



POLICY NO. LPP 3.5

INFILL DEVELOPMENT

PURPOSE

To provide guidance on the assessment and determination of applications for infill subdivision and development within the City.

POLICY

1. APPLICATION OF POLICY

This Policy applies to land zoned Residential which is not subject of an adopted Structure Plan and is not subject to the requirement for such a Structure Plan.

2. OBJECTIVES

- (a) To deliver high quality, efficient and functional development outcomes that are well connected to, and integrated with, existing development.
- (b) To effectively manage stormwater drainage, primarily on-site, while minimising the burden on established street drainage infrastructure.
- (c) To ensure a shared and equitable approach to the provision and improvement of Public Open Space.
- (d) To ensure the street network provides a high level of access, functionality, safety and convenience.

3. POLICY

3.1 General Requirements

- 3.1.1 Existing dwellings are to be upgraded so that the external appearance is of an acceptable maintenance standard, to the satisfaction of the City. Works are required to be completed prior to clearance of the subdivision or prior to occupation of the development.
- 3.1.2 Satisfactory arrangements are to be made for the provision of any new infrastructure or upgrading to existing infrastructure where it is necessary to cater for the subdivision or development. Arrangements may take the form of required works or a financial contribution at a scale and an extent reflective of the relative infrastructure need and demand (nexus) created by the subdivision or development.
- 3.1.3 Where an approved drainage strategy, such as an Urban Water Management Plan or equivalent strategic drainage document, applies to a proposed development, the stormwater management requirements prescribed therein shall take precedence over the provisions of this section of the Policy.



- 3.1.4 New development is required to manage stormwater from a 1 in 20 year average recurrence interval event of one hour, by one of the following stormwater management measures:
- (a) Retention and infiltration on site; or
 - (b) A combination of on-site retention-infiltration or on-site detention and conveyance to an existing piped drainage system at a prescribed rate of 0.002l/s/m² of lot area.
- 3.1.5 Where an appropriate overland flow path to the street cannot be reasonably achieved, in-fill developments shall be required to manage stormwater resulting from a 1 in 100 year average recurrence interval event of one hour via one of the stormwater management measures as outlined in this Policy.
- 3.1.6 The levels of any lots to be created are required to match or otherwise coordinate with the finished or proposed finished ground levels of the abutting land, so as to avoid any adverse drainage impact.
- 3.1.7 Unless contrary requirements apply under an established planning framework, where the approval of an application for subdivision (including green, built strata and strata titles) will result in the creation of three lots or more (or two additional lots if including the existing lot), the City will recommend to the WAPC that it impose a requirement for a cash-in-lieu POS contribution to be made in accordance with the valuation provisions outlined in the Planning and Development Act 2005.

This requirement will be imposed on the basis of the WAPC's Development Control Policy 2.3 – Public Open Space in Residential Areas, which allows for POS contributions to be collected for the creation of three lots or more in circumstances where a number of similarly characterised properties are likely to be subdivided in a locality and the resulting cumulative effect of more intensive development will generate the need for additional land for new POS or improved facilities on existing POS.

3.2 Infill Development Precincts

- 3.2.1 Additional policy provisions apply to each of the following precincts areas (as depicted on the plans contained in Appendix 1).
- Astley Street
 - Central Beckenham
 - Dudley Road South
 - Eileen Street South
 - Mona / Wilpon / Teele
 - Railway Parade
 - Rennison Street
 - Thursley Way
- 3.2.2 Nothing in this Policy prevents a land owner or group of owners from preparing and submitting a Structure Plan for approval for any Precinct identified in Appendix 1, as a means of guiding and co-ordinating subdivision and development.
- 3.2.3 In addition to the general infill development requirements detailed above, the following provisions apply to the assessment and determination of subdivision and development applications for land identified in Appendix 1:



