



CITY of GOSNELLS

REVIEW OF THE CITY OF GOSNELLS

LOCAL PLANNING SCHEME NO. 6

APRIL 2017



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Introduction

The *Planning and Development Act 2005* requires local governments to prepare a Local Planning Scheme (Scheme). Regulation 65 of the *Planning and Development (Local Planning Scheme) Regulations 2015* (Regulations) 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 City has completed a review of Town Planning Scheme No. 6 (TPS 6) and submits this report to the WAPC.

Background

The City of Gosnells covers an area of 127km² and has a population of approximately 128,000 people. Gosnells is located in the south east corridor of the Perth metropolitan region, and is 17km from the Perth CBD.

It is bounded by the City of Canning to the west, Shire of Kalamunda to the north and east and City of Armadale to the south. It includes the suburbs of Beckenham, Canning Vale, Gosnells, Huntingdale, Kenwick, Langford, Maddington, Martin, Orange Grove, Southern River and Thornlie. It is one of the largest local governments in Western Australia by population.

The major land use across the City is residential. The City's earliest residential areas developed along the Albany Highway and Perth to Armadale railway line and included settlements at Beckenham, Kenwick, Maddington and Gosnells. Extensive suburban development occurred in the 1960s-1980s on both sides of the Albany Highway and railway corridor. This includes Beckenham, Kenwick and Maddington to the north and Langford, Thornlie, Huntingdale and Gosnells in the south. In the last 25 years, large residential communities were developed in southern areas of the City including Canning Vale and Southern River.

A large industrial estate was established in Maddington in the 1970s. Commercial and industrial development has also occurred in a linear pattern along Albany Highway between Beckenham and Gosnells. The largest activity centre in the City is the Central Maddington shopping centre. District centres exist in the Gosnells town centre, Thornlie and Canning Vale. The City has prepared planning strategies to facilitate the development of major employment areas including the Maddington-Kenwick Strategic Employment Area and Southern River Business Park.

To the east of the Tonkin Highway, rural lifestyle properties exist along the foothills and in a small area at the top of the Darling Range in Orange Grove and Martin.

The Darling Range and escarpment is generally made up of National Parks and crown reserves and is protected from development by the Parks and Recreation reservation in the Metropolitan Region Scheme. Two large quarries exist along the escarpment and will continue to operate into the future.

The City has experienced rapid population growth in recent decades and this will continue into the future. Most of the future growth will occur in Southern River, Gosnells and Huntingdale. One of the largest parcels of undeveloped urban zoned land in the Perth metropolitan area is located adjacent to the Tonkin Highway, in Southern River/Gosnells. This 600 hectare property is held in single ownership and is expected to be developed in the medium to long term. The property provides the City with a unique opportunity to create a planned, sustainable and self-sufficient community located adjacent to the Seaforth railway station and Tonkin Highway. The future community is proposed to contain employment areas including a district centre and business areas, district open space and numerous school sites.

The City has implemented planning strategies to increase densities and facilitate infill development around railway stations and activity centres. Medium density infill development is occurring in Beckenham, Kenwick, Maddington and Gosnells. There is potential for significantly more infill development to occur on the larger lots that exist around some of the existing railway stations with the provision of State Government infrastructure.

Council has supported or implemented plans to assist in the redevelopment of town centres and old suburbs that contain multiple landowners. This includes the implementation of an Improvement Plan for Gosnells town centre and the preparation of structure plans, guided development schemes and development contribution plans across the City.

Scheme history

District Planning Scheme No. 1

Council's first district-wide Scheme was District Zoning Scheme No. 1, which was gazetted on 10 May 1968.

Town Planning Scheme No. 6

The last comprehensive review of the Scheme was undertaken by the Council about twenty years ago. A Scheme Report was prepared in accordance with the Town Planning Regulations that applied at that time. The Scheme Report provided a strategic context for the City and outlined the long term planning vision of the district. TPS 6 was subsequently prepared and approved by the Minister for Planning. TPS 6 became operational after gazettal on 18 February 2002.

Following the recent gazettal of the Regulations, all Schemes are required to be updated to ensure consistency with the Regulations. TPS 6 has been updated via Amendment 171, which was gazetted on 18 February 2017.

Local Planning Strategy

Over time, the City has also adopted a number of planning strategies including housing and residential densities, heritage, urban design, rural land use and commercial floorspace distribution. Each of those projects, when combined, will form a consolidated Local Planning Strategy. The draft Strategy for the district will be considered by Council in 2017.

Strategic Context

Scheme amendments

Since 2002, 174 amendments to TPS 6 have been commenced and 161 amendments gazetted. The remaining amendments are currently being assessed by Council or the WAPC, or were not proceeded with.

A list of all amendments to TPS 6 that have been commenced and/or gazetted since 2002 is outlined in Appendix 1.

Local planning strategy amendments

Strategy	Amendment summary	WAPC endorsement date
Local Housing Strategy - 2003	Currently under review	2006
Foothills Rural Strategy - 2004	Review completed Foothills Rural Strategy (2016) endorsed by Council on 22 November 2016 Updated strategy forwarded to the WAPC.	WAPC will consider this aspect as a component of the Local Planning Strategy assessment.
Activity Centre Planning Strategy - 2012	Modifications completed April 2017. Updated Strategy to be submitted to the WAPC.	2013 WAPC supported the interim strategy in-principle pending modifications and the preparation of a Local Planning Strategy.
Heritage Strategy - 2008	Review completed Heritage Inventory endorsed by Council on 13 September 2016.	WAPC endorsement not required.
Public Open Space Strategy - 2014	Local Open Space Strategy and Implementation Plan 2011/12 - 2016/17 adopted by Council 14 December 2010. Review completed. Public Open Space Strategy endorsed by Council - 11 March 2014. Implementation Plan - 2017/18 - 2022/23 currently being finalised.	WAPC granted in-principle support in 2011. WAPC requested changes to the POS Strategy in 2014.

