



# FAQ ?

## Frequently Asked Questions - Local Planning Strategy

### What is a Local Planning Strategy?

A Local Planning Strategy is a statutory requirement of the Planning and Development Act (Local Planning Schemes) Regulations 2015. The Town must prepare a Local Planning Strategy to provide the strategic basis for a new Local Planning Scheme. Regulation 11(2) states that a Local Planning Strategy must:

1. set out the long-term planning directions for the local government; and
2. apply any State or regional planning policy that is relevant to the strategy; and
3. provide the rationale for any zoning or classification of land under the local planning scheme.

The Local Planning Strategy is also considered an Informing Strategy under the Town's Integrated Planning and Report Framework. It is informed by and implements the vision and objectives of the Town's Strategic Community Plan and other major strategies (where relevant) through the Town's strategic and statutory planning activities.



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## Frequently Asked Questions – Local Planning Strategy

What happened to the  
Local Planning Strategy  
review carried out in 2016?

The Town of East Fremantle Local Planning Strategy was first adopted in 2003 and has been the subject of a lengthy review process since 2012-13.

A replacement strategy was drafted and last advertised for public comment between 30 April 2016 and 23 May 2016. Due to modifications and delays experienced during the review period, the draft advertised at that time was not considered to fully represent best planning practice and desired strategic community outcomes.

Therefore, Council did not consider it for final approval and no further action was taken with that version. A new Draft LPS 2021 has since been prepared.



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## Frequently Asked Questions – Local Planning Strategy

Who prepared the Draft LPS 2021  
and how was the community  
involved?

The Draft LPS 2021 was developed in-house by the Town's urban planners and informed by other strategic documents prepared by the Town and some by consultants, including (but not limited to):

- The Local Community Strategic Plan 2020-30 (2020).
- Integrated Traffic Management and Movement Strategy (expected to be finalised 2021).
- East Fremantle Oval Precinct Vision/Master Plan and Business Plan (2019 and 2021).
- Urban Streetscape Public Realm Style Guide (2020).
- Preston Point Road North Facilities Master Plan (2020).
- Town of East Fremantle Housing Capacity Study (2018).
- Town of East Fremantle Precision Urban Forest Monitoring (2018).
- Town of East Fremantle Recreation and Community Facilities Strategy (2016).
- Town of East Fremantle Foreshore Management Plan (2016).
- Leeuwin Vision Plan (2016).

Many of these strategic planning and development projects have involved public participation and comment with the findings resulting in recommendations and actions that have informed (and will continue to inform) the development of Draft LPS 2021.

Draft LPS 2021 also includes the need for further study and investigation as more detailed planning occurs and this will involve more community consultation as part of the usual statutory processes.

In addition, the Town of East Fremantle conducted independent community perception surveys (consultants Catalyse Pty Ltd) resulting in Local Government industry standard Community Scorecards in 2017, 2019 and 2021. Results from these surveys have provided a good insight into the community's strategic priorities for the Town and the areas considered to require greater focus and attention. Where relevant, these have been incorporated into Draft LPS 2021.

All of these things have in some way resulted in indirect community input into the developing Draft LPS 2021. It is understood that not all community views and ideas have been captured, and the Town encourages submissions over this extended consultation period to make sure opportunity is provided for those who wish to provide some feedback for consideration.



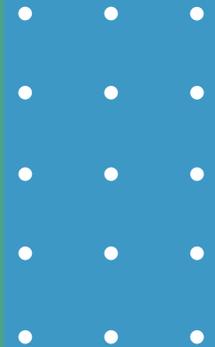
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Frequently Asked Questions -  
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Why do we need a Local Planning Strategy?

A Local Planning Strategy is a legislative prerequisite for preparing a new Local Planning Scheme No. 4 that will replace the existing Local Planning Scheme No. 3. All local governments must prepare a Local Planning Strategy. The Strategy is reviewed every 5 years.





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## Frequently Asked Questions – Local Planning Strategy

What does a Local Planning Strategy do?

