

Scheme and Strategy FAQs (prior to formal consultation)

Note: this will need to be reviewed once WAPC has considered the draft documents

What is a Local Planning Strategy and why do we need one?

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.

All local governments in Western Australia are required to prepare a local planning strategy which also provides the strategic guidance to preparing a new local planning scheme.

The State Government's planning strategy for the Perth metropolitan region sets a framework for accommodating Perth's growing population. It recommends that the majority of Perth's infill growth be accommodated within activity centres (like Bassendean town centre) and along urban corridors well served by transport infrastructure (like Guildford Road and the train line). It also sets minimum housing targets (also referred to as dwelling targets) for each local government. The Town of Bassendean has been set a minimum dwelling target of at least 2,430 new dwellings by 2031 and a total of at least 4,150 new dwellings by 2050.

What is a Local Planning Scheme and why do we need one?

The Local Planning Scheme is an important statutory (legal) tool to control land use and development within the Town. 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 scheme is divided into two parts:

- the Scheme map which sets out the zoning and coding (which is how land can be used and the intensity of development) for each property; and
- the Scheme text which sets out the specific development controls (or conditions) which apply to each property.

The *Planning and Development (Local Planning Schemes) Regulations 2015* require local governments to review their Scheme every five years to ensure it remains contemporary.

How was the draft Strategy and Scheme prepared?

The Town of Bassendean has put community sentiment first when considering the future of the district. Throughout 2019, the Town undertook the most extensive community engagement exercise ever, called *Bassendream Our Future*. That process involved over 3,000 interactions with the community over several months in order to better understand its thoughts, ideas and aspirations, for the future of Ashfield, Bassendean and Eden Hill.

https://www.bassendean.wa.gov.au/profiles/bassendean/assets/clientdata/document-centre/strategic_planning/bassendream_engagement_report_final.pdf

The community reinforced:

- Retention of public open spaces
- Retention of trees on private land
- Limiting higher density development to within 400m of the three railway stations and around the Bassendean town centre and providing low/lower density outside those areas

- The need to enhance and activate the Bassendean town centre (Old Perth Road)
- The need to balance new development with existing heritage
- The need for new development to have a design and sustainability focus

In addition to the valuable community feedback provided as part of *Bassendream Our Future*, the Strategy and Scheme was also informed by the State Planning Strategy and Policy, the Built Form and Character Study (2018) and the Bassendean Transport Plan (2019). Put simply, the draft Strategy and Scheme are a reflection of the local community's aspirations, desires and vision for the future of the Town.

Importantly, the Town will test the proposals with the community as part of the future consultation process, prior to any further formal decisions being made. Any feedback received will be carefully considered by the Town of Bassendean Council, the WA Planning Commission and the Minister for Planning (see page 5).

What are the key changes from the current Scheme to the proposed new Scheme?

The proposed new Local Planning Scheme (also referred to as Local Planning Scheme No. 11) will replace the current Scheme (also referred to as Local Planning Scheme No. 10) as the principal statutory planning tool for controlling land use and development across the Town of Bassendean. Apart from aligning the Scheme with the state government template, the following key additions and modifications are proposed in LPS 11:

- Consolidating density within the Town Centre and within proximity to railway stations;
- Applying a base coding of R20 to most of the balance of the district;
- Removing development controls from the Scheme text, to be included in Local Planning Policies;
- Introduction of special control areas for various planning purposes; and
- Introducing measures to ensure the protection of trees on private land.

These matters are addressed below. It should be emphasised that a proposed new Scheme is just a proposal at this stage and will be subject to comprehensive community consultation and State Government approval processes.

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. For example, R100 provides for greater development intensity than R20.

It should be noted that the approach used to determine lot yield differs between housing types.

For all single houses and grouped dwellings (villas, duplex, unit etc.) development needs to comply with prescribed minimum and average site area requirements, as per the below table.

