



POLICY NO. LPP 3.5

INFILL DEVELOPMENT

PURPOSE

To provide guidance on the assessment and determination of applications for infill subdivision and development within the City.

POLICY

1. APPLICATION OF POLICY

This Policy applies to land zoned Residential which is not subject of an adopted or required Structure Plan.

2. OBJECTIVES

- a) To deliver high quality, efficient and functional development outcomes that are well connected to, and integrated with, existing development.
- b) To effectively manage stormwater drainage, primarily on-site, while minimising the burden on established street drainage infrastructure.
- c) To ensure a shared and equitable approach to the provision and improvement of Public Open Space.
- d) To ensure the street network provides a high level of access, functionality, safety and convenience.

3. POLICY

3.1 General Requirements

- a) Satisfactory arrangements are to be made for the provision of any new infrastructure or upgrading to existing infrastructure where it is necessary to cater for the subdivision or development. Arrangements may take the form of required works or a financial contribution in lieu of undertaking the works.
- b) Where an approved drainage strategy, such as an Urban Water Management Plan or equivalent strategic drainage document, applies to a proposed development, the stormwater management requirements prescribed therein shall take precedence over the provisions of this section of the Policy.
- c) New development is required to manage stormwater from a 1 in 20 year average recurrence interval event of one hour, by one of the following stormwater management measures:
 - i) Retention and infiltration on site; or
 - ii) A combination of on-site retention-infiltration or on-site detention and conveyance to an existing piped drainage system at a prescribed rate of 0.002l/s/m² of lot area.



- d) Where an appropriate overland flow path to the street cannot be reasonably achieved, in-fill developments shall be required to manage stormwater resulting from a 1 in 100 year average recurrence interval event of one hour via one of the stormwater management measures as outlined in this Policy.
- e) The levels of any lots to be created are required to match or otherwise coordinate with the finished or proposed finished ground levels of the abutting land, so as to avoid any adverse drainage impact.
- f) Infill contributions towards Public Open Space shall be provided in accordance with Table 1 and Table 2 of the Western Australian Planning Commission's Position Statement: Public Open Space (19 December 2025).

In accordance with the position statement, no POS contribution is required during deferral period of two years from 19 December 2025 to 18 December 2027.

For the purposes of establishing contribution rates for subdivision in infill areas from 19 December 2027 onwards, the following (based on the City's Public Open Space Strategy May 2025) indicates the current amount of POS in each suburb:

- Beckenham – 5.8%
- Canning Vale (Outside Canning Vale DCP area) – 16%
- Gosnells – 9.6%
- Huntingdale – 7.2%
- Kenwick – 7%
- Langford – 20%
- Maddington – 8.3%
- Martin -12.3%
- Thornlie – 12.1%

3.2 Infill Development Precincts

- a) Additional policy provisions apply to each of the following precincts areas (as depicted on the plans contained in Appendix 1).
 - Central Beckenham
 - Eileen Street South
 - Mona / Wilpon / Teele
 - Railway Parade
 - Rennison Street
 - Thursley Way
- b) Nothing in this Policy prevents a landowner or group of owners from preparing and submitting a Structure Plan for approval for any Precinct identified in Appendix 1, as a means of guiding and co-ordinating subdivision and development.
- c) In addition to the general infill development requirements detailed above, the following provisions apply to the assessment and determination of subdivision and development applications for land identified in Appendix 1:



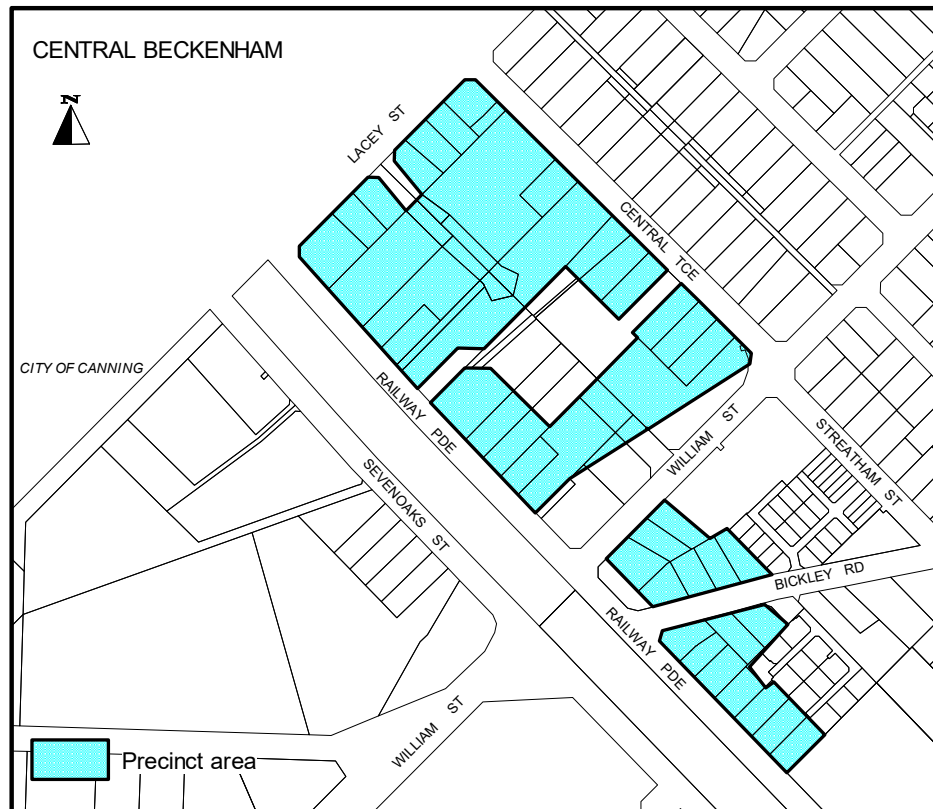
Precinct	Requirements
Central Beckenham	Subdivision and/or development within the area bound by Railway Parade, William Street, Central Terrace and the Water Corporation drain will not be supported until such time as a Local Development Plan, Subdivision Guide Plan or similar is prepared to demonstrate the consolidated and integrated development of the cell.
Eileen Street South	a) Subdivision and development of a lot should not prejudice the future construction of roads as shown on the relevant Road Layout Plan contained in Appendix 2, nor the ability of any adjoining lot, that may be required in part for road purposes, to be effectively subdivided or developed. b) Where a future road alignment has been identified on the Road Layout Plan and that road is not yet in place, the following requirements will apply: i) Proposals should demonstrate that a suitable means of access for all proposed lots and dwellings will be available or provided. ii) An appropriate interface between the proposed lot or dwelling and the future road shall be detailed, by means of appropriate building orientation, design, articulation of entries, vehicular access and fencing. Council may impose a condition that prevents the creation of a new lot or dwelling immediately adjacent to a future road where it is not satisfied that an appropriate interim or ultimate interface is achievable. c) Council may impose a condition of subdivision or development approval requiring satisfactory arrangements being made for the construction of the roads shown on the relevant Road Layout Plan.
Mona / Wilpon / Teele	A condition will be imposed on the approval of applications for subdivision and development requiring a contribution to the upgrading of the applicable road, in accordance with the Schedule of Fees and Charges.
Railway Parade	For lots directly abutting Yule Brook: i) Any proposed new dwelling shall be designed to ensure windows and opening address the Brook reserve; ii) Fencing along the boundary with the Brook reserve shall be visually permeable above 1.2m in height, have a height of no more than 1.8m and be constructed in masonry, timber or similar materials.
Rennison Street	a) Subdivision and development of a lot should not prejudice the future construction of roads as shown on the relevant Road Layout Plan contained in Appendix 2, nor the ability of any adjoining lot, that may be required in part for road purposes, to be effectively subdivided or developed. b) Where a future road alignment has been identified on the Road Layout Plan and that road is not yet in place, the following requirements will apply: i) Proposals should demonstrate that a suitable means of access for all proposed lots and dwellings will be available or provided. ii) An appropriate interface between the proposed lot or dwelling and the future road shall be detailed, by means of appropriate building orientation, design, articulation of entries, vehicular access and fencing. Council may impose a condition that prevents the creation of a new lot or dwelling immediately adjacent to a future road where it is not satisfied that an appropriate interim or ultimate interface is achievable.