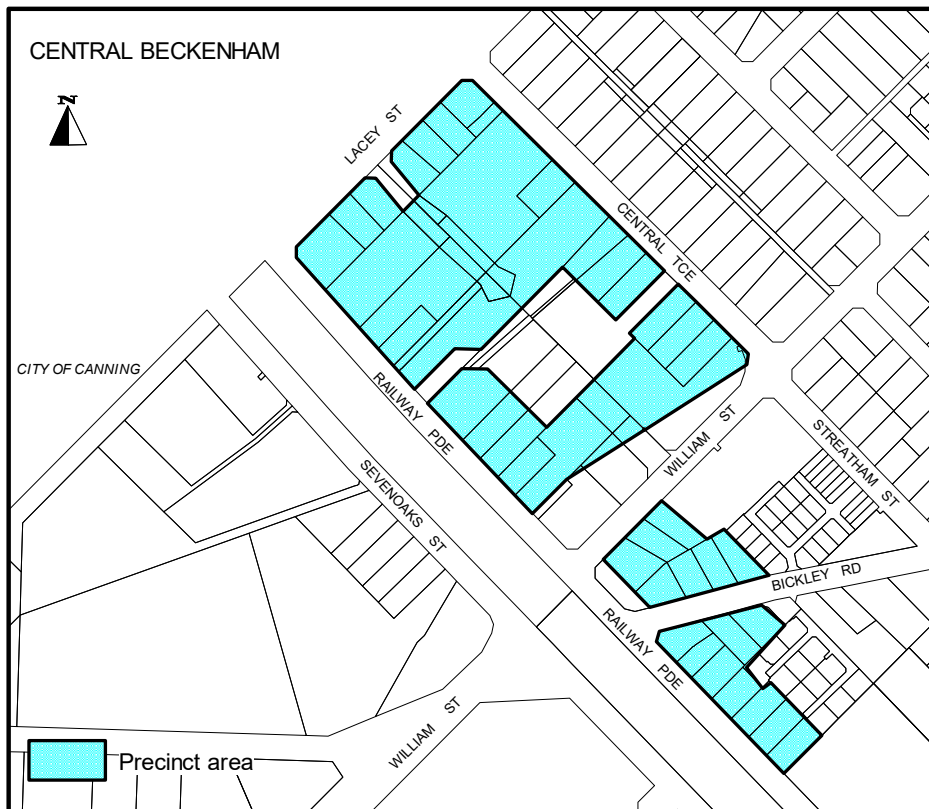
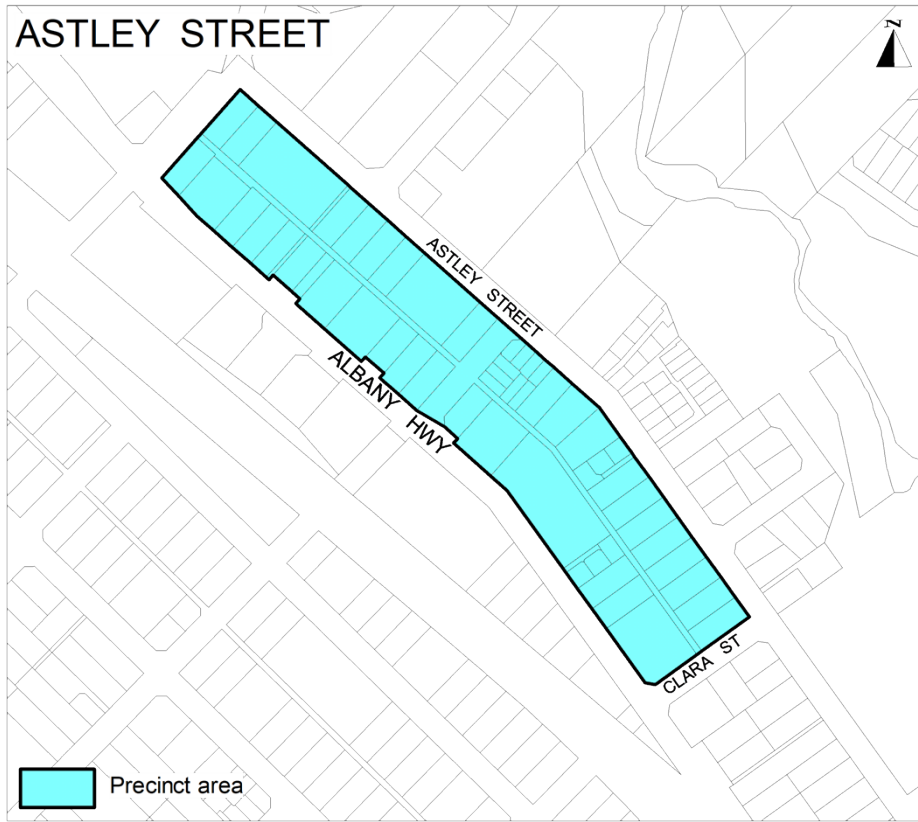
Precinct	Requirements
Astley Street	A condition will be imposed on the approval of applications for subdivision and development requiring a contribution to the upgrading of the existing laneway, in accordance with the Schedule of Fees and Charges.
Central Beckenham	<p>a) For lots greater than 1,500m², residential development is permitted at the higher density code in accordance with the Residential Design Codes.</p> <p>b) Subdivision and/or development within the area bound by Railway Parade, William Street, Central Terrace and the Water Corporation drain will not be supported until such time as a Local Development Plan, Subdivision Guide Plan or similar is prepared to demonstrate the consolidated and integrated development of the cell.</p>
Dudley Road South	<p>a) Subdivision and/or development within the precinct will only be supported following the preparation of a suitable drainage design/concept for the entire precinct area.</p> <p>b) Subdivision and development of a lot should not prejudice the future construction of roads as shown on the relevant Road Layout Plan contained in Appendix 2, nor the ability of any adjoining lot, that may be required in part for road purposes, to be effectively subdivided or developed.</p> <p>c) Where a future road alignment has been identified on the Road Layout Plan and that road is not yet in place, the following requirements will apply:</p> <ul style="list-style-type: none">i) Proposals should demonstrate that a suitable means of access for all proposed lots and dwellings will be available or provided.ii) An appropriate interface between the proposed lot or dwelling and the future road shall be detailed, by means of appropriate