



## POLICY NO. LPP 3.7      PRECINCT PLANS

**PURPOSE**      To identify local centres that require Precinct Plans and provide for the effective coordination of development.

### POLICY STATEMENT

#### 1.      **APPLICATION OF POLICY**

This Policy applies to land within the precincts identified in Clause 4.1 and 4.2, and as shown on the plans contained in Appendix 1. This policy is to be read in conjunction with State Planning Policy 7.2 Precinct Design Guidelines (Precinct Design Guidelines), and Precinct Plan Manner and Form which contain detailed guidance on the preparation, application and implementation of Precinct Plans.

#### 2.      **OBJECTIVE**

This Policy will ensure that precinct planning and design processes accommodate growth in a coordinated manner and deliver good quality built environment outcomes that provide social, economic and environmental benefits. The overall objective of this requirement is to ensure that any subdivision and or development within these precincts requiring Precinct Plans does not compromise the longer-term planning for those areas.

#### 3.      **WHAT IS A PRECINCT**

Precincts are areas that require a higher level of planning and design due to their complexity. For the purpose of this Policy, in accordance with the City's Activity Centres Planning Strategy (2019), the identified precincts are classified as 'District Centres' and 'Neighbourhood Centres'.

District Centres have a greater focus on servicing the daily and weekly needs of residents. District Centres have a local community focus which provides for services, facilities and job opportunities that reflect the particular needs of their catchment. District Centres are of a larger scale than Neighbourhood Centres.

Neighbourhood Centres are important local focal points that provide for daily to weekly household shopping needs, community facilities and a small range of other convenient services. These centres are important as they provide walkable access to services and facilities for local communities.



## 4. PRECINCT AREAS

The following District and Neighbourhood Centres require a Precinct Plan prior to the City supporting subdivision and development (excluding minor development works):

4.1 A Precinct Plan is required for the following District Centres (As depicted on the plans contained in Appendix 1)

- Forest Lakes Thornlie
- Thornlie Square

4.2 A Precinct Plan is required for each of the following Neighbourhood Centres (As depicted on the plans contained in Appendix 1)

- Ashburton Village Gosnells
- Beckenham Shopping Centre
- Corfield Shopping Centre Gosnells
- Huntingdale Forum
- Kenwick Village
- Langford Village
- Spencer Village Thornlie
- Westfield Street Maddington

## 5. POLICY REQUIREMENTS

5.1 Precinct Plans should include all land within each area defined in Appendix 1, unless Council is satisfied that a Precinct Plan for a smaller area would not prejudice the orderly and proper planning of any other lot(s) within the relevant precinct.

5.2 The design and quality of a Precinct Plan may benefit from independent advice. Design Review shall be scaled according to the complexity or significance of the proposal, and shall generally follow the methodology outlined in the *Design Review Guidelines* (WAPC, 2019).

5.3 Council may approve an application in the absence of a Precinct Plan if it is satisfied that the proposal does not conflict with the principles of orderly and proper planning and would not prejudice the overall development potential of the area. In considering such an application, Council will have regard to whether the proposal:

- a) Outlines the mechanisms to protect important landscape features;
- b) Details the management of urban water resources relevant to the context and scale of the precinct plan area, in accordance with water sensitive urban design principles or any district or local water management strategy or plan;
- c) Outlines mechanisms to protect heritage features;
- d) Integrates with existing and proposed street and lot layout, including streets, paths and transit corridors;
- e) Provides for public places, public spaces and/or other public realm considerations;
- f) Outlines arrangements to be made for pedestrians, cyclists and vehicles (including public transport and parking) to access the development/subdivision;