Table 1: General site requirements for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40

1 R-Code	2 Dwelling type	3 Minimum site area per dwelling (m ²) ◆	4 Minimum lot area/rear battleaxe (m ²) ▼	5 Minimum frontage (m) ▼	6 Open space		7 Minimum setbacks (m)		
					min total (% of site)	min outdoor living (m ²)	primary street	secondary street ●	other/rear
R2	Single house or grouped dwelling	Min 5000	-	50	80	-	20	10	10
R2.5	Single house or grouped dwelling	Min 4000	-	40	80	-	15	7.5	7.5
R5	Single house or grouped dwelling	Min 2000	-	30	70	-	12	6	*6
R10	Single house or grouped dwelling	Min 875 Av 1000	925	20	60	-	7.5	3	*6
R12.5	Multiple dwelling	1000	-	-	60	-	7.5	3	*6
	Single house or grouped dwelling	Min 700 Av 800	762.5	17	55	-	7.5	2	*6
R15	Multiple dwelling	800	-	-	55	-	7.5	2	*6
	Single house or grouped dwelling	Min 580 Av 666	655	12	50	-	6	1.5	*6
R17.5	Multiple dwelling	666	-	-	50	-	6	1.5	*
	Single house or grouped dwelling	Min 500 Av 571	587.5	12	50	36	6	1.5	*
R20	Multiple dwelling	571	-	-	-	-	6	1.5	*
	Single house or grouped dwelling	Min 350 Av 450	450	10	50	30	6	1.5	*
R25	Multiple dwelling	450	-	-	50	-	6	1.5	*
	Single house or grouped dwelling	Min 300 Av 350	425	8	50	30	6	1.5	*
R30	Multiple dwelling	350	-	-	50	-	6	1.5	*
	Single house or grouped dwelling	Min 260 Av 300	410	-	45	24	4	1.5	*
R35	Multiple dwelling	300	-	-	45	-	4	1.5	*
	Single house or grouped dwelling	Min 220 Av 260	395	-	45	24	4	1.5	*
R40	Multiple dwelling	260	-	-	45	-	4	1.5	*
	Single house or grouped dwelling	Min 180 Av 220	380	-	45	20	4	1	*
R50	Multiple dwelling	220	-	-	45	-	4	1.5	*
	Single house or grouped dwelling	Min 160 Av 180	380	-	40	16	2	1	*
R60	Multiple dwelling	180	-	-	40	-	2	1	*
	Single house or grouped dwelling	Min 120 Av 150	380	-	40	16	2	1	*
R80	Multiple dwelling	150	-	-	40	-	2	1	*
	Single house or grouped dwelling	Min 100 Av 120	380	-	30	16	1	1	*

Legend

◆ subject to variations permitted under clause 5.1.1 C1.4

▼ only applies to **single houses**

● **secondary street:** includes **communal street**, private street, **right-of-way** as street

- indicated not applicable

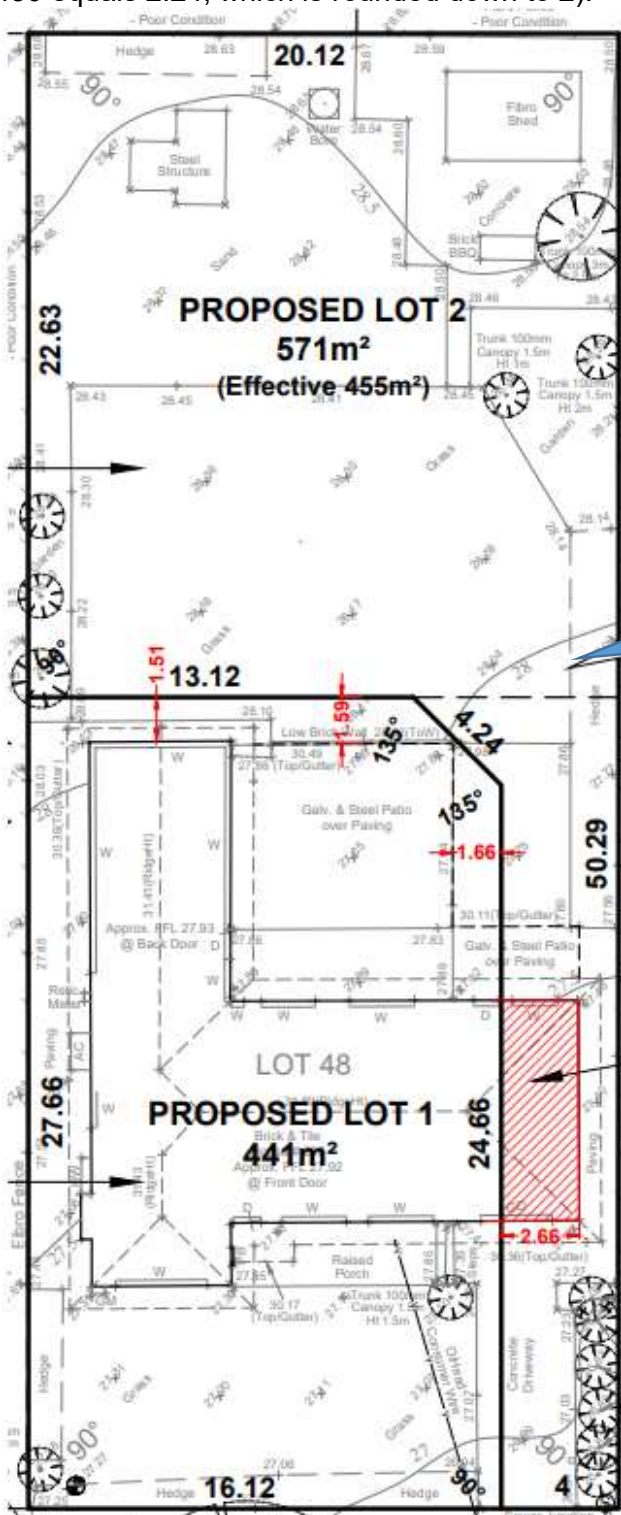
* see **Tables 2a** and **2b** and clause 5.1.3

