



City of Kalamunda Local Planning Scheme No. 3 and Local Planning Strategy - Report of Review

November 2024



City of Kalamunda Local Planning Scheme No. 3 and Local Planning Strategy – Report of Review

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1. EXECUTIVE SUMMARY

The local planning framework comprises two key elements; the Local Planning Scheme sets out the way land is to be used and developed, classifies areas for land use and includes provisions to coordinate infrastructure and development within the City, and a Local Planning Strategy aims to establish a 10-15 year forward looking guide for planned growth and development within the district. The local planning framework is also supported by a suite of local planning policies, structure plans, development contribution arrangements and local development plans to guide strategic decisions and respond to development and subdivision proposals.

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Planning Regulations) took effect in October 2015 and have since been amended as part of major reforms to the State's planning system. In addition to including standardised scheme provisions across the State, referred to as the Deemed Provisions, the Planning Regulations also require a local government to carry out a review of its local planning scheme nominally every five years.

The City of Kalamunda (City) Local Planning Scheme No.3 (LPS3) was gazetted in March 2007 and replaced District Planning Scheme No. 2 (DPS2), which was gazetted in 1984. Various amendments to LPS3 have been made overtime to address issues or further the planning of specific sites.

LPS3 has therefore been in operation for over 17 years so repealing and replacement with new Local Planning Scheme No. 4 is considered necessary to address key planning issues and to provide the City with necessary standards for planning and development control throughout the municipal district. The scheme must also be informed by a current local planning strategy, consistent with and addressing implementation of relevant legislation, the State planning framework, and the City's corporate and planning frameworks.

The Western Australian Planning Commission (WAPC) in 2013 endorsed the City's current Local Planning Strategy (2010). The Strategy addresses relevant State Planning Policies and Frameworks and interprets the impacts and requirements of these documents for the City. The Strategy provides context for the land use zones, reservations, and statutory provisions to be contained within the scheme.

Noting the project plan update provided to Council in July 2024, this report of review is presented for Council's formal support to prepare of a new Local Planning Scheme No. 4 (LPS4) and new supporting Local Planning Strategy.

The following are key points specific to the City that need to be considered as part of the scheme and strategy review/preparation process:

- Simplified planning frameworks with clear strategic alignment and direction in line with a community vision and expectations.
- Redefining population growth and development assumptions and targets in line with the City's strategic aspirations, and to meet the growing needs of the region.
- Coordinated infrastructure in planning urban and economic growth areas
- Clearer planning direction and guidance for rural land use in the foothills, scarp and

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eastern hills that are subject to complex planning constraints.

- The management of bushfire risk throughout the district.
- Identification of precinct planning objectives for the City's key district activity centres and planned public realm, accessibility and amenity improvements for neighbourhood and local commercial centres.
- The provision of diverse and affordable housing and services, particularly to support people in the older age groups (60+ years).

2. BACKGROUND

2.1. PURPOSE OF REPORT

In accordance with the *Planning and Development Act 2005* (the P&D Act) a local government must have an up-to-date local planning scheme to facilitate and control land use, growth, and development across the municipal district, and reviewed every five years by consolidating the scheme or preparing a new scheme.

The scheme must also be informed by a current local planning strategy, consistent with and addressing implementation of relevant legislation, the State planning framework, and the City's corporate and planning frameworks.

Under Part 6, Division 1, Regulation 65 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Planning Regulations), also requires a local government to review its local planning scheme, nominally every five years, and consider whether the scheme is up-to-date and complies with the broad planning regulatory and policy frameworks.

Regulation 66(1) requires a Report of Review and Regulation 66(2) stipulates the manner and form of the report including:

- The date the local planning scheme was gazetted (refer to Section 5 of this report).
- A list of amendments to the scheme including dates they were gazetted (refer to Section 5.2 of this report).
- When the scheme was last consolidated under Part 5 of the P&D Act (has not been consolidated previously).
- An overview of subdivision and development activity, lot take up and population change in the scheme area since the scheme gazettal / last review (refer to Section 3.3 of this report).
- Details of any amendments to the scheme that have been undertaken to bring it into line with other legislation, region scheme or State planning policy (r.64(2)) (refer to Sections 4 and 5 of this report).

This report of review then provides the WAPC with recommendations (as per the Regulations) as to whether the scheme and supporting local planning strategy:

1. Are satisfactory in their existing form; or
2. Should be amended; or
3. Should be repealed, and a new scheme and new local planning strategy be prepared

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in their place.

2.2. GOVERNANCE & STRATEGIC ALIGNMENT

In accordance with section 11, Part 3 of the Planning Regulations, a local government must prepare a local planning strategy for each local planning scheme approved for land within the district of the local government.

Part 5 of the P&D Act and Part 6 of the Planning Regulations details the statutory process for preparation and adoption of local planning strategies, local planning schemes, and approval processes for structure plans and local development plans.

The review and preparation of a new local planning scheme and local planning strategy must be progressed in a manner which satisfies elements of the Planning Regulations, plus align with the WAPC's Local Planning Strategy Guidelines (2023) and Consistent Local Planning Schemes Report (2024).

The strategy must set out the local government's long term planning objectives, directions and action for future planning and development and include a broad framework by which to pursue those outcomes. The strategy must also apply any relevant elements of the State or regional planning framework and provide the rationale for any zoning or classification of land under the new local planning scheme.

The strategy must address the social, environmental, resource management, and economic factors that influence, and in turn are affected by, land use and development, and align also align with the governance, social, cultural, economic, employment, environmental and sustainability objectives and actions from Kalamunda Advancing 2031 – Strategic Community Plan and Kalamunda Achieving – Corporate Business Plan 2023-2027.

2.3. CONSULTATION

The City has engaged extensively between 2016 and 2023 on local planning sub-strategies to address a variety of planning, environmental, land use and community issues. The consultation has demonstrated recurring key themes that the community wishes to see improvement or has a desire for implementation. Those most common themes include housing needs, accessibility, environmental protection, safety, amenity, and character protection.

Preliminary engagement with the DPLH for a review of LPS3 has been ongoing since 2020, with technical and informal advice received on a range of matters. Preliminary consultation with other relevant government agencies and adjoining local government authorities was undertaken with written comments received in 2022.

A status update on the local planning strategy and scheme review process was presented at a Council Strategy Session in May 2023, identifying the following key action areas of Local Planning Scheme No. 4, housing, activity centres, rural, tourism and heritage. The project plan update was noted by Council in July 2024 setting out the stages, timing, and resource needs for the project.

3. STRATEGIC CONTEXT

3.1. CITY OF KALAMUNDA PROFILE

The City of Kalamunda area is approximately 24 kilometres eastwards from the Perth CBD, including suburbs in the foothills and Darling Scarp. The area features urban areas to the west in the foothills and centrally along the scarp, and extensive natural bushland and agricultural areas to the east. The City also contains key arterial traffic routes, freight, and passenger rail, varied industrial areas and local catchment focused activity precincts.

Located on the outer eastern edge of the Perth Metropolitan Region, the City is bounded by the City of Swan to the north-west; the Shire of Mundaring to the north and east; the Shire of York to the east; the City of Armadale to the south; the Cities of Gosnells, Canning and Belmont to the west; plus the Perth Airport estate to the west.

Geographically, the City is made up of three distinct areas:

- The Foothills/Plains: Forrestfield, High Wycombe, Maida Vale, Wattle Grove, and a small portion of Kewdale.
- The Escarpment: Kalamunda, Gooseberry Hill, and Lesmurdie.
- The Eastern Rural Districts: Bickley, Canning Mills, Carmel, Hacketts Gully, Pauls Valley, Pickering Brook, Piesse Brook, Reservoir, and Walliston.

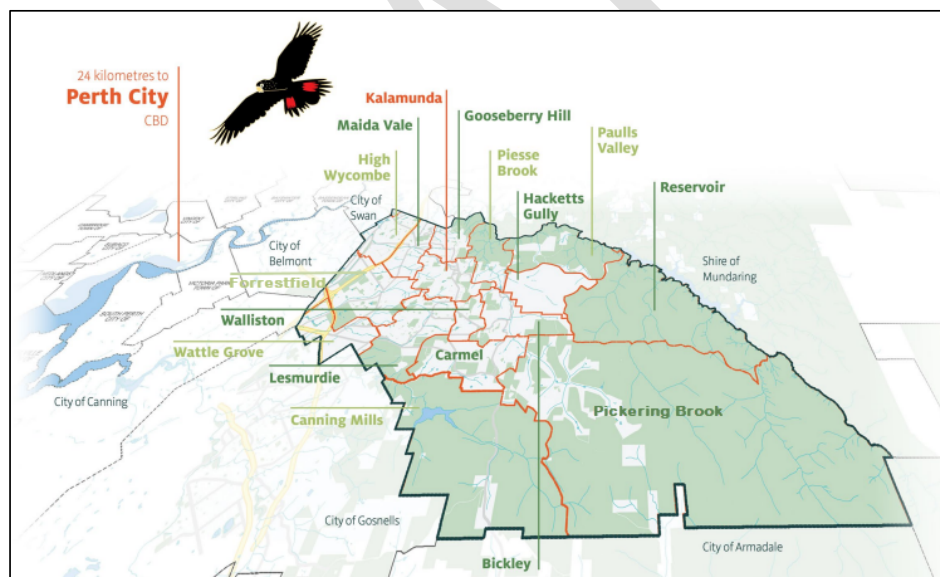


Figure 1 - Locality Plan

The City encompasses a total land area of 324 square kilometres, of which nearly half is National Park, State Forest, or water catchments. Major features of the City include Mundy Regional Park, Lesmurdie Falls, Kalamunda National Park, the Bibbulmun Track, Munda Biddi Trail, Zig Zag Scenic Drive, Kalamunda History Village, Stirk Park, Jorgensen Park, Hartfield Park, Korung National Park, the Perth Observatory, and the Bickley Valley and surrounds.

3.2. POPULATION & DEMOGRAPHICS

3.2.1. Population Change & Projections

Since 2016 the City has experienced below average population growth compared to the Greater Perth area. In 2023 the Estimated Resident Population (ERP) within the City was 62,670 people (refer to **Error! Reference source not found.**).

From 2006 to 2021, the City of Kalamunda population increased by 9,235 people (18.6%), representing an average annual population change of 1.15% per year over that period. This sits well below the 2.2% average change for the Greater Perth area (refer to **Error! Reference source not found.**).

Population trends also indicate an ageing population that require suitable housing and care facilities to enable ageing within the localities. The largest changes in the age structure between 2006 and 2021 were in the age groups:

- Seniors (70 to 84) (+3,328 people)
- Empty nesters and retirees (60 to 69) (+1,924 people)
- Parents and homebuilders (35 to 49) (+974 people)
- Primary schoolers (5 to 11) (+877 people)

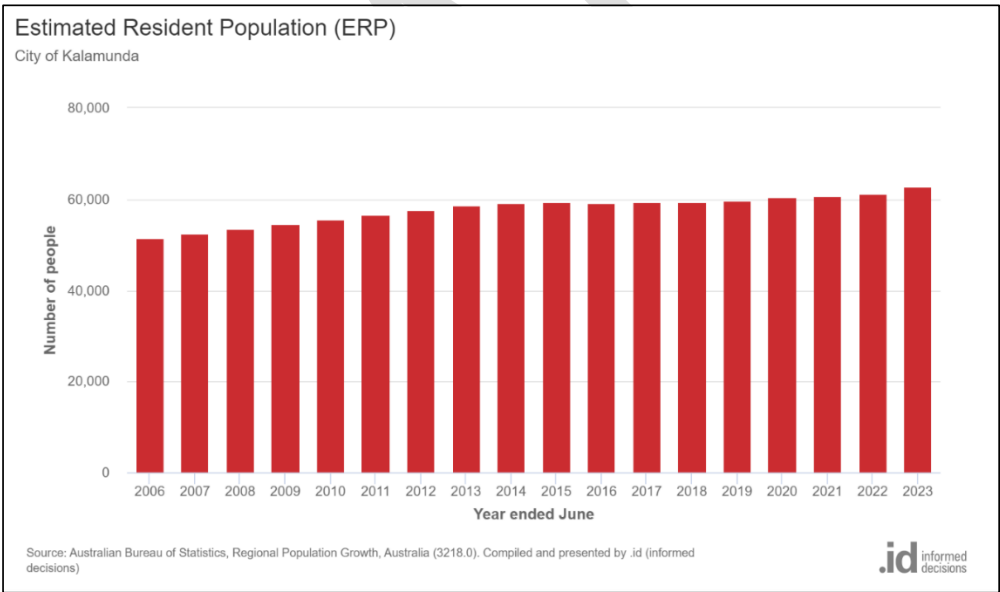


Figure 2 - KAL ERP 2006-2023

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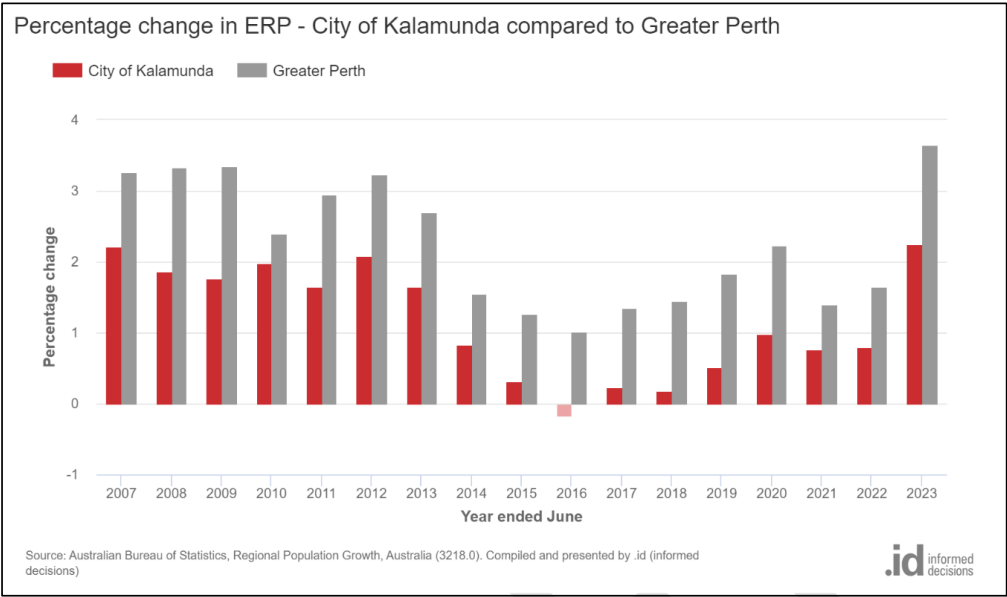


Figure 3 - KAL Change in ERP 2007-2023

Population Projections

According to WAPC’s WA Tomorrow Band C, population in the City is estimated to reach 63,266 by 2038 (refer to **Error! Reference source not found.**). As noted above, the 2023 ERP of 62,670 people already exceeds the 2031 WA Tomorrow estimate. Profile id. forecasts the population to reach 69,995 by 2038.

Pursuant to Table 1.1, the NE Framework estimates an increase from the 2011 population of 56,490 people to an estimated total of 103,260 residents by 2050. This is an additional 46,770 residents to be accommodated. The comparative population projections for the NE Framework were not realised as of 2023.

An additional 21,040 dwellings will be needed to meet the NE Framework estimated population demand, including 11,450 new dwellings in infill areas plus 9,590 dwellings in greenfield/brownfield areas. Dwelling intensification around activity centres and infilling or expanding existing urban areas will need to satisfy the objectives of the NE Framework.

With the population projections for the NE Framework not being realised and the WA Tomorrow Band C already exceeded, an appropriate population projection for the City needs to be quantified in a new local planning strategy to inform appropriate locations and zoning for additional dwellings, and directly address barriers to the growth of housing and associated uses to support long term economic growth and social wellbeing in the district.

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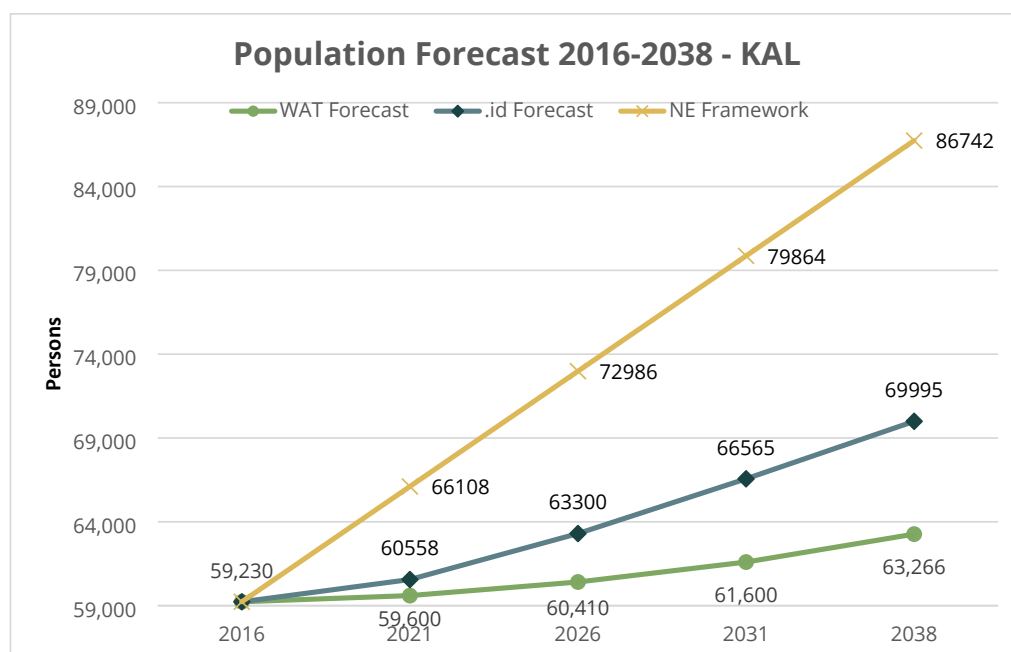


Figure 4 - KAL Population Projection Comparisons to 2038

3.2.2. Demographic Comparison

Analysis of the service age groups of the City of Kalamunda in 2021 compared to Greater Perth shows a higher proportion of people in the younger age groups (0 to 17 years) in the City, as well as a higher proportion of people in the older age groups (60+ years).

