

# Local Planning Scheme Amendment No.117 Initiation Report

April 2025



## Amendment 117 Initiation Report

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### **1.0 Introduction**

On 10 December 2024, Council endorsed the assessment and actions in the Structure Plan and Local Development Plan Rationalisation Report 2024. The report included an action to commence a Scheme amendment to rationalise Structure Plans that were no longer required and could have their zoning transferred to the local planning scheme.

The Structure Plans in this amendment have all been substantially implemented and are no longer required for the purpose of orderly and proper planning.

The purpose of this 'basic' scheme amendment is to transfer the zones and reserves shown on the applicable structure plans into Local Planning Scheme No.3 (LPS3), to ensure the City of Kalamunda (the City) maintains appropriate development controls upon expiration of the structure plans on 19 October 2025.

This process is referred to as the normalisation of structure plans.

### **2.0 Background**

The City of Kalamunda (City) Local Planning Scheme No.3 (LPS3) was gazetted in March 2007. During 17 years of operation, a number of Structure Plans and have been adopted to guide development and growth across the City.

The City has assessed current Structure Plans to determine if they are fit for purpose. This normalisation forms part of the City's local planning framework review in preparation of a new Local Planning Strategy and new Local Planning Scheme No.4.

The assessment and report identified which Structure Plans could be revoked by the 19 October 2025 expiration date, which required approval extension, those that can expire with no action, and those to be retained.

As summarised in the following table, the City currently has 18 operative structure plans, of which:

- 8 are ready to be rationalised into the scheme;
- 6 are incomplete and require an extension of time;
- 3 to expire with no action;
- 1 is incomplete and not due to expire for several years.

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WAPC Reference	Name of Plan	Year Approved	Expiration Date	Action
SPN 0564M-2	<a href="#">Canning Location 311 Structure Plan</a>	1980	19-Oct-25	Extension requested
SPN 0345M-3	<a href="#">Maida Vale Cell 6 U6</a>	1995	19-Oct-25	Included in this amendment
SPN 0358M-1	<a href="#">Forrestfield ODP Areas1, 2, 3 &amp; 4 U7</a>	1998	19-Oct-25	Extension requested
	<a href="#">ODP Urban Cell 7 (U7) for Forrestfield Landowner Agreement Area 1</a>	1999	19-Oct-25	Included in this amendment
808-2-24-4PI	<a href="#">High Wycombe Area U2 ODP</a>	2000	19-Oct-25	Included in this amendment
	<a href="#">Forrestfield Industrial Area Structure Plan</a>	2002	19-Oct-25	Expire with no action
SPN 0808M-2	<a href="#">Karingal Green High Wycombe ODP U2</a>	2003	19-Oct-25	Extension requested
SPN 0380M-9	<a href="#">Wattle Grove Cell 9: Adopted ODP</a>	2005	19-Oct-25	Extension requested
SPN 0263M-2	<a href="#">Revised ODP Urban Area 2 High Wycombe</a>	2005	19-Oct-25	Extension requested
	<a href="#">ODP Agreement Area 3D Forrestfield</a>	2007	19-Oct-25	Included in this amendment
	<a href="#">ODP Lot 12 Kalamunda Rd High Wycombe</a>	2009	19-Oct-25	Included in this amendment
	<a href="#">High Wycombe Urban Area U2 – Larwood Crescent ODP U2</a>	2012	19-Oct-25	Included in this amendment
SPN 0463M-1	<a href="#">Forrestfield/High Wycombe Industrial Area Stage 1</a>	2013	19-Oct-25	Extension requested
	<a href="#">High Wycombe Urban Area Structure Plan U4</a>	2014	19-Oct-25	Included in this amendment



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	<a href="#">Lot 399 Sorenson Road, High Wycombe</a>	2015	19-Oct-25	Expire with no action
KALA-2015-2	<a href="#">Forrestfield North District Structure Plan</a>	2016	29-Sep-26	Expire with no action
SPN 2094	<a href="#">Forrestfield Local Structure Plan (The Hales)</a>	2017	26-Jun-27	Included in this amendment
SPN 2173M-1	<a href="#">High Wycombe South Residential Precinct</a>	2020	27-Jul-30	Retain

Many of the structure plans include Local Development Plans (LDPs). This amendment has no effect on the operation of those instruments which will remain in effect until they expire on (or after) 19 October 2025.

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### **3.0 Town Planning Context:**

#### **3.1 State Planning Context**

All Structure Plans in this amendment are zoned 'Urban' under the Metropolitan Region Scheme.

#### **3.2 City of Kalamunda Local Planning Context**

Under LPS3, the amendment areas are zoned 'Urban Development' and identified on the Scheme Map.

The purpose of the 'Urban Development' zone is

- To provide orderly and proper planning through the preparation and adoption of a Structure Plan setting the overall design principles for the area.
- To permit the development of land for residential purposes and for commercial and other uses normally associated with residential development.

Provisions for the preparation and adoption of Structure Plans are detailed in section 6.2 – Development Areas of LPS3.

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### 4.0 Amendment Type

Part 5, Division 1, Regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, identifies different amendment types: basic, standard and complex.

Regulation 35(2) requires the local government to specify whether the amendment is likely to be a basic, standard or complex amendment, as well as the explanation for forming that opinion.

This proposed amendment is considered a 'basic' amendment. Regulation 34 describes a basic amendment in a case where :

- i) an amendment to correct an administrative error;*
- ii) an amendment to the scheme so that it is consistent with the model provisions in Schedule 1 or with another provision of the local planning scheme;*
- iii) an amendment to the scheme text to delete provisions that have been superseded by the deemed provisions in Schedule 2;*
- iv) an amendment to the scheme so that it is consistent with any other Act that applies to the scheme or the scheme area;*
- v) an amendment to the scheme so that it is consistent with a State planning policy;*
- vi) an amendment to the scheme map to include a boundary to show the land covered by an improvement scheme or a planning control area;*
- vii) an amendment to the scheme map that is consistent with a structure plan, activity centre plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme currently includes zones of all the types that are outlined in the plan;*
- viii) an amendment that results from a consolidation of the scheme in accordance with section 92(1) of the Act;*
- ix) an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area if the amendment will have minimal effect on the scheme or landowners in the scheme area.*

This proposed amendment satisfies part (vii) and (ix) of the above criteria.

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**5.0 Proposal**

Subdivision and development of substantial portions of the Structure Plans are now complete, meaning the structure plans have served their purpose and are no longer required.

This amendment seeks to transfer the identified zonings and reservations for the land into LPS3, ahead of the structure plans expiring on 19 October 2025. Updates to the Scheme Map are provided in Appendix 1.

Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the amendment to the above Local Planning Scheme affects the following structure plans:

<b>Structure Plan Name</b>	<b>Approval Year</b>	<b>WAPC Reference</b>
Maida Vale Cell 6 U6	1995	SPN 0345M-3
ODP Urban Cell 7 (U7) for Forresterfield Landowner Agreement Area 1	1999	N/An
High Wycombe Area U2 ODP	2000	808-2-24-4PI
ODP Agreement Area 3D Forresterfield	2007	N/A
ODP Lot 12 Kalamunda Rd High Wycombe	2009	N/A
High Wycombe Urban Area U2 – Larwood Crescent ODP U2	2012	N/A
High Wycombe Urban Area Structure Plan U4	2014	N/A
Forresterfield Local Structure Plan (The Hales)	2017	SPN 2094

Upon the amendment taking effect, the above structure plans are to be revoked.

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**6.0 Local Structure Plans (LSP) to be Rationalised**

Details on each structure plan (including the LSP map and a recent aerial of the area) are provided in this section to demonstrate the reasoning for normalisation. For this report, Outline Development Plan (ODP) and LSP are interchangeable. ODP is a previous term used for Structure Plans.

Unless otherwise stated, all the approved structure plan designations directly correlate to zonings and reserves pursuant to LPS3. All the public roads have been constructed and ceded, and all other public reserves embellished to the required standard and transferred into either public or utility operator ownership, in accordance with the applicable subdivision approvals.

Large scale versions of the Structure Plan Maps are presented in **Appendix 2**.

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**6.1 SPN 0345M-3 - Maida Vale Cell 6**

Located centrally within Maida Vale and bounded by Maida Vale Road, Hawtin Road and the transmission line easement, the Structure Plan consist of predominantly R20 coding with pockets of R30 and a strip of R5 abutting the transmission easement. It also features a Neighbourhood Activity Centre that has been developed and is operating as a commercial zone.

The Poison Gully foreshore, which runs through the centre of the plan, has been zoned Public Open Space in the Structure Plan. This zone will transfer to Local Open Space in LPS3.