building orientation, design, articulation of entries, vehicular access and fencing. <p>Council may impose a condition that prevents the creation of a new lot or dwelling immediately adjacent to a future road where it is not satisfied that an appropriate interim or ultimate interface is achievable.</p> <p>d) Council may impose a condition of subdivision or development approval requiring satisfactory arrangements being made for the construction of the roads shown on the relevant Road Layout Plan.</p>
Eileen Street South	<p>a) Subdivision and development of a lot should not prejudice the future construction of roads as shown on the relevant Road Layout Plan contained in Appendix 2, nor the ability of any adjoining lot, that may be required in part for road purposes, to be effectively subdivided or developed.</p> <p>b) Where a future road alignment has been identified on the Road Layout Plan and that road is not yet in place, the following requirements will apply:</p> <ul style="list-style-type: none">i) Proposals should demonstrate that a suitable means of access for all proposed lots and dwellings will be available or provided.ii) An appropriate interface between the proposed lot or dwelling and the future road shall be detailed, by means of appropriate building orientation, design, articulation of entries, vehicular access and fencing. <p>Council may impose a condition that prevents the creation of a new lot or dwelling immediately adjacent to a future road where it is not satisfied that an appropriate interim or ultimate interface is achievable.</p> <p>c) Council may impose a condition of subdivision or development approval requiring satisfactory arrangements being made for the construction of the roads shown on the relevant Road Layout Plan.</p>

