



Local Planning Scheme

Our changing environment and economy, and the way we live and work today, have significantly affected the way communities are planned.

A new Local Planning Scheme has been created to guide the way land is used and developed in the City of Gosnells in the future.

The draft Local Planning Scheme No. 24 (LPS 24) will replace Town Planning Scheme No. 6 (TPS 6).

LPS 24 zones land and allows a coordinated approach to development in the City.

Community consultation

The City is committed to ensuring members of the community are kept informed about proposed changes recommended in the draft LPS 24, and will be holding information sessions about the impacts of the new Scheme.

These sessions will be tailored to specific areas of the City, with one presentation session to address changes relating to the rural areas of Martin and Orange Grove, and another drop in session targeted at residents and ratepayers in the rest of the City.

Your involvement in this process will ensure LPS 24 is an effective plan for the City's future. Details of the dates, times and locations for the community consultation sessions are provided on the back of this brochure.

Frequently asked questions

Why has this change occurred?

All local governments are required to review their Scheme every five years, under the Planning and Development (Local Planning Schemes) Regulations.

Who will be affected?

LPS 24 affects community groups, property owners, tenants, developers, businesses and anyone involved in any use of land or development.

What are the main changes?

There are several key changes proposed under the draft LPS 24, and these are explained in detail inside this brochure.

Will my rates change?

A change in zoning will not change the way rates are calculated, however it may affect the Gross Rental

Valuation (GRV) that is used to calculate rates.

To find out how your GRV is determined, please contact Landgate on 9273 7373 or customerservice@landgate.wa.gov.au.

What is the difference between Local Planning Scheme No. 24 and the new Local Planning Strategy?

LPS 24 is the document that will control the way land is used and developed in the City, while the Local Planning Strategy is a long-term plan that guides the contents of the Scheme to ensure our community can grow and adapt in a coordinated way.

Key changes from TPS 6 to LPS 24

An increase in the minimum residential density code from R17.5 to R20.

Many residential areas across the City that are currently zoned R17.5 will become R20. This means that if your lot size is over 900m² you can apply to the Western Australian Planning Commission (WAPC) to subdivide the property into two lots.

Increases in the residential density around activity centres and train stations.

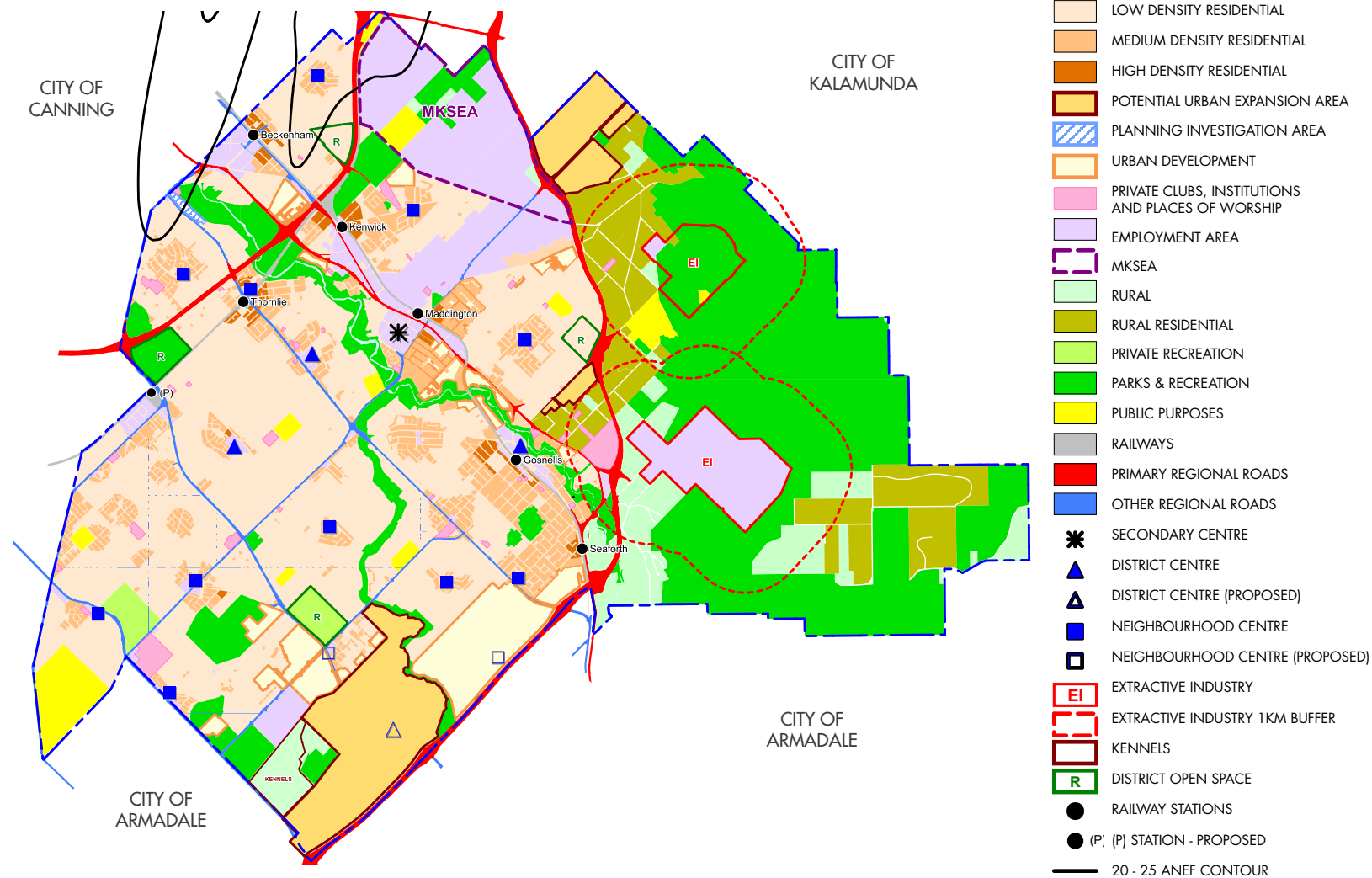
Increasing densities will create greater choice in housing types, including multiple and grouped dwellings. This should improve housing affordability, create jobs closer to home, encourage better use of public transport and reduce car dependency.