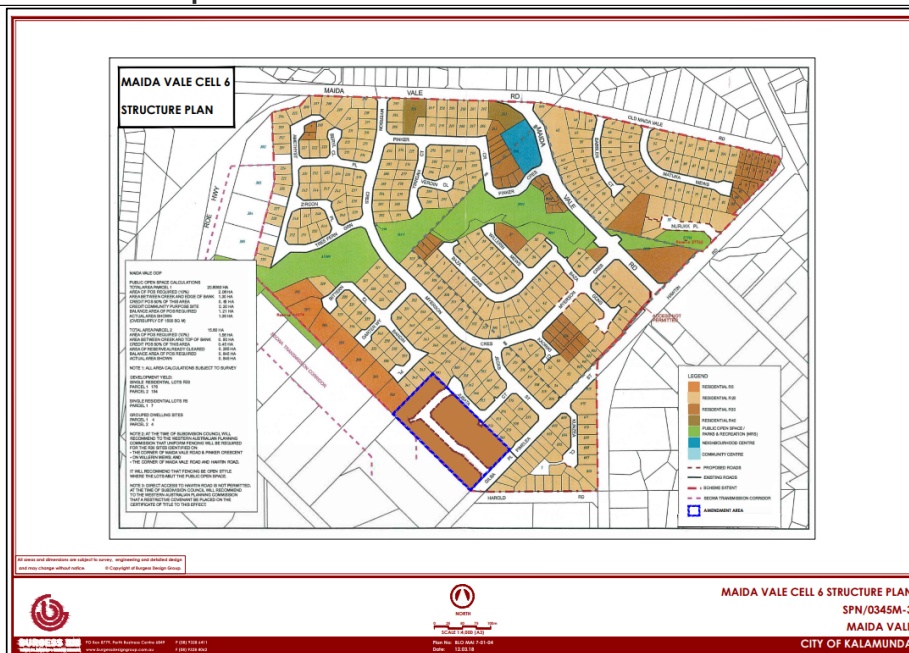
Subdivision and development have been substantially completed. Lot 15 Hawtin Road is yet to subdivide and tie-in works relating to the extension of the carriageway and paths along Myerson Crescent can be addressed via subdivision of the balance lot without the need for the structure plan to be retained.

All the land within this Structure Plan is proposed to be rezoned and/or reclassified from the 'Urban Development' zone to the correlating zone and/or reserve identified in the table and normalised Structure Plan Map shown in **Appendix 1**.

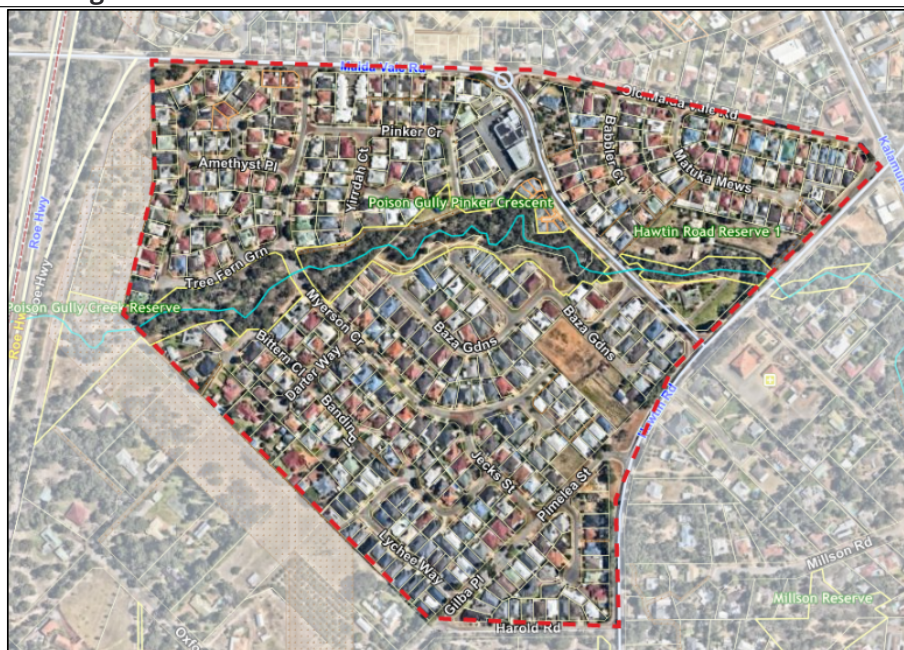
<b>LSP Zone</b>	<b>LPS3 Zone</b>
Residential R5	Residential R5
Residential R20	Residential R20
Residential R30	Residential R30
Neighbourhood Centre	Commercial
Public Open Space	Local Open Space

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## Structure Plan Map



## Aerial Image of Structure Plan Area



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**6.2 ODP Urban Cell 7 (U7) for Forrestfield Landowner Agreement Area 1**

Located on the eastern edge of U7 Forrestfield, and bounded by Roe Highway, Sultana Road East, Berkshire Road and Apricot Street, the area primarily contains residential lots consistent with R20 density with R12.5 along Sultana Road East.

POS reserves have been embellished to its required standard and is managed by the City. These consist of reserves R47680, R47765 and R46496.

Subdivision and development have been completed in accordance with the ODP.

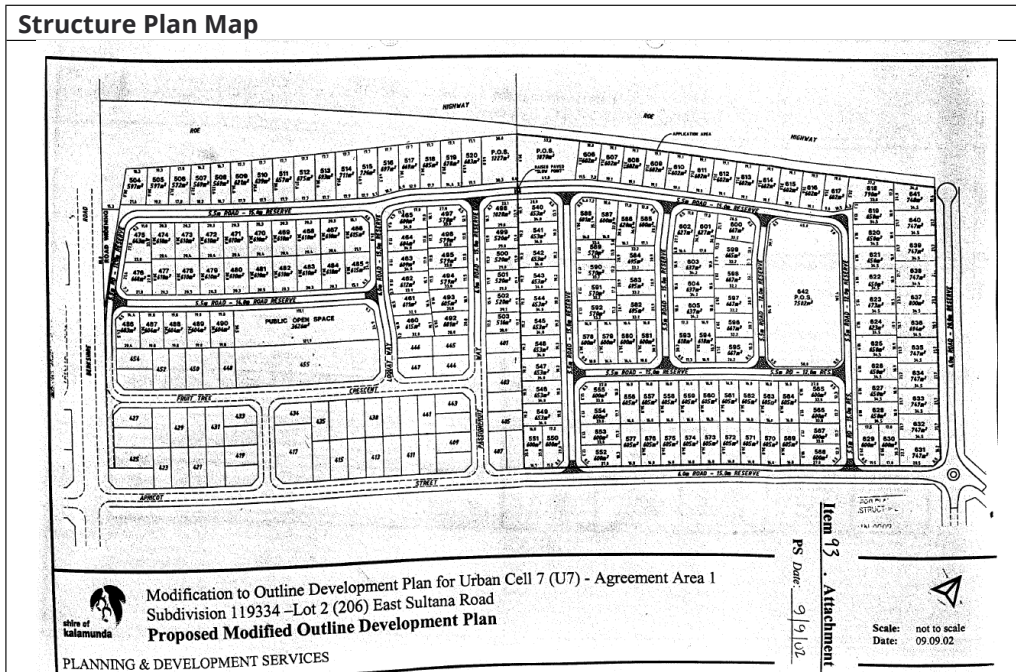
All the land within this Structure Plan is proposed to be rezoned and/or reclassified from the 'Urban Development' zone to the correlating zone and/or reserve identified in the table below and map shown in **Appendix 1**.

<b>LSP Zone</b>	<b>LPS3 Zone</b>
Unzoned Residential	Residential R20
Unzoned Residential abutting Sultana Road East	Residential R12.5
Unzoned Public Open Space	Local Open Space



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## Structure Plan Map



## Aerial Image of Structure Plan Area



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**6.3 808-2-24-4PI - High Wycombe Urban Area U2 ODP**