Development activity in the local government area

In the established suburbs, small estate subdivisions on large vacant lots were undertaken in suburbs such as Beckenham, Kenwick, Maddington, Martin and Huntingdale creating subdivisions of between 30 and 100 lots.

Greenfields development

Extensive development has occurred in large greenfield subdivisions in the southern parts of the City in Canning Vale and Southern River.

The City and WAPC have approved twenty structure plans since 2002. Another four structure plans are currently being assessed by the Council and the WAPC. A plan showing the location of these structure plans and list of all structure plans is contained in Appendix 2.

Infill development

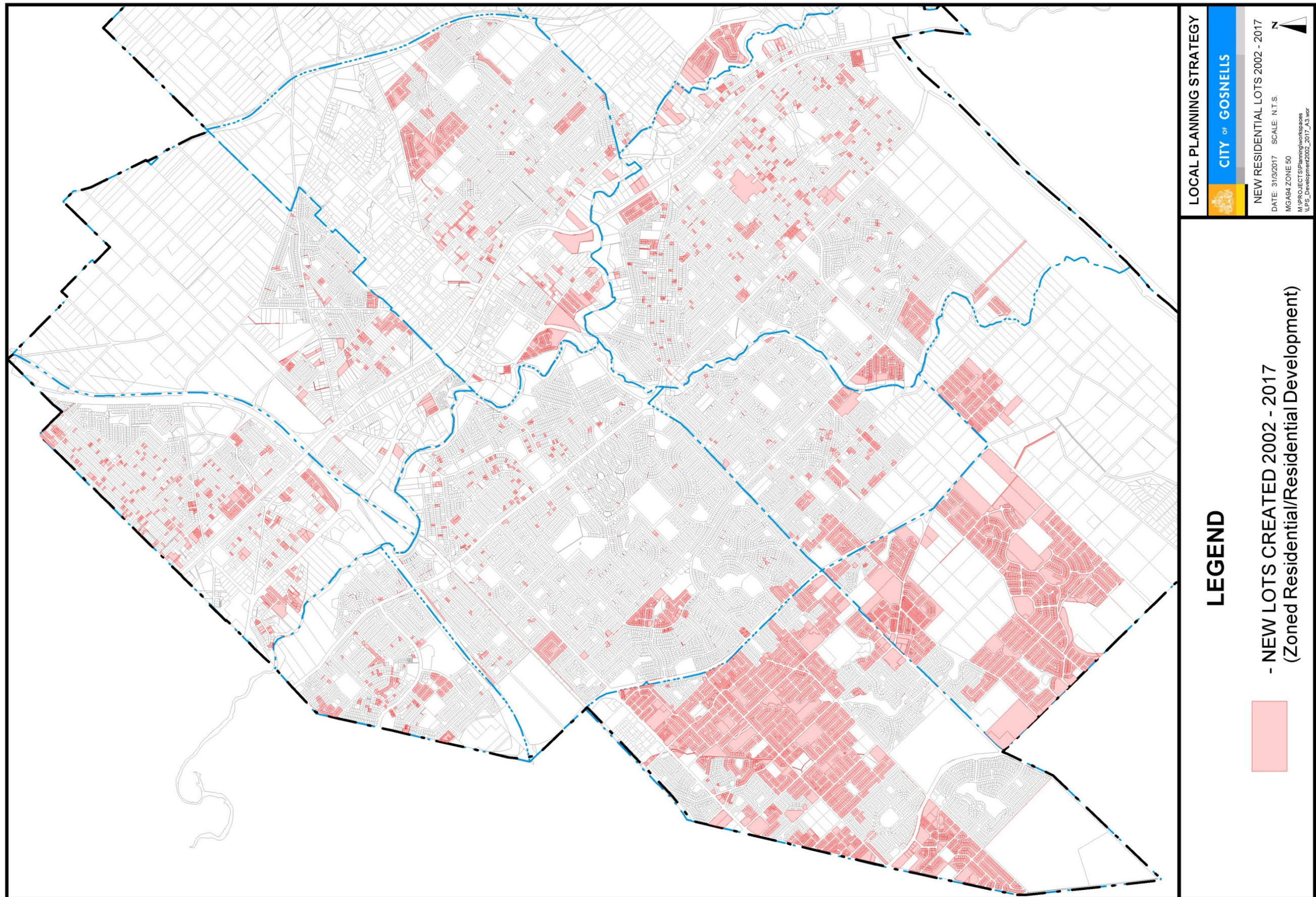
Infill housing in the established suburbs has occurred due to the City's strategic decisions over the last 15 years to increase densities in TPS 6. Increased densities were focussed around all railway stations and activity centres. TPS 6 was also amended to allow for a density bonus up to R30, for corner lots.

The WAPC *Directions 2031* planning strategy, identified the need to accommodate a further 23,000 people across the City, by 2031. The City's infill target for the first five year period up to 2015, was for an additional 2,125 dwellings.

As a result of Council increasing densities across the City and a strong domestic economy and housing market, approximately 1600 grouped and multiple dwellings were approved between 2011 and 2015. The City achieved 75% of the infill target for that period, which was one of the highest success rates for a local government in the middle and outer areas of Perth.

It is estimated that approximately 12,000 residential lots have been created in the City since 2002. Figure 1 shows the distribution and location of greenfields and infill subdivisions since 2002.

Figure 1 - Areas of greenfield subdivision and infill development 2002 - 2017



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Population changes

As at June 2017, the population of the City is estimated at 128,578, which is an increase of over 42,000 people since 2002. The increase in population over the next twenty years is estimated to be approximately 46,000 people.