Overall, 23.2% of the population was aged between 0 and 17 years, and 24.7% were aged 60 years and over, compared with 22.5% and 21.2% respectively for Greater Perth. (refer to **Error! Reference source not found.**)

The major differences between the age structure of the City of Kalamunda and Greater Perth were:

- A larger percentage of 'Seniors' (11.4% compared to 9.1%).
- A larger percentage of 'Empty nesters and retirees' (11.1% compared to 10.2%)
- A smaller percentage of 'Young workforce' (11.0% compared to 14.4%).
- A smaller percentage of 'Tertiary education & independence' (7.7% compared to 8.6%).

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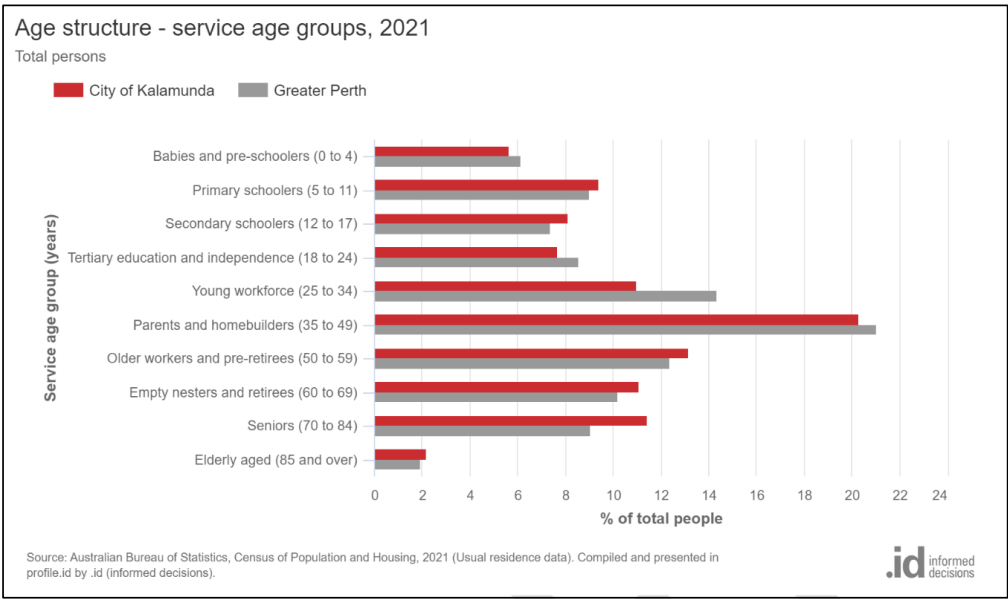


Figure 5 - KAL Service Age Groups 2021

3.3. DEVELOPMENT ACTIVITY

3.3.1. Subdivision Activity

State Government subdivision activity data shows that between 2016 and 2022 a total of 1,243 lots were created within the City, representing an average annual uptake of 2.7% of potential subdivision.

In relation to Dual Density zoned areas in Kalamunda, Maida Vale, High Wycombe and Forrestfield, data shows a low uptake of the higher code. Noting improved sustainability requirements in the R-Codes and mandatory changes to the Building Code of Australia, the need for Dual Density zones and incentives to regulate higher sustainable development outcomes needs further analysis.

3.3.2. Building Activity

Between 2006 and 2022, a total of 4,102 new dwellings were added throughout the City, representing an average of only 273 dwellings per year.

More specifically, the table below demonstrates the dwelling applications, residential incidental structure applications, commercial building applications, and industrial building applications, between 2016 to 2022:

Year	Dwellings	Incidental	Commercial	Industrial
2016	124	502	1	7
2017	172	415	1	1

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2018	142	379	4	2
2019	127	407	2	8
2020	219	400	3	3
2021	395	460	1	10
2022	193	373	1	9
Total	1,372	2,936	13	40

Development activity in the City correlates with availability of suitable zoned land. Trends in land use requirements will be analysed for preparation of a new local planning strategy to inform future zoning.

3.4. KEY PLANNING ISSUES

3.4.1. Complex Planning Considerations

The landscape and settlement pattern across the district is diverse. Whilst much of this diversity is valued, such as the natural environment, unique topography, landforms, and watercourses, these are also significant contributors to a complex planning framework which can be difficult to navigate and can present as challenges to the community's various social, economic, and environmental objectives.

The City's experience is that proponents are often unprepared for the significance of the planning constraints, and the disproportionate relationship between the requirements of the planning framework at the State level and expectations regarding approval processes for local scale development proposals. This issue presents as not only a threat, but a significant opportunity for the City to create a strategy and set of planning controls that are simple yet effective and facilitate land use and development outcomes.

3.4.2. Bushfire Risk

The high natural amenity and character that vegetation provides can represent significant challenges for existing and new development within the district. The City features an established road network with bushfire prone areas, which means there is limited scope to satisfy access criteria in State Planning Policy 3.7 - Bushfire.

In addition, many lots are not large enough to wholly account for bushfire management measures within the same boundaries of the development, leading to complex land management arrangements, elevated construction costs, and often the abandonment of development projects. More specifically, greater scrutiny and flexibility is necessary for tourism proposals in bushfire prone areas.

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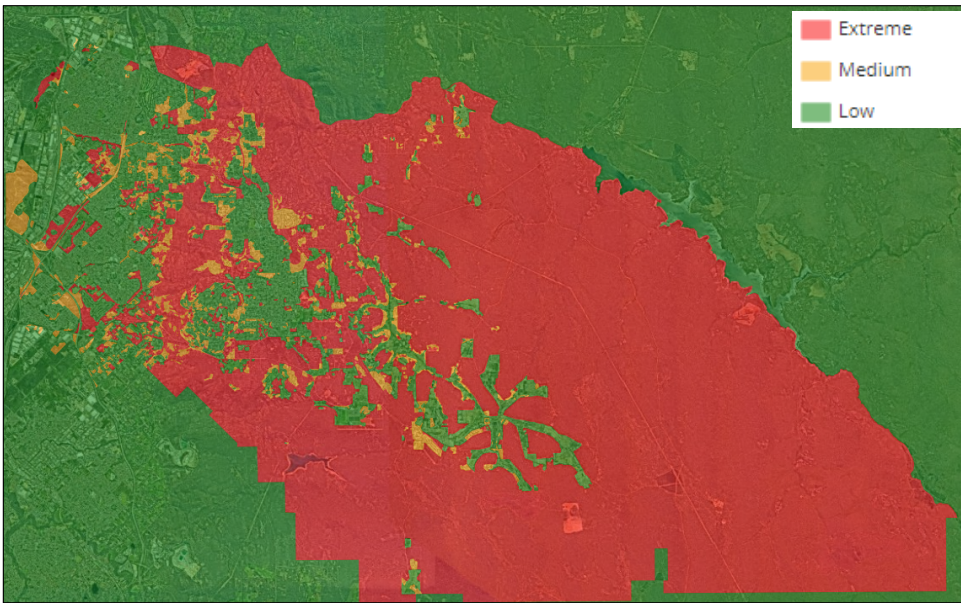
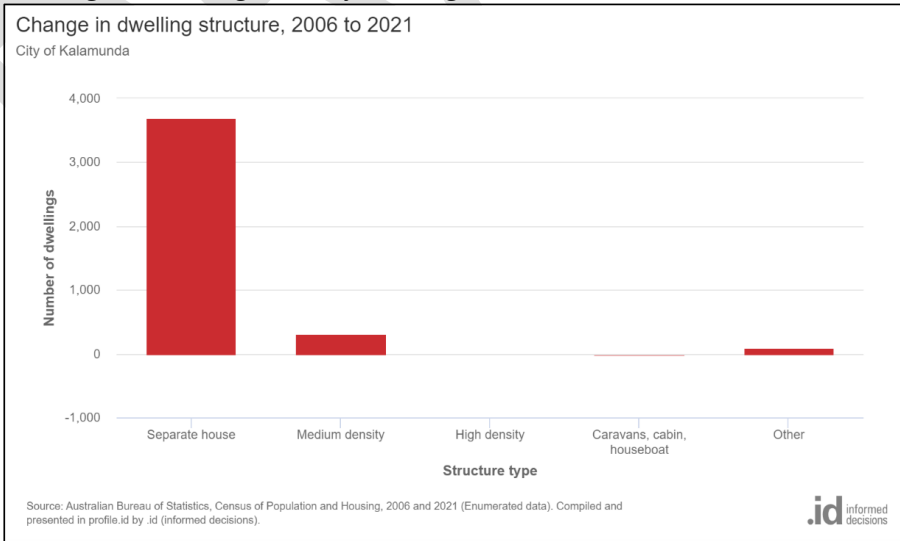


Figure 6 - Bushfire hazard mapping for the City of Kalamunda

3.4.3. Housing Diversity & Ageing Population

WAPC's Perth and Peel @3.5 Million identifies that Western Australia has some of the largest average-sized homes in the world, peaking at an average of 245m2. The majority of all Perth homes were detached dwellings at 78%, compared with 12% for semi-detached dwelling, and 9% for units.

In 2021, there were 21,653 separate houses in the City of Kalamunda, 1,378 medium density dwellings, and no high-density dwellings (refer to **Error! Reference source not**



found.).

Figure 7 - KAL Change in Dwelling Structure

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The following table demonstrates the prevalence of single dwellings in the City relative to the Greater Perth Area.

Dwelling Type	Greater Perth Area	City of Kalamunda
Low density	75.6%	92.9%
Medium density	17.6%	5.9%
High density	6.1%	0%

The NE Framework encourages increased residential densities in proximity to activity centres, public transport nodes, and places of employment. Infill development maximises the use of existing infrastructure and economies of scale for provision of transport and service infrastructure.

The NE Framework sets an infill target for the City of 6,710 dwellings by 2031 and target of 11,450 infill dwellings by 2050, as shown below.

Timeframe	Infill Dwelling Targets
2011-2016	2,410
2016-2021	1,700
2021-2026	1,480
2026-2031	1,120
Post 2031	4,740
Total 2050	11,450

The City of Kalamunda’s Local Housing Strategy (2021) recognises significant social, health, environmental and economic benefits can be realised when housing is appropriately located, effectively zoned, and diverse opportunities are available.

Population trends indicate an increase in older population that requires suitable housing and care facilities to enable ageing within the district. The City is projected to have 24.2% of its population over 65 by 2031, and an increase of 2,964 residents over 70 by 2041 (refer to section **Error! Reference source not found. Error! Reference source not found.**).

The key housing issues include:

- A mismatch between housing stock and projected population needs, specifically the need to diversify the housing stock.
- The need for denser and more accessible urban form to ensure sustainable approach to land use planning.

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- The need to encourage diverse affordable living options for a range of low to moderate income households.
- The need for adaptable housing for an ageing population and people with disabilities; and
- A greater provision of aged care facilities and crisis accommodation.

The lack of housing diversity and choice and the continued dominance of low-density, suburban development places both infrastructure and the natural environment under escalating pressure. Infill development within established urban areas however has the potential to contribute to housing diversity and accommodating an ageing population.

A new local planning strategy must address housing of an increased population, attracting younger demographics, and address dwellings for ageing population through appropriate zoning, development standards, and opportunities for community infrastructure.

3.4.4. Water Protection Areas

LPS3 includes the Middle Helena Catchment Area as a Special Control Area (SC5), relevant to the section of the Helena River from the Mundaring Weir downstream to the Lower Helena Diversion Dam (also known as Helena Pumpback Dam). The area is subject to the findings and recommendations in the WAPC's Middle Helena Catchment Area Land Use and Water Management Strategy (2010), which identifies three priority classification areas (Priority 1, Priority 2, and Priority 3).

The SCA augments the normal land use permissibility based on risk to drinking water source, however the current State regulatory approach limits case-by-case consideration of development proposals, and opportunities to reduce environmental risks through bespoke mitigation measures.

The Metropolitan Region Scheme (MRS), which overlays LPS3, includes water catchment area for the Mundaring Weir and Victoria Reservoir, however the MRS does not show the Middle Helena Catchment area. Objectives and controls within the new State Planning Policy 2.9 Planning for Water once approved require consideration in the City's local planning framework.

3.4.5. Reticulated Sewerage & Soil Permeability

Service provision is highlighted in the City's framework as a considerable constraint to growth and development in the scheme area. The availability of reticulated sewer is limited, and the capacity of the existing network is nearing exhaustion.

With insufficient density to justify the investment from key servicing authorities, the City has limited scope to facilitate growth. The alternative is for on-site effluent disposal which can be challenging given large areas of the City have moderate to extreme sloping land, and impermeable soil types such as clay or laterite and granite rock. Low permeability means on-site disposal systems are less effective, further reducing the scope for growth. (Refer to **Error! Reference source not found.**)

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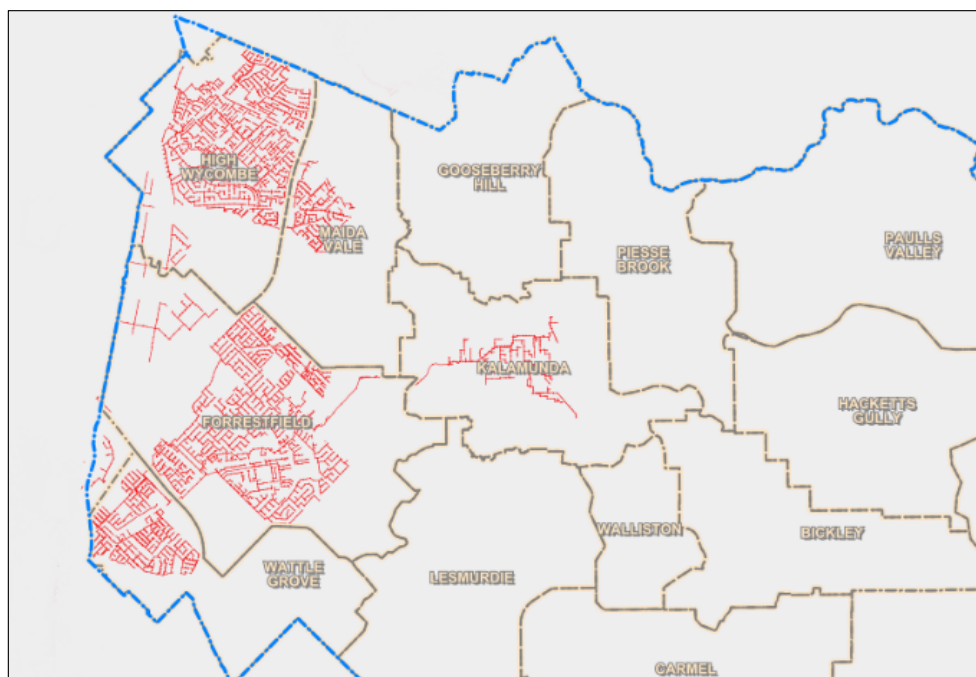


Figure 8 - Reticulated Sewer in the City of Kalamunda

3.4.6. Activity Centres and Transport

The City of Kalamunda Activity Centres Strategy (2021) recognises changes in technology, demographics and consumer behaviour have influenced the way activity and commercial centres are used, and the way local commercial and activity centres are developing. The City has three district activity centres being Kalamunda, Forreestfield and High Wycombe Station, plus numerous Neighbourhood Centres, Local Centres and Convenience Centres.

At the time of writing, the Kalamunda Activity Centre Precinct Structure Plan is pending final approval, and a new Forreestfield Activity Centre Precinct Structure Plan is needed to replace the Forreestfield District Centre structure Plan. DevelopmentWA has prepared the draft METRONET East High Wycombe Redevelopment Structure Plan pending determination. Further analysis of Neighbourhood and Local Centres is necessary to consider appropriate development opportunities/controls and public realm improvements.

Transport planning is influenced by the need to balance social, economic, and environmental needs, and to be integrated with settlement form, zoning and land uses to minimise travel distances and promote sustainable transport options.

