



**REVIEW OF THE TOWN OF
BASSENDEAN LOCAL
PLANNING SCHEME NO. 10**

APRIL 2020

Introduction

The *Planning and Development Act 2005* provides for local governments to have a local planning scheme so as to make suitable provision for the improvement, development and use of land in the scheme area. Regulation 65 of the *Planning and Development (Local Planning Scheme) Regulations 2015* outlines the requirements for the review of a Scheme.

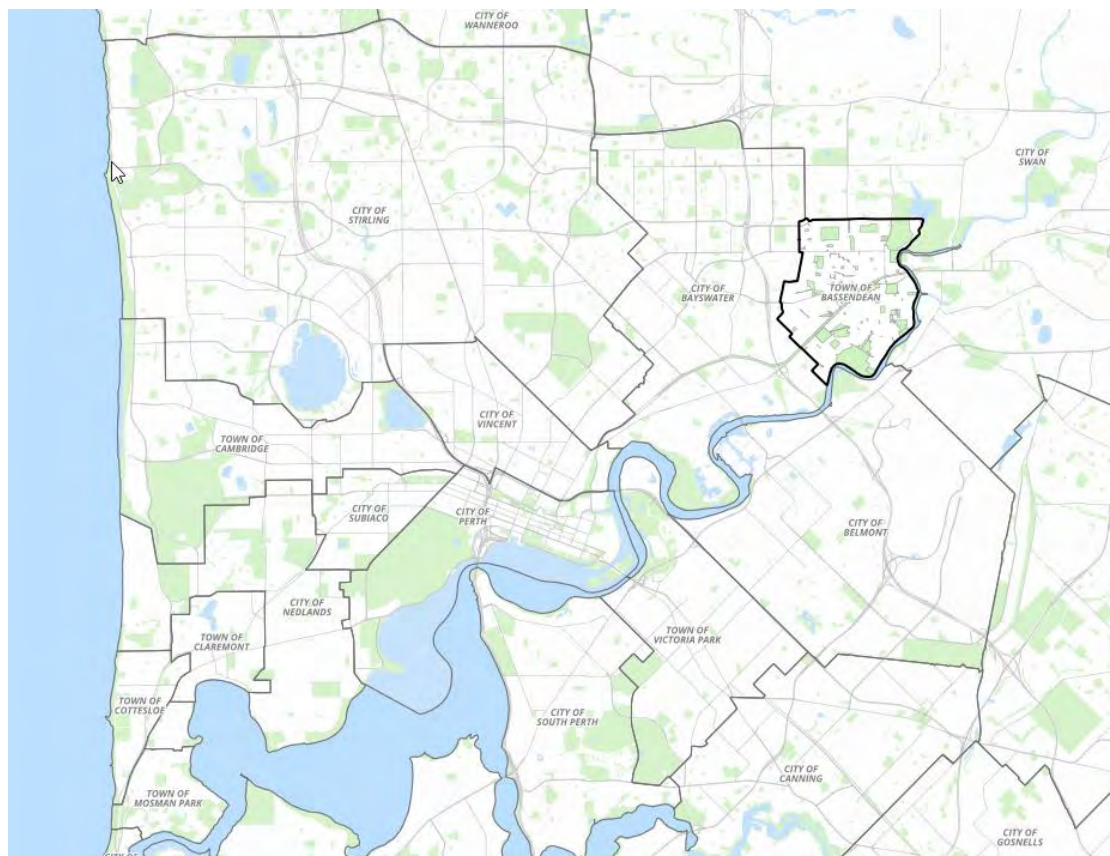
A review of a Scheme is to be in the form of a report submitted to the Western Australian Planning Commission (WAPC) and is to consider whether the Scheme is up to date and make a recommendation on how to proceed with the review.

The Town has completed a review of Local Planning Scheme No. 10 (LPS 10) and submits this report to the WAPC.

Background

District Context

The Town of Bassendean is located in the east corridor of the Perth metropolitan region, and is approximately 10 kilometres from the Perth Central Business District, covering an area of approximately 11km². In addition to being strategically located in proximity to major district and regional employment centres, education facilities, institutions and recreational areas, Bassendean boasts numerous local, commercial and public facilities. Whilst primarily a residential area, Bassendean also accommodates a significant amount of industrial land servicing local, district and regional demands. The Town comprises the suburbs of Ashfield, Bassendean and Eden Hill. The following plans illustrate the location of the Town of Bassendean in the context of the Perth metropolitan region and its layout, respectively.