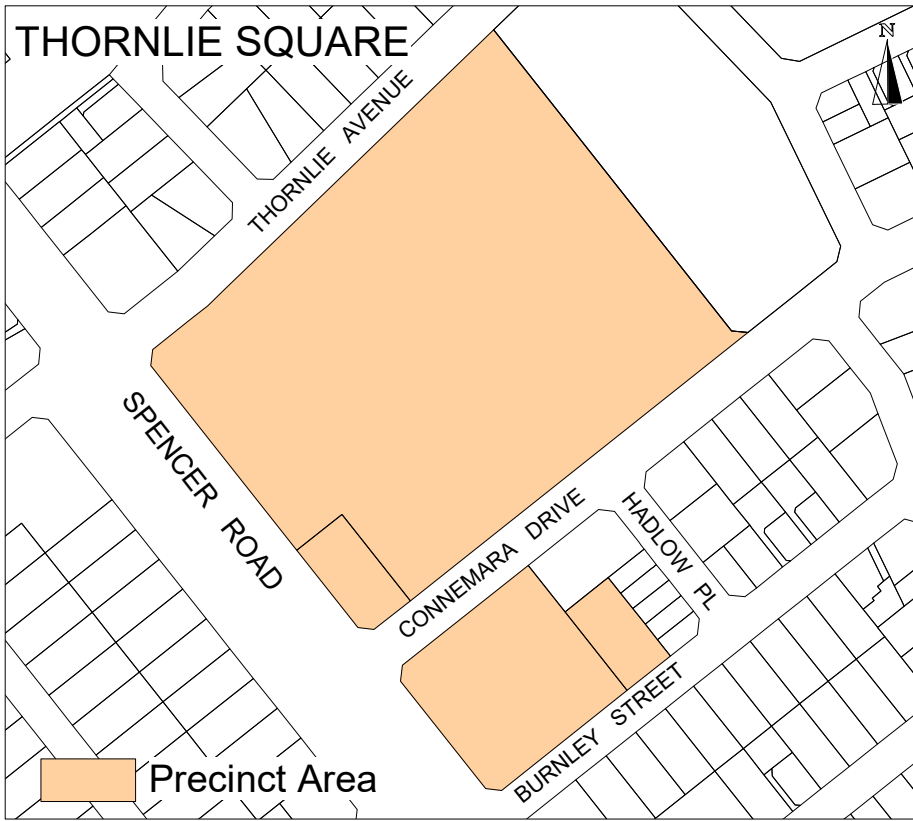
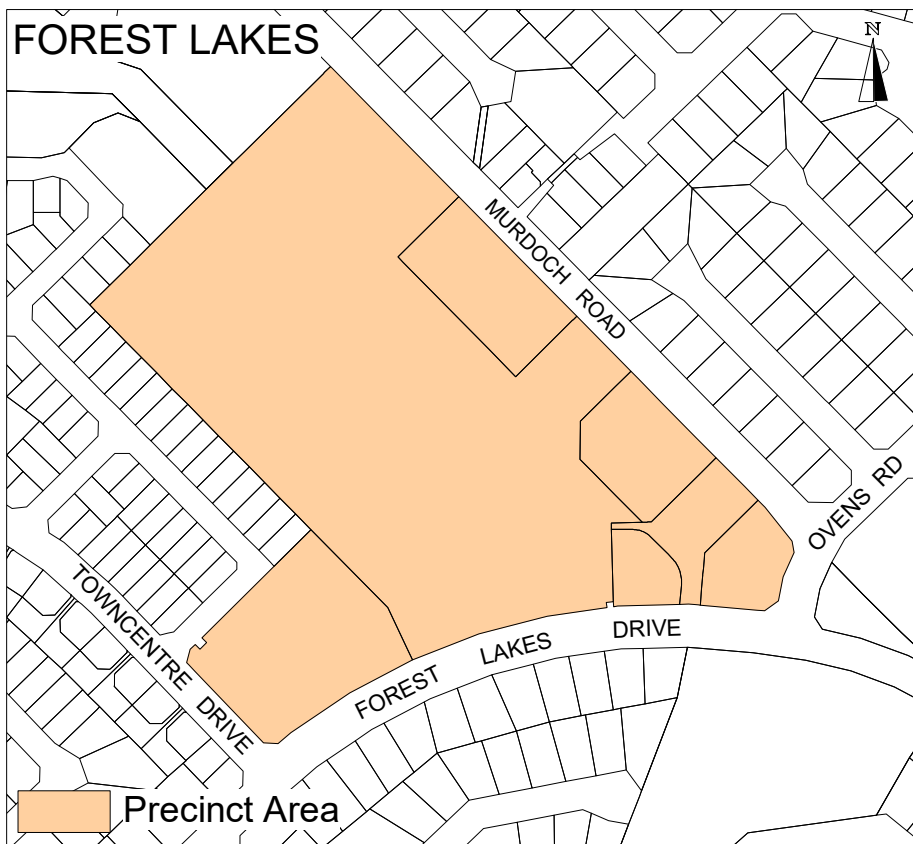