Av. average **site** area

All standards for single house or grouped dwellings within R100, R160 and R-AC areas are as for the R80 Code

Example 1:

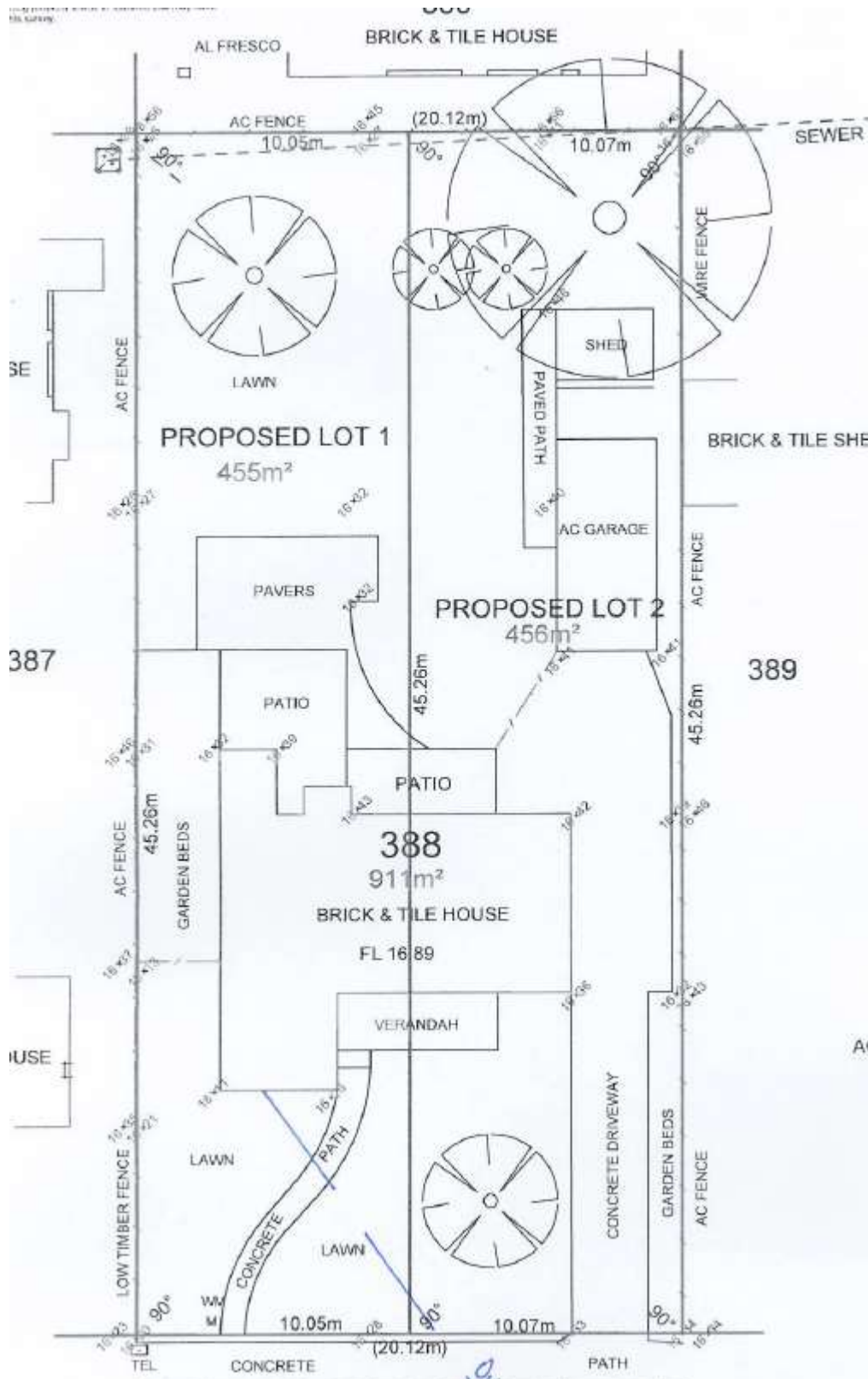
Lots coded R20 require a minimum site area of 350m² per dwelling and an average site area of 450m². For a 1,012m² property with that coding, a maximum of two dwellings could be built (1,012 divided by 450 equals 2.24, which is rounded down to 2).