Preparation of a new local planning strategy and scheme must consider the need to balance future car parking demand in activity centres with active transport options and town centre upgrades through appropriate Payment in Lieu of Parking provisions.

3.4.7. Local Heritage

Heritage provisions in the new scheme should aim to preserve and enhance the cultural and historical significance of the area. Balancing the need to protect, with the need to enable future development, maintaining and contributing to the areas unique character. Local heritage strategies and actions need to be incorporated into the new local planning strategy, or a standalone strategy prepared in consultation with key stakeholders.

The City has places of State and local historic significance and pursuant to the heritage legislation a significant review of the City's Local Heritage Framework is necessary, including an update of the Local Heritage Survey including any new places or areas, preparation of a Local Heritage List to provide statutory protection, and preparation of appropriate local planning policies.

3.4.8. Tourism and Rural Areas

The City of Kalamunda Tourism Development Strategy 2019-2025 outlines opportunities to develop tourism locations and experiences within the City. These include eco-tourism, diversified tourist accommodation, land use constraints management, and revitalisation of the Kalamunda Town Centre. Cohesive and flexible land use permissibility within a local planning scheme will encourage tourism ventures and help realise the City's tourism vision.

The Local Planning Strategy (2010) highlights the economic value of horticulture and the increasing trend of diversified business through tourism pursuits. Further analysis in the City's Hills Rural Study 2014 examined the challenges faced by landowners and businesses, noting a decline in agricultural production due to social, economic, and climatic factors such as high production costs, water scarcity, low produce prices, and labour shortages.

The study's key recommendations included supporting landowners to develop economic initiatives to diversify and improve agriculture; reviewing the LPS3 to rationalise Rural Zones and create a Priority Agriculture Zone; and conducting further studies on agricultural production to inform future land use planning and incentives for horticulture, all aimed at enhancing agricultural viability while protecting the area's landscape character and resources.

The 'Draft Pickering Brook and Surrounds Sustainability and Tourism Strategy – Part 2 – Facilitating Sustainable Economic Opportunities Working Group report and recommendations to the State Government Taskforce' is pending final release. The goals of the Part 2 report align with the City's framework in that it seeks to unlock sustainable development in Pickering Brook and surrounding rural areas. There is a suite of challenges to realise these goals subject to water resource protection, bushfire risk constraints, agricultural land priorities, and the need for infrastructure investment. These challenges require high levels of inter-government collaboration at the state and local level, and clear alignment towards facilitating sustainable development outcomes.

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A new local planning strategy will consider the key recommendations and actions from the Part 2 report, including further investigation of land use opportunities, and addressing barriers to encourage diversified development opportunities and maintain the vitality of ongoing sustainability of the City's eastern rural areas.

3.4.9. Local Planning Framework and Engagement

The state government has been engaged with its Action Plan for Planning Reform program since 2019, resulting in a range of legislative, regulatory and policy changes to improve how community and stakeholder engage with the planning system and how decisions are ultimately made. This process is ongoing and there is a role that Local Government's play to improve local planning frameworks with major reform initiatives.

Members of local communities are passionate about having a say on planning proposals that impact them, on local issues. However, at the same time, the planning system and process is often referred to as being hard to understand and the continually evolving nature of regulatory and policy positions can contribute to this sentiment. This disconnect can leave communities feeling disenfranchised and lead to development and land use decisions and outcomes that do not fulfil the needs of, or are not accepted by, communities.

An opportunity exists for the City to introduce local planning framework reforms that directly address these issues, with a strategic focus on community priorities, simplifying information and processes, and facilitating sustainable development outcomes.

3.4.10. Development and Infrastructure Coordination

The City's existing strategic plans outline planning areas for investigation to support the growth of housing and employment areas. The management of urban and economic growth requires strategic identification, coordination and funding of infrastructure to ensure timely and quality development outcomes in line with community expectations.

Infrastructure coordination is a critical part of the development process, however, has traditionally lagged planned development. For this reason, infrastructure coordination remains a high priority within the State Government's Action Plan for Planning Reform and will form a key focus area for the preparation of a new planning strategy and scheme. Planning Areas in a local planning strategy should be accompanied by an infrastructure plan that supports the timely and staged delivery and funding of infrastructure.

At a local level, the City requires coordinated inputs from state government and servicing authorities to plan for infrastructure and to inform preparation of Local Planning Strategies and structure plans, and also long-term capital development and expenditure planning.

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4. PLANNING FRAMEWORK

4.1. STATE & LOCAL PLANNING FRAMEWORK CHANGES

Since approval of the City's Local Planning Strategy (2010) by the WAPC in 2013, the following key changes to the State and local planning framework have occurred:

Year	Key Changes to Planning Framework
2014	State Planning Strategy 2050
2015	Draft Liveable Neighbourhoods 2015 Review
	<i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
	State Planning Policy 3.7 – Planning in Bushfire Prone Areas
	State Planning Policy 5.1 - Land Use Planning in the Vicinity of Perth Airport
	State Planning Policy 5.2 – Telecommunications Infrastructure
2018	Modernisation of WA's Planning System Green Paper
	Perth and Peel @ 3.5 Million and North-East Sub-regional Planning Framework
	City of Kalamunda Industrial Development Strategy
	City of Kalamunda Public Open Space Strategy
2019	State Government's Action Plan for Planning Reform
	City of Kalamunda Environmental Land Use Planning Strategy
	State Planning Policy 7.0 – Design of the Built Environment
	State Planning Policy 5.4 – Road and Rail Noise
	Government Sewerage Policy
2020	Operational Policy 1.1 Subdivision of Land – General Principles
	State Government's COVID-19 Regulatory Reforms
	WA State Housing Strategy 2020-2030
2021	City of Kalamunda Activity Centres Strategy
	City of Kalamunda Local Housing Strategy
	State Planning Policy 7.2 – Precinct Design
	State Planning Policy 4.2 – Industrial Interface
	State Planning Policy 3.6 – Infrastructure Contributions
2023	City Kalamunda Urban Forest Strategy
	State Planning Policy 4.2 – Activity Centres

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	City of Kalamunda Local Biodiversity Strategy
2024	Residential Design Codes Volume 1 and Volume 2 (Apartments)
	Consistent Local Planning Scheme Reports
	State Planning Policy 3.7 - Bushfire
	Short Term Rental Accommodation Reform

The State Government continues to implement a long program of major legislative, regulatory and policy changes to reform Western Australia's planning system.

This review has identified several areas where LPS3 provisions and local planning policies could be more aligned with principles, objectives and terminology in relevant legislation and policies, and still seek to meet the City's strategic aims and objectives.

In addition, a new local planning strategy can reflect changes in the State planning framework and the City of Kalamunda local planning framework.

4.2. METROPOLITAN REGION SCHEME AMENDMENTS

Since gazettal of LPS3 in 2007 several MRS Amendments have progressed, most leading to concurrent or subsequent amendments to LPS3 as detailed below:

Amendment No.	Address/Project Name	Rezoning Proposal	Status
1213/57	Lot 51 (118) Lawnbrook Road, Walliston	Rezone from Rural to Urban (concurrent with AMD41 to LPS3)	Gazetted
1235/57	Lot 32 (31) Brook Road and Lot 326 (655) Welshpool Road East, Wattle Grove	Rezone a portion from Parks & Recreation to Industrial Development (concurrent with LPS3 Amendment)	Gazetted
1271/41	Lot 59 Wilkins Road, Kalamunda	Rezoned from Parks and Recreation to Urban	Revoked
1282/57	Forrestfield-High Wycombe Precinct 3	Rezone Rural to Urban	Gazetted
1300/57	Maddington-Kenwick Strategic Employment Area - Welshpool Road Industrial Precinct	Rezone from Rural to Industrial	Gazetted
1302/57	Maddington-Kenwick Strategic Employment Area - Precincts 3A and 3B	Rezone From Rural to Industrial	Gazetted
1372/57	Pt Lot 800 Canning Road, Carmel (Heidelberg Park)	Portion excluded from Parks and Recreation Reservation and including in Urban zone (concurrent rezoning to	Gazetted

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		Urban Development under LPS3)	
Not assigned	Pickering Brook Townsite Expansion	Rezone from Rural to Urban	Pending Initiation
1235/57	Wattle Grove Urban Precinct	Rezone from Rural to Urban	Archived
1388/57	Wattle Grove (South) Precinct	Rezone From Rural to Urban	Initiated
1344/57	Maida Vale Urban Precinct	Rezone from Rural to Urban Deferred	Pending

Known mapping anomalies between LPS3 and the MRS to be reviewed in consultation with DPLH in preparation of a new strategy and scheme are listed below:

Location	MRS Zoning	LPS3 Zoning	Land Use
Coldwell Road to Brook Road, Wattle Grove (MKSEA Precinct 3C)	Industrial	Special Rural	Special Rural
King Road to Hinkler Road, Kalamunda	Rural	Residential Bushland	Residential Bushland
Lawnbrook Road, Walliston (Transfer Station)	Parks and Recreation Reserve	Unzoned	Waste Facility / Public Purpose
Canning Road, Pickering Brook	Rural	Commercial	Commercial
Pickering Brook Road, Pickering Brook	Various	Various	Various

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4.3. STATE PLANNING POLICIES

The majority of current State Planning Policies (SPPs) have been gazetted since LPS3 was gazetted in 2007. The implications for the relevant policies must be considered and inform preparation of a new local planning strategy and a new local planning scheme, as detailed below:

State Planning Policy (Approval Date)	Policy Overview	Local Planning Scheme Implications and Responses
SPP 1.0 – State Planning Framework (November 2017)	<p>SPP 1.0 restates and expands on the key principles of the State Planning Strategy 2050 in planning for sustainable lands use and development. It brings together existing State and regional policies, strategies, and guidelines within a central State Planning Framework, which provides a context for decision making on land use and development in Western Australia.</p> <p>The framework informs the WAPC, local government and others involved in the planning process on State level planning policy, which is to be taken into consideration, and given effect, to ensure integrated decision-making across all spheres of planning.</p> <p>The framework identifies relevant policies and strategies used by the WAPC in making decisions and may be amended from time to time. The framework is the overarching SPP. Additional SPPs set out the WAPC's policy position in relation to aspects of the State Planning Strategy principles.</p>	<p>The new strategy and scheme will be prepared to align with the principles of the framework.</p>
SPP 2.0 – Environment and Natural Resources Policy (June 2003)	<p>SPP 2.0 is a broad sector policy and provides guidance for the protection, management, conservation, and enhancement of the natural environment. The policy promotes responsible planning by integrating environment and natural resource management with broader land use planning and decision-making.</p> <p>SPP 2.0 outlines general measures for matters such as water, air quality, soil and land quality, biodiversity, agricultural land and rangelands, basic raw materials, marine resources, landscapes, and energy efficiency. These general measures should be considered in conjunction with environmentally based, issue-specific State planning policies that supplement SPP 2.0.</p>	<p>The City has large areas of natural bushland with significant biodiversity values, important water courses, agricultural land, attractive landscapes, and an objective to achieve greater energy efficiency.</p> <p>The new strategy and scheme will be prepared to align with the principles of SPP 2.0 and supported by specific environmental strategies and actions.</p>

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State Planning Policy (Approval Date)	Policy Overview	Local Planning Scheme Implications and Responses
SPP 2.4 – Planning for Basic Raw Materials (July 2021)	<p>SPP 2.4 seeks to ensure basic raw materials (BRM) and extractive industries matters are considered during planning and development decision-making, to facilitate the responsible extraction and use of the State's BRM resources.</p> <p>The policy establishes objectives relating to recognising the importance of BRM early in the planning process; protecting BRM through avoiding encroachment from incompatible land uses; efficient use of BRM; identifying BRM extraction opportunities through sequential land use and ensuring BRM extraction avoids, minimises, or mitigates impacts on the community and the environment.</p>	<p>The City has large areas of public land with vast BRM resources.</p> <p>The new strategy and scheme will be prepared to align with the principles of SPP 2.4 to address BRM resources and activities.</p>
SPP 2.5 – Rural Planning (December 2016)	<p>SPP 2.5 applies to rural land and uses plus land and development that may be impacted by rural land uses. SPP 2.5 seeks to protect and preserve Western Australia's rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. SPP 2.5 includes policy measures aimed at protecting rural land while encouraging a diversity of compatible rural land uses.</p>	<p>The City has productive agricultural, horticultural, and viticultural areas, plus scenic landscapes, peri-urban settlements and rural tourist developments.</p> <p>The new strategy and scheme will be prepared to align with the principles of SPP 2.4.</p>
SPP 2.7 – Public Drinking Water Source (June 2003)	<p>SPP 2.7 informs decision-makers of state planning policy aspects concerning the protection of Public Drinking Water Supply Areas throughout the State. It is intended to be implemented through the preparation of strategic plans, regional and local planning schemes, conservation and management strategies, and other relevant plans or guidelines, as well as through decision-making on subdivision and development applications.</p> <p>The WAPC, has reviewed the State's water planning policy framework and released Draft State Planning Policy 2.9 Planning for Water (SPP 2.9) and Planning for Water Guidelines, to streamline and simplify the current water-related planning framework.</p> <p>Once gazetted, SPP 2.9 and Guidelines will replace water-related policies including SPP 2.7.</p>	<p>The Middle Helena Public Drinking Water Source Area (PDWSA) effects a large portion of the City's eastern rural areas through a Special Control Area (SCA) in LPS3. The SCA boundaries and the MRS are currently not aligned and need review.</p> <p>The new strategy and scheme will be prepared to align with the principles of SPP 2.7 and draft SPP 2.9.</p>

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State Planning Policy (Approval Date)	Policy Overview	Local Planning Scheme Implications and Responses
SPP 2.8 – Bushland Policy for the Perth Metropolitan Region (June 2010)	<p>SPP 2.8 provide a policy and implementation framework to ensure bushland protection and management issues in the Perth Metropolitan Region are appropriately addressed and integrated with broader land use planning and decision-making.</p> <p>The primary purpose of the policy is to secure the long-term protection of biodiversity and associated environmental value sites, being Bush Forever areas. The policy recognises the protection and management of significant bushland areas as a fundamental consideration in the planning process, while also seeking to integrate and balance wider environmental, social, and economic considerations. The policy supports the preparation of local bushland protection strategies to enable the identification of locally significant bushland sites for protection and management outside Bush Forever areas.</p>	<p>The City has important pockets and large areas of natural bushland including a number of bush forever sites, as designated in the MRS. LPS3 and specific planning instruments are generally consistent with the Bush Forever designations.</p> <p>The new strategy and scheme will be prepared to align with the principles of SPP 2.8.</p>
SPP 2.9 – Water Resources (December 2006) and Draft SPP 2.9 - Planning for Water (July 2021)	<p>SPP 2.9 seeks to ensure that planning and development considers water resource management and includes appropriate water management measures to achieve optimal water resource outcomes. The policy establishes objectives relating to improving environmental, social, cultural, and economic values of water resources; protecting public health through appropriate water supply and waste water infrastructure; sustainable use of water resources and managing the risk of flooding and water related impacts of climate change on people, property, and infrastructure.</p>	<p>See SPP 2.7 comments above. The City has many waterways traversing the district that require protection measures and consideration of buffers and management. Finalisation of Draft LPP 34 Wetland and Waterways is pending publication of SPP 2.9 Planning For Water.</p> <p>The new strategy and scheme will be prepared to align with the principles of draft SPP 2.9.</p>

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State Planning Policy (Approval Date)	Policy Overview	Local Planning Scheme Implications and Responses
SPP 2.10 Swan-Canning River System (December 2006)	<p>SPP 2.10 provides a regional framework for the preparation of precinct plans identified in the Swan River System Landscape Description, provide a context for consistent and integrated planning and decision making in relation to the river, and ensure that activities, land use and development maintain and enhance the health, amenity and landscape values of the river, including its recreational and scenic values.</p> <p>The WAPC</p> <p>has reviewed the State's water planning policy framework and released Draft State Planning Policy 2.9 Planning for Water (SPP 2.9) and Planning for Water Guidelines, to streamline and simplify the current water-related planning framework.</p> <p>Once gazetted, SPP 2.9 and Guidelines will replace water-related policies including SPP 2.10.</p>	<p>Catchments located within the City contain tributaries flowing into both the Swan River and Canning River systems.</p> <p>The new strategy and scheme will be prepared to align with the principles of SPP 2.10, or draft SPP 2.9 to replace SPP 2.10.</p>
SPP 3.0 – Urban Growth and Settlement (March 2006)	<p>SPP 3.0 is a broad sector policy that sets out the principles and considerations that apply to planning for urban growth and settlement in the state. The purpose of the policy is to facilitate sustainable patterns of urban growth and settlement by setting out the requirements of sustainable settlements and communities and the broad policy for accommodating growth and change.</p> <p>SPP 3.0 outlines general measures to create sustainable communities, plan liveable neighbourhoods, coordinate services and infrastructure, manage rural-residential growth and plan for Aboriginal communities. These general measures should be considered in conjunction with issue-specific urban growth and settlement state planning policies which supplement SPP 3.0.</p>	<p>The new strategy and scheme will be prepared to align with the principles of SPP 3.0 in relation to the urban expansion and investigation areas.</p>