Table 1 shows the population changes between 2002 and 2017 and projected growth out to 2036.

Table 1 - Population change between 2002 and 2036

	Year								
	2002	2006	2011	2016	2017	2021	2026	2031	2036
Estimated Population	86,500	94,958	112,435	125,708	128,578	138,985	151,528	163,551	174,814
Change in Population	-	+8,458	+17,477	+13,273	+ 2,870	+ 10,407	+12,543	+12,023	+11,263

Between 2002 and 2017, the area of the City that had the greatest increase in population was Canning Vale, which increased from 5,694 to 24,123 people.

Over the next 20 years, the major expected growth areas will be Southern River and Gosnells. This includes the large parcel of land adjacent to the Tonkin Highway. Smaller areas of infill subdivision will occur in Huntingdale, Martin, Maddington and Kenwick.

Table 2 - Forecast population change by localities (2011 - 2036)

City of Gosnells Area	2011	2036	Change between 2011 and 2036	
	Number	Number	Number	%
City of Gosnells	112,435	174,814	+62,379	+55.5
Beckenham	6,980	13,287	+6,307	+90.4
Canning Vale (North)	9,600	11,081	+1,481	+15.4
Canning Vale (South)	12,085	12,605	+520	+4.3
Gosnells (Balance)	7,457	15,768	+8,311	+111.4
Gosnells (Central)	12,664	18,511	+5,846	+46.2
Huntingdale	8,981	11,321	+2,340	+26.1
Kenwick	5,755	7,687	+1,932	+33.6
Langford	5,849	6,248	+399	+6.8
Maddington	10,543	17,591	+7,048	+66.9
Martin (East) - Orange Grove	1,467	3,078	+1,611	+109.8
Martin (West)	420	2,718	+2,297	+547.0
Southern River (East)	514	15,939	+15,425	+3,001.0
Southern River (West)	5,790	13,061	+7,271	+125.6
Thornlie (Central)	11,365	11,770	+406	+3.6
Thornlie (East)	5,370	6,076	+706	+13.1
Thornlie (West)	7,595	8,074	+479	+6.3

Dwellings

A total of 13,000 new dwellings are estimated to have been constructed since 2002. It has been projected that between 2017 and 2036 approximately 18,000 additional dwellings will be built.

Table 3 - Dwelling construction between 2002 and 2036

	Year								
	2002	2006	2011	2016	2017	2021	2026	2031	2036
Estimated Dwellings	32,600*	35,279	40,363	44,699	45,721	49,668	54,598	59,321	63,768
Change	-	+2,679	+5,084	+4,336	+1,022	+3,947	+4,930	+4,723	+4,447

Table 4 - Forecast dwelling change by localities (2011 - 2036)

City of Gosnells	2011	2036	Change between 2011 and 2036	
Area	Number	Number	Number	%
City of Gosnells	40,779	63,768	+22,989	+56.4
Beckenham	2,613	4,949	+2,336	+89.4
Canning Vale (North)	3,036	3,704	+668	+22.0
Canning Vale (South)	3,708	4,207	+499	+13.5
Gosnells (Balance)	2,672	5,456	+2,784	+104.2
Gosnells (Central)	5,522	7,779	+2,257	+40.9
Huntingdale	3,110	4,014	+904	+29.1
Kenwick	2,168	2,886	+718	+33.1
Langford	2,139	2,289	+150	+7.0
Maddington	4,122	6,536	+2,414	+58.6
Martin (East) - Orange Grove	577	1,088	+511	+88.6
Martin (West)	192	909	+717	+372.9
Southern River (East)	217	5,621	+5,404	+2,485.4
Southern River (West)	1,848	4,571	+2,723	+147.3
Thornlie (Central)	4,140	4,444	+304	+7.3
Thornlie (East)	2,128	2,405	+277	+13.0
Thornlie (West)	2,587	2,910	+323	+12.5

Employment areas

The City is home to around 23,000 businesses. The strongest local business sectors are construction, transport and the professional, scientific and technical sectors. There is also strong employment in the retail and local government sectors.

There is growth in the number of businesses in administrative and support services, professional, scientific, technical and educational sectors, reflecting a move towards a modern service-based economy. There is also a large number of home based businesses operating in the City.

The major employment area in the City is the Maddington Industrial Area. Activity centres occur at Maddington, Gosnells, Thornlie, Forest Lakes and Southern River. Since 2002, the Amherst Village activity centre was developed on Warton Road as well as commercial development along Ranford Road.

A major new employment centre is planned to be developed over the next 20 years and is known as the Maddington Kenwick Strategic Employment Area (MKSEA). This industrial area is bounded by Roe Highway, Welshpool Road, Tonkin Highway and Bickley Road and covers approximately 600 hectares.

The area has been subject of numerous planning, environmental, engineering and servicing studies and was recently rezoned Industrial in the Metropolitan Region Scheme (MRS).

Precinct 1 and a part of Precinct 3 have been rezoned in TPS 6 for industrial purposes. The construction of a major warehouse/distribution centre has commenced in the last twelve months in Precinct 1. Land in Precinct 2 and the balance of precinct 3 is currently the subject of amendments to TPS 6 to rezone the land to a business development zone.

The City is currently undertaking environmental, drainage and geotechnical studies of the MKSEA. The outcomes of the studies, as well as extensive consultation with State Government agencies and the community, will inform the preparation of a Structure Plan for the area.

The City has also prepared a structure plan for the Southern River business park on Southern River Road. The structure plan has been approved by the WAPC and it is expected that this area will develop over the next 10 years.

Challenges to developing land

One of the major challenges to accommodate population growth in Gosnells is fragmented land ownership. This has made the assembly of land into large parcels difficult. The City has responded to these issues by implementing guided development schemes, preparing structure plans and establishing development contribution plans.

