

Local Planning Strategy

A Local Planning Strategy (LPS) provides a blueprint for the growth and development of neighbourhoods and commercial (activity) centres over the next 10 to 15 years. It informs the preparation of a new Local Planning Scheme in the future.

Pursuant to the Planning and Development (Local Planning Schemes) Regulations, 2015, the Town prepared Draft LPS 2021 which the Western Australian Planning Commission (WAPC) agreed to advertise for public comment in late August 2021.

What happens next?

The Draft LPS was advertised for public comment for a period 6 weeks, closing on 8 November 2021.



Council will consider submissions (late 2021/early 2022) and make modifications if required before adopting the LPS. The WAPC must also endorse the LPS as a final step, which may require further modifications before approval is finalised.

What Draft LPS 2021 includes

Draft LPS 2021 comprises of two parts :Part 1 – Local Planning Strategy and associated map and actions; and Part 2 – Background Information and Analysis.

It addresses the State's additional dwelling target of 890 by 2050 for the Town by focusing on ten planning areas including commercial, mixed use and residential, predominately along Canning Highway and the Leeuwin Barracks site. Land use intensification is generally proposed within these areas subject to further consideration around heritage, traffic, regional road requirements and noise mitigation.

Key recommendations include:

- Little to no change to low density and single residential land use areas;
- Investigating specific areas and sites for increased density;
- The redevelopment of the Leeuwin Barracks site subject to investigation;
- The continuation of the Town Centre as the main focus of commercial activity;
- Emphasising the importance of the George Street Mixed Use area as a Local Centre with special character as well as recognising the future role of the Petra Street District Centre;
- Seeking opportunities to sustainably consolidate recreational and community facilities; and
- Ensuring that land uses, activities and facilities are well connected throughout the Town with appropriate linkages to those that extend beyond Town boundaries.

See over for Draft Strategy Map