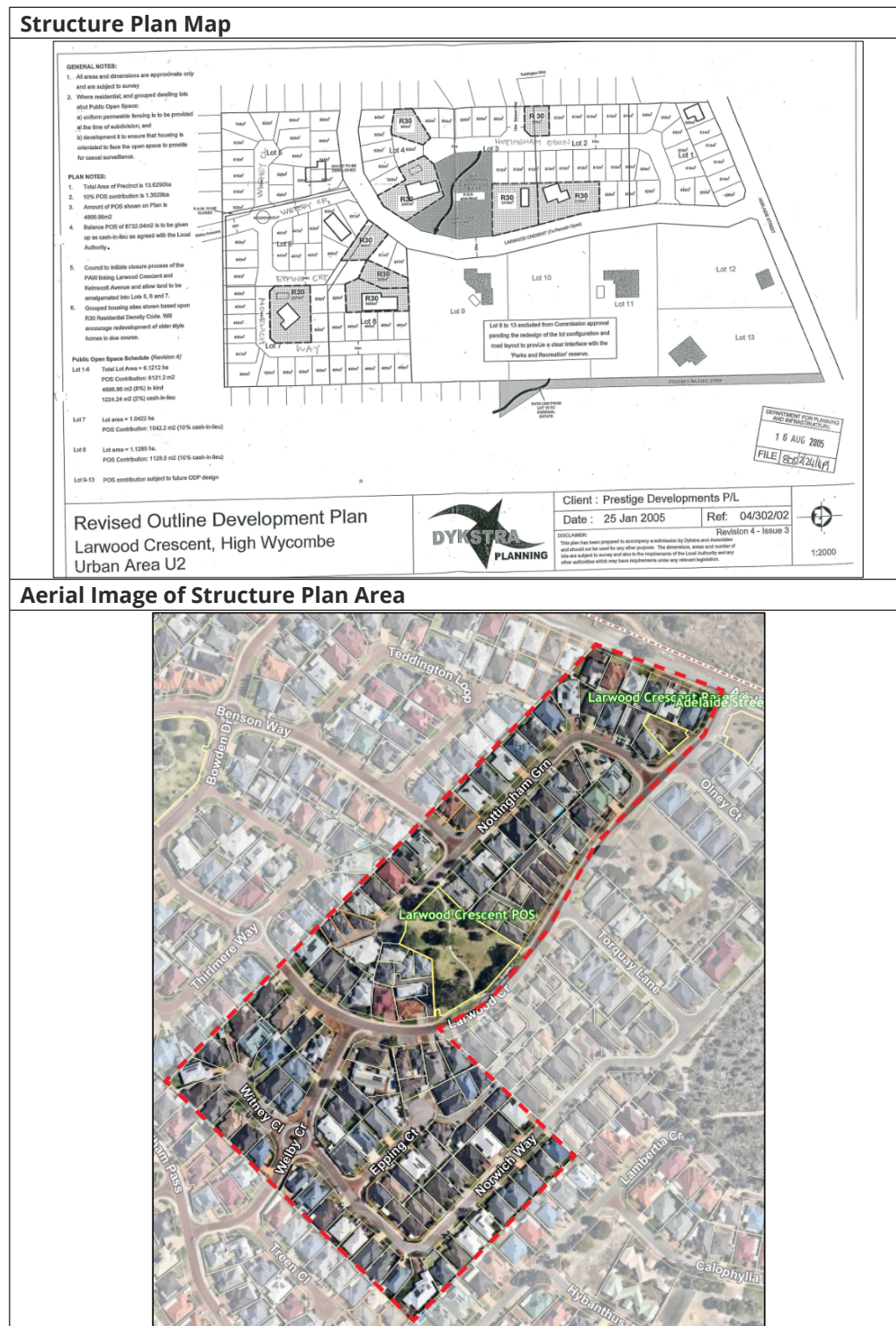
Located in the north of High Wycombe and surrounding Larwood Crescent, the Structure Plan consist of lots consistent with R20 density and pockets of R30 grouped housing.

Subdivision and development have been completed in accordance with the LSP. Larwood Crescent POS has been embellished to its required standard and is managed by the City.

All the land within this Structure Plan is proposed to be rezoned and/or reclassified from the 'Urban Development' zone to the correlating or intended zone and/or reserve identified in the table below and map shown in **Appendix 1**.

<b>LSP Zone</b>	<b>LPS3 Zone</b>
Unzoned Residential	Residential R20
Residential R30	Residential R30
Unzoned Public Open Space	Local Open Space

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**6.4 ODP Landowner Area 3D – Lots 7, 8 and 9 Berkshire Road / Hawtin Road Forrestfield**

Located in the south-east corner of the Forrestfield U7 ODP, and bounded by Hawtin Road and Berkshire Road, the ODP area consist of R20 and R30 residential.

Subdivision and development have been completed in accordance with the ODP.

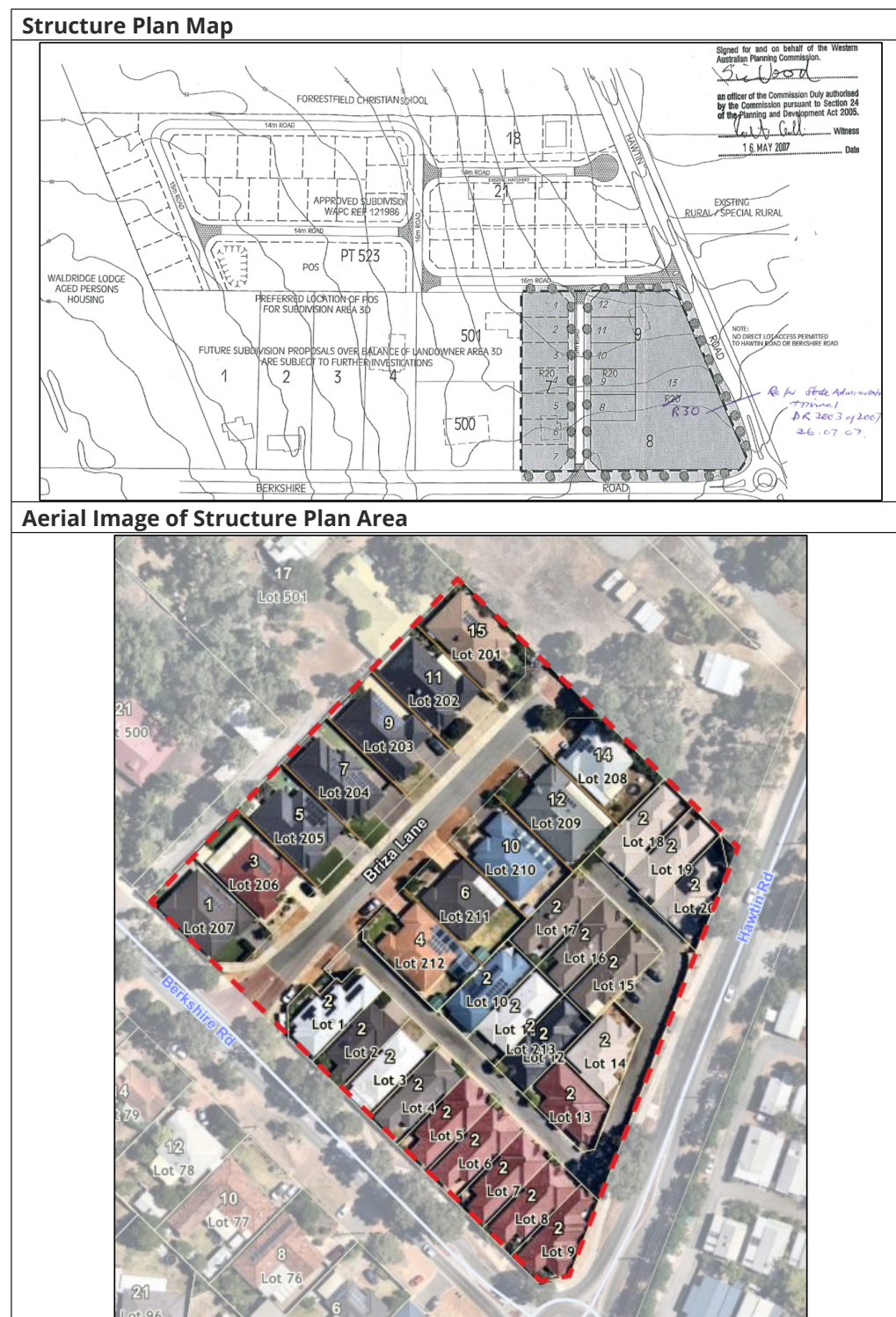
This ODP intersects with SPN 0358M-1 ODP Forrestfield U7. The approval of the U7 ODP is unaffected in this amendment.

All the land within this Structure Plan is proposed to be rezoned and/or reclassified from the 'Urban Development' zone to the correlating or intended zone and/or reserve identified on the normalised Structure Plan Map shown in **Appendix 1**.

<b>LSP Zone</b>	<b>LPS3 Zone</b>
Residential R20	Residential R20
Residential R30	Residential R30



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**6.5 ODP Lot 12 Kalamunda Rd High Wycombe**