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State Planning Policy (Approval Date)	Policy Overview	Local Planning Scheme Implications and Responses
SPP 3.4 – Natural Hazards and Disasters (April 2006)	<p>SPP 3.4 encourages local governments to adopt a systemic approach to the consideration of natural hazards and disasters. The objectives of this policy are to include planning for natural disasters as a fundamental element in the preparation of planning documents, and through these planning documents, minimise the adverse impacts of natural disasters on communities, the economy, and the environment.</p> <p>SPP 3.4 sets out considerations for decision makers in relation to hazards including flood, bush fire, landslides, earthquakes, cyclones, and storm surges. Consideration of these hazards should be undertaken in conjunction with issue-specific state planning policies that supplement SPP 3.4.</p>	<p>Bushfires and storms are the main natural hazards and disaster threats for the district, with some localised flooding risks.</p> <p>The new strategy and scheme will be prepared to align with the principles of SPP 3.4 and supported by the City's emergency response framework.</p>
SPP 3.5 – Historic Heritage Conservation (May 2007)	<p>SPP 3.5 sets out the principles of sound and responsible planning for the conservation and protection of the State's historic heritage. The policy seeks to conserve places and areas of historic heritage significance and to ensure development does not adversely affect heritage significance.</p> <p>SPP 3.5 primarily relates to historic cultural heritage noting that Aboriginal heritage and natural heritage are protected by other legislative instruments. Historic cultural heritage includes heritage areas, buildings and structures, historic cemeteries, and gardens, humanmade landscapes and historic or archaeological sites with or without built features.</p> <p>The policy contains development control principles and considerations for decision-makers for where development is proposed within a heritage place and heritage area. The policy also states that decision-makers should take care to minimise the extent to which land use zoning and other planning controls conflict with, or undermine, heritage conservation objectives.</p>	<p>The City has some sites on the State Register of Heritage Places plus many sites in the Municipal Heritage Inventory (or Local Heritage Survey). A broad review of the City's Local Heritage Framework is necessary including review of the Local Heritage Survey, preparation of a Local Heritage List and appropriate local planning policies.</p> <p>The new strategy and scheme will be prepared to align with the principles of SPP 3.5 for historic heritage conservation.</p>

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State Planning Policy (Approval Date)	Policy Overview	Local Planning Scheme Implications and Responses
SPP 3.6 – Infrastructure Contributions April 2021	<p>SPP 3.6 sets out the principles and requirements that apply to the establishment and collection of infrastructure contributions in new and established areas.</p> <p>The policy establishes objectives to coordinate the efficient and effective delivery of infrastructure to support population growth and development; provide clarity on the acceptable methods of collecting and coordinating contributions for infrastructure and provide the framework for a transparent, equitable, and accountable system for apportioning, collecting, and spending contributions.</p>	<p>The City has a current Development Contribution Plans (DCPs) in the Forrestfield / High Wycombe Industrial Area.</p> <p>An Infrastructure Contribution Sharing Arrangement (ICSA) is operative for Wattle Grove Cell 9 predating SPP 3.6.</p> <p>A draft DCP prepared for the High Wycombe South Residential is pending determination. A draft DCP for the Kalamunda Wedge Precinct 3C of MKSEA is on hold.</p> <p>The new strategy and scheme will be prepared to align with the principles of SPP 3.5, with operative infrastructure cost sharing arrangements requiring annual review.</p>
SPP 3.7 – Bushfire (September 2024)	<p>SPP 3.7 Bushfire replaces former SPP 3.7 Planning in Bushfire Prone Areas (2015) and the Bushfire Guidelines provide a framework to implement effective, risk-based land use planning and development outcomes to preserve life and reduce the impact of bushfire on property and infrastructure. The policy emphasises the need to identify and consider bushfire risks in decision-making at all stages of the planning and development process, whilst achieving an appropriate balance between bushfire risk management measures, biodiversity conservation and environmental protection.</p> <p>The policy applies to all land which has been designated as bushfire prone by the Fire and Emergency Services Commissioner as well as areas that may have not yet been designated as bushfire prone but is proposed to be developed in a way that introduces a bushfire hazard.</p>	<p>Bushfire risk is a common constraint for development within the City, and bushfire policy requirements can conflict with other key priorities such as vegetation preservation, tourism outcomes, development potential and urban expansion.</p> <p>The City must continue to review and address risk in bushfire prone areas. The new strategy and scheme will be prepared to align with the principles of SPP 3.7, including bushfire hazard assessments as necessary.</p>

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State Planning Policy (Approval Date)	Policy Overview	Local Planning Scheme Implications and Responses
SPP 4.1 – Industrial Interface (July 2022)	<p>SPP 4.1 guides planning decisions with the aim of protecting the long-term future operation of industry and infrastructure facilities, by avoiding encroachment from sensitive land uses and potential land use conflicts. The policy encourages the use of statutory buffers, facilitating industrial land uses with offsite impacts within specific zones, and compatible interface between strategic/general industry zones and sensitive zones.</p> <p>SPP 4.1 supports addressing land use conflict as early as possible in the planning process, and subsequently considered at each stage of the planning framework, increasing in detail at each level. The policy recognises the overlap of various environmental, health and safety regulations and guidelines and outlines considerations for decision-makers in this regard.</p>	<p>Current and future interface areas between industrial development areas and surrounding areas requires careful consideration and application of appropriate development controls.</p> <p>The new strategy and scheme will be prepared to align with the principles of SPP 3.5, addressing industrial interface matters.</p>
SPP 4.2 – Activity Centres (June 2023)	<p>SPP 4.2 and supporting Guidelines applies to the preparation and assessment of the relevant components of planning instruments that relate to activity centres within the Metropolitan (Perth), Peel and Greater Bunbury Region Scheme areas.</p> <p>SPP 4.2 seeks a consistent approach for the planning and development of a hierarchy and network of activity centres to meet community needs, and provides economic and environmental benefits, enables the distribution of a broad range of goods and services, and facilitates retail, commercial and mixed used developments.</p> <p>A Needs Assessment should be prepared as part of the local planning strategy background analysis, assessing projected retail, commercial and entertainment needs of communities and surroundings, and to support decision-making.</p> <p>SPP 4.2 encourages the preparation of precinct structure plans for strategic, secondary, district and specialised activity centres. Neighbourhood and local activity centres may require either a precinct structure plan or local development plan, at the discretion of the decision-maker.</p>	<p>The City has three district activity centres being Kalamunda, Forrestfield, and High Wycombe Station.</p> <p>The Kalamunda Activity Centre Precinct Structure Plan is pending final approval, and a new Forrestfield Activity Centre Precinct Structure Plan is required.</p> <p>DevelopmentWA has prepared the draft METRONET East High Wycombe Redevelopment Structure Plan pending determination.</p> <p>The new strategy and scheme will be prepared to align with the principles of SPP 4.2, and consideration for activity centre planning and development.</p>

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State Planning Policy (Approval Date)	Policy Overview	Local Planning Scheme Implications and Responses
SPP 5.1 – Land Use Planning in the Vicinity of Perth Airport (July 2015)	<p>SPP 5.1 applies to land within proximity to Perth Airport, which is, or may be in the future affected by aircraft noise. This policy provides guidance in respect to determining appropriate zoning, residential density, development, and subdivision outcomes for land located within a specified range of noise exposure levels as determined by Air Services Australia.</p> <p>Considerations for decision-makers include protecting Perth Airport from unreasonable encroachment by incompatible development and to minimise the impact of airport operations on existing and future communities.</p>	<p>The western extents of High Wycombe, Forrestfield, and Wattle Grove, plus portion of Kewdale within the district, are impacted by the Australian Noise Exposure Forecast (ANEF) contour. Planning and development of Perth's New Runway parallel with Abernethy Road requires consideration.</p> <p>The new strategy and scheme will be prepared to align with the principles of SPP 5.1 and consideration for subdivision and development.</p>
SPP 5.2 – Telecommunications Infrastructure (September 2015)	<p>SPP 5.2 recognises telecommunications infrastructure as an essential service and aims to balance the need for this infrastructure and the community interest in protecting the visual character of local areas. The policy aims to provide clear guidance pertaining to the siting, location and design of telecommunications infrastructure and sets out specific exemptions for where the policy requirements do not apply.</p> <p>Decision-makers should ensure that telecommunications infrastructure services are located where it will facilitate continuous network coverage and/or improved telecommunications services to the community whilst not comprising environmental, cultural heritage, social and visual landscape values.</p>	<p>The City has many telecommunication infrastructure facilities throughout the district. Unless otherwise exempt, development assessment has due regard to SPP 5.2.</p> <p>The new strategy and scheme will be prepared to align with the principles of SPP 5.2 and consideration for development.</p>

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State Planning Policy (Approval Date)	Policy Overview	Local Planning Scheme Implications and Responses
SPP 5.4 – Road and Rail Noise (September 2019)	<p>SPP 5.4 provides guidance for the performance-based approach for managing and mitigating transport noise associated with road and rail operations. This policy applies where noise sensitive land uses are located within a specified distance of a transport corridor, new or major road or rail upgrades are proposed or where works propose an increase in rail capacity resulting in increased noise. The policy also sets out specific exemptions for where the policy requirements do not apply.</p> <p>SPP 5.4 supports noise impacts being addressed as early as possible in the planning process to avoid land use conflict and achieve better land use planning outcomes. Considerations for decision-makers include ensuring that the community is protected from unreasonable levels of transport noise, whilst also ensuring the future operations of transport corridors. SPP 5.2 is supplemented by Road and Rail Noise Guidelines.</p>	<p>A strategic freight line, the Forrestfield Marshalling Yards, and the High Wycombe Station, are in the western extent of the district, and require due regard rail noise abatement as per SPP 5.4. Primary Regional Roads such as Roe Highway and Tonkin Road and Other Regional Roads such as Kalamunda Road, Canning Road and Welshpool Road East require due regard to traffic noise abatement as per SPP 5.4.</p> <p>The new strategy and scheme will be prepared to align with the principles of SPP 5.4. and consideration of noise impacting development.</p>
SPP 7.0 – Design of the Built Environment (May 2019)	<p>SPP 7.0 sets out the objectives, measures, principles, and processes that apply to the design and assessment of built environment proposals through the planning system. It is intended to apply to activity precinct plans, structure plans, local development plans, subdivision, development, and public works.</p> <p>The policy contains ten design principles which set out specific considerations for decisionmakers when considering the above proposals. These include, context and character, landscape quality, built form and scale, functionality and build quality, sustainability, amenity, legibility, safety, community, and aesthetics. The policy also encourages early and on-going discussion of design quality matters and the use of design review. These principles should be considered in conjunction with the range of supporting State Planning Policies that provide design quality guidance for specific types of planning and development proposals.</p>	<p>SPP 7.0 is important in assessing and achieving greater application of good design for development proposals within the City, with guidance provided by the City's Design Review Panel for significant proposals.</p> <p>The new strategy and scheme will be prepared to align with the principles of SPP 7.0 and consideration of strategic planning proposals, and development proposals, particularly within an urban setting.</p>

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State Planning Policy (Approval Date)	Policy Overview	Local Planning Scheme Implications and Responses
SPP 7.2 – Precinct Design (February 2021)	<p>SPP 7.2 provides guidance for precinct planning with the intent of achieving good planning and design outcomes. The policy recognises the need to plan for a broader range of precinct-based contexts and conditions to achieve a balance between greenfield and infill development.</p> <p>Objectives of the policy include ensuring that precinct planning and design processes deliver good-quality built environment outcomes that provide social, economic, and environmental benefit to those who use them.</p> <p>Precinct types include activity centres, station precincts, urban corridors, residential infill, and heritage precincts. These areas are recognised as requiring a high-level of planning and design focus in accordance with a series of precinct outcome considerations as outlined in the policy. The policy also encourages the use of design review.</p>	<p>SPP 7.2 is particularly relevant for future planning of the City's activity centres. The Forrestfield District Activity Centre (DAC) requires preparation of a new precinct structure plan.</p> <p>The new strategy and scheme will be prepared to align with the principles of SPP 7.2 for precinct planning.</p>
Residential Design Codes – Volume 1 and Volume 2 (Apartments) April 2024	<p>Residential Design Codes Volume 1 and 2 provide the basis for the control of residential development throughout the State single houses, grouped dwellings and multiple dwellings. The purpose of the policy is to address emerging design trends, promote sustainability, improve clarity, and highlight assessment pathways to facilitate better outcomes for residents. They are also used for the assessment of residential subdivision proposals.</p> <p>The policy outlines various objectives for residential development, planning governance and development process and sets out information and consultation requirements for development proposals. The policy also makes provision for aspects of specified design elements to be varied through the local planning framework.</p>	<p>A significant portion of the City is covered by residential or mixed-use zoning, particularly low and medium density, with some high-density zoned land. R-Codes will continue to be critical in the assessment of residential and mixed use development throughout the City.</p> <p>The new strategy and scheme will be prepared to align with the principles of the R-Codes, and consideration of subdivision and development proposals.</p>

4.4. LOCAL PLANNING STRATEGIES

4.4.1. Local Planning Strategy (2010)

Following adoption of LPS3 in 2007, the City of Kalamunda Local Planning Strategy (2010) was prepared and adopted by Council in 2011, then approved by the WAPC in 2013, with an expected 20-year timeframe up to 2031. The strategy was prepared on a population growth scenario of an additional 25,000 people to 78,363 by 2031.

The strategy identified urban development areas that are now fully developed or close to fully developed, plus growth areas requiring planning investigation, some undergoing current action such as Pickering Brook, Maida Vale South, and Wattle Grove South. The strategy also references regional and local planning policies that are outdated or no longer operational.

The strategy has been in operation for 13 years and prepared prior to the WAPC release in 2021 of the WAPC's Local Planning Strategy Guidelines released in 2021.

A new strategy must ensure alignment with the City's corporate framework and contemporary planning principles and requirements, and to provide a long-term vision to support preparation and implementation through a new local planning scheme.

In 2017, the City commenced a preliminary review of Local Planning Strategy (2010) and relevant sub-strategies. Since that period, the following new or revised sub-strategies have been adopted: Public Open Space Strategy (2018); Industrial Development Strategy (2018); Environmental Land Use Planning Strategy (2019); Activity Centres Strategy (2021); Local Housing Strategy (2021); Urban Forest Strategy (2023); and Local Biodiversity Strategy (2023).

Based on the above analysis and the modernisation of the planning framework since, a new local planning strategy should be prepared to address current planning directions and inform a new local planning scheme. Broad principles and key actions from the sub-strategies will require consolidation into a new local planning strategy.

4.4.2. Industrial Development Strategy 2018

The City of Kalamunda Industrial Development Strategy 2018 was prepared to facilitate and manage growth and changes to industrial land within the district. The City's industrial areas are well situated for industrial activity given their proximity to major freight routes, established industrial estates and the Perth Airport.

The strategy sought to facilitate diverse and sustainable industrial development that meets the changing social and economic needs of the community, while supporting the success and growth of industry and business. The Industrial Development Strategy has fulfilled its purpose and strategies for industrial development will be addressed in the new local planning strategy.

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4.4.3. Public Open Space Strategy 2018

The City of Kalamunda Public Open Space (POS) Strategy was prepared to ensure the future protection, provision and management of valuable POS sites that meet the ongoing needs of the community. The POS Strategy seeks to ensure that POS is used to its maximum potential to deliver maximum benefit to the community. The POS Strategy outlines the strategic direction for the City's recreational facilities and social spaces.

Some actions have been progressed, such as the preparation of a POS Local Planning Policy. The remaining actions relating to POS and community facilities can be reviewed and consolidated in a new local planning strategy and provisions incorporated into new local planning scheme where appropriate.

4.4.4. Activity Centres Strategy 2021

The City of Kalamunda Activity Centres Strategy 2021 recognises changes in technology, demographics and consumer behaviour have influenced the way activity and commercial centres are used, and the way local commercial and activity centres are developing. The Activity Centres Strategy establishes a hierarchy of activity centres being District (DAC), Neighbourhood (NAC), Local (LAC) and Convenience (CC), as focus areas for the City's commercial and retail activities. Retail modelling predicts the future retail demand and expansion of activity centres and determine whether future and potential activity centres would be viable.

Approval of Amendment 106 to LPS3 in 2023, and the imminent approval of the Kalamunda Activity Centre Precinct Structure Plan in 2024, established the planning framework for the Kalamunda Town Centre and needs assimilation into a new scheme. The Forrestfield District Centre Structure Plan (2012) needs review and preparation of a new precinct structure plan pursuant to WAPC's SPP 4.2 Activity Centres and SPP 7.2 Precinct Design, with community engagement needed to inform preparation of a new local planning strategy.

Other actions from the Activity Centres Strategy can be incorporated into the new strategy and scheme as appropriate, with a new Needs Assessment required as part of the new Local Planning Strategy to inform future activity centre planning.

4.4.5. Local Housing Strategy 2021

The City of Kalamunda Local Housing Strategy 2021 recognises there are significant social, health, environmental and economic benefits that can be realised when housing is appropriately located, effectively zoned, and diverse opportunities are available to the community. The Local Housing Strategy can inform the planning framework at a strategic level to assist with delivering housing needs.