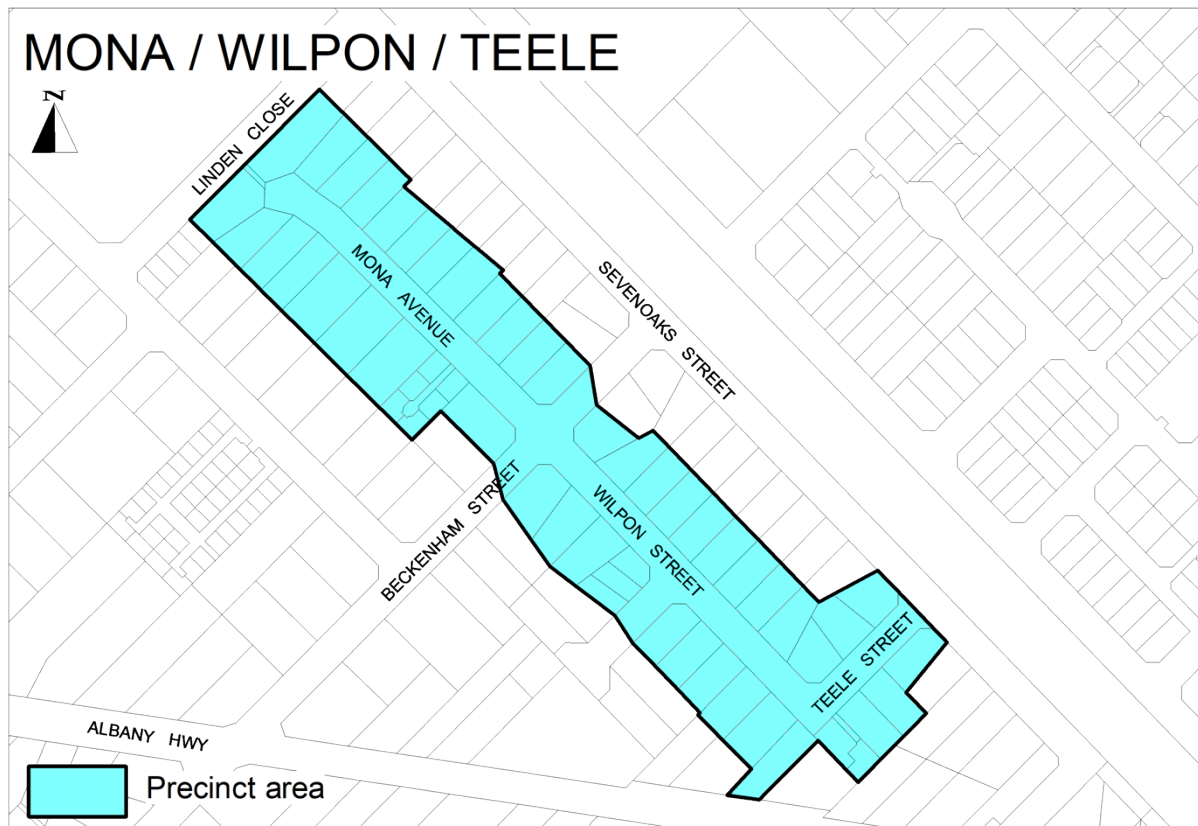
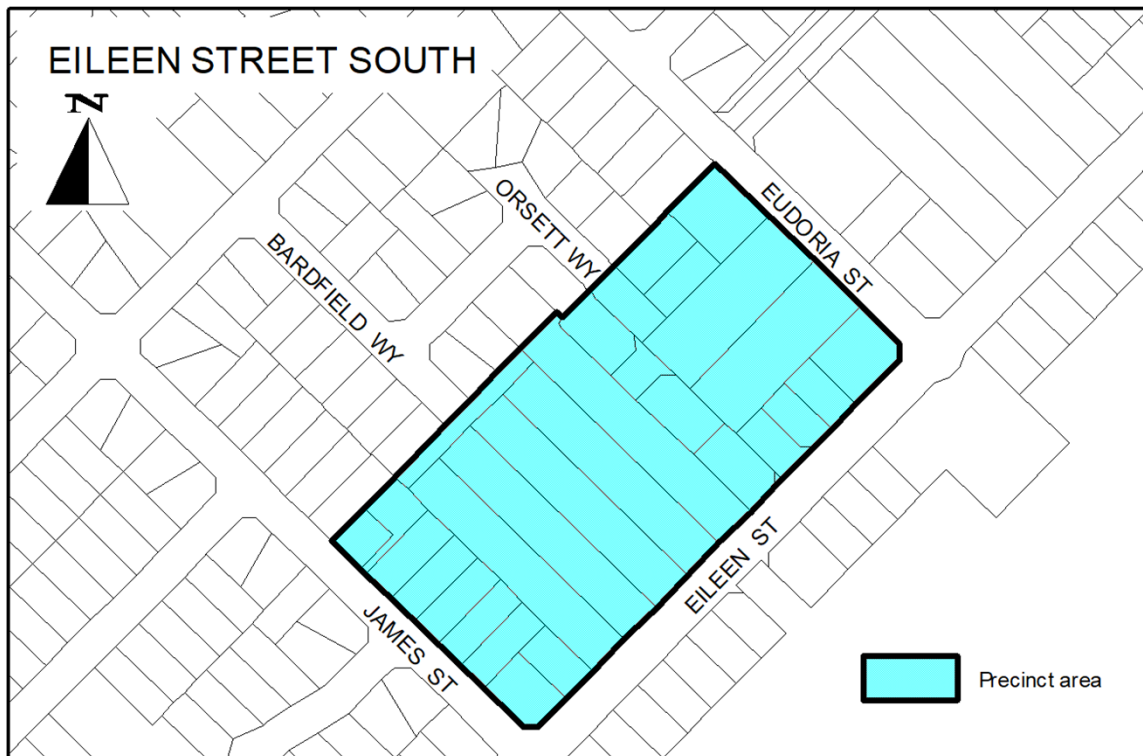