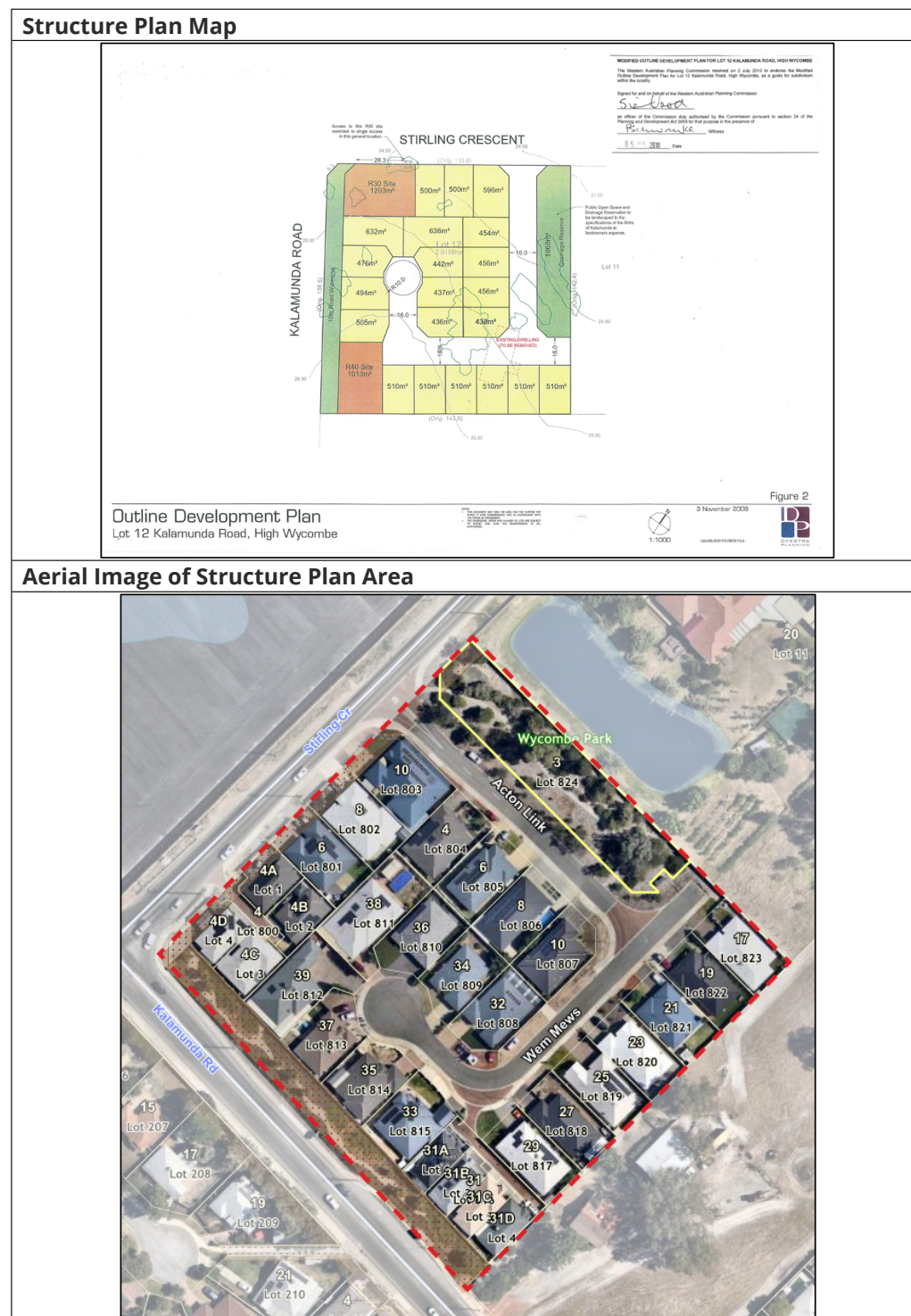
Located in the south-western corner of the U2 development area, and bounded by Stirling Crescent and Kalamunda Road, the ODP area consists of lots consistent with R20 and pockets of R30 located on corner lots.

Subdivision and development have been completed. The Drainage Reserve has been embellished to its required standard and is managed by the City. It is currently reserved as R51238.

All the land within this Structure Plan is proposed to be rezoned and/or reclassified from the 'Urban Development' zone to the correlating or intended zone and/or reserve identified on the normalised Structure Plan Map shown in **Appendix 1**.

<b>LSP Zone</b>	<b>LPS3 Zone</b>
Residential R20	Residential R20
Residential R30	Residential R30
Drainage Reserve	Local Open Space

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**6.6 High Wycombe Urban Area U2 – Larwood Crescent ODP U2**

Located in the north of High Wycombe and bounded by Larwood Crescent, Adelaide Street and Reserve R49079, the Structure Plan consists of residential R20 density and pockets of R30 and R40 grouped housing.

Subdivision has been substantially completed in accordance with the LSP. Reserve R52622 has been ceded and is managed by the City. Olney Court currently terminates at an incomplete cul-de-sac, which will be completed with development on Lot 13.

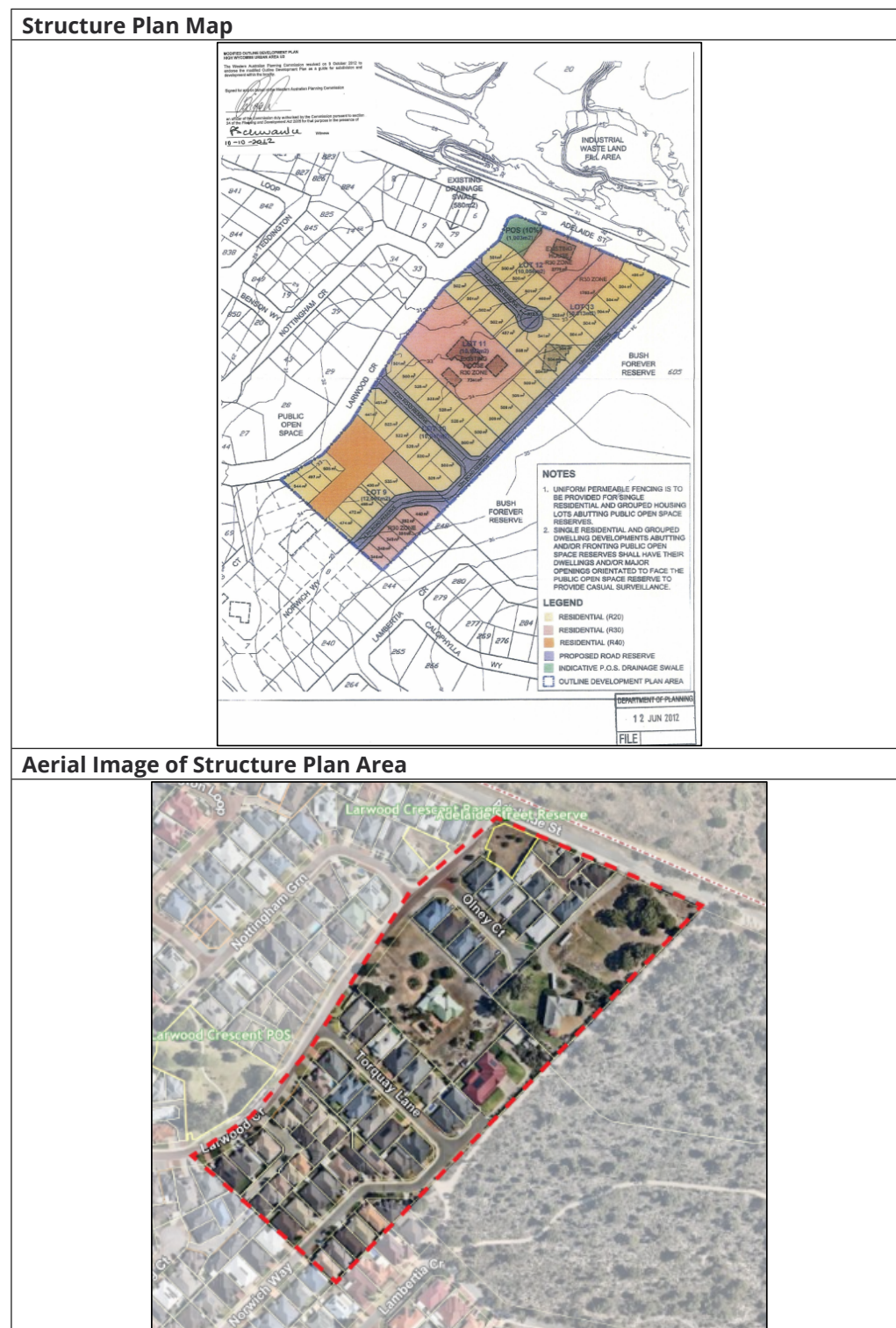
Lot 13, 818 and 817 are yet to subdivide and tie-in works relating to the extension of the carriageway and paths along Norwich Way can be addressed via subdivision of the balance lot without the need for the structure plan to be retained.

All the land within this Structure Plan is proposed to be rezoned and/or reclassified from the 'Urban Development' zone to the correlating or intended zone and/or reserve identified on the normalised Structure Plan Map shown in **Appendix 1**.

<b>LSP Zone</b>	<b>LPS3 Zone</b>
Residential R20	Residential R20
Residential R30	Residential R30
Residential R40	Residential R40
POS Drainage Swale	Local Open Space



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**6.7 High Wycombe Urban Area U4**

Located in High Wycombe between Maida Vale Road and Poison Gully, the LSP area consists of residential zoning from R20 to R40. The periphery of the area is zoned Residential R20 with the central area having R25, R30 and R40 zoning. The R40 zones abut Maida Vale Road.

The Poison Gully foreshore has been zoned Local Open Space in the LSP and consists of reserve R36492, which is Bush Forever under the MRS.