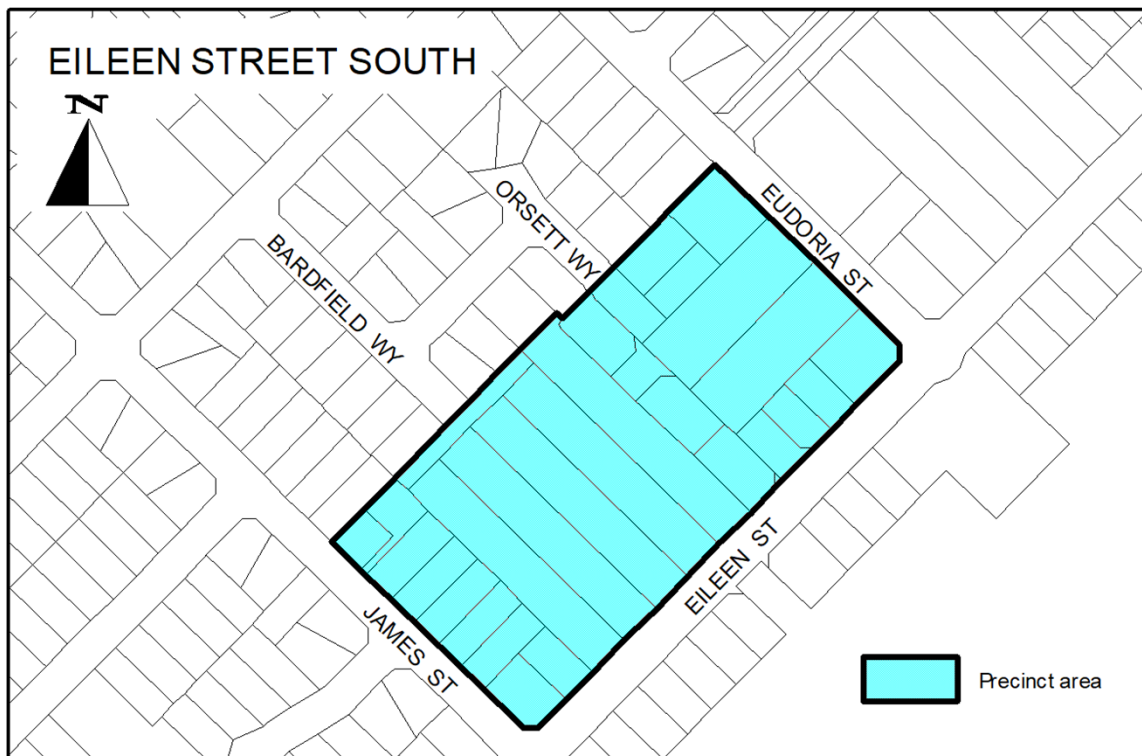
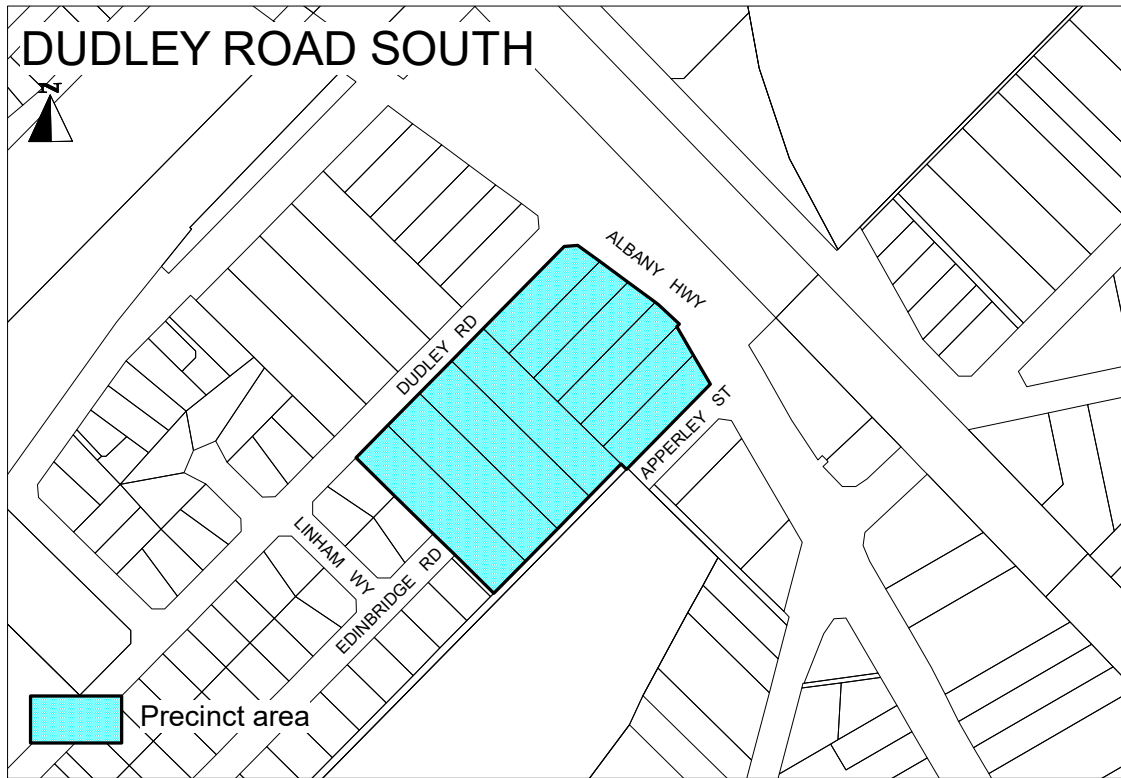