The Local Planning Strategy guides how the Town will manage growth and change in land use and development over the next 10 to 15 years. Once approved, Draft LPS 2021 will:

1. Guide the preparation of a new Local Planning Scheme No. 4 (and Local Planning Policies) that will replace Local Planning Scheme No. 3.
2. Provide a vehicle for implementing the Town's other major non-planning strategies and plans through the Local Planning Scheme, where relevant and once finalised (for example – Integrated Traffic Management and Movement Strategy, Local Commercial Centres Assessment Strategy, etc).
3. Provide guidance to the preparation of more detailed local area plans (i.e. Precinct Structure Plans, Local Development Plans etc.).
4. Influence the character and quality of places including: housing density and types; the location and mix of commercial activities; elements of urban infrastructure associated with development such as green spaces, landscaping and car parking; streetscapes and parks; and aspects of community liveability and sustainability in the Town.
5. Address the Town's responsibility to implement strategic metropolitan planning directions by applying the Western Australian Planning Commission's suite of State Planning Policies where relevant and demonstrate how the Town will accommodate its infill dwelling targets as set out in the Central Sub-Regional Planning Framework (WAPC, 2018).



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Frequently Asked Questions -  
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How will the Local Planning  
Strategy affect my property?

Once approved, the Draft LPS 2021 will not change the current zoning or development potential of your property.

But it does indicate potential future changes to the local planning framework for some areas and may result in changes to zones, densities and development requirements when the new Local Planning Scheme No. 4 is prepared.



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## Frequently Asked Questions – Local Planning Strategy

What role does the State Government play in the Local Planning Strategy?

The State Government has various roles:

- Department of Planning, Lands and Heritage – provides advice on how to prepare the Planning Strategy and implementation of State Planning Policies and the metropolitan planning strategy (Central Sub-Regional Planning Framework which includes additional dwelling targets) and makes recommendations to the Western Australian Planning Commission regarding endorsement of the Local Planning Strategy.
- Western Australian Planning Commission – Certifies (i.e. provides permission to advertise) the draft Strategy and endorses the final Local Planning Strategy, ensuring the Strategy complies with the Planning Regulations.
- Infrastructure agencies – provide advice on servicing future dwelling and commercial growth and alignment of the Strategy recommendations with major State government strategies, plans and projects where relevant.



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## Frequently Asked Questions – Local Planning Strategy

### What are the specifics of Draft LPS 2021?

In general, the Draft LPS 2021 recommends:

- Little or no change to much of the low density and single residential land use areas in order to attract and retain families and protect heritage and character.
- Investigation of specific areas and sites for increased residential density to achieve the State's additional dwellings target (including urban corridors, within walking catchments of centres and rationalisation of areas/sites with existing high density development subject to appropriate planning controls).
- Future development of the Leeuwin Barracks site subject to appropriate controls.
- The continuation of the Town Centre as the main focus of commercial activity within the Town; the importance of the George Street Mixed Use area as a Local Centre with special character; seeking a better understanding of the future requirements for the Canning Highway Mixed Use Zone area; and recognition of the future role of the Petra Street District Centre.
- Taking opportunities to rationalise recreational and community facilities provision.
- Protecting and celebrating the Swan River and its surrounds.
- Looking at ways to address climate change and sustainability.
- Ensuring that land uses, activities and facilities are well connected throughout the Town with appropriate linkages to those that extend beyond Town boundaries.

The Draft LPS 2021 has been developed in two parts:

- Part 1 – Local Planning Strategy (includes a map, actions and timeframes); and
- Part 2 – Background Information and Analysis.

It focuses on ten planning areas including commercial, mixed use and residential areas, predominately along Canning Highway and the Leeuwin Barracks site. The Strategy generally proposes land use intensification within these areas subject to further consideration around heritage, traffic, regional road requirements and noise mitigation.