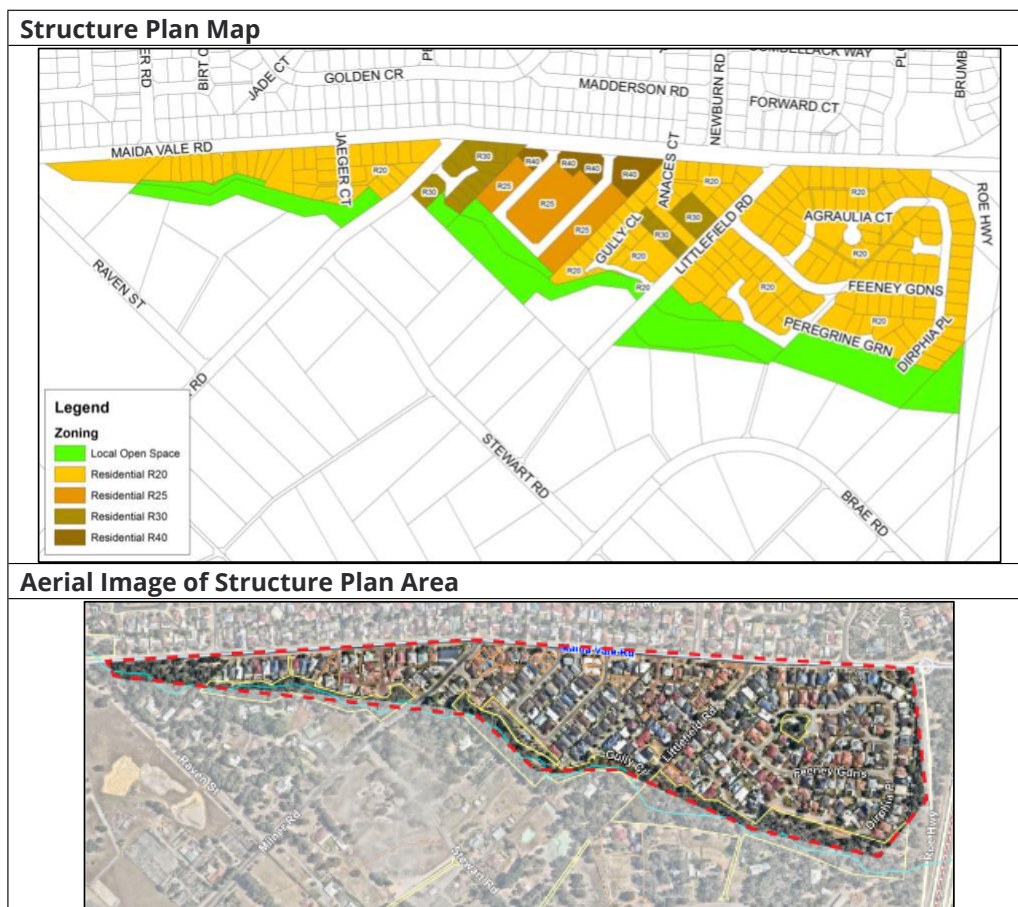
Lot 20 Bluebell Ave (R51230) and 10 Agraulia Ct (R50010) have been embellished to the required standard and is managed by the City. It is zoned Local Open Space in the LSP.

Subdivision and development have been substantially completed in accordance with the LSP. Lot 54 Bluebell Avenue remains undeveloped. Any future subdivision or development can be managed through existing planning framework once zoned under LPS3.

All the land within this Structure Plan is proposed to be rezoned and/or reclassified from the 'Urban Development' zone to the correlating or intended zone and/or reserve identified on the normalised Structure Plan Map shown in **Appendix 1**.

<b>LSP Zone</b>	<b>LPS3 Zone</b>
Residential R20	Residential R20
Residential R25	Residential R25
Residential R30	Residential R30
Residential R40	Residential R40
Local Open Space	Local Open Space

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**6.8 The Hales Local Structure Plan - Residential Lots 14, 15, 515, Hawtin Road 3000 on Deposited plan 400892 and 9502 Pearce Avenue Forrestfield**

Located in the centre of the U7 development zone in Forrestfield, the Structure Plan consists of Residential R30 and R60 zones. A network Local Open Space zones have been provided throughout the Structure Plan for drainage and public open space.

The area has been fully subdivided in with minor adjustments to the Structure Plan and all local open space zones have been embellished to its required standard. Changes include location of LOS on Wonderboom Way (R53833), LOS boundary adjustment on Noel Morich Park (R53723), and Lot 8002 to LOS.

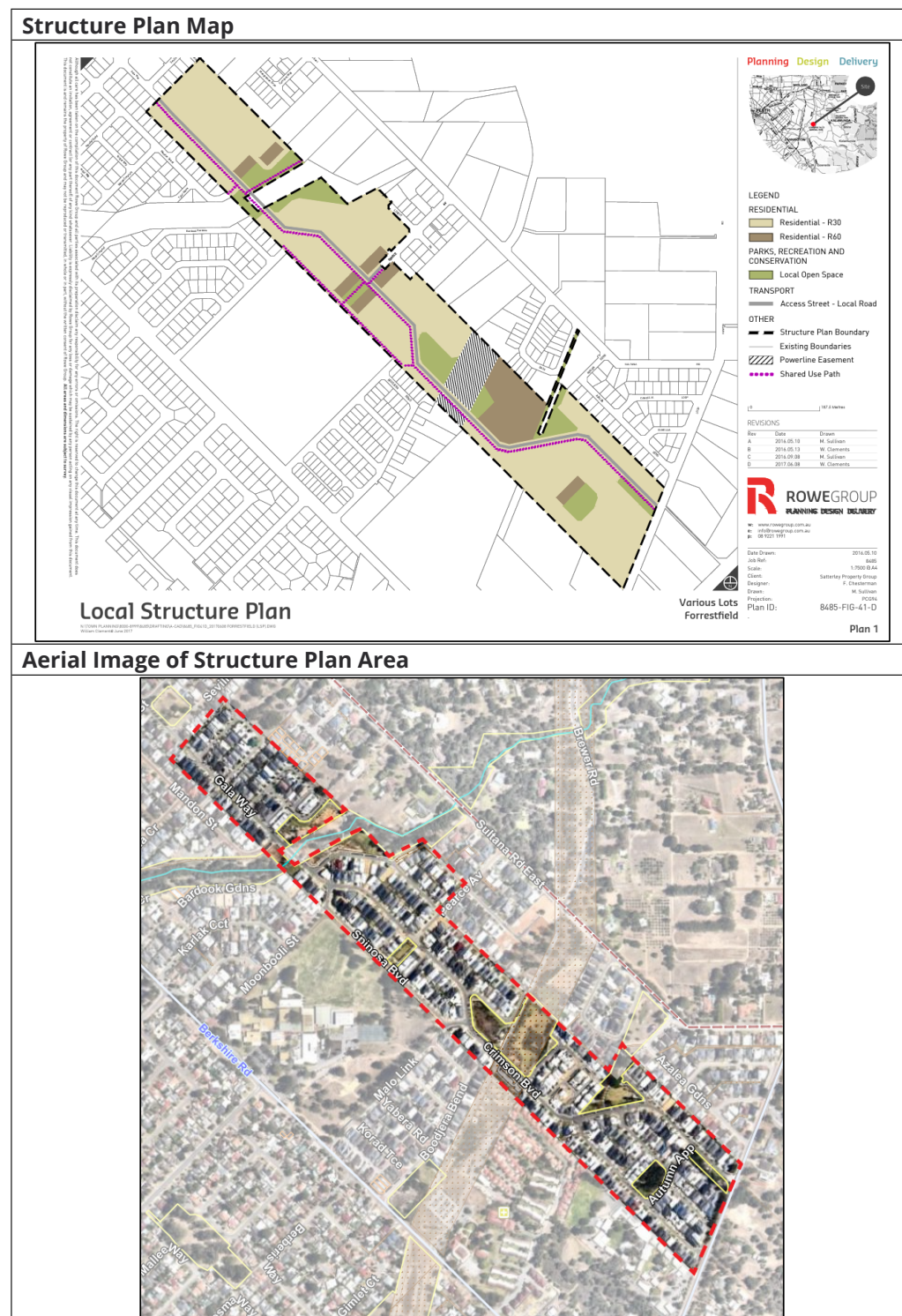
This ODP intersects with SPN 0358M-1 ODP Forrestfield U7. The approval of the U7 ODP is unaffected in this amendment.

All the land within this Structure Plan is proposed to be rezoned and/or reclassified from the 'Urban Development' zone to the correlating or intended zone and/or reserve identified on the normalised Structure Plan Map shown in **Appendix 1**.

<b>LSP Zone</b>	<b>LPS3 Zone</b>
Residential R30	Residential R30
Residential R60	Residential R60
Local Open Space	Local Open Space



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### **7.0 Conclusion**

For the following reasons, it is now an appropriate time for the structure plans discussed above to be revoked, and the applicable zones and reserves rationalised into the scheme:

- a) all public reserves (including local roads, drainage, public open space and public purpose) have been suitably constructed/embellished and transferred into public or utility provider ownership;
- b) all zoned land on the endorsed structure plans has been substantially subdivided and/or developed for residential purposes; and
- c) where further subdivision and/or development is still to occur on private landholdings, the proposed zoning is consistent with the designation that would have applied under the applicable structure plan.

Recognising these zones and reserves within LPS3 will:

- a) avoid the future need to seek WAPC approval to extend the approval period of the existing structure plans; and
- b) remove a redundant layer of planning control; whilst still ensuring the City maintains appropriate mechanisms to guide and control future redevelopment of the land (including the same range of permissible land uses and associated development standards as currently apply), consistent with current community expectations.

The changes proposed reflect good contemporary planning practice and provide greater flexibility to the landowner in a manner that do not pose any significant adverse impact on surrounding development.