Precinct	Requirements
Mona / Wilpon / Teele	A condition will be imposed on the approval of applications for subdivision and development requiring a contribution to the upgrading of the applicable road, in accordance with the Schedule of Fees and Charges.
Railway Parade	<p>a) For lots directly abutting Yule Brook:</p> <ul style="list-style-type: none">i) Any proposed new dwelling shall be designed to ensure windows and opening address the Brook reserve;ii) Fencing along the boundary with the Brook reserve shall be visually permeable above 1.2m in height, have a height of no more than 1.8m and be constructed in masonry, timber or similar materials. <p>b) Subdivision and/or development of 95 (Lot 30) Streatham Street will not be supported until such time as the purpose and form of Lot 66 Streatham Street is resolved and an appropriately sized cul-de-sac is designed to ensure safe and convenient vehicle access.</p>
Rennison Street	<p>a) Subdivision and development of a lot should not prejudice the future construction of roads as shown on the relevant Road Layout Plan contained in Appendix 2, nor the ability of any adjoining lot, that may be required in part for road purposes, to be effectively subdivided or developed.</p> <p>b) Where a future road alignment has been identified on the Road Layout Plan and that road is not yet in place, the following requirements will apply:</p> <ul style="list-style-type: none">i) Proposals should demonstrate that a suitable means of access for all proposed lots and dwellings will be available or provided.ii) An appropriate interface between the proposed lot or dwelling and the future road shall be detailed, by means of appropriate building orientation, design, articulation of entries, vehicular access and fencing. <p>Council may impose a condition that prevents the creation of a new lot or dwelling immediately to a future road where it is not satisfied that an appropriate interim or ultimate interface is achievable.</p> <p>c) Council may impose a condition of subdivision or development approval requiring satisfactory arrangements being made for the construction of the roads shown on the relevant Road Layout Plan.</p>
Thursley Way	<p>a) Subdivision and development of a lot should not prejudice the future construction of roads as shown on the relevant Road Layout Plan contained in Appendix 2, nor the ability of any adjoining lot, that may be required in part for road purposes, to be effectively subdivided or developed.</p> <p>b) Where a future road alignment has been identified on the Road Layout Plan and that road is not yet in place, the following requirements will apply:</p> <ul style="list-style-type: none">i) Proposals should demonstrate that a suitable means of access for all proposed lots and dwellings will be available or provided.ii) An appropriate interface between the proposed lot or dwelling and the future road shall be detailed, by means of appropriate building orientation, design, articulation of entries, vehicular access and fencing. <p>Council may impose a condition that prevents the creation of a new lot or dwelling immediately adjacent to a future road where it is not satisfied that an appropriate interim or ultimate interface is achievable.</p> <p>c) A condition will be imposed on the approval of applications for subdivision and development requiring a contribution to the construction of Thursley Way, in accordance with the Schedule of Fees and Charges.</p>