Precinct	Requirements
	c) Council may impose a condition of subdivision or development approval requiring satisfactory arrangements being made for the construction of the roads shown on the relevant Road Layout Plan.
Thursley Way	a) Subdivision and development of a lot should not prejudice the future construction of roads as shown on the relevant Road Layout Plan contained in Appendix 2, nor the ability of any adjoining lot, that may be required in part for road purposes, to be effectively subdivided or developed. b) Where a future road alignment has been identified on the Road Layout Plan and that road is not yet in place, the following requirements will apply: i) Proposals should demonstrate that a suitable means of access for all proposed lots and dwellings will be available or provided. ii) An appropriate interface between the proposed lot or dwelling and the future road shall be detailed, by means of appropriate building orientation, design, articulation of entries, vehicular access and fencing. Council may impose a condition that prevents the creation of a new lot or dwelling immediately adjacent to a future road where it is not satisfied that an appropriate interim or ultimate interface is achievable. c) A condition will be imposed on the approval of applications for subdivision and development requiring a contribution to the construction of Thursley Way, in accordance with the Schedule of Fees and Charges.



APPENDIX 1



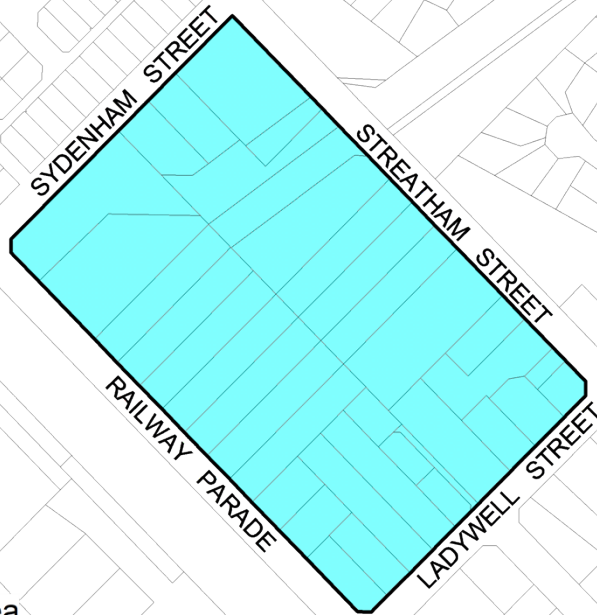




RAILWAY PARADE



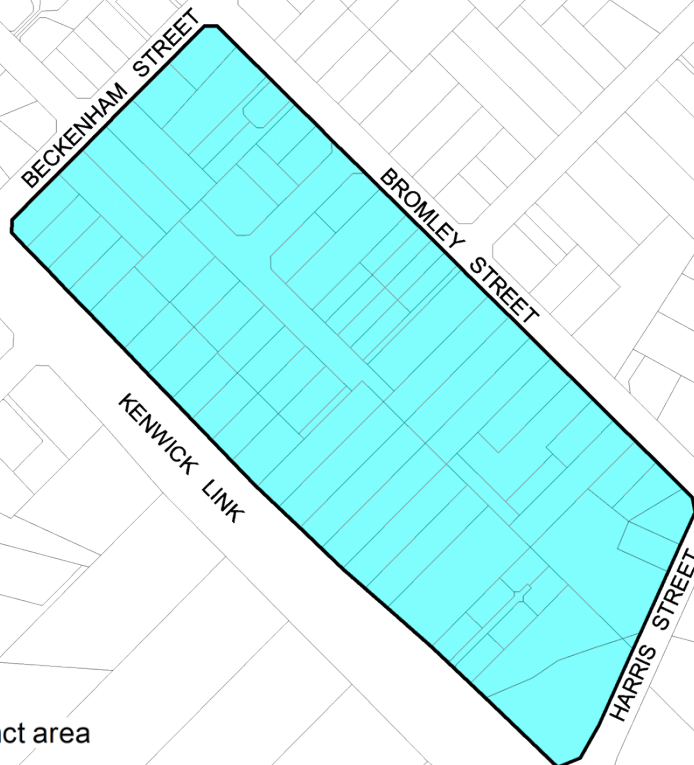
Precinct area



RENNISON STREET



Precinct area



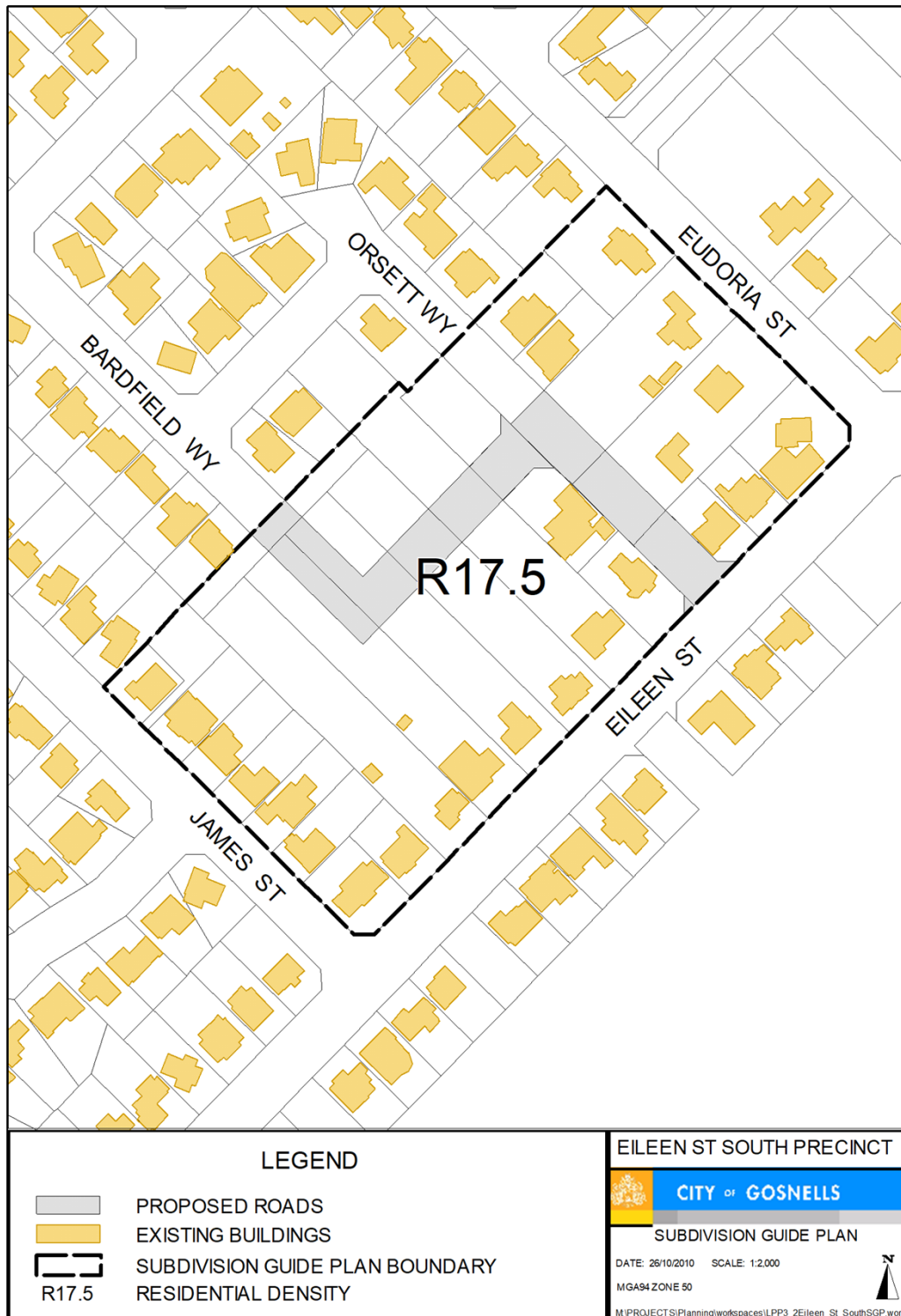




APPENDIX 2

ROAD LAYOUT PLAN - EILEEN STREET SOUTH PRECINCT

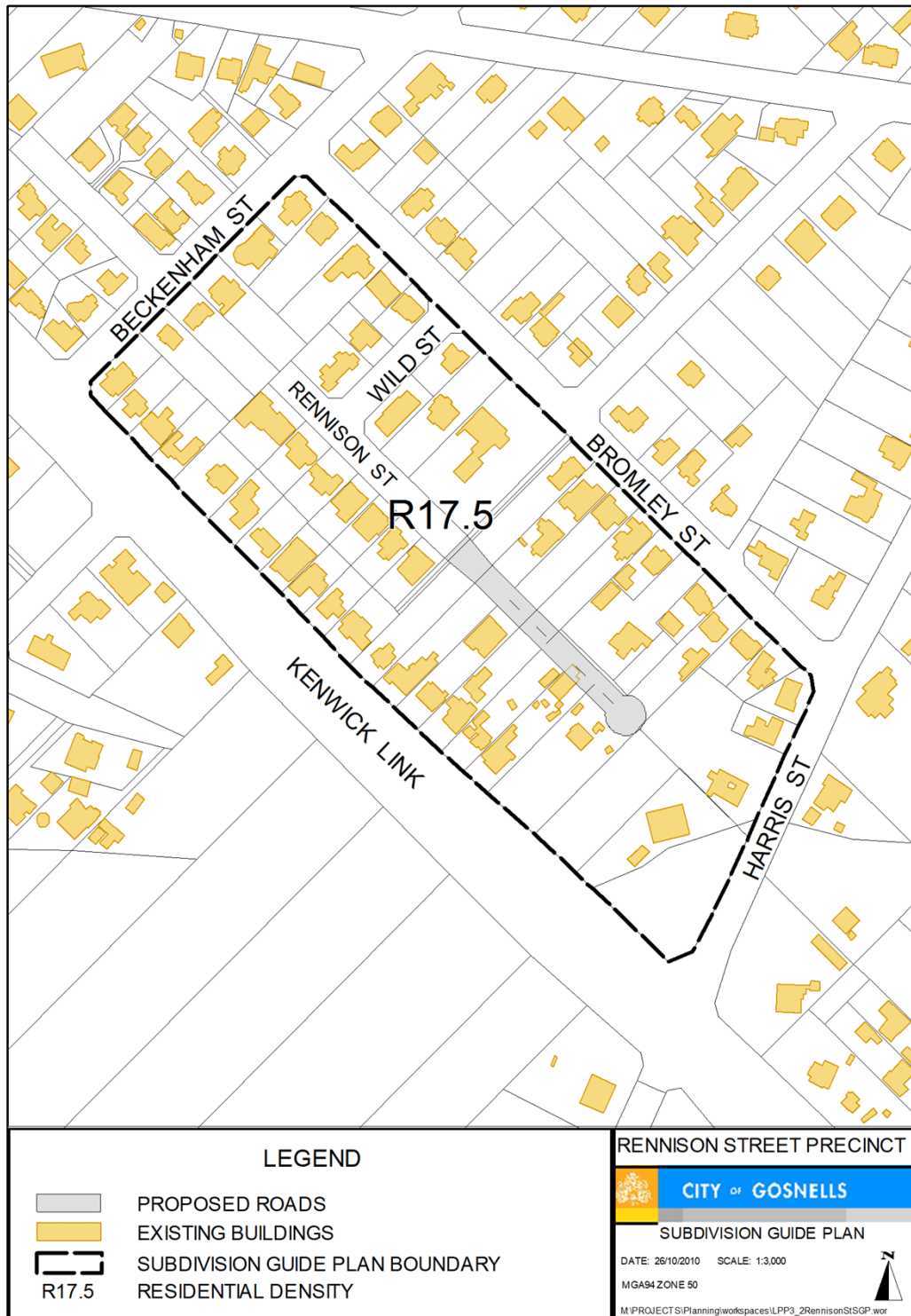
Nb - The Road Layout Plan is only indicative. It is not a statutory plan, in that it does not alter the zoning of land, nor represent any reservation of land under Local Planning Scheme No.24. Arrangements will need to be made for road construction, including surveying, design, land assembly and administration processes and commissioning and management of works.