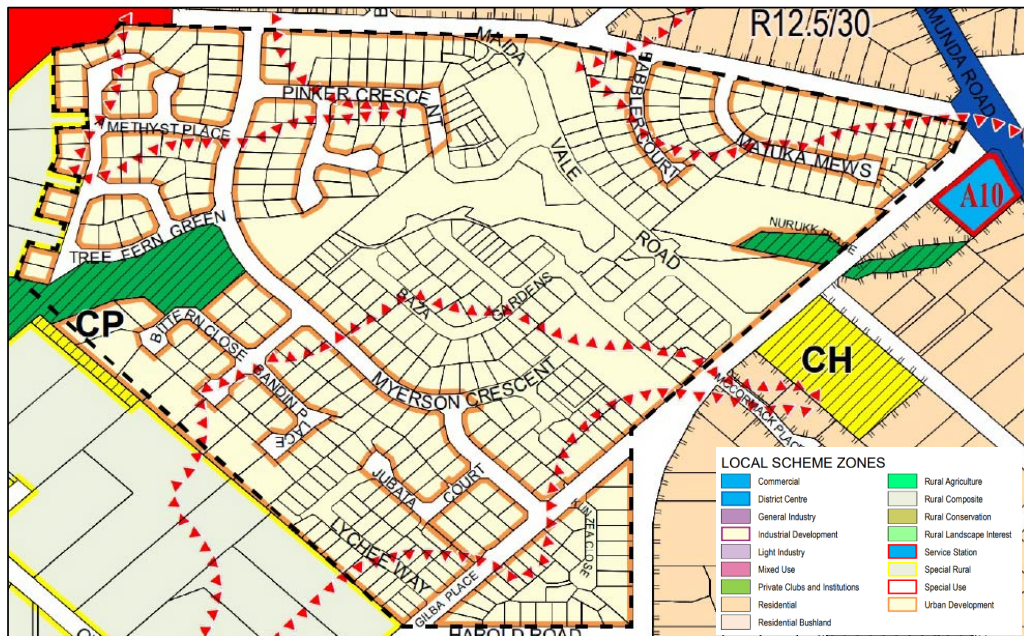
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## **Appendix 1 – Scheme Maps**

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**SPN 0345-3 Maida Vale Cell 6 U6**

## Current Scheme Map



## Scheme Amendment Map

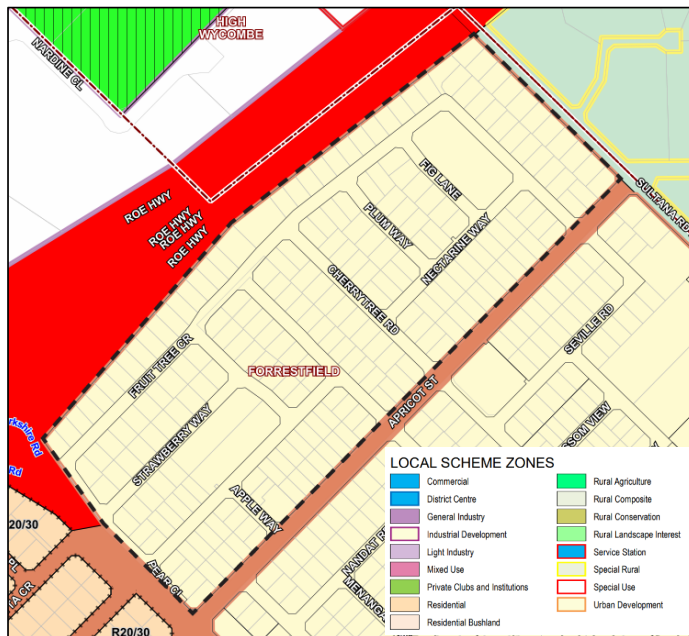




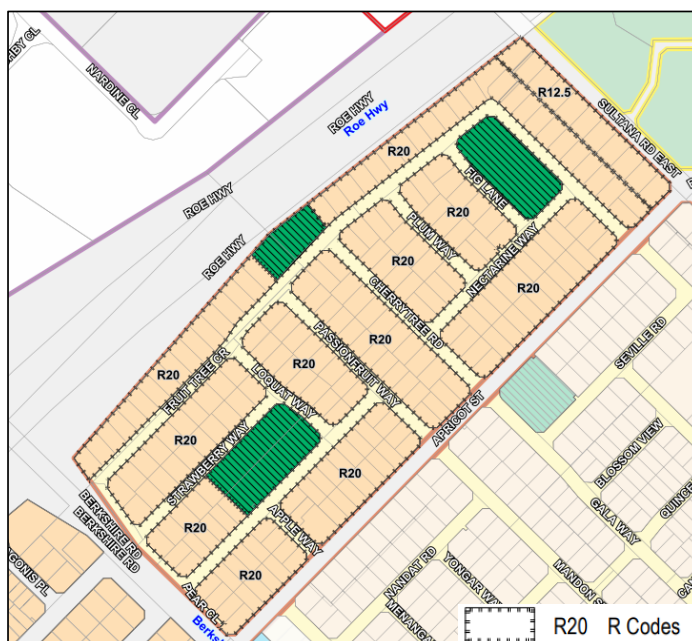
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**ODP Urban Cell 7 (U7) for Forrestfield Landowner Agreement Area 1**

## Current Scheme Map



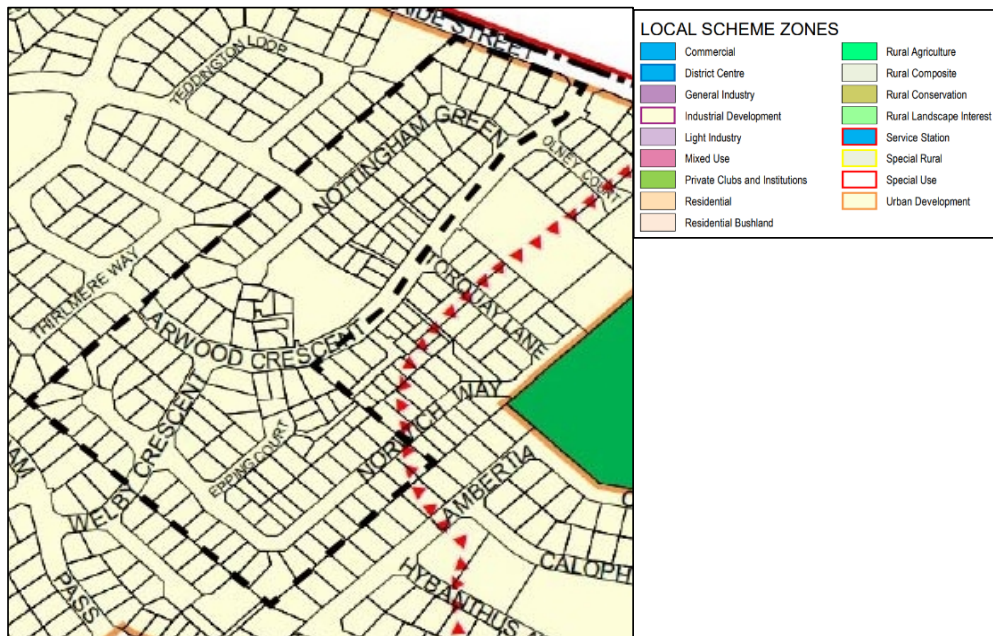
## Scheme Amendment Map



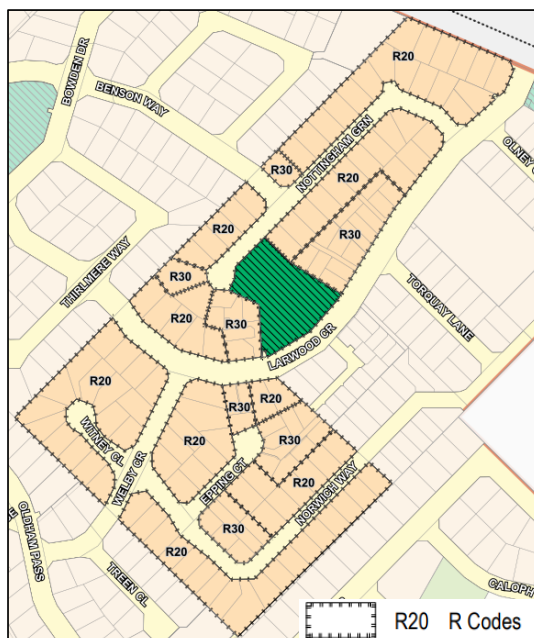
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**808-2-24-4PI - High Wycombe Area U2 ODP**