Site conditions across the City are also difficult. The constraints include a high groundwater table, drainage issues and clay based soils.

Consultation

The City undertook extensive consultation during the preparation of the planning strategies including the Foothills Rural Strategy, Housing Strategy, Activity Centre Planning Strategy, Public Open Space Strategy and the Heritage Strategy.

The City has worked closely with the Department of Planning (DoP) on an ongoing basis regarding a wide range of planning issues affecting the City and planning initiatives and solutions. This includes discussions on amendments to the MRS and TPS 6, structure plans and development contribution plans for greenfield areas and infill development.

Discussions have also been held with the DoP on the City's preferred approach to prepare the new Strategy and review of the Scheme.

Council comments

Amendments to the Scheme

The majority of amendments lodged by landowners and developers involve the rezoning of land and amendments to the Scheme Text. The City has progressed various amendments to facilitate urban development in greenfield areas and to increase residential densities within established suburbs consistent with the City's Local Housing Strategy. The City has a Residential Development zone in TPS 6, requiring the preparation of a structure plan ahead of subdivision. Given that residential development has now occurred in those areas land can now be zoned Residential in the new consolidated Scheme to reflect approved structure plans. This means that the scheme text and map generally reflects a current framework which has responded to State Government infill development requirements and the private industry.

Development Activity

The development of greenfield sites has seen a logical extension of the existing urban fringe and resulted in development pressure within areas that were previously deficient in critical road and drainage infrastructure. The development of infill sites has identified issues with the existing drainage infrastructure in relation to its age and capacity. As a result, the preferred approach to managing the drainage of individual sites involves detaining stormwater onsite to predevelopment flows.

The City contains significant developable areas of land, both greenfield and infill sites. The City has rezoned land to higher densities and completed structure plans to facilitate development in these areas. There was an initial surge in development for infill housing between 2011 and 2015. Approximately 1,600 development approvals were granted by Council during this time, however this has now slowed due to the current downturn in the economy.

The amount of zoned land available for development is more than sufficient for the City to meet State Government infill targets. For greenfield sites, significant broad-level planning is well advanced in Southern River which allows developers to unlock the development potential of land via structure planning. The City is currently reviewing the planning framework in Southern River Precinct 3. The largest development site (known as Southern River Precinct 4) is under single ownership and requires broad-level planning to be undertaken. This process has commenced with conceptual structure planning and MRS scheme amendments in progress.

Planning studies

The City is currently operating under a suite of planning strategies as follows:

- Local Housing Strategy
- Foothills Rural Strategy
- Activity Centres Planning Strategy
- Public Open Space Strategy
- Heritage Strategy

These planning strategies provide a solid framework for the City to develop appropriate planning controls and to undertake orderly and proper planning into the future.

The City is currently preparing a new Local Planning Strategy (Strategy) which will consolidate individual strategies and identify future strategic initiatives to be implemented through the scheme. The Strategy will be forwarded to the WAPC for approval and to seek consent to advertise for public comment. Through a review of TPS 6, it is proposed to amend the scheme to align with the Strategy.

The Strategy will ensure the City's statutory and strategic plans respond to the challenges of managing growth, ensuring employment areas are established and preserving the natural environment and rural landscapes over the next 20 years.

Whilst TPS 6 is 15 years old, the Scheme is operating well. There are no fundamental problems that impact upon the delivery of a good planning outcomes and statutory planning controls of the district. A number of administrative changes are proposed to improve the operation of the scheme text.

The proposed modifications to TPS 6 zoning maps include:

1. Rezoning of land in the Foothills Rural Strategy (Precincts 1, 2 and 3) where appropriate from General Rural to Rural Residential;
2. Rezoning land zoned R17.5 to R20;
3. Update the maps to show all new development and subdivision that has occurred since 2002, consistent with approved structure plans;
4. Rezoning of land consistent with recommendations of the new Strategy, once approved by the WAPC and Minister for Planning; and
5. Use of new zones as per the Regulations.

Recommendation

1. Pursuant to Regulation 66(3)(ii) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, Council recommends to the Western Australian Planning Commission that Town Planning Scheme No. 6 should be amended.
 2. Pursuant to Regulation 66 of the *Planning and Development (Local Planning Schemes) Regulations (2015)*, Council approves the Report on the Review of the City of Gosnells Town Planning Scheme No. 6.
 3. Pursuant to Regulation 65(4) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, Council recommends to the Western Australian Planning Commission that Town Planning Scheme No.6 should be consolidated under Part 5 of the *Planning and Development Act 2005*.
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APPENDIX 1 - Amendments to TPS 6

