

Draft Local Planning Strategy

Frequently Asked Questions

What is a Local Planning Strategy and why is it required?

A Local Planning Strategy helps the Town plan for and manage population growth over the next 10-15 years, by considering a number of factors that are influenced by growth such as housing, employment, the environment and transport.

Under State legislation, all local governments in Western Australia are required to prepare a local planning strategy to provide the strategic guidance for the preparation of a new local planning scheme.

The local planning strategy is required to align with the State Government's planning framework for the Perth metropolitan region, which recommends that the majority of Perth's infill growth be accommodated within activity centres and along urban corridors such as Lord Street. It also sets minimum dwelling targets for each local government; and has set the Town of Bassendean a minimum dwelling target of at least 4,150 new dwellings by 2050. As such, the draft local planning strategy is required to set the strategic direction to enable future development of the district to accommodate those dwellings.

Further information on the State Government's planning framework for the Perth metropolitan region is available [here](#).

Where is the new draft Local Planning Scheme?

The Local Planning Scheme is a statutory document (i.e. required by law) that sets out the way land is to be used and developed. It is relied upon for decision making about the development and the use of land and helps in implementing the broader Local Planning Strategy. The *Planning and Development (Local Planning Schemes) Regulations 2015* require local governments to review their Scheme every five years to ensure it remains contemporary.

The scheme is divided into two parts; a map which sets out the zoning and coding (which is how land can be used and the intensity of development) for each property; and a text which sets out the specific development controls (or conditions) which apply to each property.

On 28 June 2022, Council resolved to initiate an updated version of draft Local Planning Scheme No. 11 (LPS 11) and that document is currently with the Western Australian Planning Commission (WAPC) for review. As such, the draft Scheme has not yet been released for public comment.

Why can't you progress the Strategy and LPS 11 at the same time?

The Town originally prepared a draft Strategy and LPS 11, and sought approval from the WAPC to advertise both documents at the same time. Ultimately, the WAPC only granted approval to advertise the draft Strategy, and therefore separate advertising is required for the Scheme. That is expected to occur in late 2022.

What will my property be zoned?

Zoning occurs as part of the Scheme Maps associated with draft LPS 11. The Town therefore cannot determine what the zonings and densities will be at this time. Once the WAPC grants consent to advertise draft LPS 11, community members will have the opportunity to comment on proposed zonings and densities.

What do the different R-Codes mean?

These numbers refer to the density code (or R-Code) that is recommended for each area. The 'R' stands for Residential, meaning the area will be predominantly residential dwellings. The number refers to approximately how many dwellings are expected to fit into an area - the higher the R-Code, the greater the number of dwellings in a given area. In essence, the higher the R-Code, the more dense the number of dwellings; for example, R100 provides for greater development intensity than R20.

Further information on the residential development requirements is available in [State Planning Policy 7.3 – Residential Design Codes](#).

What's happening with the split density codes?

Split density codings of R20/40 and R20/30/60 currently extend throughout land to the north of the railway line within Bassendean and Eden Hill. Those split codings are supported by development requirements relating to 'side by side' development, as below.



Based on the community aspirations featured in [BassenDream Our Future](#), there is a desire to consolidate density around activity centres and railway stations (as opposed to extending density into the more suburban parts of the district away from the town centre) thereby providing greater opportunities for verge gardens, street trees and diversity of housing options. Therefore, the draft Strategy recommends that for some precincts that the split codings be removed and replaced with a single R20 density coding.

For some properties, this will effectively mean that the current development potential is proposed to be removed. Landowners can still make an application to either develop or subdivide their land at the current density code, even whilst the proposed new Scheme is being progressed. Subdivision approvals have a life of three years.

The proposed changes to the Scheme will only take effect once the new Scheme has been formally approved by the Minister. More information on subdivision applications is available [here](#).

What are the Planning Investigations Areas?

The State Government's Central Sub-Regional Framework identifies areas for possible future urban intensification. The Department requires that these areas be identified as 'planning investigation areas' under the draft Local Planning Strategy. These are identified as Areas A to F on the Strategy Map.