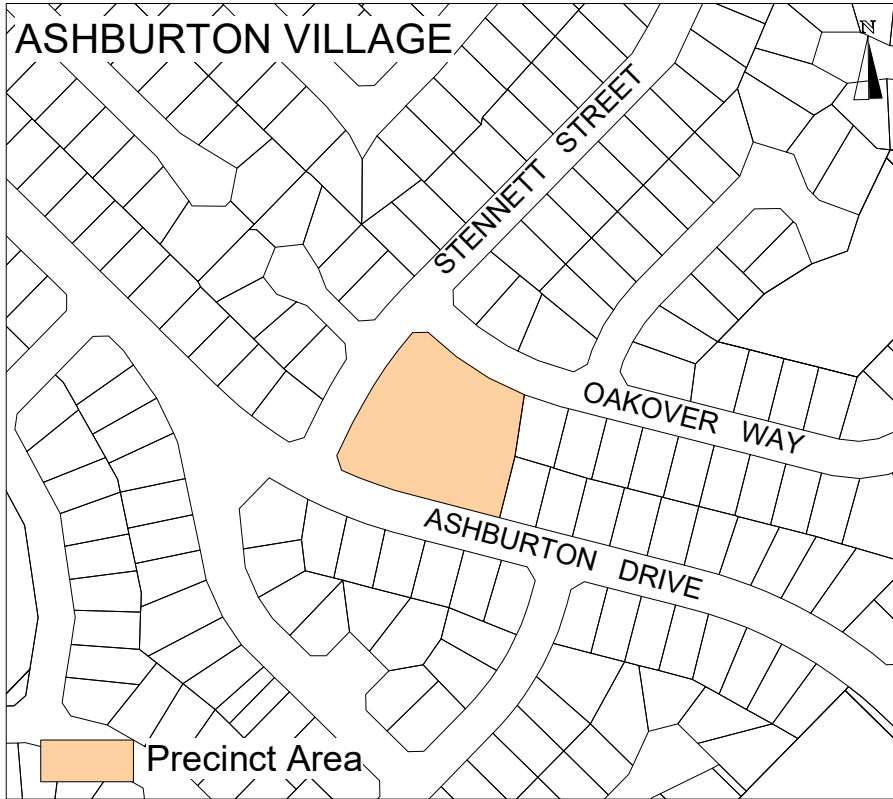
- g) Accords with any relevant strategic plans and strategies and sub-regional structure plans prepared by the WAPC; and
- h) Identifies how subdivision and development will respond to or be staged in relation to major infrastructure.