Strategies and actions in the Local Housing Strategy are contemporary and to be reviewed for consolidation in the new local planning strategy and provisions in new local planning scheme as appropriate.

4.5. LOCAL ENVIRONMENTAL STRATEGIES

4.5.1. Kalamunda Clean & Green: Local Environmental Strategy 2019

The City of Kalamunda Local Environment Strategy 2019 provides the framework to manage environmental pressures and improve sustainable practices up to 2029. The strategy is to assist protecting landscape character and guide improvements in the City's operations and work with stakeholders and community groups.

The Local Environment Strategy responds to four key themes being green spaces, managing impacts, natural resources and reducing waste. Some strategies and actions from the Local Environment Strategy have influenced further work in subsequent environmental strategies below, with further review and consolidation into the new local planning strategy.

4.5.2. Environmental Land Use Planning Strategy 2019

The City of Kalamunda Environmental Land Use Planning Strategy 2019 aims to provide a comprehensive report on the status of current natural environmental factors and influences in the City, and to develop strategies and actions to enhance and improve biodiversity and promote sustainable planning practises which are sensitive and complimentary to the existing natural ecosystem.

The strategy covers a broad range of environmental planning topics including climate change, geology, soils, basic raw materials and minerals, energy production, contaminated sites, bushfire hazard, water, biodiversity, sustainable urban design, and heritage. Some strategies and actions have influenced further work in subsequent environmental strategies below, with further review and consolidation into the new local planning strategy.

4.5.3. Urban Forest Strategy 2023

The City of Kalamunda Urban Forest Strategy 2023 provides a roadmap for the City to improve the urban forest design and management, and to realise the multiple benefits that urban forest canopy provides. The Urban Forest Strategy considers the strategic and holistic management of the City's urban forest, addressing both public and private land as well as different land uses.

The strategy identifies goals and objectives relating to the protection and enhancement of the urban forest and to achieve these, identifies specific, measurable actions. Strategies and actions are contemporary and to be incorporated in the new local planning strategy and provisions in new local planning scheme as appropriate to enhance urban canopy within the City.

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4.5.4. Local Biodiversity Strategy 2023

The City of Kalamunda Local Biodiversity Strategy 2023 sets out a framework to maintain a balance between protecting biodiversity values whilst meeting the projected social and economic development in the City up to 2033.

The vision for the Local Biodiversity Strategy focusses on protection, retention, and management of priority Local Natural Areas (LNAs). A set of objectives and targets have been developed to meet the vision statement. The key focus for this strategy is LNAs that are under the management of the City of Kalamunda and on privately owned land.

Strategies and actions in the strategy are contemporary and to be incorporated in the new local planning strategy and provisions in new local planning scheme as appropriate to protect and enhance local biodiversity within the City.

4.5.5. Climate Change Action Plan 2023

The Climate Change Action Plan (CCAP) sets out the City's actions to address risks to the environment, economy, infrastructure, community health, safety, and wellbeing. Four areas are the focus of the Action Plan being:

- Changing climate patterns - to increase resilience in the face of changing climate patterns.
- Carbon footprint - to reduce the City's carbon footprint and support the community in their carbon reduction journey.
- Waste - reducing methane being generated by landfill and sustainable waste management.
- Sustainable Development - to encourage new development that improves the environment and is more resilient to climate change.

Actions in the Climate Change Action Plan are still contemporary and to be incorporated in the new local planning strategy and provisions in new local planning scheme as appropriate to address climate change risks.

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4.6. INVESTIGATION AREAS

The WAPC's North-East Sub-regional Framework identifies the following urban expansion, urban investigation, and planning investigation areas:

Name	Status
Pickering Brook Townsite	City of Kalamunda led proposal - Pending initiation of MRS Amendment for rezoning from Rural to Urban
Wattle Grove South	Privately led proposal – Initiated MRS Amendment 1388/57 for rezoning portion from Rural to Urban
Wattle Grove South	Urban Investigation Area for future consideration
Maida Vale Urban Precinct	Privately led proposal – Pending MRS Amendment 1344/57 for rezoning from Rural to Urban Deferred
Hill View Golf Course, Maida Vale	WAPC led preliminary investigation

The City of Kalamunda Local Planning Strategy (2010) identifies the following development expansion and investigation areas:

Name	Status
High Wycombe Urban Expansion Area	Forrestfield / High Wycombe Industrial Area zoned Industrial Development. High Wycombe South Residential Precinct zoned Urban Development.
Maida Vale Urban Precinct	Privately led proposal – Pending MRS Amendment 1344/57 for rezoning from Rural to Urban Deferred
Foothills Investigation Area	No action
Pickering Brook Townsite	City of Kalamunda led proposal - Pending initiation of MRS Amendment for rezoning from Rural to Urban
Wattle Grove South	Privately led proposal – Initiated MRS Amendment 1388/57 for rezoning portion from Rural to Urban; and Urban Investigation Area for future consideration
Wattle Grove (MKSEA)	Portion zoned and developed for General Industry/Light Industry. Portion for rezoning to industrial to be investigated.

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The City of Kalamunda Local Housing Strategy (2021) reviewed and refined development expansion and investigation areas from the Local Planning Strategy (2010), and includes the following investigation/project areas:

Name	Status
Cambridge Reserve, Forrestfield - Project Area	Land zoned, structure plan required
Forrestfield East - Investigation Area	City led preliminary investigation
Halleendale Road, Walliston - Investigation Area	Private led preliminary investigation
Heidelberg Park, Carmel - Project Area	Land zoned, structure plan required
Hill View Golf Course, Maida Vale - Investigation Area	WAPC led investigation
High Wycombe South (Forrestfield North) - Project Area	High Wycombe South Residential Precinct zoned with the Local Structure Plan approved. Draft Development Contribution Plan pending determination. METRONET East Redevelopment Scheme High Wycombe Structure Plan pending determination Forrestfield High Wycombe Industrial Area Stage 1 zoned, Local Structure Plan approved, and operational Development Contribution Plan.
Kalamunda South (The Glades) - Investigation Area	City led investigation area
Lawnbrook Road West, Walliston	Zoned and under development
Maida Vale South – Urban Expansion Area	Privately led proposal – Pending MRS Amendment 1344/57 for rezoning from Rural to Urban Deferred
Pickering Brook Townsite Expansion – Investigation Area	City of Kalamunda led proposal - Pending initiation of MRS Amendment for rezoning from Rural to Urban
Wattle Grove South (Crystal Brook) – Urban Expansion and Investigation Area	Privately led proposal – Initiated MRS Amendment 1388/57 for rezoning portion from Rural to Urban; and Urban Investigation Area for future consideration

Expansion areas and investigation areas play important roles in future urban development for the City and will be analysed in a new local planning strategy, to inform any zoning or provision changes in a new local planning scheme.

5. LOCAL PLANNING SCHEME NO. 3 REVIEW

The original Shire of Kalamunda Town Planning Scheme No. 3 was gazetted on 22 March 2007, and replaced the Shire of Kalamunda District Planning Scheme No. 2 (DPS2). Noting gazettal of the Planning Regulations on 19 October 2015, and the municipality change of name from Shire of Kalamunda to City of Kalamunda on 1 July 2017, the scheme is now known as the City of Kalamunda Local Planning Scheme No. 3 (LPS3).

Preparation of LPS3 commenced in 1993 and took 14 years for adoption and gazettal. LPS3 was formally initiated by Council in 2001 and adopted in 2006, before final approval of the WAPC / Minister for Planning and gazettal in March 2007.

LPS3 consists of a Scheme Text and Scheme Maps, dividing the local government district into zones to identify areas for specific uses and identified land reserved for public purposes. The Scheme Text controls the types of uses and developed permissible in different zones, sets out requirements for approval and enforcement, and include particularly controls heritage and special control areas.

LPS3 has been subject to both minor and major amendments to make the scheme consistent with adopted strategies and policies, as well as dealing with site specific matters. The scheme reads as a document that has been updated to reflect different phases of reform within the local and state planning frameworks, and has legacy components from the former DPS2 making interpretation difficult, particularly regarding additional and special uses.

LPS3 has therefore been in operation for over 17 years so repealing for replacement by new Local Planning Scheme No. 4 is considered necessary to address key planning issues and to provide the City with necessary standards for planning and development control throughout the municipal district. The scheme must also be informed by a current local planning strategy, consistent with and addressing implementation of relevant legislation, the State planning framework, and the City's corporate and planning frameworks.

Furthermore, given preparation of LPS3 commenced prior to 1999 it was based on the previous system of a Scheme Examination Report, and not a Local Planning Strategy. Following adoption of LPS3 the City of Kalamunda Local Planning Strategy (2010) was prepared and adopted by Council in 2011, approved by the WAPC in 2013, with an expected 20-year timeframe up to 2031. Preparation of a contemporary local planning strategy is necessary to inform preparation of a new local planning scheme.

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5.1. LEGISLATIVE ALIGNMENT

LPS3 is based on the Model Scheme Text as set out in the now revoked *Town Planning Regulations 1967*, and not aligned with the Model Provisions in Schedule 1, Deemed Provisions in Schedule 2, and Legends used in Scheme in Schedule 3 of the Planning Regulations 2015, discussed below.

5.1.1. Model Provisions

The Schedule 1 Model Provisions provide the form and content for all new local planning schemes including generic parts and provisions, and flexibility for certain provisions to add specific requirements for different scheme areas subject to approval of the Minister. Modifications to the model provisions however are to be via exception and require justification.

Some current provisions in LPS3 do not have a similar Model Provisions for replacement, and some provisions are now redundant where covered by separate legislation or policy, or not within the City's enforcement jurisdiction.

Reformatting of LPS3 to match the Model Provisions would require significant customisation, including scheme objectives, names of zones, land use permissibility, development requirements, custom schedules, and other general requirements.

From LPS3, portion of Part 1 – Preliminary, Part 3 – Reserves, Part 4 – Zones and the Use of Land, portion of Part 5 - General Development Requirements, portion of Part 6 - Special Control Areas and Schedule 1 – Dictionary of Defined Words and Expressions, are inconsistent with the Model Provisions. Within a new local planning scheme these sections must address those below:

Part 1 – Preliminary – including responsibility, contents, purposes, aims and relationships of a scheme.

Part 2 – Reserves – including description, names, objectives for regional and local reserves.

Part 3 – Zone and use of land – including zone names and objectives; zoning table interpretations; tables for additional uses, restricted uses, special use zones; and non-conforming uses.

Part 4 – General development requirements – including references to state planning policies including the Residential Design Codes; environmental conditions; additional and variations to site and development requirements; and restrictive covenants.

Part 5 – Special control areas – applicable to significant areas.

Part 6 – Terms referred to in scheme – including general definitions and land use terms.

Changes and refinement to the various schedules such as additional uses, special uses, etc; plus, review and refinement of all Special Control Areas is necessary for inclusion in a new local planning scheme.

5.1.2. Deemed Provisions

The Schedule 2 Deemed Provisions provide uniform provisions that are automatically read into and replace any similar provisions in all local planning schemes, and cannot be altered, varied, or excluded. The Deemed Provisions largely consist of administrative requirements such as development assessment, planning processes, and advertising requirements.

Section 72(2A) of the Planning Act however allows for a scheme to include supplemental provisions to the Deemed Provisions, provided those supplemental provisions are consistent with or not already covered by the Regulations. Supplemental provisions can be included in a scheme as a schedule immediately after Part 6 and introduced through an amendment process or scheme review process.

Amendment N83 to LPS3 adopted by Council in 2019 (abandoned in 2020 pending a full scheme review) identified two supplemental provisions related to Exempt Advertisements and Unkempt Land. The recommended preparation of a new local planning strategy and new local planning scheme can further analyse the need for any supplemental provisions.

Whilst the Deemed Provisions have been in effect and use since October 2015, effectively replacing any conflicting provisions in LPS3, users must read both LPS3 and the Deemed Provisions which can be difficult to navigate. Preparation of a new local planning scheme could include the Deemed Provisions for convenience, however the WAPC's advice is to instead provide instruction to access the Deemed Provisions as a separate document.

From LPS3, portion of Part 1 – Preliminary, Part 2 – Local Planning Policy Framework, portion of Part 5 – General Development Requirements, portion of Part 6 Special Control Areas, Part 7 – Heritage Protection, Part 8 Development of Land, Part 9 – Applications for Planning Approval, Part 10 Procedure for Dealing with Applications, Part 11 – Enforcement and Administration, and forms in Schedules 6, 7, 8 and 9 are already replaced as Deemed Provisions below:

Part 1 - Preliminary – Terms to be used, heritage-protected places, and R-Codes deemed-to-comply compliance.

Part 2 – Local planning framework – Including the purpose of a local planning strategy, and the status and procedures for local planning policies.

Part 3 – Heritage protection – Includes terms, list, areas, agreements, scheme variations, and conservation notices.

Part 4 – Structure plans – Includes terms, preparation, advertising, determination, costs, effect, duration, amendment, and revocation.

Part 6 – Local development plans – Includes terms, preparation, advertising, determination, effect, duration, amendment, and revocation.

Part 7 – Requirement for development approval – Including exempt works and land uses, and local government advice.

Part 8 – Applications for development approval – Including form, action, and advertising.

Part 9 – Procedure for dealing with applications for development approval – Including

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requests for additional information or material, consultation, consideration, determination, commencement of development, temporary and scope of approval, decision, and review, and amending or cancelling.

Part 9A – Provisions about car parking – Including terms, shortfall, variations, payment in lieu of parking and plans, and shared parking arrangements.

Part 10A - Bushfire risk management – Including terms, bushfire prone areas, development, transitional.

Part 10B – Exemptions for planning requirements for state of emergency – Including Ministerial notice effect and cessation.

Part 10 – Enforcement and administration – Including local government powers, advertisement repairs, and delegations.

Part 11 – Forms referred to in this Scheme – Including for development applications, advertising, public notice, and determination.

Part 12 – Miscellaneous – Including publishing documents, and Commission variations.

Part 13 – Transitional provisions for Planning Regulations Amendment Regulations 2020 – Including terms, application, advertising, activity centres or structure plans.

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5.2. SCHEME ANALYSIS**5.2.1. Overview Of Scheme Amendments**

Since gazettal of LPS3 in 2007, there have been 106 completed scheme amendments, as provided in the table below, with a small number of amendments not completed or refused.

The City in 2017 initiated Amendment 83 to align LPS3 with the Model Provisions and Deemed Provisions of the Planning Regulations by reformatting plus rewording or removing obsolete provisions. Although Amendment 83 was adopted by Council in 2019, the amendment was subsequently abandoned in 2020 on advice from DPLH due to regulatory issues, and instead triggering a full review of LPS3.

AMD No	Gazettal Date	Summary
9	01/05/2009	Schedule 4 - Add Special Use Zone SU19 for Lot 1 (31) Sanderson Road, Lesmurdie.
3	15/05/2009	Schedule 1 - Modify definition of Chalet; and Schedule 2 - Add Additional Use No. 45 for Lot 796 (223) Walnut Road, Bickley.
16	25/06/2010	Schedule 2 – Add Additional Use No. 16 for Lot 10 (30) Mundaring Weir Road, Kalamunda.
21	23/07/2010	Schedule 2 – Add Additional Use No. 21 for Lot 200 (80) Dodd Road, Bickley.
20	12/10/2010	Add new clause 5.23 for Unkempt Land; and in Schedule 1 – add Disused Material definition.
7	02/11/2010	Modify Table 3 – Parking Requirements for Warehouse land use.
30	25/01/2011	Delete clauses 5.10.2 (ii) and (iii), and clauses 5.14.2 (i) and (ii).
36	17/05/2011	Schedule 4 – Modify Special Use Zone SU4.
34	23/12/2011	Add clause 4.2.4 – Industrial Zones; delete clause 5.4 – Special applications subdivision of land; and insert Schedule 11 – Development Area for Part 3 Forrestfield / High Wycombe Industrial Area DA1.
38	23/12/2011	Schedule 4 – Delete Special Use Zone SU7.
23	07/02/2012	Delete Clause 6.2.10; and modify Schedule 11 – Development Areas for Milner Road, High Wycombe.
40	02/03/2012	Schedule 2 – Add Additional Use No. 46 for Lot 796 (223) Walnut Road, Bickley.
47	14/05/2013	Schedule 2 – Add Additional Use No. 48 Lot 7 (7) Emanuel Court, Wattle Grove.
48	10/05/2013	Modify Table 1 Zoning Table to include Industrial Development zone, Logistics Centre land use and research and Technology Premises land use; add definitions to Schedule 1 for Logistics Centre and Research and Technology Premises, add new clause 6.5 and Schedule 12 for Development Contribution Areas; and add Schedule 13 for Statutory Static Feasibility Assessment Model.
52	28/02/2014	Modify Table 2 - Site Requirements for Residential Zone as per the Residential Design Codes.