Lot size of 1,012m² allows for the creation of two new lots, both of which satisfy the 350m² minimum.

Example 2:

Lots coded R20 require a minimum site area of 350m² per dwelling and an average site area of 450m². For a 911m² property with that coding, a maximum of two dwellings could be built (911m² divided by 450 equals 2.024 which is rounded down to 2)



For multiple dwellings (apartments), development potential is more difficult to forecast and will depend on the plot ratio, minimum setbacks and maximum building heights prescribed for each code. It should be noted that any proposal for apartments requires review by the Town's Design Review Panel, to ensure good development outcomes and issues such as potential overlooking and overshadowing are appropriately addressed at the design phase of the project.

Further information on the residential development requirements is available in State Planning Policy 7.3 – Residential Design Codes - <https://www.dplh.wa.gov.au/rcodes>

My property has a split density coding that is proposed to be removed; what does that mean?

Split density codings of R20/40 and R20/30/60 currently exist throughout the district. 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 retention of suburban areas and large backyards with mature trees, verge gardens, street trees and diversity of housing options. This is instead of some of the multiple dwelling (apartment) development that the community generally does not want in those more suburban locations.

Therefore, under the proposed new Scheme, it is proposed that split codings be removed and replaced with a single density coding.



For some properties, this will effectively mean that the current development potential is reduced or removed. The Town is cognisant that some property owners may have purchased with the intention to subdivide. These Landowners can still, over the coming months, make an application to either develop or subdivide their land at the current density code, even whilst the proposed new Scheme is being advertised. Subdivision approvals are valid for 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: <https://www.dplh.wa.gov.au/information-and-services/subdivisions,-development-and-property>

The residential density of my property is proposed to increase. Will I be forced to develop?

No. Whilst the increased density may provide additional development opportunities, there is no obligation on a landowner to develop or sell their property.

There is a Special Control Area over the Success Hill Station Area; why is that and how does that affect landowners?

A Special Control Area (SCA) is a specific area that is subject to additional provisions and controls. The proposed SCA for the Success Hill Station Area is to acknowledge the vehicle access limitations that currently exist, specifically in relation to access to and from Guildford Road, which is a State Government-controlled road.

Whilst the proximity to both the railway station and the Old Perth Road commercial area clearly mean that the area should have opportunities for more intense residential development, the State Government, through Main Roads Western Australia, has concerns regarding vehicle access. To respond to those concerns, the SCA involves a provision requiring road access upgrades, to the Main Roads WA-controlled Guildford Road, before further development can occur.

The Town will continue to advocate to the State Government and MRWA for investment in road upgrades in alignment with the Town’s adopted Integrated Transport Plan

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, it is proposed that the new Scheme protects these in the following ways:

1. Maintaining the existing 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 (*this is broadly the same as the existing Scheme*).
2. Allowing variations to development standards where it involves the conservation of a place on the Heritage List or Local Heritage Survey. This will provide flexibility for applicants to incorporate existing heritage buildings rather than remove them (*new*).
3. Creating Special Control Areas for precincts with significant heritage and character value. These areas are the Old Perth Road Heritage Precinct, the Devon Road Heritage Precinct and the Kenny Street Character Precinct. In these areas, any new development or additions and alterations will require development approval and the Town will assess proposals against any design and built form provisions contained in a new (future) Local Planning Policy on heritage conservation.

Where are all the development controls?

Under the proposed new Scheme, it is proposed that the development controls are included within local planning policies. For example, where the Scheme would otherwise prescribe setbacks for a particular development, this requirement will now be included in policy.