## Current Scheme Map



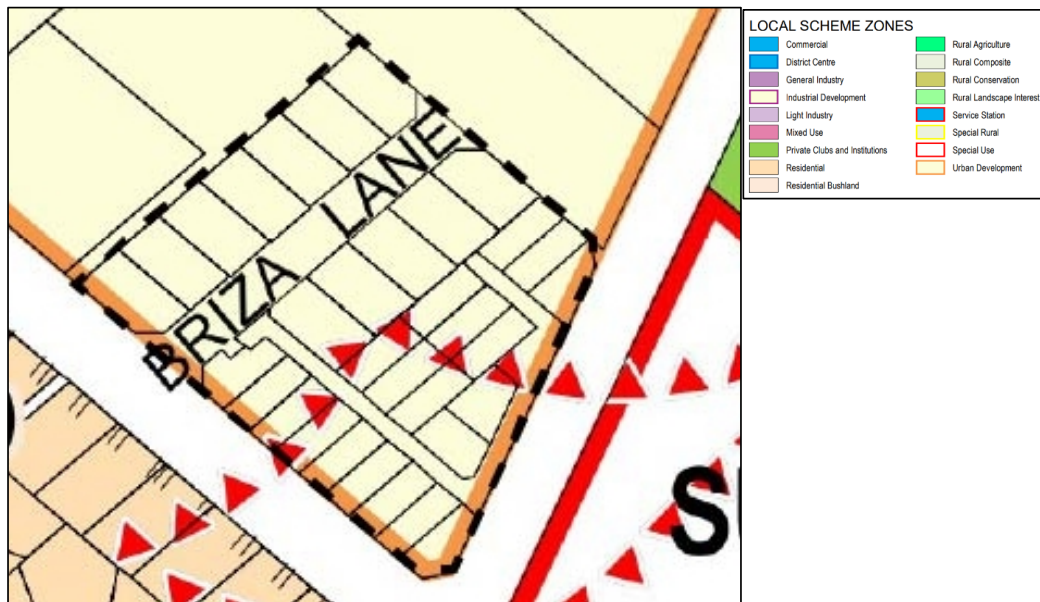
## Scheme Amendment Map



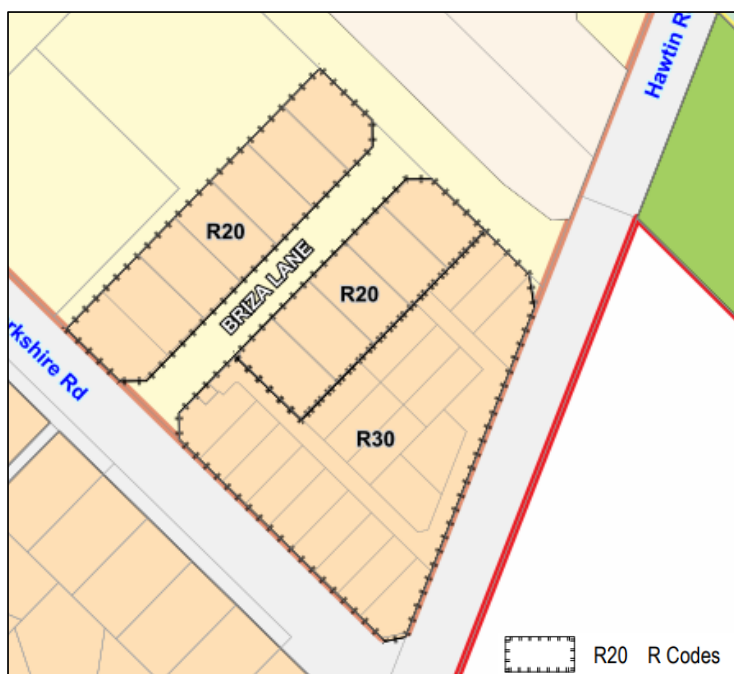
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**ODP Agreement Area 3D Forrestfield**

## Current Scheme Map



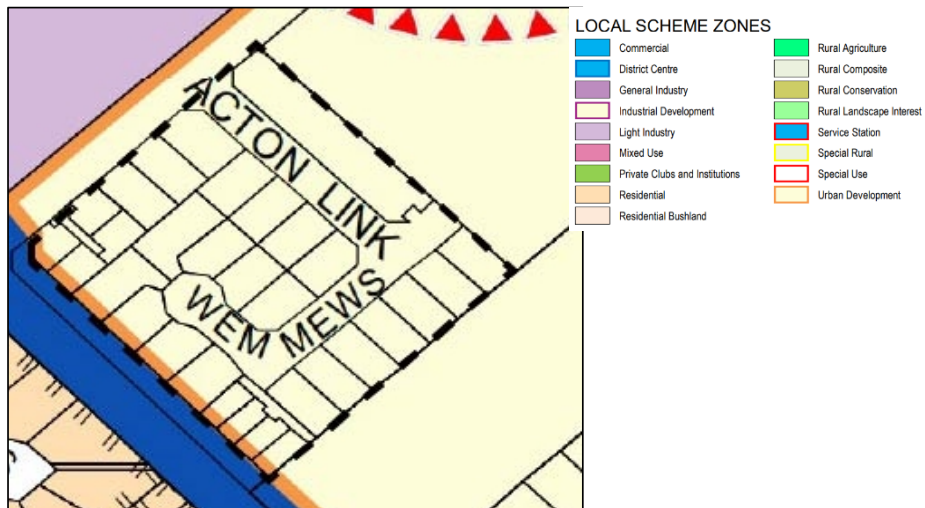
## Scheme Amendment Map



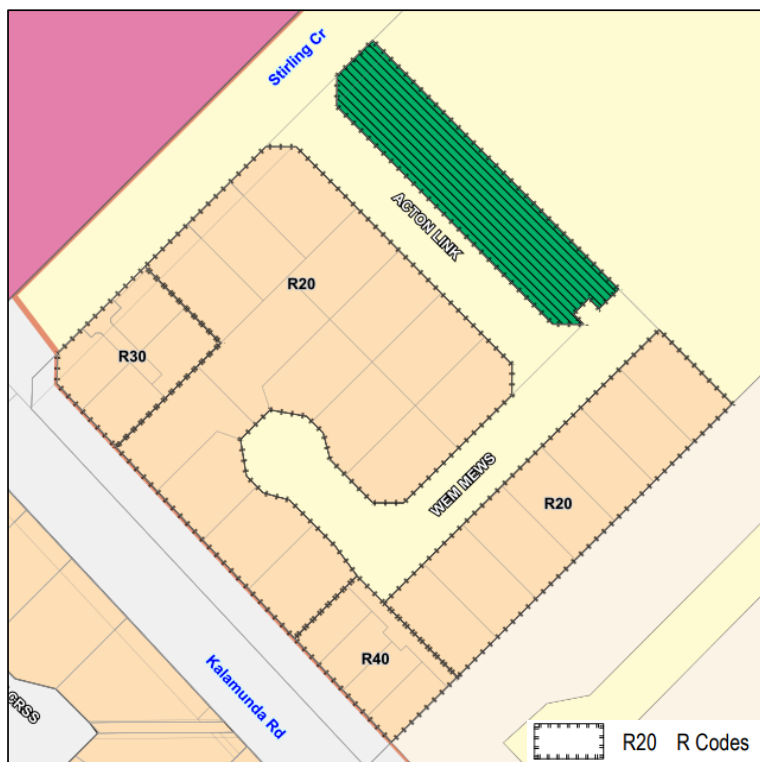
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**ODP Lot 12 Kalamunda Rd High Wycombe**