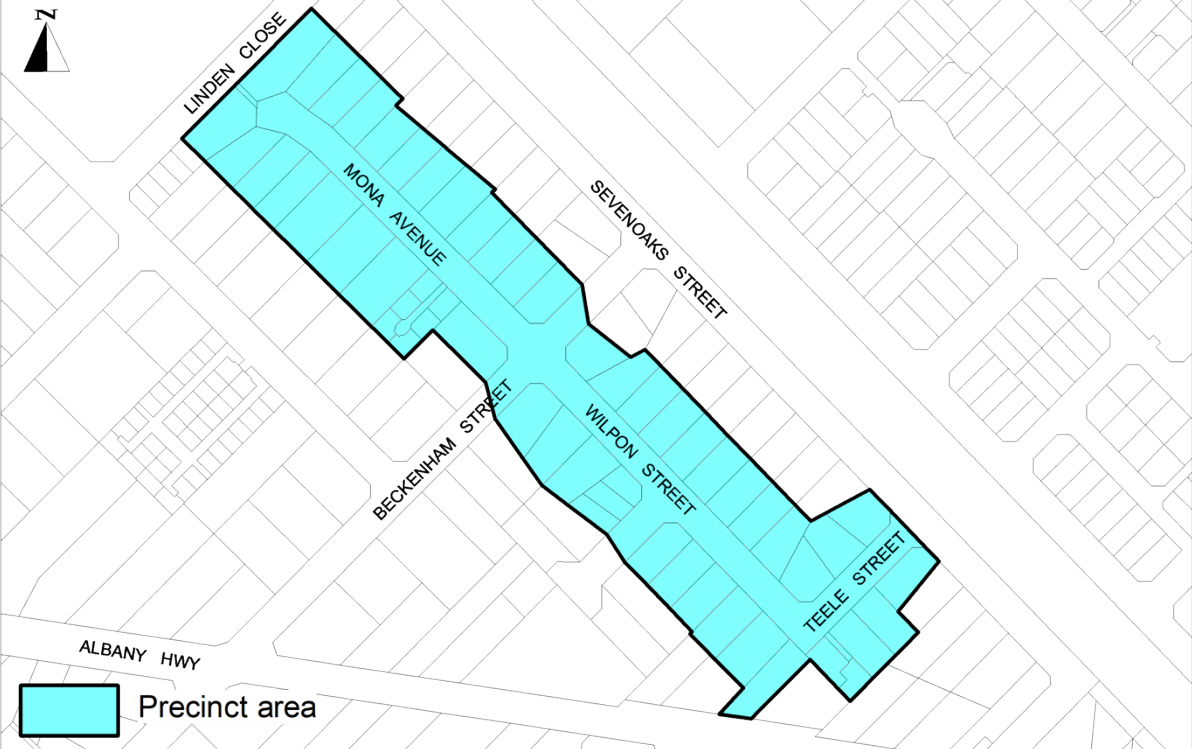
APPENDIX 1



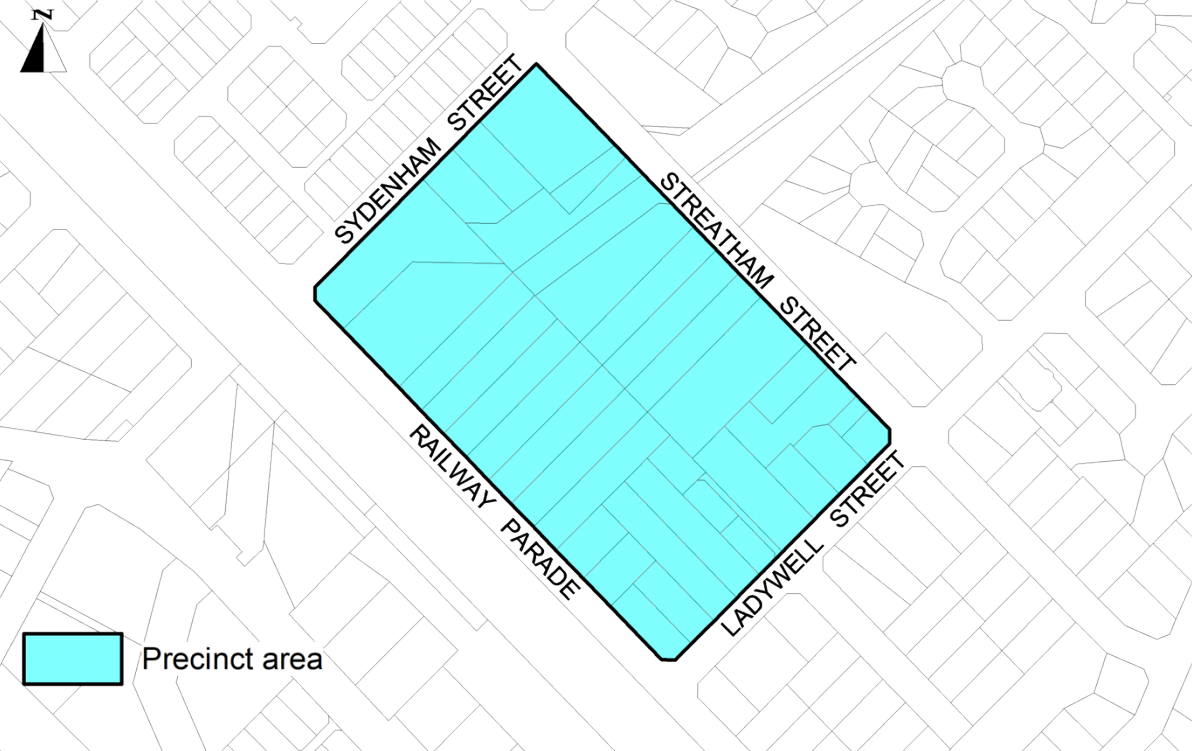




MONA / WILPON / TEELE



RAILWAY PARADE







APPENDIX 2

ROAD LAYOUT PLAN – DUDLEY ROAD SOUTH PRECINCT

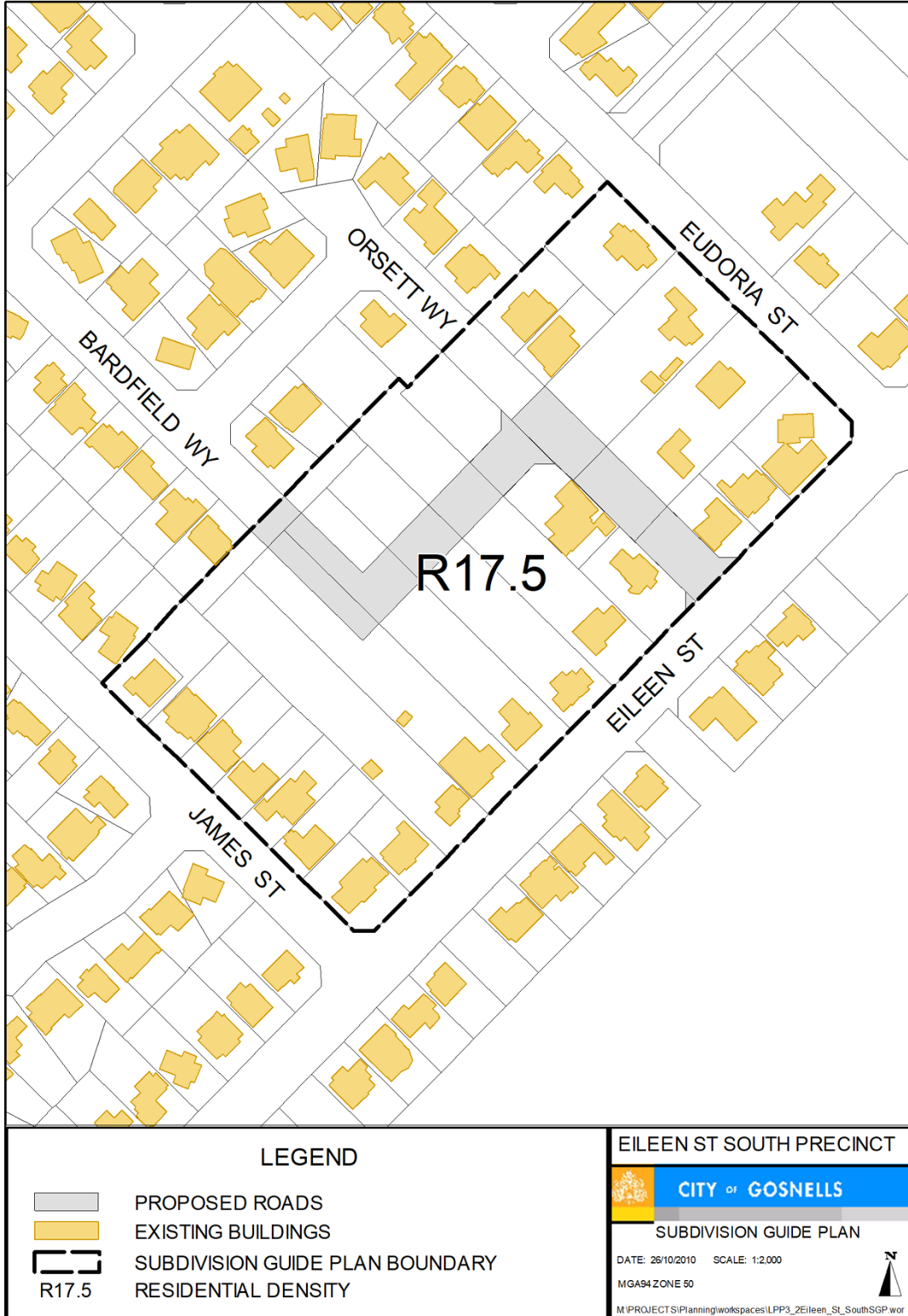
Nb - The Road Layout Plan is only indicative. It is not a statutory plan, in that it does not alter the zoning of land, nor represent any reservation of land under Town Planning Scheme No.6. Arrangements will need to be made for road construction, including surveying, design, land assembly and administration processes and commissioning and management of works.