No	Gazetted (Date)	Location	Proposed Zoning	Text Amendment (Clause No/Table)
1.		31 (Lot 844) Digby Street, Gosnells	Residential R30	
2.		1538-1540 (Lot 8) Albany Highway Beckenham	Mixed Business	
3.	Refused 19.02.02	172 (Lot 1101) Corfield Street, Gosnells	Residential R30	
4.	15.11.02	(Lots 1-7) Towncentre Drive (Cnr Dryandra), Thornlie	Residential R30	
5.	18.02.03	6 (Lot 5) Swift Close, Huntingdale	Residential R30	
6.	13.08.04	(Lots 1, 2, 1297-8) Southern River Road Cnr Lots 1300-1302 Chamberlain Street, Gosnells	Residential Development	
7.	29.08.03	Nil - Omnibus Text	Nil	
8.	07.11.03	Various - Omnibus Zoning	Various	
9.	26.08.03	(Lot 12 and 13) Camberwell Street, Beckenham	Residential R30	
10.	18.02.03	105-107 (Lot 136 and 8) Bickley Road, Beckenham	Residential R25	
11.	7.11.03	Lot 1575 Holmes Street, Southern River	Residential Development	
12.	14.02.03	Nil - Text Amendment	Nil	To list "Showroom" as a "D" use in the "Residential Development" zone
13.	26.9.03	Lot 55 Nicholson Road, Canning Vale	Mixed Business	To list Motel as an "A" use in a Mixed Business zone
14.	Refused 24.7.03	1973 (Lot 300) Albany Highway, Maddington	Highway Commercial	
15.		Nil - Text Amendment	Nil	ODP provisions
16.	29.7.03	35 (Lot 171) Leschenaultia Drive 35 (Lot 115) Darwinia Loop 19 (Lot 191) Capensia Way 11 (Lot 140) Figtree Drive 4 (Lot 212) Aristea Bend 2 (Lot 1) Planetree Pass	Residential R30	
17.	29.07.03	Nil - Text Amendment	Nil	Amend Table 1 Use Class 70 "Transport Depot" from 'A' to 'X' in the General Rural zone.
18.	21.10.03	No. 86 (Lot 13) Langford Avenue, Langford		(Additional Use: Car Hire Business) with conditions
19.	1/6/04	Lot 101 William Street, Beckenham	Mixed Business	
20.	10/08/04	1718-1722 (Lots 1 & 2) Albany Highway, Kenwick	General Industry (Additional Use)	Additional Use - Place of Worship
21.	21.10.03	Various - Omnibus Rezoning	Various	
22.	22.05.04	Text Amendment	N/a	Amend provision re RD-Codes
23.	N/A	South Maddington ODP - Land bound by Albany Highway, the P&R Reservation and the Railway Reservation Abandoned by Council 12 August 2008	Residential Development	
24.	2 July 2004	5 (Lot 2) Blackburn Street 1875 (Lot 42) and 1877 (Lot 41) Albany Highway, Maddington	Mixed Business (Additional Use)	(Additional Use)

No	Gazetted (Date)	Location	Proposed Zoning	Text Amendment (Clause No/Table)
25.	23.12.03	No. 93 (Lot 7) Stafford Road, Kenwick	Residential R30	
26.	11.6.04	Kennels Area		Insert Clause 5.11.6 - Kennels requirements Amend table 2C Remove R10 coding from scheme map
27.	14/5/04	No. 120 (Lot 9001) & No. 130 (Lot 9000) & 110 (Lot 346) Ladywell Street, Beckenham	Residential R30	
28.	22.6.04	Lots 1, 90, 3, 4, 14 and 23 Nicholson Road, Canning Vale	Nil	Add Special Control Area
29.	N/A	No. 46 (Lot 190) Miranda Way, Gosnells Council 16/12/03 resolved not to initiate.	Residential R25	
30.	30.11.04	Southern River Precinct 2		
31.	11.06.04	Nil - Text Amendment	Nil	Amend Definition of "Commercial Vehicle"
32.	10.09.04	Lot 30 & Pt Lot 109 Dulwich Street, Beckenham	Residential R30	
33.	17.05.2005	174-176 (Lots 100 & 10) Homestead Road, Gosnells	Residential R30	
34.	17.05.2005	358 (Lot 32) Railway Parade, Beckenham	Local Centre	Add additional use of "Shop" to Item No.5 of Schedule 2.
35.	Refused 06.05.05	Lot 1 Nicholson Road, Canning Vale	N/A	Remove Restricted Use "Shop" from Item 4 (2) of Schedule 3
36.	N/A	Lot 1101 Corfield Street, Gosnells Not required - See Am 87	Residential R30	
37.	N/A	2076-2080 (Lots 5 & Pt 21) Albany Highway, Maddington Not required - See Am 62	Residential R30	
38.	17.06.05	1533B (Lot 252) Albany Highway, Beckenham	office	Schedule 3 - Restricted Uses
39.	15.07.05	Lot 2 & portion Lot 25 Cameron Street, Langford	Residential R50	
40.	13.12.05.	No. 158 (Lot 2) Stalker Road, Gosnells and No. 164-168 (Lot 1100) Corfield Street, Gosnells,	Local Centre	
41.	15.09.06	Lots 1608 and 1609 Lakey Street, Southern River	Residential Development	
42.	28.03.06	Lot 5007 Mills Road West	Mixed Business	Schedule 3 - Restricted Uses.
43.	11.11.05	Lot 21 Canning Mills Road, Martin	Special Rural	
44.	10.01.06.	37 (Lot 72) Victoria Road, Kenwick	N/A	Additional Use # 17 to Schedule 2 (Storage)
45.	13.12.05.	35 (Lot 410) Connemara Drive, Thornlie	Residential R30	
46.	N/A	TPS21 amendment Not required - See Am 89	Various Residential codes	
47.	5.8.11	West Canning Vale Cost-Sharing Arrangement	NA	Schedule 12
48.	N/A	100-104 (Lots 16 & 18) Spring Road, Thornlie Not required - See Am 59	Residential R60	
49.	Not Initiated	Nil - Text Amendment		Delete Cl 9.2 (b)(i)
50.	3.06.08	Town Centre - Federation Parade	District Centre (incl special control area boundary)	