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AMD No	Gazettal Date	Summary
49	03/06/2014	Schedule 2 – Add Additional Use No. 47 for Lot 3 (35) Merrivale Road, Pickering Brook
54	06/06/2014	Reclassify/rezone from Public Purpose to District Centre for Lot 601 (17A) Mead Street, Kalamunda.
50	25/07/2014	Modify Table 2 – Site Requirements to include provisions for the Industrial Development zone
60	25/07/2014	Schedule 2 – Add Additional Use No. 49 for Lot 9 (10) Stirk Street, Kalamunda.
63	15/08/2014	Modify Table 3 - Car Parking requirements for Shop land use as 5 bays per 100 sqm of NLA.
58	01/08/2014	Modify provisions, Zoning Table - Table 1 permissibility and Schedule 1 definition for Commercial Vehicle Parking.
45	12/09/2014	Updated provisions and mapping and provisions for Middle Helena Catchment Area Special Control Area SC5.
62	02/09/2014	Rezone from Residential to Commercial for Lot 24 (518), Lot 25 (516) and Lot 26 (514) Kalamunda Road, High Wycombe.
59	24/10/2014	Reclassifying/rezone from Public Purpose (Hall/Community Centre) to Special Rural for Lot 4255 (29) Lewis Road, Wattle Grove.
65	08/05/2015	Reclassify/rezone from Public Purpose to Special Rural for Lot 5 (33) Lewis Road, Wattle Grove.
61	03/07/2015	Schedule 2 – Add Additional Use No. 50 for Lot 36 (831) Welshpool Road East, Wattle Grove
66	03/07/2015	Modify Table 1 Zoning Table permissibility for Restaurant and Chalets (Short Term Accommodation) and Home Business.
44	25/08/2015	Rezone from Special Rural to Residential Bushland R5 for Lot 100 (73) and 101 (93) First Avenue, Bickley.
67	02/10/2015	Modify provisions and mapping to include Bushfire Prone Areas.
41	29/01/2016	Rezone from Residential Bushland and Special Rural to Residential R2.5 and R5 for Lot 51 (118) Lawnbrook Road West, Walliston; and Schedule 2 – Delete Additional Use (Item) 16.
68	29/01/2016	Modify Table 1 – Zoning Table to add Resource Recovery Centre use class; and modify Schedule 1 – Add Resource Recovery Centre land use definition.
73	09/02/2016	Reclassify/rezone from Public Purpose (Church) to Residential R5 for Lot 9000 (171) Glyde Road, Lesmurdie.
70	08/04/2016	Schedule 2 – Add Additional Use No. 51 for Lot 108 (18) Collins Road, Kalamunda.
64	19/08/2016	Schedule 2 – Add Additional Use No. 53 for Lot 213 (28) Lewis Road, Wattle Grove.
46	18/11/2016	Reclassify/rezone from Public Purposes (Hall/Community Centre) as Mixed Use and Residential R60 for portion of Lot 106 (88) Hale Road, Forrestfield.
72	06/12/2016	Schedule 2 – Add Additional Use No. 18 for Lot 1188 (34) Carinyah Road, Pickering Brook.
77	16/12/2016	Schedule 2 – Add Additional Use No. 55 for Lot 109 (182) Canning Road, Kalamunda.
74	30/12/2016	Omnibus amendments to correct text including Table 1- Zoning Table, Schedules 1, 2, 4, 10 and 12 and scheme maps.

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AMD No	Gazettal Date	Summary
79	17/01/2017	Schedule 4 – Add Special Use Zone SU7 for Lot 503 (105) Watsonia Road, Maida Vale.
87	05/05/2017	Rezone from Special Rural to Urban Development for Lot 25 (7) Gilba Place and Lot 26 (34) Brewer Road, Maida Vale.
84	09/05/2017	Insert new sub-clause 10.3 in relation to advisory committees.
85	25/08/2017	Schedule 1 - Modify definitions for Reception Centre, Tavern, Shop, Caretakers Dwelling and Garden Centre, and add definition of Tourist Development as per the Planning Regulations 2015 Model Provision definitions; and Schedule 2 – Add Additional Use No. 32 for Lot 1107 (40) Masonmill Road, Carmel.
31	5/09/2017	Modify clause 5.14.3 Commercial Zone and clause 5.15.1 Industrial Zones.
57	26/09/2017	Schedule 4 – Rezone from Special Rural as new Special Use Zone SU20 for Lot 500 (32) Gavour Road, Wattle Grove.
89	09/01/2018	Insert new clauses 6.1.1 j) and 6.8, modify Special Control Area 4 and rezone from Special Rural to General Industry and Light Industry for Kalamunda Wedge Precinct 3A of MKSEA.
86	06/02/2018	Rezone from Private Clubs and Institutions to Residential R25/R40 for Lot 73 (30) and portion of Lot 200 (24) Edney Road, High Wycombe.
80	06/02/2018	Rezone from Urban Development to Light Industry for Lots 10, 11, 12, 13, 14, 15, 16, 51, 52 and 53 Hatch Court, Lots 1, 8, 9 and 1499 Stirling Crescent, and Lots 200 and 201 Kalamunda Road, High Wycombe (Hatch Court Light Industrial Area).
82	06/02/2018	Insert new Clause 5.24 and rezone Dual Density Coded Areas of High Wycombe, Maida Vale, Forrestfield, and Kalamunda.
88	01/05/2018	Modify clause 6.5.12.2, modify Schedule 12 and remove Schedule 13 for Forrestfield/High Wycombe Industrial Area Development Contribution Area DCA1.
93	01/05/2018	Schedule 2 – Add Additional Use Zone A56 for Lot 65 (159) Milner Road, Forrestfield.
91	01/06/2018	Schedule 4 – Add Special Use Zone SU20 for Lot 50 (170) Sultana Road West, High Wycombe.
91	19/06/2018	Schedule 4 – Correct as Special Use SU21 for Lot 50 (170) Sultana Road West, High Wycombe.
75	25/09/2018	Schedule 11 – Rezone/reclassify and amend text for Urban Development Zone Development Area DA2 for High Wycombe South.
81	16/11/2018	Modify Table 1 - Zoning Table for Consulting Rooms use in the Residential zone.
95	25/01/2019	Schedule 2 – Add Additional Use A57 for Lot 3 (35) Merrivale Road, Pickering Brook.
35	15/03/2019	Rezone as Residential Bushland R5 for Lot 31 (16) Halleendale Road, Lot 32 (20) Halleendale Road, and Lot 33 (10) Dan Close, Walliston, and rezone as Special Rural for Lot 9000 (20) Dan Close, Walliston.
100	29/10/2019	Rezone from no zone to Residential R20 for a portion of Lot 500 (27) Wandoo Road, Forrestfield.
96	07/02/2020	Amend Table 1 - Zoning Table for District Centre and Commercial permissibility.

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AMD No	Gazettal Date	Summary
99	22/05/2020	Rezoning from Residential Bushland R2.5 to Residential R5, reclassify/rezone from Local Open Space to Residential R5, and reclassify/rezone from Special Rural to Local Open Space, for portions of Lot 50 Lawnbrook Road, Walliston.
102	22/05/2020	Schedule 2 – Adding Additional Use No. 58 for Lot 4 (51) Canning Road, Kalamunda.
94	24/11/2020	Schedule 4 – Amend Special Use Zone SU22 and rezone from Special Rural to Special Use SU22 for Lot 100 (280) Holmes Road, Forrestfield.
105	14/05/2021	Schedule 12 – Amending Method for Calculating Contributions for Forrestfield/High Wycombe Industrial Area Development Contribution Area DCA1.
103	03/12/2021	Reclassifying from Local Open Space to Civic and Community for Reserve 29190, Lot 613 Variety Street, Lesmurdie.
107	23/05/2023	Schedule 4 – Modify conditions applicable to Special Use SU20 for Lot 500 (32) Gavour Road, Wattle Grove.
110	11/07/2023	Schedule 12 – Amend period of operation and priority and timing of infrastructure for Forrestfield/High Wycombe Industrial Area Development Contribution Area DCA1.
108	04/08/2023	Rezone Lot 33 (4) Orange Valley Road and Lot 32 (4) Kirkdale Road, Kalamunda from Residential R10 to Residential R10/30.
106	25/08/2023	Rezoning for implementation of the Kalamunda Activity Centre Precinct Structure Plan.

There are two scheme amendments currently on hold and two live scheme amendments in progress:

AMD No	Status	Description
101	On hold	Draft Development Contribution Plan for Kalamunda Wedge Precinct 3C (MKSEA)
112	On hold	Zoning of Lot 42 (127) Canning Road, Kalamunda
113	Pending Council consideration	Draft Development Contribution Plan for High Wycombe South Residential Precinct
114	Pending Council consideration	Special Use Zone for Lot 4 (81) Canning Road, Kalamunda

5.2.2. Aims of the Scheme

LPS3 includes seven aims in relation summarised as promoting orderly and proper development; ensuring amenity and health; protecting environmental resources; conserving scientific and cultural significance; managing development and the environment; encourage rural pursuits; and other planning and land use matters.

The Model Provisions calls for a statement setting out the general aims of the scheme, which can be prepared to address the contemporary vision and objectives of the new local planning strategy.

5.2.3. Reserves

LPS3 includes twenty (20) Metropolitan Region Scheme (MRS) regional reserves, including ten (10) public purpose reserves. A review of these reserves to align with the MRS is necessary in preparation of a new scheme, with mapping anomalies to be addressed where practical.

LPS3 includes nineteen (19) local scheme reserves, including seventeen (17) public purpose reserves. Schedule 1, cl. 14 of the Planning Regulations sets objectives for 24 reserves. A review of the local and public purpose reserves, objectives, additional uses, and mapping is necessary to align with Schedule 1, Part 2, of the Planning Regulations, and the ultimate purpose, function/use, and tenure of land.

5.2.4. Zone Objectives

Given the operational age of LPS3 the variety of zones and objectives are a significant departure from the Model Provisions in Schedule 1 Part 3, cl.16 of the Planning Regulations.

Residential Zones

LPS3 includes the Residential, Residential Bushland and Urban Development zones and corresponding objectives. The Model Provisions include Residential, Urban Development and Special Residential Zones and contemporary objectives, with the WAPC's Consistent Local Planning Schemes 2024 deleting the Special Residential zone in new local planning schemes.

The current Residential zone and Urban Development zone objectives can be aligned with the contemporary Model Provisions, plus address local needs, non-residential uses, and future development within these zones.

The current Residential Bushland zone allows for R2.5 (4000m² lots) and R5 (2000m² lots) development addressing amenity, environmental characteristics, and bushfire hazard minimisation. Reconciling the Residential Bushland zone and objectives into a new scheme will need detailed consideration.

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Rural Zones

LPS3 includes the Special Rural, Rural Landscape Interest, Rural Conservation, Rural Agriculture, and Rural Composite Zones and objectives. The Model Provisions include Rural, Rural Residential, Rural Small Holdings, Rural Townsite and Tourism zones and objectives. The WAPC's Consistent Local Planning Schemes 2024 also includes a Priority Agriculture, Rural Enterprise, and Cultural and Natural Resource Use zones.

The LPS3 rural zones are a significant departure from the Model Provisions, and the current zones each have a narrow focus such as amenity, agriculture, or the environment. This themed approach is indicative of the planning framework when LPS3 was drafted.

Since gazettal of LPS3 in 2007, the legislative and State planning framework relevant to the City has become increasingly complex, with recent planning reforms addressing issues such as environmental conservation (SPP 2.0), groundwater protection (SPP 2.9), Rural Planning (SPP 2.5) and bushfire risk (SPP 3.7). The complex approach in LPS3 is prohibitive for diversification and additional land uses, common in the rural sector.

The LPS3 Special Rural zone, and potentially Residential Bushland zone discussed above, could be aligned with the Rural Residential zone and objectives in the Model Provisions. The four other rural zones would ideally be simplified to align with the Rural and potentially Rural Small Holding zones and objectives in the Model Provisions, with a balance between consistency and flexible land use permissibility and provisions to enable appropriate development diversity under a new scheme, particularly tourism-based uses.

Introduction of a Priority Agriculture, Rural Enterprise, Tourism, and Cultural and Natural Resource Use zone and objectives will need further consideration.

Commercial Zones

LPS3 includes Commercial, District Centre, Centre, and Centre DC1 zones and some corresponding objectives, plus Mixed Use zone under cl.4.2.5 Other Zones. The Model Provisions include Commercial, Mixed Use, Service Commercial and Centre Zones and contemporary objectives. The WAPC's Consistent Planning Schemes 2024 deletes the Commercial Zone and adds the Local Centre and Neighbourhood Centre zones.

The District Centre and Commercial zones in LPS3 are considered no longer necessary. The Centre and Mixed Use zones plus and new Service Commercial zone can be aligned with the Model Provisions objectives, with flexible land use permissibility to enable appropriate development diversity under a new scheme. Consideration of new Neighbourhood Centre and Local Centre zones is necessary with alignment to SPP 4.2 Activity Centres and the City's Activity Centres Strategy 2021.

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Industrial Zones

LPS3 includes Light Industry, General Industry, Service Station, and Industrial Development zones, with objectives for Light Industry and General Industry zones. The Model Provisions include Light Industry, General Industry, Industrial Development and Strategic Industry and corresponding objectives.

The Service Station zone is excluded from the Model Provisions and noting the WAPC's Consistent Local Planning Schemes 2024, the zone is no longer necessary. The objectives of General Industry Zone, Light Industry Zone and Industrial Development Zone can be aligned with the Model Provisions, with flexible land use permissibility to enable appropriate development diversity under a new scheme.

Other Zones

LPS3 includes Special Uses, Mixed Use and Private Clubs and Institutions zones and corresponding objectives. The Model Provisions include Special Use and Mixed Use; and objectives for a renamed Private Clubs, Institutions and Places of Worship zones including places of worship objectives.

Special Use zones are discussed below in Schedule 5, and the Mixed Use zone discussed above in Commercial zones. Review of all Private Clubs and Institutions zones, Special or Additional Uses zones, and approved clubs and places of worship land uses is necessary and alignment with Model Provisions where practical.

5.2.5. Zoning Table & Land Use Permissibility

LPS3 currently has 84 active use classes across 16 zones. Numerous amendments have added and removed land uses during the 17-year operation of LPS3. The City will also be progressing an amendment to LPS3 to address the State Government's Short-Term Rental Accommodation planning reform.

Review and consolidation of the land use permissibility and zoning table can provide clarity and flexibility under a new scheme and align with the Model Provisions provided in Schedule 1 Part 3 s. 18, and the WAPC's Consistent Planning Schemes Report 2024.

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5.2.6. Special Control Areas

Part 6 in LPS3, plus supporting schedules and mapping, include nine (9) Special Control Areas, discussed below:

Development Areas – Schedule 11

There are three Development Areas delineated under Schedule 11 and mapping of LPS3.

Reference	Description	Status
Part 1	Wattle Grove Urban Cell 9 – Infrastructure Cost Sharing Arrangement (ICSA)	Schedule 11 provisions provide for the administration and management of the Cell 9 ICSA. Based on the status of the ICSA, all infrastructure is forecast to be delivered and cost contribution liabilities made or accounted for by 2027/28 and the Cell 9 ODP (Structure Plan) will be normalised into the new Scheme.
Part 2 (DA2)	Milner Road, High Wycombe, DA2	Environmental conditions have been addressed through the preparation of structure plans. Future subdivision to adhere to the principles in the structure plan. Recommended removal of DA2, or consolidation of development requirements through the review if the scheme.
Part 3 (DA1)	Forrestfield / High Wycombe Industrial Area	Utilised to guide development applications in the industrial area. Recommended removal of DA1, or consolidation of development requirements through the review if the scheme.

These areas are Structure Plan or Outline Development Plan areas and the LPS3 provisions and mapping need review and alignment with Model Provisions where practical or included as read Deemed Provisions.

Wattle Grove Urban Cell 9

The Infrastructure Cost Sharing Arrangement (ICSA) provisions for the Wattle Grove Urban Cell 9 are incorporated in Schedule 11, gazetted in October 1997. The ICSA Report and the associated cost apportionment schedule sets out the calculation of cost contributions for development in accordance with the methodology shown in the ICSA. The ICSA Report is a dynamic document to maintain the currency of the cost of infrastructure, land and other ICSA items. The ICSA Report does not form part of LPS3 however is reviewed annually.

As the ICSA was initiated prior to the establishment of State Planning Policy 3.6 Infrastructure Contributions, the ICSA does not operate in accordance SPP 3.6 or pursuant to Clause 6.5 and Schedule 12 of LPS3. Supplemental provisions may be necessary in a new local planning scheme to address ongoing operation of the ICSA.

Milner Road, High Wycombe DA2

Provisions under DA2 were initially included in LPS3 through Amendments 29 and 75 in the context of land use planning for High Wycombe South around the (at the time proposed) High Wycombe train station. The provisions establish requirements to manage protection of environmental values within the area identified on the LPS 3 map as DA2. It

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should be noted that the identification of DA2 has been removed following the introduction of the METRONET East Redevelopment Area over the Transit Oriented Development Precinct in High Wycombe South. It is therefore envisaged that the preparation of a new Local Planning Strategy and Scheme will result in the removal or, to the extent that these provisions are still required, consolidated into development requirements in the Scheme text.