Planning investigation areas are areas identified within the Town's planning framework where further detailed planning, consultation and assessment need to be undertaken to determine whether any change to the current zoning is appropriate. If so, these changes would be progressed via a future amendment to LPS 11.

Note: It should be noted that whilst Areas G to I are also identified as Investigation Areas, the Strategy provides for immediate action under draft LPS 11, without further investigation.

How will heritage buildings be protected?

Through the [BassenDream Our Future](#) engagement exercise, the community made it clear that it values heritage and character areas and buildings. With this in mind, the Town has recently progressed the following.

1. Updated the Heritage List, which requires, for properties on the list, development approval for the construction of, or additions to single houses, or demolition of a dwelling.
2. Established Heritage Areas in and around Old Perth Road, Devon Road and Kenny Street.
3. Adopted a new Local Planning Policy on heritage conservation, which provides guidance on the assessment and determination of proposals affecting sites with identified heritage value.

Where are all the development controls?

Development controls, such as minimum setbacks, landscaping, car parking requirements etc. are contained within the draft LPS 11, which will be advertised at a later date once approval is granted by the WAPC.

How will trees be protected?

The community places a high value on trees and the draft Strategy recommends that the future LPS 11 include provisions to facilitate the protection and retention of trees. It is expected that the draft Scheme will be advertised in late 2022.

In addition, existing [Local Planning Policy 13](#) will continue to apply and requires (amongst other things) the planting of one tree per 350m² of land area, the amount of which can be reduced where existing significant trees are retained.

How does the Strategy relate to the [Town Centre Masterplan](#) project?

A strong theme emerging from [BassenDream Our Future](#), is the development of 'town centre vibrancy'. This was also reinforced in a subsequent Catalyse community survey in November 2019, where the community commented that town centre development and a focus on economic development was needed to make the District even better. In order to attract investment (both private and government) and resultant development for the revitalisation of the town centre, the creation of a Town Centre Masterplan was considered necessary. The Masterplan was adopted by Council in November 2021 and will be used to inform the preparation of a Precinct Structure Plan for the Bassendean Town Centre (which is a recommended action of the draft Strategy).

BIC Reserve is identified as an Activity Centre – it is going to be affected?

BIC Reserve forms part of the geographical area that is the Town Centre and has therefore been identified as part of the District Activity Centre on the draft Strategy Map. That is not to suggest that there will be any meaningful change to the Reserve as the Council-adopted [Town Centre Masterplan](#) provides for the vast majority to remain as green space.

What happens to my rates?

Rates are calculated by multiplying the rate in the dollar set by the local government by the land valuation, as set the Valuer General (State Government). A change in zoning (i.e. land use) will not change the way rates are calculated, however it may affect the land valuation that is used to calculate rates. To find out how your land value (i.e. Gross Rental Valuation) is determined, please contact Landgate on 9273 7373 or customerservice@landgate.wa.gov.au

Where can I view the draft Local Planning Strategy?

Documents relating to the draft Strategy can be found on this consultation page or at the following locations:

- Administration Centre, 35 Old Perth Road, Bassendean
- Bassendean Library, 46 Old Perth Road, Bassendean
- Wind in the Willows, 28 Wilson Street, Bassendean
- Wind in the Willows, 2 Colstoun Road, Ashfield

How can I make a submission?

Submissions can be made until **22 August 2022** by:

- Completing the online form on the Town's website (preferred)
- Emailing a submission to LPS@bassendean.wa.gov.au
- Posting a hard copy to the Town addressed to the Chief Executive Officer, via PO Box 87, Bassendean WA 6934.

All submissions will be included in a schedule of submissions that is publicly available. It is important to note that the Town is only seeking comment on the draft Strategy.

I have more questions, who can help?

You can discuss with the Town's Planning Staff by calling the Town on (08) 9377 8000 or speak to a planner in person by requesting an appointment via LPS@bassendean.wa.gov.au or calling the Town.

What happens next?

The submission period closes on **22 August 2022**.

Following that, the Town will collate all submissions, carefully consider the issues raised and present a report to Council on the matter. The documents will then be sent to the Western Australian Planning Commission (WAPC) for final approval.