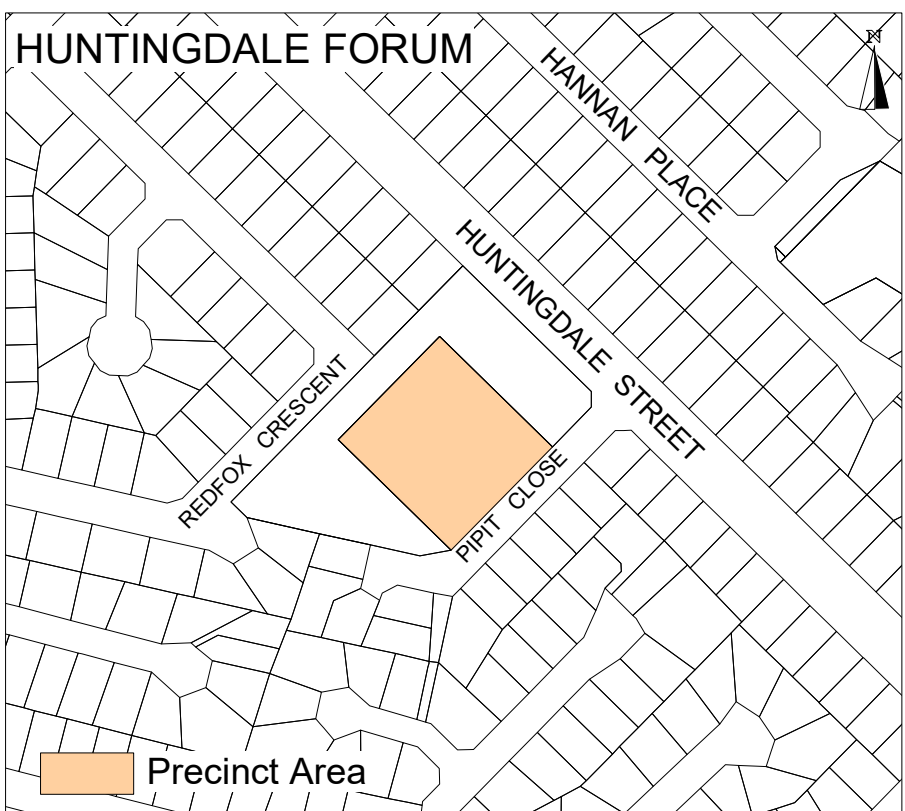
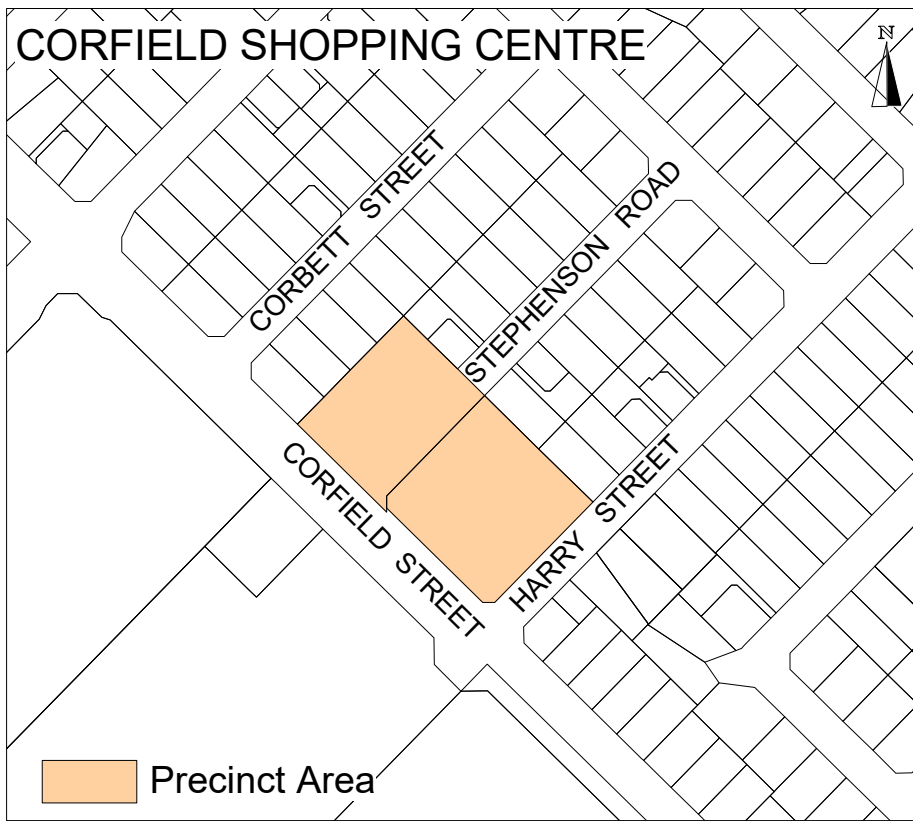
5.4 For the purposes of Clause 4, minor development works include:

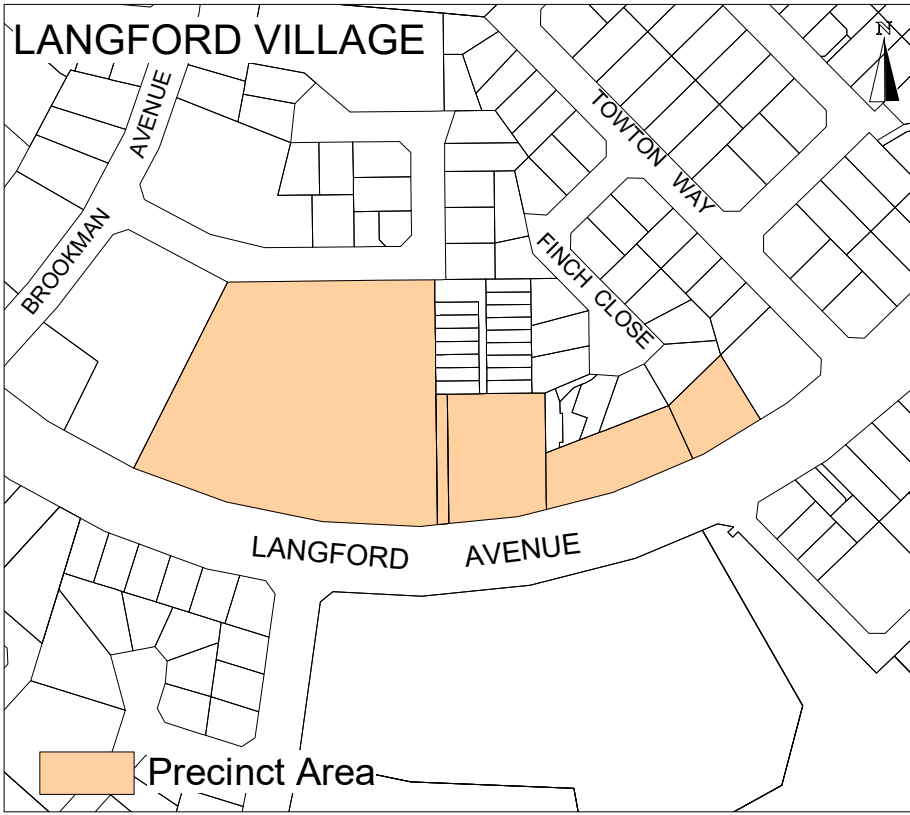
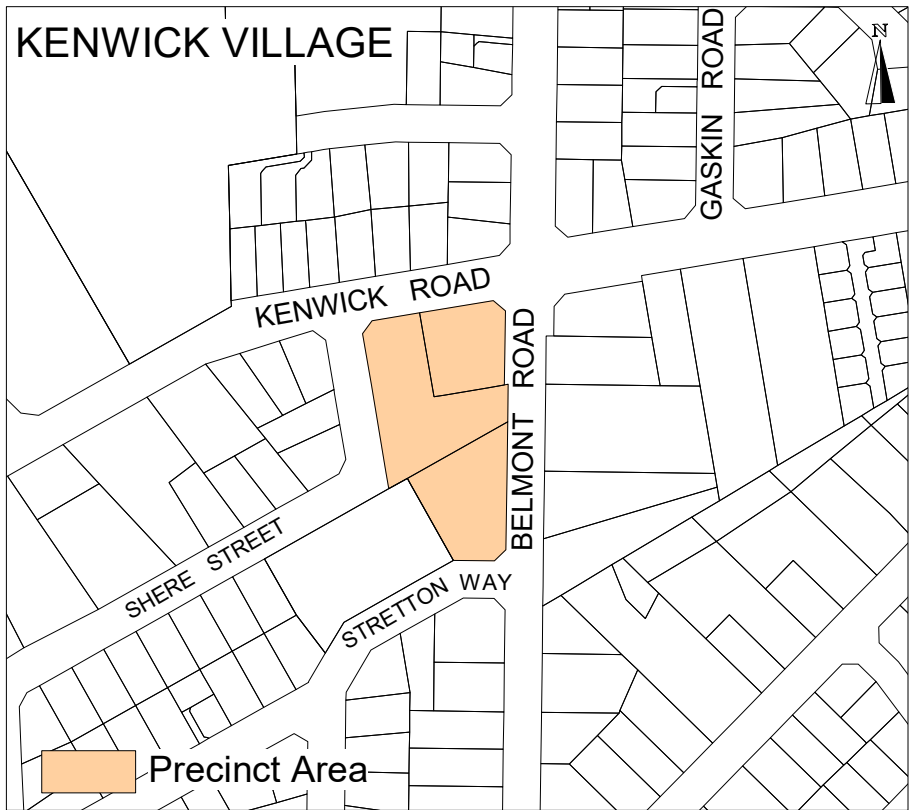
- a) Change of use;
- b) External refurbishment works;
- c) Floor space additions and extensions constituting less than 10% of the total centre floor space area; and
- d) Any other works that are considered by the City to be of a minor nature.