No	Gazetted (Date)	Location	Proposed Zoning	Text Amendment (Clause No/Table)
51.	30.11.07	1538 (Lot 8) & 1540 (Lot 7) Albany Hwy, Beckenham	Special Use	Schedule 4
52.	26.06.07	Lot 1297 Southern River Road, Gosnells	Residential Development	
53.	06.07.07	Lot 100 Holmes Street Southern River	Residential Development	Schedule 3 - Restrictive Uses
54.	16.02.07	Land generally bound by Mills Road West, Ferres Drive, Canning River and Station Street, Martin	Residential Development	
55.	Not Initiated	Maddington Town Centre	Mixed Use Town Centre Zone	
56.	26.06.07	2452 (Lot 100) and Lot 0 (Open Drain) Albany Highway, Gosnells	General Rural	
57.	N/A	Kenwick Link, Roe Highway, Ladywell and Brookland Street Withdrawn, replaced by Amendment No. 60	Residential Development	
58.	N/A	1808 (Pt Lot 4) Albany Highway Kenwick Withdrawn by applicant	N/A	Schedule 2 – Additional Uses
59.	6.07.07	Various Lots, Thornlie (LHS Precinct)	Residential R60	
60.	7.09.07	Various Lots bound by Roe Highway, Kenwick Link, Brookland Street and Ladywell Street, Beckenham	Residential Development	
61.	N/A	Various Lots (Omnibus) Superseded by Am 129	Various	
62.	20.07.07	Various (Corner Albany Highway and Gosnells Road, Maddington)	Residential R30	
63.	Not Initiated	160 Kelvin Road, Maddington	N/A	Schedule 2 - Additional Uses
64.	15.06.07	Lot 361 Carter Street & Lot 394 Ballard Place, Maddington (Harmony Fields)	Residential R17.5	
65.	03.06.08	Gosnells Town Centre	Extension of GTC SCA	Table 1 - Zoning Table New Clause
66.	N/A	Lot 1993 Albany Highway & Lot 26 River Avenue, Maddington Not required - See Am 89	Res Dev	
67.	N/A	Lot 1 Nicholson Road, Canning Vale Not Initiated		New Use Class - Retail Establishment Table 3A
68.	03.06.08	10 (Lot 72) Alloa Road, Maddington		Schedule 4 - Special Use Zone
69.	N/A	168 (Lot 101) Homestead Road, Gosnells Refused by WAPC	R30	
70.	03.06.08	Southern River Precinct 3A Bounded by Leslie Street, Matison Street, Holmes Street & Southern River Road	Residential Development	Yes
71.	6.11.09	Lots 21, 201 and 500 Albany Highway, Maddington	Residential Development	Additional Uses
72.	3.06.08 (Corrected 18.07.08)	Lots 9000 & 9001 Shreeve Road, Canning Vale	N/A	Insert Clause 5.4.3 and Schedule 13 - Restrictive Covenants
73.	18.07.08	Lot 51 Nicholson Road, Canning Vale	R17.5	
74.	N/A	Lots 18 & 19 Fraser Road North, Canning Vale (Withdrawn by applicant)	R25	

No	Gazetted (Date)	Location	Proposed Zoning	Text Amendment (Clause No/Table)
75.	18.07.08	Pt Lot 11 Towncentre Drive Thornlie	Residential R30, Residential R80 and Local Open Space	
76.	28.03.08	Lot 31 Fremantle Road, Gosnells	Local Centre	
77.	1.5.09	1481 (Lot 4185) Albany Highway, Beckenham	Local Reserve for Public Purposes WC/T (Water Corp and Telstra and Special Zone	Schedule 4 - Special Use Zone
78.	20.3.09	Rimmer Lane Kenwick (Lifting of Urban Deferment/ Automatic TPS 6 Amendment)	Urban (MRS) Residential Development (TPS 6)	
79.	16.12.08	Phiel Court, Kenwick	Res. R30	
80.	23.05.08	South Phillip Street - Lots 2, 14, 15, 32, 33 & 34 Phillip Street Lots 3, 4, 7 & 8 River Avenue (Lifting of Urban Deferment/ Automatic TPS 6 Amendment)	Urban (MRS) Residential Development (TPS 6)	
81.	31.12.10	South East River Road Sub-Precinct Maddington (Lifting of Urban Deferment ONLY - is not actually a TPS 6 amendment (see Amd#66)	Urban (MRS) Note: the City did not request auto TPS 6 Amendment	
82.	24.07.07	Pt Lot 35 and Lot 802 Osmond Street, Kenwick (Lifting of Urban Deferment/ Automatic TPS 6 Amendment)	Urban (MRS) Residential Development (TPS 6)	
83.	1.05.09	Various Lots - Homestead Road Precinct, Homestead Road, Gosnells	Residential Development	
84.	8.5.09	Various Lots - Central Beckenham C Precinct	R60	SCA
85.	8.5.09	Various Lots - Esther Place Stalker Road Walter and Terence Streets, Gosnells	R60	SCA
86.	N/A	Various Lots - Outer Beckenham Precinct A Refused by Council 27 Oct 09	R25	
87.	N/A	Various Lots - Corfield Street, Gosnells Refused by Council 22 Sept 09	R40	
88.	13.8.10	Southern River Precinct 2 ODP Developer Contribution Arrangement		Schedule 12
89.	30.3.10	Central Maddington ODP area (formerly TPS21)	Residential Development	Schedule 12
90.	11.09.09	Central Beckenham Sub-Precinct I - Various Lots	R25	Yes
91.	24.12.10	Eileen Street Precinct - Various Lots	R40	
92.	6.05.08	Various Lots to be rezoned to Urban as part of MRS Amendment No. 1113/33A (South East Districts Omnibus No. 7) (Rezoning to Urban under MRS/Automatic TPS 6 Amendment)	Residential Development	