Scheme History

The current Local Planning Scheme No. 10 (LPS 10) was originally approved by the Minister for Planning and was subsequently gazetted on 24 June 2008. That gazettal also had the effect of revoking (former) Local Planning Scheme No. 3, which had existed since 1983. The (then) new LPS 10 was supported by an associated Local Planning Strategy, which was endorsed in May 2008 (*WAPC Ref: 853/2/13/12 Vol 5*).

The current LPS 10 has not been subject to a comprehensive review since its gazettal in 2008, although, following the 2015 introduction of the *Planning and Development (Local Planning Scheme) Regulations 2015*, all local government schemes were required to be updated to ensure consistency with the Regulations. LPS 10 was updated in this manner by Amendment No. 10, which was gazetted on 23 February 2018.

Strategic Context

Scheme Amendments

Since 2008, 11 amendments to LPS 10 have been initiated, with nine being gazetted, one being refused and one being discontinued. A list of all amendments to LPS 10 that have been initiated since 2008 follows.

No.	Date gazetted	Purpose
1	22 September 2009	Changing the maximum density code of residential development allowed in the Town Centre.
2	12 January 2010	Rezoning (then) 38A West Road to "Town Centre".
3	N/A - Refused by the Minister	Rezoning 12 Thompson Road to "Residential R40".
4	3 February 2012	Reserving Lots 202 & 203 Hyland Street as Parks and Recreation.
5	N/A - Withdrawn and incorporated into Amendment No. 9.	Zoning an unzoned portion of 1 (Lot 6) Earlsferry Court as Residential R10.
6	4 October 2013	Introducing an Additional Use (Medical Clinic) for 103 and 105 Old Perth Road.
7	11 November 2016	Introducing an Additional Use (Restaurant) for 3 Broadway.
8	23 February 2018	Introducing additional controls for Multiple Dwellings on land coded R40 and below.
9	23 February 2018	Omnibus amendment containing various text and map changes.
10	23 February 2018	To reflect the Deemed Provisions within the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
11	7 February 2020	To change the land use permissibility of the Convenience Store and Service Station land uses.

Local Planning Strategy Amendments

Since 2008 endorsement of the Local Planning Strategy, it has been reviewed once, with that review commencing in May 2011, achieving endorsement of the WAPC on 9 December 2014 (*WAPC Ref:DP/12/00093*) and being finalised (required modifications completed) in March 2015.

Subdivision and Development Activity

Since the start of 2008, it is estimated that approximately 830 residential lots have been created and 960 additional dwellings have been constructed (net dwellings).

It is noted that, in accordance with the WAPC's Central Sub-Regional Planning Framework, the Town's urban infill housing target for 2011 and beyond is 4,150 dwellings with 1,250 of those dwellings nominally required to be delivered by mid-2021. As of December 2019, an additional 706 dwellings (net dwellings) have been created, which represents of 56% of the target. It is anticipated that over the next 18 months (period ending June 2021) that that figure will increase to approximately 60%. The above serves to demonstrate that the Town is achieving a reasonable proportion of the density infill housing targets using the development potential provided by the current Local Planning Scheme.

In recent times (2018 and 2019), the rate of development within the Town has slowed, consistent with broader economic market conditions but also influenced, to some degree at least, by the expectation of greater development potential that may be available under a reviewed or new planning framework. It is considered that this is likely the case with land in close proximity to the three railway stations, where the current scheme provides limited development potential relative to what is contemplated by the various state government planning frameworks and documents.

Population Change

As at 30 June 2018, the Town had a population of 15,739, with a population density of 15.23 people per hectare. The Town's population has increased by 1,381 people since 2008, with the annual change during that time being between relatively stable (up to a maximum change of 2.3% per annum).

It is anticipated that over the next 30 years, the Town's population will increase to approximately 24,000. It is expected that much of that population growth will be accommodated in new housing located in close proximity to the three existing railway stations and the Bassendean town centre. This anticipated infill development will place additional demand on existing utilities, road and traffic infrastructure and areas of public recreation. It will also place pressure on existing vegetation (tree canopy), which may, in some cases, need to be removed to accommodate the new housing stock.