Forrestfield High Wycombe Industrial Area – DA 1

Forrestfield / High Wycombe Stage 1 (FFHW Stage 1) Light Industrial area, generally bounded by Milner Road, Sultana Road West, Roe Highway, and Berkshire Road is zoned Urban Development with development and land use guidance provided through a local structure plan. DA1 provisions were inserted into LPS 3 to reinforce land use permissibility controls for industrial development, specifically to ensure that general and heavy industrial uses are not permitted.

Given the FFHW Stage 1 Light Industrial area is nearly full build-out and the transition of surrounding land uses to urban and activity centre uses, the review of the scheme should consider whether these provisions are still needed for the long term management of land use and interfaces.

Development Contribution Areas – Schedule 12

Reference	Description	Status
DCA1	Forrestfield High Wycombe Light Industrial Area – Stage 1	Period of Operation until 10 May 2028
- Draft	Kalamunda Wedge Precinct 3A of Maddington Kenwick Strategic Employment Area	LPS3 Amendment 101 is currently on hold pending further confirmation of
- Draft	High Wycombe South Residential Precinct	LPS3 Amendment 113 and draft DCP in progress

The City has a current DCP in the Forrestfield / High Wycombe Industrial Area. An Infrastructure Contribution Sharing Arrangement (ICSA) is operative for Wattle Grove Cell 9 predating SPP 3.6, although operating under similar principles.

A draft DCP prepared for the High Wycombe South Residential is pending determination through Amendment 113. A draft DCP for the Kalamunda Wedge Precinct 3C of MKSEA is on hold pending greater certainty of land use and infrastructure coordination outcomes associated with further rezoning proposals within the City of Gosnells portion of the MKSEA precinct.

The new strategy and scheme will be prepared to align with the principles of SPP 3.6, with operative infrastructure cost sharing arrangements, and to the extent possible, standardise and simplify the administrative provisions for the management of future DCPs.

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Design Guidelines for Designated Areas – Special Control Area SC2

Clause 6.4 of LPS3 includes provisions to designate and include areas needing design guidelines and development standards. LPS3 mapping shows a redundant special control area for the Kalamunda Town Centre Design Control Area (KDCA), superseded by recent gazettal of LPS3 Amendment 106, approval of the Kalamunda Activity Centre Precinct Structure Plan, and Local Planning Policy 30 Kalamunda Activity Centre Built Form Design Guidelines.

Development Guidelines for other areas such as the Maddington Kenwick Strategic Employment Area (MKSEA) Kalamunda Wedge Precinct 3A and the Forrestfield / High Wycombe Stage 1 Industrial Area are not shown as SC2 areas in LPS3, with respective Local Planning Policies 19 and 27 in place. Preparation of a new planning scheme is to consider the need for such special control areas.

Areas Subject to Aircraft Noise – Special Control Area SC3

Clause 5.21 of LPS3 includes provisions for areas in proximity to Perth Airport where subject to aircraft noise in excess of 20 ANEF (meaning Australian Noise Exposure Forecast), with development to incorporate noise attenuation and subdivisions to include memorials on title.

The SC3 area was mapped in 2007 and has not been updated since to reflect the 2009, 2014 or 2019 ANEF contours. Notwithstanding this inconsistency, planning and development control remains subject to declared noise constraints having regard to State Planning Policy 5.1 – Land Use Planning in the Vicinity of Perth Airport and the Planning Regulations, including consultation with Perth Airport. A special control area is considered unnecessary in a new local planning scheme.

Poultry Farm Buffer – Special Control Area SCA4

Clause 6.1 lists Special Control Area 4 (SCA4) for 300 metre radius poultry farm buffers, with two areas shown on the scheme maps for former sites on Brook Road, Wattle Grove and Victoria Road, Wattle Grove. Land use and development in proximity to existing poultry farms or proposed new developments must have due regard to SPP 2.5 Rural Planning. City records indicate neither site is currently in operation, so review of SCA4 is necessary in preparation of a new local planning scheme.

Middle Helena Catchment Area – Special Control Area SC5

Clause 6.6 of LPS3 includes provisions for the Middle Helena Catchment Area as a Special Control Area (SC5), relevant to the section of the Helena River from the Mundaring Weir downstream to the Lower Helena Diversion Dam.

The area is subject to the findings and recommendations in the WAPC's Middle Helena Catchment Area Land Use and Water Management Strategy (2010), which identifies three priority classification areas (Priority 1, Priority 2, and Priority 3).

The SC5 augments the normal land use permissibility based on risk to the drinking water source, with specific objectives, discretionary land use and development control, and required consultation with the Department of Water and Environmental Regulation.

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The current LPS3 provisions and mapping need review for ensure alignment with contemporary planning controls and draft State Planning Policy 2.9 Planning for Water, pending final approval.

Bushfire Prone Areas – BPA

Amendment 67 to LPS3, gazetted on 2 October 2015, introduced a designated bush fire prone area mapping across most of the municipal district, with new clause 6.7 and Schedule 1 definitions. The LPS3 provisions however were superseded less than three weeks later with gazettal of the Planning Regulations on 19 October 2015, including new Deemed Provision Part 10A Bushfire risk management, and bushfire prone area mapping designated by the Fire and Emergency Services Commissioner.

The LPS3 provisions and mapping are redundant and unnecessary in a new local planning scheme, however the strategy and scheme must have regard to the new SPP 3.7 Bushfire, supporting Planning for Bushfire Guidelines, with a Bushfire Management Plan (Strategic Bushfire Hazard Level Assessment) likely required to inform preparation of a new strategy and scheme.

Kalamunda Wedge Precinct 3A – Special Control Area SCA6

Clause 6.8 and mapping relates to Special Control Area SCA6 for the Kalamunda Wedge Precinct 3A portion of the MKSEA development area, including provisions for bushfire assessment, local water management, environmental management, and design guidelines (under adopted LPP 17), plus specified land use permissibility for the General Industry and Light Industry Zones. Review of the SCA6 provisions and permissibility is necessary in preparation of a new local planning scheme.

5.2.7. Additional Uses, Restricted Uses and Special Use Zones

Additional Uses – Schedule 2

Pursuant to Clause 4.5, LPS3 includes fifty (50) additional use zones and conditions as shown on the scheme maps and listed in Schedule 2, summarised in the table below, providing development opportunities not otherwise permitted by the underlying zones.

Zone	Description of Land	Additional Use
A1	Lot 501 (255) Walnut Road, Bickley	Restaurant
A2	Lot 100 (95) Palmateer Drive, Bickley	Dog Kennels
A4	Lot 201 (714) Welshpool Road, Wattle Grove	Dog Kennels
A7	Lot 8 (550) Canning Road, Carmel	Restaurant; Craft Shop
A8	Pt Lot 102 (80) Canning Road, Kalamunda	Local Shop
A9	Lot 142 (176) Grove Road, Lesmurdie	Office; Professional Office; Consulting Rooms
A10	Lot 24 (269) Kalamunda Road, Maida Vale	Convenience store

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Zone	Description of Land	Additional Use
A11	Lot 852 (115) Bracken Road, Pickering Brook	Part time Engineering Workshop
A12	Portion of Lot 1349 (765) Abernethy Road, Forrestfield	Child Care Centre; Fast Food Outlet; Medical Centre; Office; Restaurant; Service Station; Shop; Showroom; Tavern
A13	Reserve 27074 (350) Kalamunda Road, Maida Vale (Hillview Golf Course)	Tavern
A15	Lot 73 (29) Rosemount Terrace, Lesmurdie	Professional Office in a Dwelling House
A16	Lot 10 (30) Mundaring Weir Rd, Kalamunda	Chalets
A17	Part Lot 129 (84) Canning Road, Kalamunda	Veterinary Clinic or Surgery
A18	Lot 1188 (34) Carinyah Road, Pickering Brook	Sawmill; Storage; Light Industry
A19	Lot 200 (94) Brae Road, High Wycombe	Rotary Hoeing Business
A20	Lot 7 (23) Brand Road, High Wycombe	Educational Establishment
A21	Lot 824 (61) Merrivale Road, Pickering Brook	Second Residence
A22	Lot 3 (85), Lot 105 (91) & Lot 104 (95) Pickering Brook Road, Pickering Brook	Sale/Purchase Of Commercial Vehicles (Trucks) By Western Truck Sales Pty Ltd
A23	Lot 1 (116) Glenisla Road, Bickley	Art Gallery
A24	Lot 101 (19) Loaring Road, Bickley	Restaurant
A25	Lot 619 (50) Asher Road, Paulls Valley	Tourist or Short Stay Accommodation
A26	Pt Lot 3 (13) Heath Road, Kalamunda	Aged Persons Units
A27	Lot 200 (130) Pomeroy Road, Walliston	Wood Yard; Nursery
A28	Lot 501 (306) Pickering Brook Road, Pickering Brook	Second Residence
A29	Lot 108 (120) Victoria Road, Wattle Grove	Art Studio; Art Gallery; Art School
A30	Pt Lot 903 (110) Hummerston Road, Piesse Brook	Second Residence
A31	Lot 2 (66) Carinyah Road, Pickering Brook	Second Dwelling
A32	Lot 1107 (40) Masonmill Road, Carmel	Reception Centre; Tavern;

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Zone	Description of Land	Additional Use
		Shop; Caretakers Dwelling; Garden Centre; Recreation Private; Tourist Development
A33	Lot 32 (10) Kiev Court, Lesmurdie	Second Dwelling (additional accommodation)
A34	Lot 430 (361) Paulls Valley Road, Paulls Valley	Tourist Facility - Camel Farm
A35	Pt Lot 870 (542) & Pt Lot 4 (550) Pickering Brook Road, Pickering Brook	Wood Yard
A36	Lot 101 (221) Gooseberry Hill Road, Maida Vale	Health Studio; Swimming Pool; Shop
A37	Lot 60 (268) Kalamunda Road, Maida Vale	Hairdresser, Health Studio, Squash Courts
A38	Lot 60 (266) Kalamunda Road, Maida Vale	Hairdresser; Health Studio
A39	Lot 16 (262) Kalamunda Road, Maida Vale	Local Shop; Hairdresser; Liquor Store
A40	Lot 62 (264) Kalamunda Road, Maida Vale	Hairdresser
A41	Lot 101 (1100) Abernethy Road, High Wycombe	Fast Food Outlet; Convenience Store
A42	Lot 86 (3) Leschenaultia Way, Maida Vale	Place of Public Worship
A43	Lot 194 (811) Welshpool Road, Wattle Grove	Restaurant
A44	Lot 51 (51) Carmel Road, Carmel	Tea Room; Mini Winery
A45	Lot 796 (223) Walnut Road, Bickley	Chalets
A47	Lot 3 (35) Merrivale Road, Pickering Brook	Restaurant
A48	Lot 7 (7) Emanuel Court, Wattle Grove	Art Gallery
A50	Lot 36 (831) Welshpool Road East, Wattle Grove	Place of Worship
A51	Lot 108 (18) Collins Road, Kalamunda	Consulting Rooms
A52	Lot 200 (80) Dodd Road, Bickley	Recreation Private; Chalet; Tea Room
A53	Lot 7 (25) & Lot 4255 (29) Lewis Road, Wattle Grove	Community Purpose; Place of Worship
A54	Lot 213 (28) Lewis Road, Wattle Grove	Community Purpose; Place of Worship
A55	Lot 109 (182) Canning Road, Kalamunda	Consulting Rooms
A56	Lot 65 (159) Milner Road, Forrestfield	Motor Vehicle Wash; Service Station; Fast Food; Restaurant; Motor Vehicle

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Zone	Description of Land	Additional Use
		Repairs; Convenience Store
A57	Lot 601 (782) Welshpool Road East, Wattle Grove	Reception Centre
A58	Lot 4 (51) Canning Road, Kalamunda	Shop
A59	Lot 15 (12) Burt Street, Kalamunda	Motor Vehicle; Boat or Caravan Sales; Motor Vehicle Repairs

A detailed review of the additional use zones is necessary to retain, amend or not include in a new local planning scheme, having regard to any changes to the underlying zones and land use permissibility, status of development, relevance of development conditions, and landowner needs.

Restricted Uses – Schedule 3

Pursuant to Clause 4.6, LPS3 includes only one Restricted Use Zone RU2 as shown on the scheme map and in Schedule 3 summarised in the table below, applicable to land now within the curtilage of the High Wycombe Train Station including the bypass Dundas Road Link.

Zone	Description of Land	Restricted Uses
RU2	Portion of former Lot 12815 (882) Abernethy Road, Forrestfield	Car Park; Child Care Centre; Consulting Rooms; Consulting Rooms – Group; Cottage Industry; Education Establishment; Kindergarten; Medical Centre; Office; Public Utility; Reception Centre; Restaurant; Veterinary Clinic or surgery; Workshop – Place of.

RU2 was included upon gazettal of LPS3, carried over from District Planning Scheme No. 2 Amendment 177, originally gazetted on 22 October 1999. Consultation with relevant State agencies will be necessary to determine relevance for Part 3 of a new local planning scheme, with preliminary analysis expecting removal of RU2 and potential Public Purpose reservation and/or as unzoned land.

Special Use Zones – Schedule 5

Pursuant to Clause 4.7, LPS3 includes nineteen (19) Special Use zones and conditions as shown on the scheme maps and listed in Schedule 5, summarised in the table below, providing specific development opportunities and restrictions.

Zone	Description of Land	Special Use
SU1	Lot 1000 (369) Holmes Road, Forrestfield	Service Industry
SU2	Lot 13 (11) Salix Way, Forrestfield	Office; Medical Centre
SU3	Lot 801 (332) Kalamunda Road, Maida Vale, and Lot 190 (170) Hale Road, Forrestfield	Nursery; Special Garden Centre

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Zone	Description of Land	Special Use
SU4	Lot 301 (384) Holmes Road, Forrestfield	Office; Shop; Veterinary Centre; Consulting Rooms
SU5	Lot 65 (797), Lot 798 (1146), Lot 799 (1140), Lot 800 (1136), Lot 801 (1132), Lot 802 (1128), Lot 803 (1124), Lot 804 (1120), Lot 1 (1116), Lot 2 (1114) Abernethy Road; Lot 807 (2) Aurora Entrance; Lot 806 (75), Lot 102 (88), Lot 103 (90), Lot 104 (81), Lot 105 (85), Lot 89 (106), Lot 223 (107), Lot 117 (224), Lot 112 (123) and Lot 113 (127) Dundas Road, High Wycombe; and Lot 14742 (102), Lot 211 (106), Lot 22 (120), Lot 225 (132) and Lot 114 (136) Wittenoom Road, High Wycombe	Business
SU6	Lot 9 (115) Canning Road, Kalamunda	Consulting Rooms and Professional Offices
SU7	Lot 503 (105) Watsonia Road, Maida Vale	Reception Centre; Caretakers Dwelling; Place of Worship
SU9	Lot 319 (186) Hale Road, Forrestfield	Caravan Park
SU10	Lot 402 (351) Hawtin Road, Forrestfield	Caravan Park
SU11	Lot 498 (2) Cypress Road, Forrestfield	Car Park
SU13	Lot 4 (81) Canning Road, Kalamunda	Gymnasium; Health Studio (subject to Amendment 114)
SU15	Lot 1 (345) Kalamunda Road, Maida Vale	Church; Convention
SU16	Portion of Lot 29 (492) Kalamunda Road, Maida Vale	Car Park
SU17	Lot 100 (597) Kalamunda Road, Kalamunda	Park Home Village
SU18	Lot 98 (530) Kalamunda Road, High Wycombe	Shopping Centre; Tavern
SU19	Lot 304 (31), Lot 305 (33) & Lot 306 (35) Rosemount Terrace and Lot 302 (31) & Lot 302 (33) Sanderson Road, Lesmurdie	Aged Persons Dwellings
SU20	Lot 500 (32) Gavour Road, Wattle Grove	Integrated Aged Care Facility – Aged Residential Care; Aged or Dependent Persons' Dwellings; Residential Aged Care; Caretaker's Dwelling; Consulting Rooms
SU21	Lot 50 (170) Sultana Road West, High Wycombe	Light Industry Zone uses excluding Motor Vehicle Wrecking and Fast Food Outlet; Single

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Zone	Description of Land	Special Use
		House; Home Occupation
SU22	Lot 100 (280) Holmes Road, Forrestfield	Place of Worship; Ancillary Dwelling; Caretakers Dwelling; Community Purpose; Residential Building; Place of Worship; Special Rural Zone uses.

A detailed review of the Special Use zones is necessary to retain, amend or not include in a new local planning scheme having regard to any changes to the other zones and land use permissibility, status of development, relevance of development conditions, landowner needs, and objectives from the Model Provisions.

Environmental Conditions – Schedule 10

LPS3 includes only one Environmental Conditions area (EC1) applicable to the Forrestfield Marshalling Yards and portions of Abernethy Road.

Reference	Description	Status
EC1	Statement 511 for Forrestfield Marshalling Yards	In Effect

EC1 was included upon gazettal of LPS3, carried over from District Planning Scheme No. 2 Amendment 177, originally gazetted on 22 October 1999. Consultation with relevant State environmental and transport agencies will be necessary to determine relevance and need within a new local planning scheme.