No	Gazetted (Date)	Location	Proposed Zoning	Text Amendment (Clause No/Table)
93.	28.11.08	Alcock Street, Dellar Road, Maddington Road, Maddington (Lifting of Urban Deferment/ Automatic TPS 6 Amendment)	Urban (MRS) Residential Development (TPS 6)	
94.	11.09.09	Area bound by William Street, Luyer Avenue and Elizabeth Street, Beckenham	R20	
95.	3.07.09 & 10.07.09	Lots 40, 41 (and others) River Avenue, Maddington (Lifting of Urban Deferment/ Automatic TPS 6 Amendment)	Urban (MRS) Residential Development (TPS 6)	
96.	N/A	Thornlie East LHS Precinct E Refused by Council 27 Oct 09	R40	
96	N/A	Lots 4 and 35 Stafford Road, Kenwick Refused by Council 8 Apr 08	R30	
97.	N/A	Thornlie West LHS Precinct A Refused by Council 27 Oct 09	R80	
98.	N/A	Outer Beckenham C Refused by Council 27 Oct 09	R35 including Special Control	
99.	N/A	Yule Brook Precinct 3 Superseded by Am 139	Res Dev	
100.	N/A	Kenwick Primary School Precinct Withdrawn by applicant	R25 - R100	
101.	N/A	Kidman Court, Thornlie Refused by Council 27 Oct 09	R60	
102.	26.03.10	Lots 500, 21 and 201 Albany Hwy Maddington		Additional Use - Showroom
103.	24.11.09	South Maddington Planning Precinct	Res Dev	ODP Provisions
104.	N/A	101 (Lot 227) Thornlie Avenue, Thornlie Refused by Council 27 Oct 09	R30	
105.	N/A	146 (Lot 11) Maddington Road, Maddington Superseded by Amd #120	Light Industry	
106.	N/A	LHS Thornlie East Precinct C Refused by Council 27 Oct 09	R40 & R60	
107.	N/A	LHS Large Lot ODP areas - Rezoning to Residential Development Cancelled	Res. Dev.	
108.	12.02.16	Southern River Precinct 1 ODP Development Contribution Arrangement		Schedule 12
109.	7.05.10	Portion of Southern River Precinct 3E (Lifting of Urban Deferment/ Automatic TPS 6 Amendment)	Urban (MRS) Residential Development (TPS 6)	
110.	In progress	Southern River Precinct 3 LSP Development Contribution Plan	DCA5	Schedule 12
111.	22.10.10	Local Housing Strategy - Multiple Sub-Precincts Omnibus	Various Split Codings	SCA/Text Provisions

No	Gazetted (Date)	Location	Proposed Zoning	Text Amendment (Clause No/Table)
112.	4.11.11	Local Housing Strategy - Density Bonuses	N/A	Density Bonus Text Provisions
113.	N/A	Lot 25 Nicholson Road, Canning Vale Refused by WAPC	N/A	Additional Use: Offices and Medical Centre
114.	17.09.10	N/A	N/A	New Business Development Zone
115.	16.12.11	Various Lots - 131 (Lot 10) Wanaping Road, Kenwick	Residential Development (TPS 6)	
116.	N/A	65 (Lot 902) Eynesford Street, Gosnells Refused by WAPC	R60	Various Additional Uses
117.	6.09.11	Southern River Precinct 3F (south) (MRS Amendment and Automatic TPS 6 Amendment)	Urban (MRS) Business Development (TPS 6)	
118.	13.12.10	Portion of Southern River Precinct 3A (Lifting of Urban Deferment/Automatic TPS 6 Amendment)	Urban (MRS) Residential Development (TPS 6)	
119.	3.02.12	Local Housing Strategy - Boundary Extension Areas	Various Split Codings	SCA/Text Provisions
120.	Initiated OCM 14.12.10	146 (Lot 11) Maddington Road, Maddington Applicant did not proceed/nor withdraw formally	Light Industry and Composite Residential/Light Industry	
121.	N/A	Lot 174 Vostan Road, Canning Vale Refused by WAPC	Additional Use - Office and Medical Centre	
122.	1.11.13	Various	SCAs	Part 6 (SCAs) and Schedule 12 (Cost Sharing)
123.	31.12.10	Portion of Southern River Precinct 3F (north) (Lifting of Urban Deferment/Automatic TPS 6 Amendment)	Urban Deferred (MRS) Business Development (TPS 6)	
124.	5.08.11	Maddington Town Centre (to be rezoned as part of MRS Amendment No. 1193/57) (Rezoning to Urban under MRS/Automatic TPS 6 Amendment)	Res Dev	
125.	28.8.12	1 (Lot 1500) Bullfinch Street Huntingdale	R30	
126.	7.02.14	MKSEA - Precinct 1	Business Development	
127.	N/A	Lot 135, 136, 137, 138 Martindale Avenue, Thornlie Not yet initiated	R30	
128.	N/A	Superseded by Amendment No. 129	N/A	Change Family Day Care from "P" to "D" is the Residential Zone
129.	1.11.13	2011 Omnibus	Various	Various
130.	8.02.13	Eileen and Verna Streets, Gosnells	Various	Various
131.	In progress	Lot 9001 Seaforth Avenue, Gosnells. (MRS Amendment No. TBA - Lifting of Urban Deferment)	Various	Various
132.	N/A	1537 (Lot 50) and 1539 (Lot 51) Albany Highway, Beckenham Refused by WAPC	Office	
133.	8.02.13	Lot 333 Holmes Street, Lot 345 Holmes Street & Lot 346 Warton Road	N/A	Restricted use table of TPS 6
134.	26.10.12	Lot 101 Hughes Street, Canning Vale	R20	