ROAD LAYOUT PLAN - EILEEN STREET SOUTH PRECINCT

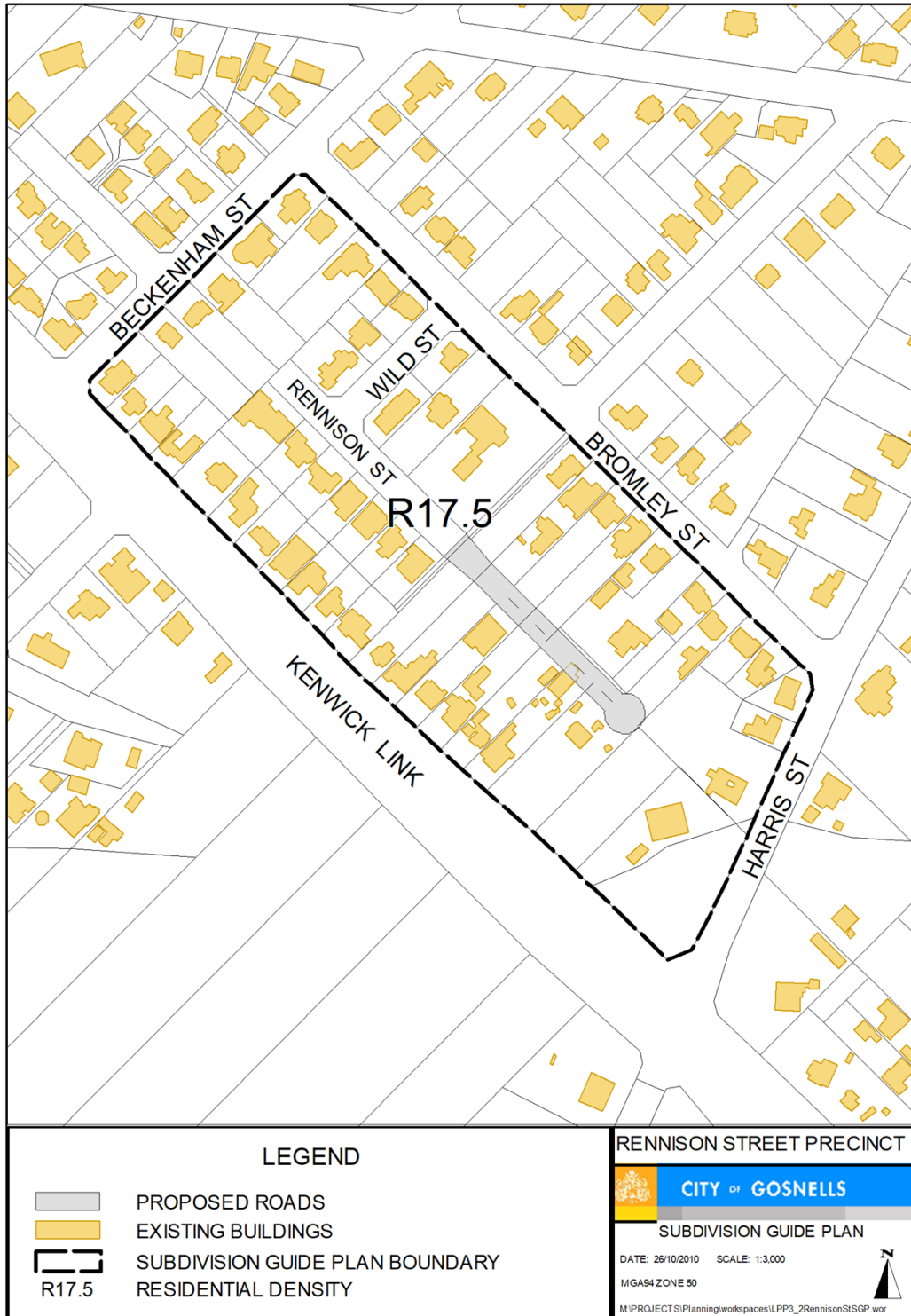
Nb - The Road Layout Plan is only indicative. It is not a statutory plan, in that it does not alter the zoning of land, nor represent any reservation of land under Town Planning Scheme No.6. Arrangements will need to be made for road construction, including surveying, design, land assembly and administration processes and commissioning and management of works.





ROAD LAYOUT PLAN - RENNISON STREET PRECINCT

Nb - The Road Layout Plan is only indicative. It is not a statutory plan, in that it does not alter the zoning of land, nor represent any reservation of land under Town Planning Scheme No.6. Arrangements will need to be made for road construction, including surveying, design, land assembly and administration processes and commissioning and management of works.





ROAD LAYOUT PLAN – THURSLEY WAY PRECINCT

Nb - The Road Layout Plan is only indicative. It is not a statutory plan, in that it does not alter the zoning of land, nor represent any reservation of land under Town Planning Scheme No.6. Arrangements will need to be made for road construction, including surveying, design, land assembly and administration processes and commissioning and management of works.





GOVERNANCE REFERENCES

Statutory Compliance	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015 City of Gosnells Town Planning Scheme No. 6
Industry Compliance	Development Control Policy 1.1 – Subdivision of Land – General Principles Development Control Policy 1.2 – Development Control – General Principles Development Control Policy 2.3 – Public Open Space in Residential Areas State Planning Policy No. 3.1 – Residential Design Codes
Organisational Compliance	Local Planning Policy No. 1.1 – Residential Development
Process Links	Nil.

LOCAL PLANNING POLICY ADMINISTRATION

Directorate		Officer Title		Contact:	
Planning & Development		Manager Development Services		9397 3000	
Risk Rating	Low	Review Cycle	Triennial	Next Due:	2024
Version	Decision To Advertise	Decision to Adopt	Synopsis		
1.	OCM 101/14/05/2019		Draft policy to be advertised for public comment for a period of not less than 21 days		
2.		OCM 191/13/08/2019	New policy adopted		
3.		OCM 36/09/03/2021	Replacing road layout plan for Eileen Street South Precinct with the correct version.		