METRONET East Redevelopment Area – High Wycombe Project Area

In May 2021, the Metronet East Redevelopment Scheme (Redevelopment Scheme) was gazetted for the High Wycombe Project Area, with DevelopmentWA assuming planning authority and excluding the area from LPS3. The project area is generally bound by Dundas Road to the west, Poison Gully Creek to the north, and Milner Road/Brae Road to the east, and designated to maximise development opportunities arising from the High Wycombe Train Station and help create a connected activity centre.

DevelopmentWA has responsibility for preparing a project vision for the area, preparing the planning framework to guide future development, and for assessing and determining development applications. A draft METRONET East High Wycombe Structure Plan is pending determination, and to be supported by subsequent planning instruments.

Whilst the project area is excluded from LPS3, a new local planning strategy and local planning scheme must have regard to Redevelopment Scheme project area planning framework, and future normalisation into the City of Kalamunda's operative planning scheme.

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5.3. LOCAL PLANNING INSTRUMENTS

Pursuant to cl.28 and cl.57 of the Planning Regulations all structure plans or local development plans have respective 10-year effective periods, unless approved by the WAPC, with some instruments due to expire on 19 October 2025 being 10 years since gazettal of the Planning Regulations.

Normalisation of zones and provisions for the revoked Structure Plans and Local Development Plans will be undertaken as separate project and amendments to LPS3, and subsequent consolidation within a new local planning scheme.

5.3.1. Structure Plans

The City currently has eighteen (18) active structure plans with variable zones such as Urban Development or Industrial Development, and variable terms of approval, as per the table below.

Name of Instrument	WAPC Approval	Expiry Date	Recommendation
Maida Vale Cell 6 U6	1995	19 Oct 2025	Satisfactory
Forrestfield Outline Development Plan Areas 1, 2, 3 & 4 U7	Jun 1998	19 Oct 2025	Satisfactory
Outline Development Plan Urban Cell 7 (U7) for Forrestfield Landowner Agreement Area 1	Feb 1999	19 Oct 2025	Revoke
High Wycombe Area U2 Outline Development Plan	Dec 2000	19 Oct 2025	Satisfactory
Wattle Grove Cell 9: Adopted Outline Development Plan	March 2001	19 Oct 2025	Satisfactory
Forrestfield Industrial Area Structure Plan	Feb 2002	19 Oct 2025	Revoke
Revised Outline Development Plan Urban Area 2 High Wycombe	August 2005	19 Oct 2025	Revoke
Outline Development Plan Agreement Area 3D Forrestfield	May 2007	19 Oct 2025	Revoke
Outline Development Plan Lot 12 Kalamunda Rd High Wycombe	April 2009	19 Oct 2025	Revoke
Canning Location 311 Structure Plan (August 2014)	Jan 2010	19 Oct 2025	Satisfactory
High Wycombe Urban Area U2 – Larwood Crescent Outline Development Plan U2	Nov 2010	19 Oct 2025	Satisfactory
Forrestfield/High Wycombe Industrial	March 2013	19 Oct 2025	Satisfactory

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Name of Instrument	WAPC Approval	Expiry Date	Recommendation
Area Stage 1 Structure Plan			
High Wycombe Urban Area Structure Plan U4	July 2014	19 Oct 2025	Revoke
Lot 399 Sorenson Road, High Wycombe	March 2015	19 Oct 2025	Satisfactory
Forrestfield North District Structure Plan	Sept 2016	Sept 2026	Revoke
Forrestfield Local Structure Plan (The Hales)	June 2017	June 2027	Revoke
Karingal Green High Wycombe Outline Development Plan U2	May 2020	May 2030	Revoke
High Wycombe South Residential Precinct Local Structure Plan (Amendment No. 1)	July 2020 Amendment 1 - August 2023	July 2030	Satisfactory

Preliminary analysis of the eighteen (18) current structure plans has identified nine (9) structure plans that have served their purpose, with the areas fully developed, and can therefore be revoked and the relevant Development zone to be normalised. While some normalisation can occur through amendments to LPS3, new LPS4 will provide another opportunity for consolidation of zoning for structure plan areas.

Revocation and amendments to structure plans are conducted through a WAPC approval process, however older structure plans no longer needed can simply be left to expire on 19 October 2025 and then be no longer in effect.

An extension of time for a structure plan will require formal approval of the WAPC made through a request to DPLH. Subsequent reports are to be presented for Council decisions and actions. DPLH advice also confirms that allowing structure plans to expire or an extension of time would not require public consultation.

5.3.2. Local Development Plans

The City currently has thirty-two (32) active Local Development Plans relating to urban development.

Name of Instrument	Date Approved	Date Expires	Recommendation
Mixed Business Site – Lot 121 Worrell Avenue, High Wycombe	March 2006	19 Oct 2025	Revoke
Littlefield Road, High Wycombe	Sept 2009	19 Oct 2025	Revoke
Lot 61 & 62 Hale Road, Wattle Grove	June 2010	19 Oct 2025	Revoke
527-528 Berkshire Road, Forrestfield	May 2011	19 Oct 2025	Revoke
Lot 6 William Street, Wattle Grove	Oct 2012	19 Oct 2025	Revoke
40 and 48 Hardey East Road, Wattle Grove	2013	19 Oct 2025	Revoke

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Name of Instrument	Date Approved	Date Expires	Recommendation
Lot 57 Welshpool Road East, Wattle Grove	Feb 2014	19 Oct 2025	Revoke
(Lot 2) 84 St John Road, Wattle Grove	Nov 2014	19 Oct 2025	Revoke
Lot 104 (246) Pickering Brook Road, Pickering Brook	Jun 2015	19 Oct 2025	Revoke
Lots 61, 63, 64, 65, 71 and 72 Sheffield Road, Wattle Grove	Nov 2015	Nov 2025	Satisfactory
Lot 5 and 6 Hale Road, Wattle Grove (Stage 1)	2016	2026	Revoke
The Hales Stage 1A – Lots 500-541 and 556-557 Gala Way, Blossom View and Quince Way, Forrestfield	Dec 2016	Dec 2026	Revoke
Lot 5 and 6 Hale Road, Wattle Grove (Stage 2-4)	March 2017	March 2027	Satisfactory
The Hales Stage 1b (R60) – Lots 613-619 and 623-629 Dara and Auburn Lane, Forrestfield	June 2017	June 2027	Revoke
The Hales Stage 1b (R30) – Lots 543-551, 558, 600-612, 620-622, and 630-635 Gala Way and Canopy Circuit, Forrestfield	Oct 2017	Oct 2027	Revoke
Lot 8 Hale Road, Wattle Grove	Nov 2017	Nov 2027	Revoke
The Hales Stage 4 – Lots 804-864 and Lots 876-953	Feb 2018	Feb 2028	Satisfactory
The Hales Stage 5 – Lots 865-875	Feb 2018	Feb 2028	Revoke
The Hales - Lots 636-662, 700-730, 768-777 and 956-993, Forrestfield	Nov 2020	Nov 2030	Satisfactory
Lot 25 (7) Gilba Place, Maida Vale (Tempo Estate)	Nov 2018	Nov 2028	Revoke
Lot 500 Gavour Road Wattle Grove	June 2019	June 2029	Satisfactory
The Hales Stage 10 - Lots 1-60 Crimson Boulevard, Forrestfield	Feb 2020	Feb 2030	Satisfactory
The Hales Stage 4 - Lots 564 - 598 and Lots 778-803, Forrestfield	April 2020	April 2030	Revoke
Lots 1-6 & 41 Abernethy Road, High Wycombe	Nov 2020	Nov 2030	Satisfactory
Lot 50 Bluebell Ave, High Wycombe	Dec 2020	Dec 2030	Revoke
Hartfield Green Local Development Plan Lots 1-12, 28-32 & 37-39 Coyong	Oct 2022	Oct 2032	Satisfactory

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Name of Instrument	Date Approved	Date Expires	Recommendation
Rd, 13-25 Varia Cres, 26-27 Anomala Ave & 33-36 Gemina Ave, Wattle Grove			
12 Bruce Rd (Wattle Brook Estate), Wattle Grove	Jan 2023	Jan 2033	Satisfactory
Lot 800 Sheffield Road, Wattle Grove	April 2023	April 2033	Satisfactory
Lot 126 (39) Lawnbrook Road West (Walliston Heights), Walliston	June 2024	June 2034	Satisfactory
Lot 170 Maida Vale Road, Maida Vale	Oct 2024	Oct 2024	Satisfactory

Preliminary analysis the thirty-two (32) current Local Development Plans, eighteen (18) have achieved their purpose and are no longer required, and identified for revocation. Revocation, amendment or an extension of time for Local Development Plans can be undertaken under delegated authority or by resolution of Council if required.

Older local development plans no longer needed can simply be left to expire on 19 October 2025 and then be no longer in effect, or formally revoked. Subsequent reports are to be presented for Council decisions and actions.

5.3.3. Local Planning Policies

The Deemed Provisions of the Planning Regulations allow a local government to prepare a local planning policy (LPP) in respect of any matter related to the planning and development of the local planning scheme area. An LPP must be based on sound town planning principles and may address either strategic or operational considerations in relation to the matters to which the policy applies.

The primary intent of a local planning policy to guide decision making under the provisions of a Local Planning Scheme and should be derived from an objective or strategy within the local planning strategy.

At the time of writing, the City has 29 adopted LPPs, with twelve (12) issue specific (apply to a particular land use or types of development), eight (8) are both issue and location focussed on a particular area, and nine (9) are procedural in nature, as per the following:

Policy Title	Intent of Policy	Date Adopted / Reviewed
LPP1 Commercial Vehicle Parking	Issue Specific Land Use / Development Guidance	Sept 2013
LPP2 Advertising Signage	Issue Specific Land Use / Development Guidance	Dec 2013
LPP3 Effluent Disposal (Ancillary Accommodation in the Middle Helena Catchment)	Issue and location Specific Land Use / Development Guidance	May 2016
LPP4 Effluent Disposal (Agri-Tourist	Issue and location Specific Land Use /	May 2016

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Policy Title	Intent of Policy	Date Adopted / Reviewed
Development in Middle Helena Catchment)	Development Guidance	
LPP5 Ancillary Dwelling	Issue Specific Land Use / Development Guidance	June 2016
LPP7 Compliance	Procedural Guidance	July 2016
LPP8 Retention and Upgrade of Grouped Dwellings	Issue Specific Land Use / Development Guidance	July 2017
LPP9 Dual Density Design	Issue and Location Specific Land Use / Development Guidance	Nov 2017
LPP10 Family Day Care and Child Care Premises	Issue Specific Land Use / Development Guidance	May 2020
LPP11 Public Notification of Planning Proposals	Procedural Guidance	May 2020
LPP12 Place of Worship	Issue Specific Land Use / Development Guidance	April 2018
LPP13 Street Fencing, Walls and Gates	Issue Specific Land Use / Development Guidance	June 2018
LPP15 Outbuildings and Sea Containers	Issue Specific Land Use / Development Guidance	Oct 2018
LPP16 Design Review Panels	Procedural Guidance	May 2020
LPP17 Planning Administration	Procedural Guidance	Dec 2018
LPP18 Requirements of Local Planning Scheme Amendments	Procedural Guidance	Dec 2018
LPP 19 MKSEA Design Guidelines	Issue and Location Specific Land Use / Development Guidance	Feb 2019
LPP 20 Consulting Rooms in Residential Areas	Issue and Location Specific Land Use / Development Guidance	Sept 2019
LPP 22 Heritage Area – Avenue of Lemon Scented Gums	Issue and Location Specific Land Use / Development Guidance	May 2019
LPP 23 Retaining Wall and Earthworks	Issue Specific Land Use / Development Guidance	Dec 2019
LPP 24 Development Contribution Arrangements	Procedural Guidance	Aug 2021
LPP 25 Interim Development Contribution Arrangements	Procedural Guidance	Dec 2019
LPP 26 Public Art Contributions	Procedural Guidance	Dec 2021
LPP 27 Forrestfield/High Wycombe Industrial Area Design Guidelines	Issue and Location Specific Land Use / Development Guidance	Aug 2019

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Policy Title	Intent of Policy	Date Adopted / Reviewed
LPP 28 Delivery of State and Local Strategies through the Preparation of Structure Plans	Procedural Guidance	Feb 2021
LPP 29 Un-hosted Holiday Houses	Issue Specific Land Use / Development Guidance	Sep 2020
LPP 30 Kalamunda Activity Centre Plan Built Form Design Guidelines	Issue and Location Specific Land Use / Development Guidance	May 2022
LPP 31 Container Deposit Scheme Infrastructure	Issue Specific Land Use / Development Guidance	May 2021
LPP 32 Local Open Space LPP 32 Schedule 1 Supporting Information	Issue Specific Land Use / Development Guidance	Aug 2021

The key focus areas for LPPs, in the context of the preparation of a new local planning strategy and scheme, are to:

- Minimise the number, and reduce complexity, of local planning policies.
- Ensure policies are updated to respond to key planning issues, objectives and strategies identified in the local planning strategy.
- Specifically align with, and respond to, the needs of the scheme.
- Foreshadow any new local planning policies required to respond to any emerging planning issues or opportunities.

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6. CONCLUSION

6.1. REVIEW COMMENTS

This Report of Review has been prepared in accordance with Regulation 65 of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the purposes of determining if the current City of Kalamunda LPS3 is performing as intended, namely:

- Is aligned with the intent of the Local Planning Strategy.
- Is aligned with the State Planning Framework.
- Supports transparent and efficient decision making; and
- Outcomes are being delivered 'on the ground' that support the objectives of the Scheme as they relate to the development and growth of the City.

Fundamentally LPS3 must regulate how land is to be used and developed, however it must also deliver on the City's strategic vision and respond appropriately to the changes and challenges.

LPS3 has been in operation for over 17 years so repealing and replacement with a new scheme is considered necessary to address key planning issues and to provide the City with appropriate standards for planning and development control throughout the municipal district. The scheme must also be informed by a current local planning strategy, consistent with and addressing implementation of relevant legislation, the State planning framework, and the City's corporate and planning frameworks.

Since gazettal of LPS3 in 2007, there has been significant changes to legislation and state planning framework impacting the function of LPS3. This review highlights the scheme text is inconsistent with the *Planning and Development (Local Planning Schemes) Regulations 2015* in terms of form and content. As evidenced in this Report of Review, there is a large volume of planning instruments and provisions currently in operation, significant fragmentation and complexity of controls, and the link between strategy and policy is lacking definition. Therefore, it is considered necessary for the City of Kalamunda LPS3 to be repealed and replaced with a new Local Planning Scheme No. 4.

In addition, there are other key matters outlined in this Report of Review that require further investigation, plus support and guidance with the State Government, such as normalising structure plan areas, planning area investigations, and addressing any planning framework anomalies.

The City of Kalamunda Local Planning Strategy (2010) was adopted by the WAPC in 2013, with an expected 20-year timeframe up to 2031. The Strategy addresses relevant State Planning Policies and Frameworks and interprets the impacts and requirements of these documents for the City. The Strategy provides context for the land use zones, reservations, and statutory provisions that are contained within the Scheme.

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The strategy has been in operation for 13 years and prepared prior to the WAPC release in 2021 of the Local Planning Strategy Guidelines. In 2017, the City commenced a preliminary review of Local Planning Strategy (2010) and relevant sub-strategies. Since that period, the following new or revised sub-strategies have been adopted: Public Open Space Strategy (2018); Industrial Development Strategy (2018); Environmental Land Use Planning Strategy (2019); Activity Centres Strategy (2021); Local Housing Strategy (2021); Urban Forest Strategy (2023); and Local Biodiversity Strategy (2023). Broad principles and key actions from the sub-strategies will require consolidation into a new local planning strategy.

Based on the above analysis and the modernisation of the planning framework since, a new local planning strategy should be prepared to address current planning directions and inform a new local planning scheme. A new strategy must ensure alignment with the City's corporate framework and contemporary planning principles and requirements, and to provide a long-term vision to support preparation and implementation through a new local planning scheme.

Noting the above, it is recommended that a new Local Planning Strategy and Scheme be prepared to replace the existing Local Planning Scheme No. 3 and Local Planning Strategy (2010) respectively.

6.2. RECOMMENDATIONS

In view of the findings and conclusions in this report, the following recommendations are made with respect to progression of the City of Kalamunda local planning framework:

That Council:

1. APPROVES the content and recommendations of the Report of Review and forwards the report to the Western Australian Planning Commission for consideration, in accordance with Pursuant to Regulation 66 (1)(b) and (c) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
2. RECOMMENDS to the Western Australian Planning Commission that the City of Kalamunda Local Planning Scheme No. 3 should be repealed, and a new scheme be prepared in its place, in accordance with Regulation 66(3)(a)(iii) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
3. RECOMMENDS to the Western Australian Planning Commission that the City of Kalamunda Local Planning Strategy (2010) should be revoked, and a new local planning strategy be prepared in its place, in accordance with Regulation 66(3)(b)(iii) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

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4. NOTES that the repeal of the Local Planning Scheme No. 3 and revocation of the Local Planning Strategy (2010) will only occur following the gazettal and endorsement of a suitable new Local Planning Scheme and Local Planning Strategy respectively.

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