No	Gazetted (Date)	Location	Proposed Zoning	Text Amendment (Clause No/Table)
135.	22.03.13	46 (Lot 2) and (Lot 22) Alcock Street, Maddington	R25	
136.	22.12.15	Maddington Road Precinct A & B Outline Development Plan (Special Control Area)	SCA	Part 6
137.	N/A	20-28 (Lot 2) Austin Avenue, Kenwick Withdrawn		Additional Use (Noxious Industry)
138.	N/A	Kenwick South Precinct Not yet initiated	Residential Development	Part 6 (SCA)/Text Amendments
139.	12.09.14	Yule Brook Precinct 3	Residential Development	
140.	In progress	Rezoning of various parks in Maddington and Beckenham	Residential R40, R17.5, R30, R20/25 & Water Course	
141.	N/A	1 (Lot 801) Lynford Gate, Huntingdale Not yet initiated	R30	
142.	19.12.14	Various	N/A	Corner Lots
143.	Initiated but will not be progressed	Various Superseded by new Planning Regs	N/A	Political Advertising - as per Supreme Court undertaking.
144	30.09.14	90 (Lot 22) & 68 (Lot 23) Bickley Road Beckenham	Mixed Business and R160	
145	22.08.14	N/A	N/A	Land Use Permissibilities
146	N/A	Lot 9 & 1792 Holmes Street & Lot 11 Passmore Street, Southern River - Southern River Precinct 3D (Lifting of Urban Deferment/ Automatic TPS 6 Amendment) Not yet formally initiated by WAPC	Various	
147	1.04.16	Lot 5007 Mills Road West and Lot 66 Tonkin Highway, Martin	Mixed Business with an Additional Use of Self Storage Units and Deletion of Restricted Use Zone	
148	N/A	Yule Brook Precinct 4 Superseded by Amendment 152	R17.5/R25	
149	6.03.15	Yule Brook Precinct 5	R17.5/R25	
150	N/A	Yule Brook Precinct 4 Refused by Council	R30	
151	30.10.15	Lots 1, 2 and 66 Wildfire Road, Maddington (Maddington Concrete)	General Industry & Public Open Space	
152	7.11.14	Yule Brook Precinct 4	R25	
153.	N/A	Charles Hook Park, Huntingdale; bounded by Princess Street and Scole Place Not yet initiated	R25	Rezoning a portion of Charles Hook Park Huntingdale from Local Open Space Reserve to Residential R25
154	20.1.17	Robinson Park, Gosnells; bounded by Corfield Street, Roskelly Street and Swanley Street	R26/30	Rezoning a portion of Robinson Park Gosnells (bounded by Corfield Street, Roskelly Street and Swanley Street) from Local Open Space Reserve to Residential R25/R30
155	17.07.15	5 (Lot 303) Bilich Street and Lot 800 Fremantle Road, Gosnells	R25	Rezoning from R17.5 to R25

No	Gazetted (Date)	Location	Proposed Zoning	Text Amendment (Clause No/Table)
156	13.5.16	Lots Pt 87, 11 (Lot 100) and 9 (Lot 21) Sydenham Street, Beckenham	R25	Rezoning from R17.5 to R25
157	16.2.16	Various Lots in Beckenham	R60/R80 and R80/R100	Recoding various lots in Beckenham from Residential R20/R60 and Residential Development to Residential R60/R80 and R80/R100
158	6.12.16	A Portion of Lot 3 and Lots 226-232 Hicks Street, Gosnells	Residential Development	Rezoning a portion of Lot 3 and Lots 226-232 Hicks Street Gosnells for Residential Development
159	N/A	14 (Lot 235) Victoria Road, Kenwick Withdrawn	Additional Use	Proposed Additional Use classification
160	5.8.16	Lot 9000 Railway Parade, Beckenham	Residential (Zone to be determined)	Rezoning from Civic & Cultural to Residential TBA
161	6.5.16	29 (Lot 2) and Lot 220 Bromley Street	POS	Rezoning 29 (Lot 2) Bromley Street and partial rezoning Lot 220 Bromley Street from Residential R17.5 to POS
162	11.10.16	99 (Lot 228) Thornlie Avenue, Thornlie	District Centre	Rezoning from R20/R30 to District Centre
163	N/A	Various Lots in Huntingdale (Previous TPS17 area) Not yet initiated	Residential Development	Rezoning from Residential Various to Residential Development and the establishment of Huntingdale DCP
164	24.1.17	303 (Lot 384) and 291 (Lot 301) Fraser Road North and 858 (Lot 461) Nicholson Road Canning Vale	Residential R60	Rezoning from Residential R17.5 to Residential R60
165	30.12.16	MKSEA Precinct 3A	General Industry	Special Control Area
166	In progress	MKSEA Precinct 3B	Business Development	
167	In progress	MKSEA Precincts 3A and 3B	N/A	DCP Provisions
168	N/A	Holmes Street Reservation Not proceeded	Residential Development	
169	In Progress	MKSEA Precinct 2	Business Development Zone	
170	Not yet initiated	MKSEA Precincts 1 & 2	N/A	DCP Provisions
171	10.2.17	N/A	N/A	Planning and Development (Local Planning Schemes) Regulations 2015
172	In progress	Various	N/A	Land Use Permissibility - Place of Worship in General Rural Zone
173	In progress	101 (Lot 101) Terrier Place, Southern River	Local Centre	Revise Zoning from Kennels, Local Centre to Local Centre
174	In progress	Bickley Brook, Maddington	General Industry, Composite Residential/Light Industry and Local Open Space	

APPENDIX 2 - Structure Plans adopted under TPS 6 (post 15.02.2002)Adopted

Canning Vale
Central Maddington
Chamberlain Street
Homestead Road
Maddington Road Precincts A and B
Southern River Precinct 1
Southern River Precinct 2 (Phase 1-3)
Southern River Precinct 3A (North)
Southern River Precinct 3A (South)
Southern River Precinct 3F
Southern River Precinct 5
Yule Brook Precinct 1
Central Beckenham Precinct I
Central Maddington Precinct E
Eileen Street Precinct 1
Maddington Homestead
North Gosnells Sub-Precinct K
West Canning Vale
West Martin Precincts 1 and 2

Progressing

Southern River 3B
Southern River 3E
Southern River 3D
MKSEA 3A
Kenwick South



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