New development requirements relating to split residential densities and minimum densities.

Split residential zonings are proposed around the City's railway stations. This means landowners can develop their land to the higher density code if the land is larger than the minimum lot size.

ZONE	MINIMUM LOT SIZE
R40/R60	1,000m ²
R60/R80	1,500m ²
R80/R100	1,500m ²
R100/R160	3,000m ²

DRAFT LOCAL PLANNING STRATEGY MAP



There are also new provisions for land zoned R80 – R160, requiring that any development or subdivision on such land must achieve a minimum density of R60.

The aim of these provisions is to encourage higher density development on land near railway stations and activity centres, reducing the chances of it being under-developed with low density housing.

Key changes affecting land in rural areas

New minimum lot sizes and land use control in quarry buffer areas.

A minimum lot size of 1ha will apply to most land in the foothills area zoned Rural or Rural Residential.

Smaller lifestyle properties will be zoned Rural Residential and larger agricultural properties will be zoned Rural.

A special control area with a 1km buffer has been established around the quarries in Orange Grove and Martin. This will ensure quarries are protected from unreasonable encroachment from noise-sensitive development.

Another important change in LPS 24 is that Places of Public Worship will not be permitted in the Rural Residential zone. This change will ensure that the amenity and lifestyle of the foothills area are protected. However, Places of Public Worship are permitted in all other areas within the City, other than Industrial zoned land.

New terminology as established by the Planning and Development (Local Planning Scheme) Regulations 2015.

These Regulations establish the zoning terminology to be included in the Scheme. Name changes for some zonings within the City include:

FORMER NAME	NOW KNOWN AS
General Industry	Industry
Highway Commercial	Service Commercial
Mixed Business	Mixed Use
General Rural	Rural
Special Rural	Rural Residential

TO SEE HOW YOUR PROPERTY MAY BE AFFECTED BY THESE CHANGES. PLEASE GO TO THE INTERACTIVE MAPS FEATURE ON THE CITY'S WEBSITE WWW.GOSNELLS.WA.GOV.AU/LPS

LOCAL PLANNING STRATEGY AND LOCAL PLANNING SCHEME 24 TIMELINE



Getting involved

LPS 24 will affect the way our community grows and changes, so it's vital that the community is involved in creating the final document. Your input will ensure that LPS 24 is an effective plan for the City's future.

Here are a few ways you can get involved.

Attend a Community Information Session

General information (drop in session):

Civic Centre Function Room
2120 Albany Highway, Gosnells
Thursday 26 March, 11am – 7pm

Rural areas focus (presentation):

Mills Park Centre Lesser Hall
Brixton Street, Beckenham
Thursday 2 April, 6pm – 7pm

Ask further questions

- Contact the City's Planning staff by emailing council@gosnells.wa.gov.au
- Phone 9397 3000
- Visit the City's Civic Centre at 2120 Albany Highway, Gosnells

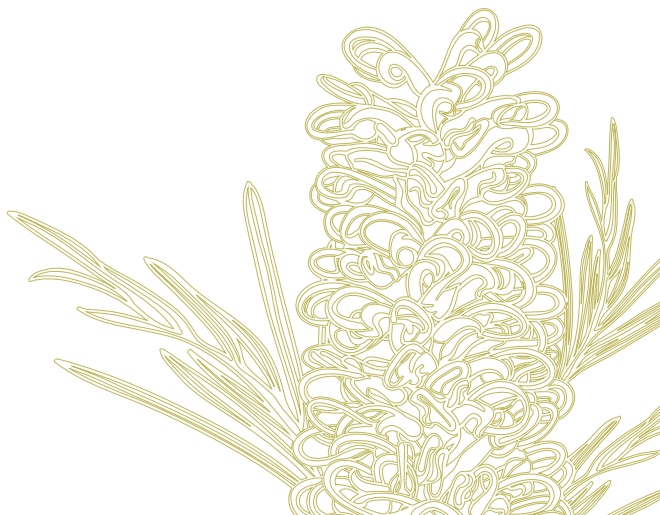
Read more about LPS 24

Documents relating to LPS 24 can be found at the following places:

- City's website www.gosnells.wa.gov.au
- Civic Centre, 2120 Albany Highway, Gosnells
- Department of Planning, Lands and Heritage, 140 William Street, Perth

Lodge a submission

Submissions on LPS 24 may be lodged with the City in writing on or before **Tuesday 26 May 2020**. All submissions should include the scheme name and number as well as details of the property in question.



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