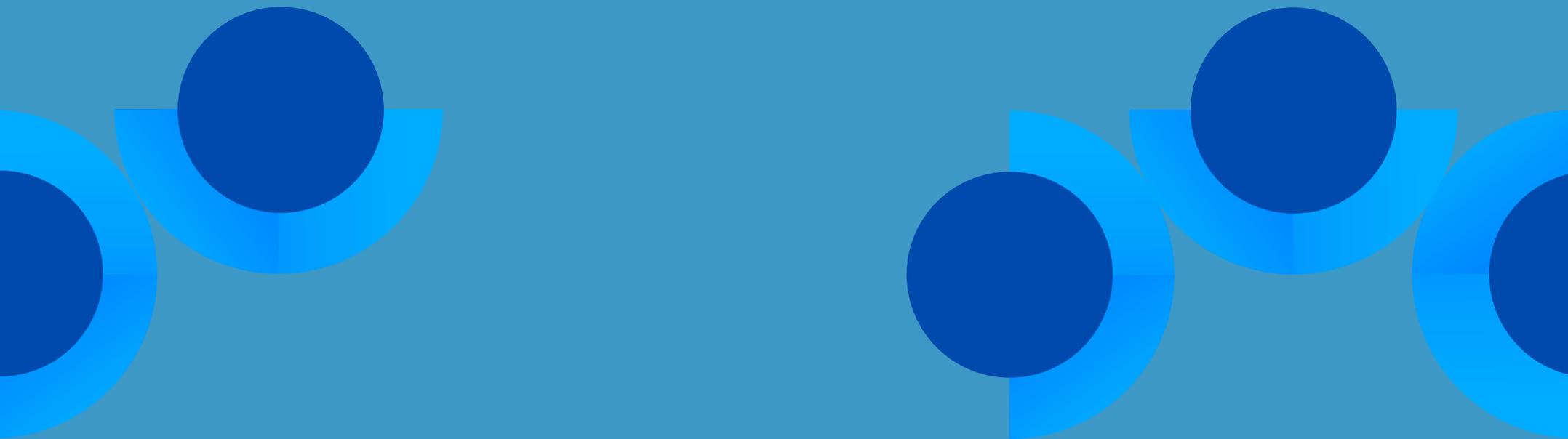
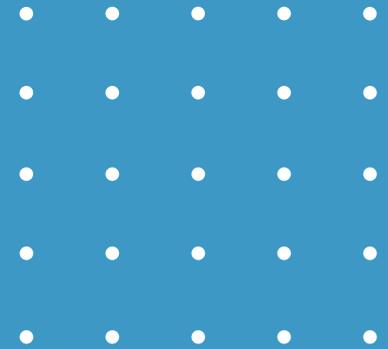
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Frequently Asked Questions -  
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Where can I view the Draft  
LPS 2021 map or plan?

The Draft Strategy Map and other  
documentation may be viewed on the  
Town's website in the Local Planning  
Strategy 'Document Library' or at the  
Town Hall during the hours of 8.30am and  
4.30pm.





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## Frequently Asked Questions – Local Planning Strategy

What are infill dwelling targets?

The Central Sub-Regional Planning Framework (WAPC, 2018) requires all local governments to plan for an additional number of dwellings, called 'infill dwelling targets', so that the Perth and Peel Region can accommodate 3.5 million people by 2050.

The Town was allocated a target of 890 additional dwellings by 2050. When originally published, the targets started from the base year of 2011 when the Town was reported to have 3,090 dwellings, taking the total dwellings in 2050 to 3,980 (3,090 + 890).

It is estimated that the Town currently has approximately 3,310 existing dwellings in 2021, so the revised estimate is for an additional 670 (3,980 – 3,310) dwellings between now and 2050.

The Local Planning Strategy must demonstrate the Town can accommodate the dwelling target and determine where this growth will occur. The locations for growth in the Draft LPS 2021 reflect the urban consolidation principles of the Central Sub-Regional Planning Framework concentrating higher density in and around activity centres and urban corridors (major transport routes). It also includes the possibility of the Leeuwin Barracks site as a new urban area in the event that the Department of Defence no longer require the land for defence purposes.



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## Frequently Asked Questions – Local Planning Strategy

### What is a Planning Area?

A Planning Area is an area earmarked for additional dwelling growth to accommodate the Town's infill dwelling target of 890 dwellings by 2050 (i.e. an additional 670 dwellings). These areas will be subject to more detailed planning and some will also require the preparation of precinct structure plans to inform updates to the local planning framework (i.e. zones, land uses, densities, design guidelines and other development requirements) as well as infrastructure and public realm upgrades.

The exact boundaries of the Planning Areas may be adjusted as a result of further investigation and detailed planning. Investigation and potential for additional dwelling growth requires further engagement with landowners and the community.

This work will progress over the 15-year timeframe of Draft LPS 2021. A brief rationale together with a suggested future context for each area is outlined in Chapter 9 of Part 2, whilst Chapter 6 of Part 1 outlines timeframes and matters to consider for each area.

The Leeuwin Barracks site is also identified as a Planning Area for potential future urban growth. Changes to the Metropolitan Region Scheme, in addition to the Town's local planning scheme, would be required for residential development in this area.



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## Frequently Asked Questions – Local Planning Strategy

Will there be any impacts  
on the character and  
heritage of the Town?