## Current Scheme Map



## Scheme Amendment Map

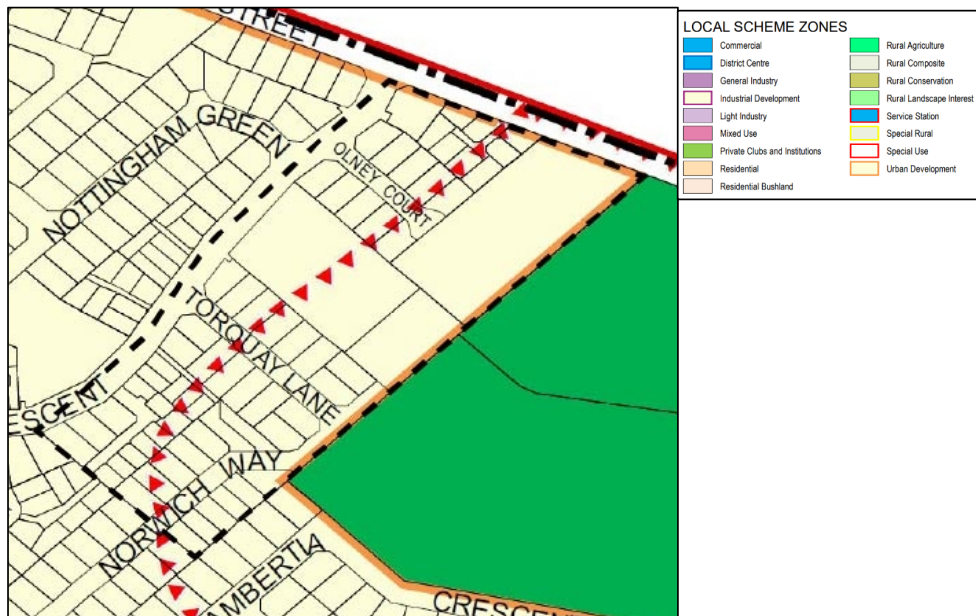




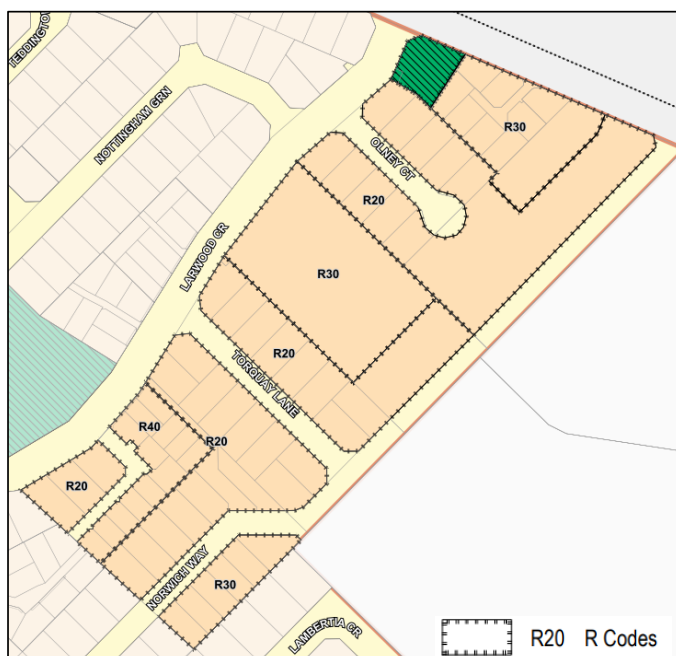
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**High Wycombe Urban Area U2 – Larwood Crescent ODP U2**

## Current Scheme Map



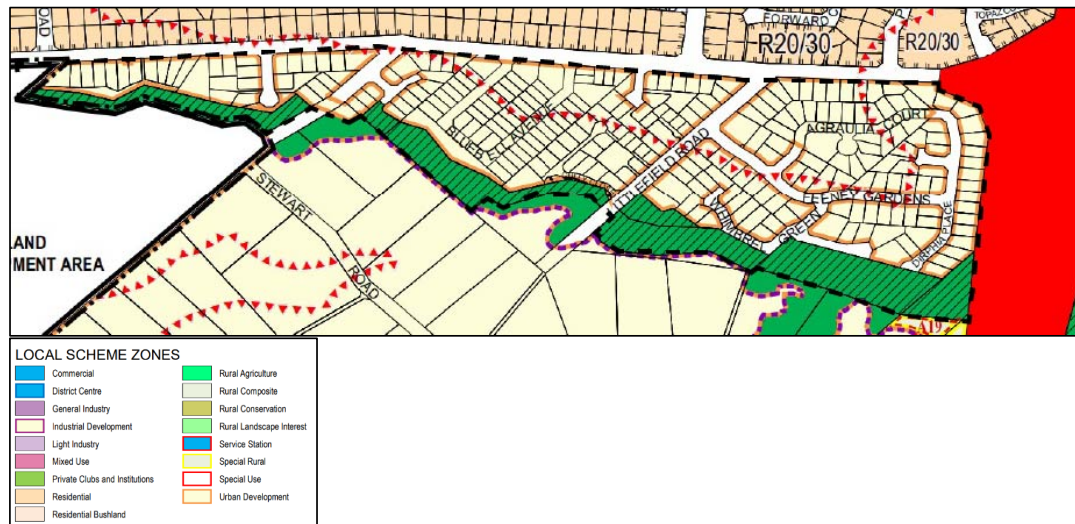
## Scheme Amendment Map



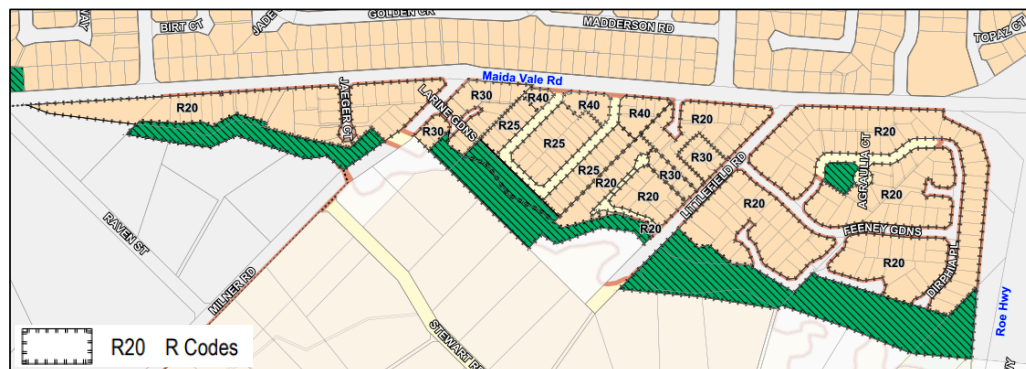
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**High Wycombe Urban Area Structure Plan U4**

## Current Scheme Map



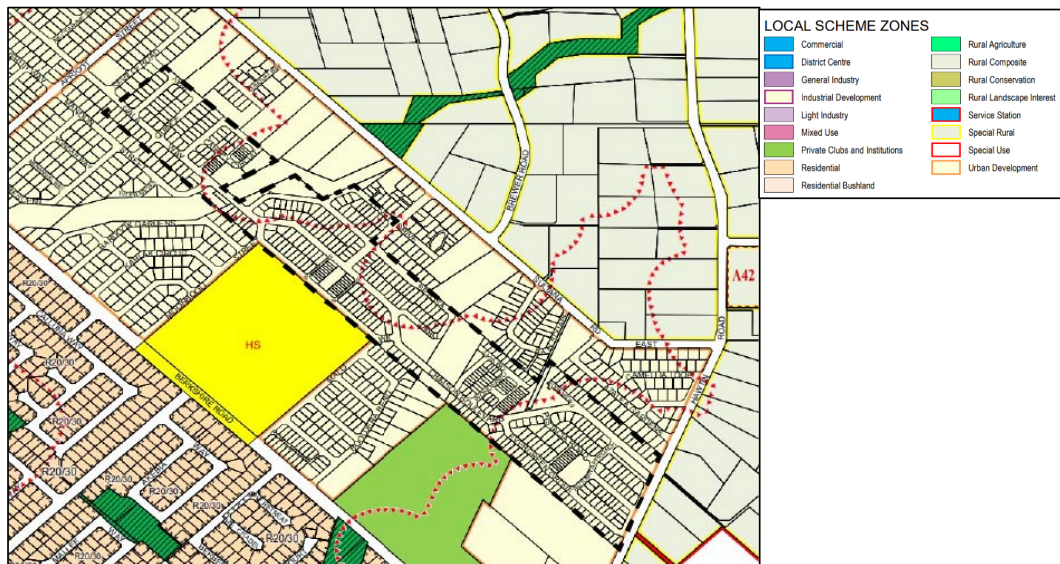
## Scheme Amendment Map



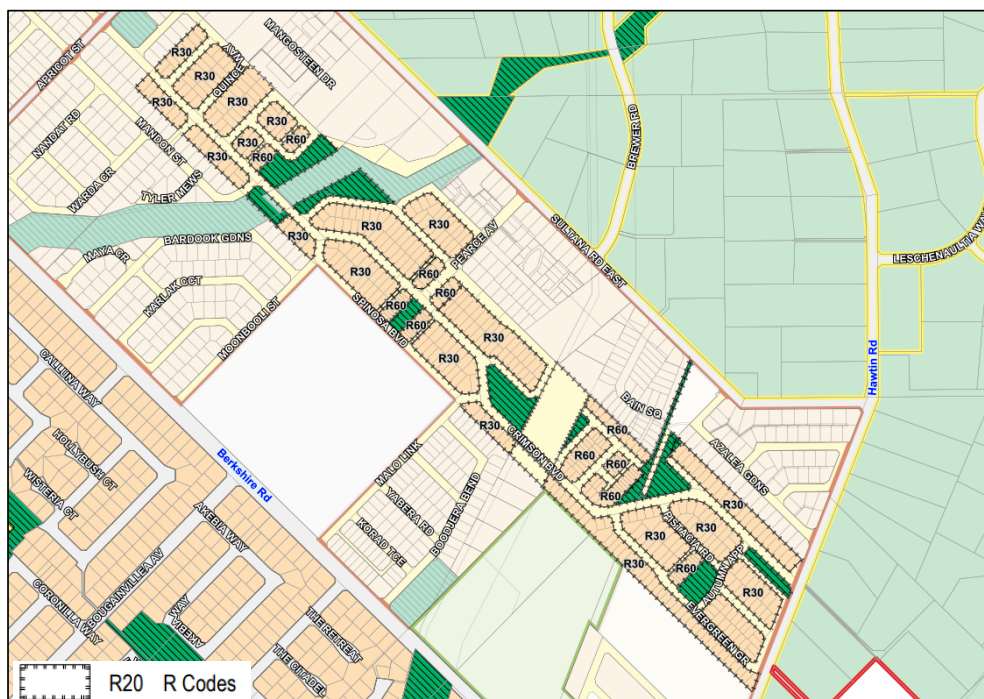
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**SPN 2094 - Forrestfield Local Structure Plan (The Hales)**

## Current Scheme Map



## Scheme Amendment Map



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## **Appendix 2 – Current Structure Plans**