Consultation

Critically in terms of the upcoming review of the Town's planning framework, the Town recently completed *BassenDream Our Future*; an extremely comprehensive community engagement project to develop an aspirational vision for the future of Ashfield, Bassendean and Eden Hill. At its Ordinary Council Meeting of 26 November 2019, Council resolved to adopt the associated Engagement Report which (among other things) made a series of recommendations in relation to a future review of the existing strategic planning framework and preparation of a new or amended Local Planning Scheme. These will be an essential input into that process and, in broad terms, relate to:

- 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 active 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

Anecdotally, it appears that some within the community are dissatisfied with the current planning framework, particularly in terms of the level of development potential offered in key strategic locations, as well as the amount of time since the last major review. There is a desire for a swift review of the framework so as to enable landowners to maximise the development yield and/or value of their respective properties.

From a government perspective, discussions have been held with the Department of Planning, Lands and Heritage regarding the need to review of the existing planning framework and prepare a new or amended Local Planning Scheme. Those discussions have been positive and will continue for the life of the project.

Comments

Local Planning Scheme No. 10

In considering the functionality of the Scheme, the following is relevant:

- It was originally gazetted in 2008
- The structure of the text is broadly consistent with the model scheme text
- The text and maps contain zones that are inconsistent with the model scheme text
- The text contains land uses that are inconsistent with the model scheme text
- The text contains various provisions and development standards that may be more appropriately located within a Local Planning Policy
- The Scheme incorporates 14 different density codes, between R5 and R60, with a number of those being split density codes.
- The residential densities prescribed by the scheme map provide limited development potential in key locations compared to what is contemplated by the various state government planning frameworks and documents (i.e. in close proximity to railway stations and commercial nodes)
- The above notwithstanding, without any further changes the scheme currently allow for the creation of an additional (net) 5,000 lots (approx.) within the district, meaning that the state government's infill target has already been met.
- There is scope to reduce the development potential that currently exists in areas that are not subject to any locational advantages that would otherwise justify a density above R20.
- The map includes a number of zoning anomalies that require correction.

Based on the above, whilst it would be possible to amend the existing scheme to address the above issues, given the number and scale of the potential changes, it is considered more appropriate to prepare a new scheme that will effectively replace LPS 10.

Local Planning Strategy

In considering the applicability and utility of the existing Strategy, the following is relevant:

- It was last reviewed in 2015 and therefore does not reference the updated State Planning Framework (including Perth and Peel @ 3.5m and State Planning Policy 7.0 – Design of the Built Environment) nor the outcomes of the *BassenDream Our Future* consultation exercise.
 - It promotes higher density development around the three existing railway stations and identifies 400m and 800m walkable catchments, which is broadly consistent with the above documents.
 - It provides for a broad scale application of the R25 residential density codes across much of the district.
 - It acknowledges the primacy of the Bassendean District Centre (Old Perth Road town centre) and advocates for only limited expansion of other existing centres.
 - It provides for Bassendean Oval and the land directly south of the oval to accommodate commercial / mixed use development.
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Based on the above, it is considered that the existing 2015 Local Planning Strategy generally reflects community sentiment and that therefore there is scope to amend it (rather than repealing it and preparing a new one in its place).

The review will involve changes to enable the strategy to better respond to current planning challenges and concerns, reflect relevant changes to the State Planning Framework and acknowledge the outcomes of the *BassenDream Our Future* consultation exercise. It is envisaged that the most significant practical changes to the strategy would be to confine any density increases to those areas located in close proximity to the railway stations and the Bassendean Town Centre, rather than affecting a large part of the district.

Recommendation

That Council:

1. pursuant to Regulation 66(3)(a)(iii) of the Planning and Development (Local Planning Schemes) Regulations 2015 recommend to the Western Australian Planning Commission that the Town of Bassendean Local Planning Scheme No. 10 should be repealed and a new scheme prepared in its place.
 2. pursuant to Regulation 66(3)(b)(ii) of the Planning and Development (Local Planning Schemes) Regulations 2015 recommend to the Western Australian Planning Commission that the Town of Bassendean Local Planning Strategy should be reviewed.
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