Draft LPS 2021 upholds the stance the Town has continued to hold regarding protecting and enhancing the character and heritage of the Town and further heritage areas will be considered for investigation. To ensure sensitive infill redevelopment in Planning Areas and renovation of heritage buildings, specific guidelines and development requirements will need to be considered and prepared.

Draft LPS 2021 recommends retaining the existing zones and densities in the majority of the Residential Zone so character is likely to remain as is generally in the residential area. The exception to this is where higher densities are already permitted, or where higher density dwellings already exist even though land has a lower density code (generally aligning with the Planning Areas).

The majority of new dwellings built in the Town over the next 10-15 years in the Planning Areas are likely to be higher density apartments, terraces, townhouses and group dwellings. Given the changes to household size and age structure in the Town currently and into the future, there appears to be a need for some smaller dwellings.

The Draft LPS 2021 sees a need to balance smaller and larger homes to provide diversity and choice for all sized households and housing circumstances as needs change throughout life.

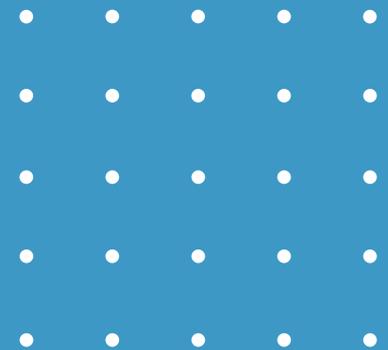


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## Frequently Asked Questions - Local Planning Strategy

Why is the advertised version (Draft LPS 2021) different to the version Council adopted in November 2019?

Following Council adoption of the Draft LPS in November 2019, it was lodged with the Department for Planning, Lands and Heritage for assessment against Regulation 11(2) of the Planning and Development Act (Local Planning Schemes) Regulations 2015. The Department made a number of requests for refinement of the Draft LPS during their assessment.





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## Frequently Asked Questions – Local Planning Strategy

What is the Perth and Peel@3.5million Central Sub-Regional Planning Framework?

Perth and Peel@3.5 million (WAPC, 2018) is the State Government's planning strategy for the Perth and Peel regions.

It provides a framework for accommodating Perth's growing population by requiring 47% of new dwellings to be developed in existing urban areas in and close to activity centres and train stations and along key urban transport corridors. This pattern of growth is considered more sustainable as it reduces urban sprawl on the city's fringe and provides homes for more people closer to existing transport infrastructure, jobs and services.

The Central Sub-Regional Planning Framework (WAPC, 2018) provides the framework for managing growth in the Central sub-region where the Town of East Fremantle is located. The Central Sub-Region is home to around 800,000 people and is expected to grow by 400,000 people by 2050, requiring an additional 215,000 dwellings.

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## Frequently Asked Questions – Local Planning Strategy

What will happen with my submission now the advertising period has closed?

The *Planning and Development Act (Local Planning Schemes) Regulations 2015* sets a minimum advertising period of 21 days, however given the importance of Draft LPS 2021, the Council advertised it for six (6) weeks, closing on 8 November 2021.

The Town will consider all submissions and may propose modifications to the Draft LPS 2021. A schedule of submissions and recommended changes will be presented to a Council meeting for consideration, along with a resolution to forward the adopted change to the WA Planning Commission for final approval.

The Western Australian Planning Commission will consider the Council's recommended changes and may either approve the changes, require further changes, or may refuse to approve the Strategy. The Western Australian Planning Commission may take several months to consider the final Strategy.



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## Frequently Asked Questions – Local Planning Strategy

What is a Local Planning Scheme?  
Why do we need a new Local  
Planning Scheme No.4?

A Local Planning Scheme is a statutory document that zones or reserves land, provides guidance on what land can be used for and the siting and design of buildings and other infrastructure (e.g. car parking). The Town's current Local Planning Scheme No. 3 was gazetted in 2004 and has been amended from time-to-time.

A report of review of Scheme No. 3 in September 2018 recommended a new Local Planning Scheme No. 4 be prepared to ensure it reflects contemporary community needs and addresses metropolitan planning strategies and policies.





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## Frequently Asked Questions - Local Planning Strategy

When will the new Local Planning Scheme No. 4 be prepared?

The new Local Planning Scheme No. 4 project is expected to commence in 2022-23 and will take some time to finalise following public advertising, assessment by the Department of Planning, Lands and Heritage and approval by the Minister for Planning.

The new Scheme will take direction from the recommendations in the final approved Local Planning Strategy.