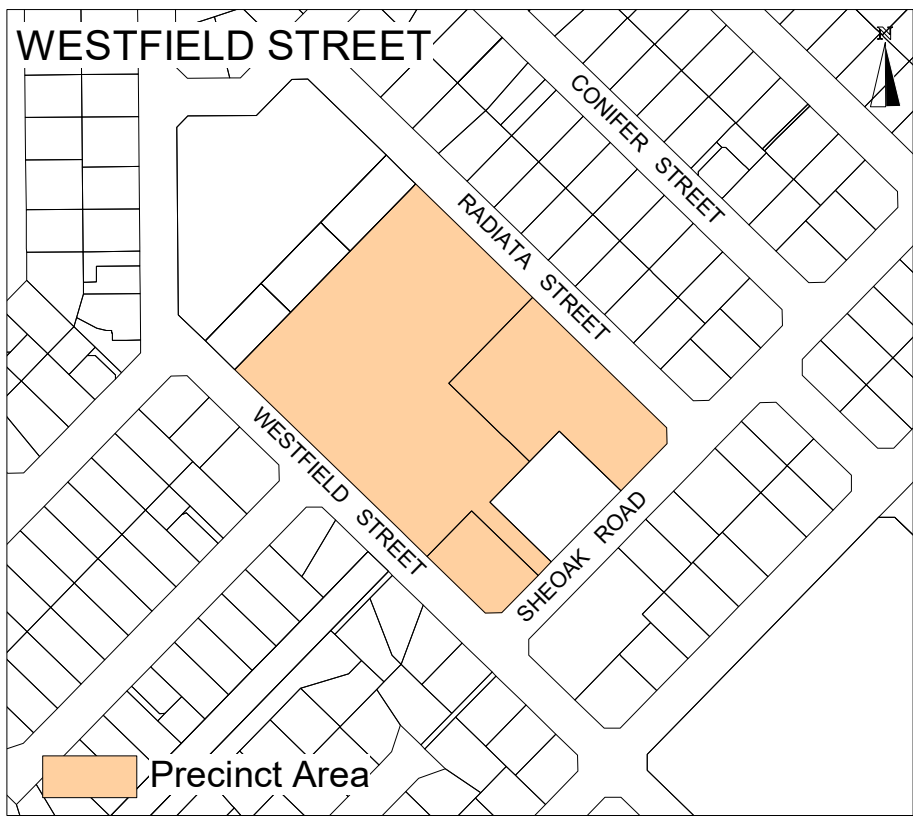
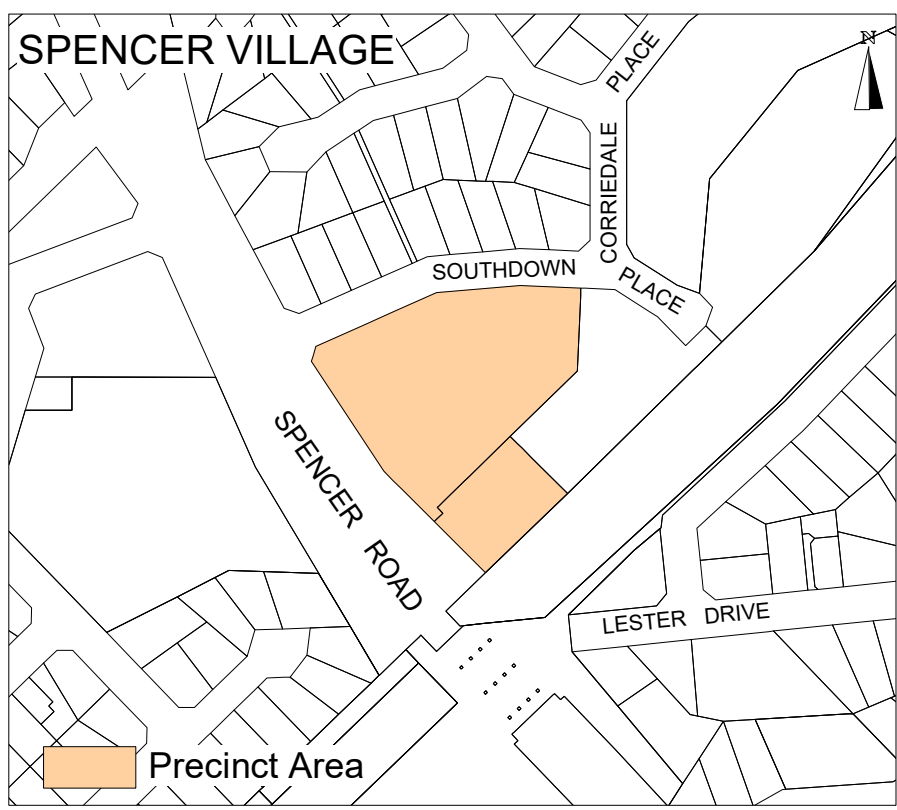
### APPENDIX 1















## GOVERNANCE REFERENCES

<b>Statutory Compliance</b>	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015 City of Gosnells Town Planning Scheme No. 6
<b>Industry Compliance</b>	Development Control Policy – Development Control – General Principles 2004
<b>Organisational Compliance</b>	Nil.
<b>Process Links</b>	Nil.

## LOCAL PLANNING POLICY ADMINISTRATION

<b>Directorate</b>		<b>Officer Title</b>		<b>Contact:</b>	
Planning and Development		Manager Development Services		9397 3000	
<b>Risk Rating</b> Low		<b>Review Cycle</b> Triennial		<b>Next Due:</b> 2025	
<b>Version</b>	<b>Decision To Advertise</b>	<b>Decision to Adopt</b>		<b>Synopsis</b>	
1.	OCM 325/20/12/2022			Draft policy advertised for public comment for period of 21 days.	
2.		OCM 22/28/02/2023		New Policy adopted. To identify local centres and ensure that future development of these centres will be designed in a coordinated manner and deliver good quality built environment outcomes that provide social, economic and environmental benefits.	