPTEMBER 2020 **GAZETTED 18 SEPTEMBER 2026**



Planning and Development Act 2005

Resolution to Amend Local Planning Scheme

Town of Claremont Local Planning Scheme No. 3

Amendment No. 138

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, as follows:

(a) Amend the above Local Planning Scheme by:

- a. Zone all unzoned portions of lots adjacent to Stirling Highway on the north side of the Highway between Mary Street and Loch Street to 'Highway' as shown on the Scheme Map.
- b. Zone all unzoned portions of lots adjacent to Stirling Highway to the south side of the Highway between 204 Stirling Highway (Lot 30) and 280 Stirling Highway (Lot 1) inclusive of these lots to 'Highway' as shown on the Scheme Map.
- c. Zone 206 Stirling Highway (lot 801) and 8 Bay Road (Lot 802) to 'Highway'.
- d. Zone the unzoned portions of 282-288 Stirling Highway (Lots 11051, 848 and 3771) and the under-width road reserve that dissects these lots to 'Highway' as shown on the Scheme map.
- e. Rezone 42 Reserve Street (Lots 20 and 21 and Lot 621) from 'Residential' to 'Highway' as shown on the Scheme Map.
- f. Amend the Residential Density Code of 272 Stirling Highway (Lot 5), 275 Stirling Highway (Lot 41), 278 Stirling Highway (Lot 14) and 280 Stirling Highway (Lot1) to R-AC1.
- g. Amend the residential density code of the remaining 'Highway' zoned lots to R-AC1
- h. Amend the Appendix 7 Permitted Use and Standard Conditions entries relating to 26 Vaucluse Avenue (Lot 36) as follows:

Permitted Use:	Office and Dwelling (Self Contained)
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Standards/Conditions: Development of Office with a gross leasable area not to exceed 200m² and Dwelling (Self Contained) uses to accord with the requirements relating to the 'Highway' zone.

- i. Delete the Appendix 7 entry relating to 264 Stirling Highway (Lot 2012).
- j. Delete subclause 40(9)
- k. Delete subclause 42(3).
- l. Replace clause 70 with:

In considering an application for Development Approval in the 'Highway' zone the Council, in addition to other matter it is required or permitted to consider, shall have regard to the following objectives:

- (1) New developments shall consider pedestrian, motorists, cyclists and public transport user needs and their interaction with the Highway.
- (2) Preserving the commercial nature of the 'Highway' zone as part of a mixed-use residential Precinct by ensuring the ground floor of all development is used for commercial purposes.
- (3) Achieving significant residential infill development.
- (4) The preservation of all buildings referred to in Clause 78.

- m. Delete Clause 71.
- n. Delete subclause 72(3)
- o. Replace clause 44 with the following:

44. Where land having a frontage to Stirling Highway has sufficient alternative means of safe vehicular access to another street, either directly or via a right-of-way or right of carriageway connecting to a side street, a person shall not create and direct vehicular access to or from that land to Stirling Highway.

- (b) Determine the Amendment is Complex under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* as it relates to development that is of a scale, or will have an impact, that is significant relative to development in the locality.



SCHEME AMENDMENT MAP

Legend

 Cadastre

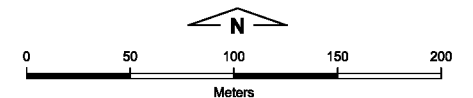
 R Codes Amendments

LPS Zones and Reserves Amendments

 Highway

Town of Claremont
Local Planning Scheme No. 3
Amendment No. 138

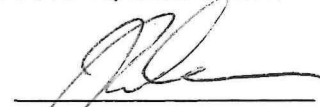
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Form 6a

Council Adoption

This Complex Amendment was adopted by resolution of the Council of the Town of Claremont at the Ordinary Meeting of the Council held on 15 September, 2020.



J. Barker

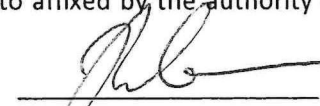
Mayor



L Ledger
Chief Executive Officer

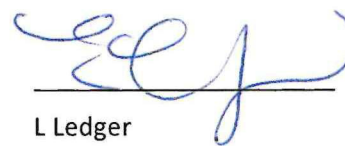
Council Recommendation

This Amendment is recommended for support by resolution of the Town of Claremont at the Ordinary Meeting of the Council held on 2 MARCH 2021 and the Common Seal of the Town of Claremont was hereunto affixed by the authority of a resolution of the Council in the presence of:



J Barker

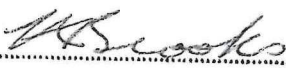
Mayor



L Ledger
Chief Executive Officer

WAPC Endorsement (r.63)

It is hereby certified that this is a true copy of the ~~Scheme~~ Amendment, final approval to which was endorsed by the Minister for Planning on 17/8/2026

Certified by 

Officer of the Commission Duty authorised pursuant to Section 24 of the Planning and Development Act 2005 and Regulation 32(3) Scheme and Regulation 63(3) (Amendment) of the Planning and Development (Local Planning Scheme) Regulations 2015.



(Delegated under s.16 of the Planning and Development Act 2005)

Date: 13/8/26

Approval Granted

Minister for Planning

Date: _____