ROAD LAYOUT PLAN - RENNISON STREET PRECINCT

Nb - The Road Layout Plan is only indicative. It is not a statutory plan, in that it does not alter the zoning of land, nor represent any reservation of land under Local Planning Scheme No.24. Arrangements will need to be made for road construction, including surveying, design, land assembly and administration processes and commissioning and management of works.





ROAD LAYOUT PLAN – THURSLEY WAY PRECINCT

Nb - The Road Layout Plan is only indicative. It is not a statutory plan, in that it does not alter the zoning of land, nor represent any reservation of land under Local Planning Scheme No.24. Arrangements will need to be made for road construction, including surveying, design, land assembly and administration processes and commissioning and management of works.



**GOVERNANCE REFERENCES**

Statutory Compliance	<i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> City of Gosnells Local Planning Scheme No.24
Industry Compliance	Development Control Policy 1.1 – Subdivision of Land – General Principles Development Control Policy 1.2 – Development Control – General Principles Development Control Policy 2.3 – Public Open Space in Residential Areas State Planning Policy No. 3.1 – Residential Design Codes
Organisational Compliance	Local Planning Policy No. 1.1 – Residential Development
Process Links	Nil.

LOCAL PLANNING POLICY ADMINISTRATION

Directorate		Officer Title		Contact:	
Planning & Development		Manager Development Services		9397 3000	
Risk Rating	Low	Review Cycle	Triennial	Next Due:	2029
Version	Decision To Advertise	Decision to Adopt		Synopsis	
1.	OCM 101/14/05/2019			Draft policy to be advertised for public comment for a period of not less than 21 days	
2.		OCM 191/13/08/2019		New policy adopted	
3.		OCM 36/09/03/2021		Replacing road layout plan for Eileen Street South Precinct with the correct version.	
4.	OCM 342/25/11/2026			To be advertised for public comment for a period of not less than 21 days.	
5.		OCM 38/24/02/2026		Removing the need for the external appearance of existing dwellings to be upgraded, increasing the threshold for POS contributions, removing requirements that are covered under other policies and updating references to the LPS.	