Provision of development controls within policy will allow for greater flexibility in the use of such controls, and ensure they can be modified in response to changes to the State Planning Framework and community aspirations (without the need to undertake the lengthy process of amending the Scheme). This will ensure the local framework can quickly respond to matters as they arise.

How will the draft Strategy and Scheme deliver better built form outcomes?

One of the recommended actions of the draft Strategy is to prepare development guidelines and precinct planning policies and will supplement the existing use of a Design Review Panel to ensure appropriate built form development outcomes.

How will trees be protected?

The community places a high value on trees and the proposed new Scheme will protect trees with some of the strongest controls in the state, as follows:

1. Tree Preservation Orders, which provide statutory protection of trees and prevent trees being removed, pruned or cut without prior approval (*this is broadly the same as the existing Scheme*).
2. Changing the definition of development to generally require a development approval to clear a tree that is over 4m in height (*this is a change in response to the community's call for greater action in tree preservation*).
3. Allowing variations to development standards to incentivise the retention of a significant tree (*new*).

In addition, existing Local Planning Policy 13 will continue to apply. That policy is available at [https://www.bassendean.wa.gov.au/documents/909/tree-retention-and-provision-\(lpp13\)](https://www.bassendean.wa.gov.au/documents/909/tree-retention-and-provision-(lpp13)) and:

- requires the planting of one tree per 350m² of land area, the amount of which can be reduced where existing significant trees are retained.
- allows modifications to the development standards of the R-Codes. Where a development could impact a tree, the Town can consider the flexible application of the R-Codes to retain the tree (such as setback and open space variations).

How does the Strategy and Scheme 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 at this critical juncture, the creation of a Town Centre Masterplan is key. This will enable an integrated and holistic approach to the planning of the town centre. A concept masterplan is not just about the built-form but importantly considers what people want from their town centre and what components contribute to that desired outcome, such as open space, connectivity and local amenity.

The Town Centre Masterplan provides a strategic response to COVID-19 for the town centre and local economy through creating the right conditions for potential new housing, employment, supporting small business and greater social connection and development. This is not a short term project but one that has the potential to position the Town favourably for years to come.

The Town Centre Masterplan project is a natural follow-on from *Bassendream Our Future* and seeks to better understand how we can create a precinct that reflects the community’s aspirations, desires and vision for the Town Centre.

The masterplan project is expected to be concluded in early 2021 and it is intended that any relevant findings or recommendations from that body of work will be incorporated into the draft Strategy, and if applicable, into the draft scheme and/or any other appropriate planning framework (such as a Local Planning Policy or Activity Centre Plan / Precinct Plan).

How long will the whole process take?

The Strategy will come into effect once it has been endorsed by the WA Planning Commission (WAPC), and the proposed new Scheme will come into effect once it has been approved by the Minister for Planning and published in the Government Gazette. This process can take at least 18 months, and will depend on the level of community interest and the complexity of the submissions received. In broad terms, the process will involve the following:

- Council endorsement of draft strategy and scheme for submission to WAPC seeking consent to advertise.
- WAPC review of strategy and scheme documents, concurrent with consideration by Environmental Protection Authority, Heritage Council, abutting local governments and public authorities. The WAPC may require modifications at this point (maximum 90 days after receiving the documents from the Town).
- Public consultation (to be a minimum of 90 days).
- Council consideration of submissions (Council may recommend modifications at this point) and referral to WAPC (maximum of 120 days after the consultation period).
- WAPC consideration (the WAPC may require modifications at this point) and referral to the Minister.
- Consideration, and potential approval, by the Minister. The Minister may require modifications at this point.

It should be noted that there may be additional steps in the process depending any changes that may be required by Council, the WAPC or the Minister.

How do I get involved?

If the draft Strategy and Scheme are adopted by Council, they then need to be reviewed by the WAPC before it gives the Town permission to undertake comprehensive community consultation. It is possible that the consultation will occur in the first half of 2021. In the meantime, documents relating to the proposed new Strategy and Scheme can be found on the Town's website.

Will the changes impact 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 and/or the rate in the dollar 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

I have more questions, who can help?

It is important to highlight that the Town is not currently seeking community input and will not be seeking community input until the WAPC provides permission for that to occur. However, if you have any questions, please contact the Town's Planning team by calling (08) 9377 8000 or speak to a planner in person by requesting an appointment via mail@bassendean.wa.gov.au or calling the Town.