



Report of Review

May 2024

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1 Introduction

The City of Stirling (City) covers an area of over 100 square kilometres and is located 8 kilometres north of the Perth CBD. The City forms part of the central sub region of the Perth Metropolitan area and includes 30 suburbs.

As of 30 June 2023, the City had an estimated residential population (ERP) of 243,871. It comprises mostly land zoned for residential purposes and has a local economy driven by the construction industry.

Regulations 65 and 66 of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) require local governments to prepare a Report of Review every 5 years.

In 2017 the City reviewed its local planning framework. On 17 April 2018 Council considered the Report of Review and resolved to approve its recommendations, including the need to prepare a new local planning scheme. On 16 January 2019, the City received notification from the Western Australian Planning Commission (WAPC) that it agreed to the recommendations of the Report of Review.

In the 5 years since the City's last Report of Review there has been significant changes to state legislation, the City's local planning framework as well as the release of updated demographic data, development trends and forecasts.

Given the City has now prepared draft Local Planning Scheme No.4 (LPS4), the following Report of Review has been prepared primarily as a 'health check' of the City's Local Planning Strategy.

Figure 1 below shows the key components of a local planning framework and how they interact.

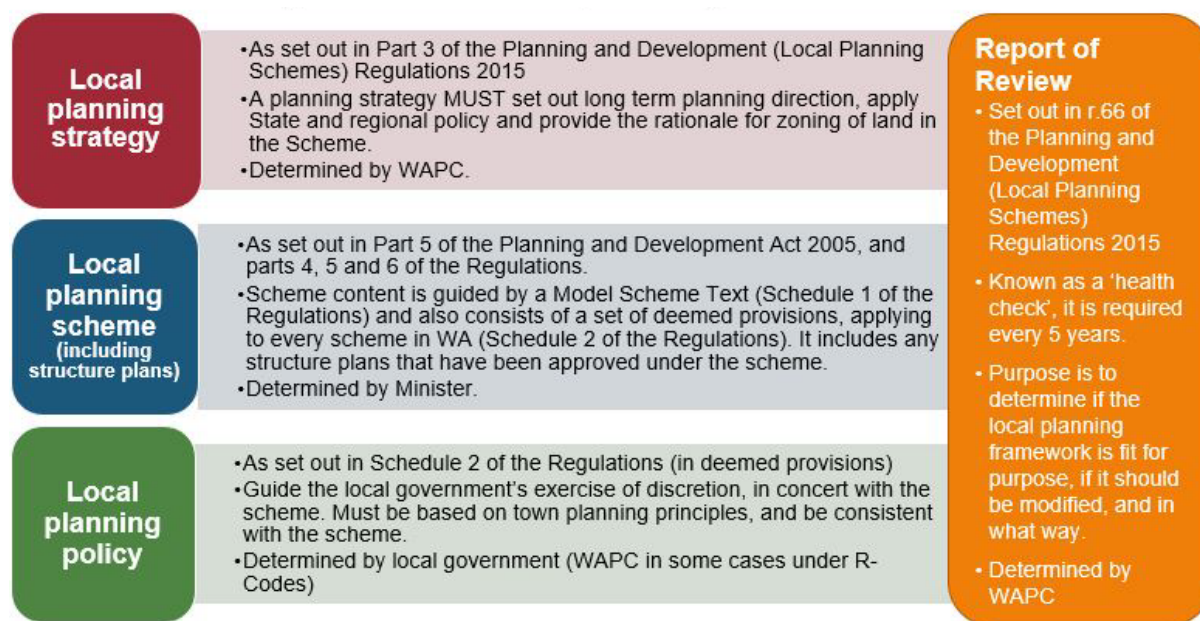


Figure 1: Local Planning Framework

2 State Planning Framework

Legislative Changes

Since preparation of the City's previous Report of Review, various modifications and updates to the state planning framework have been adopted. These changes have implications in shaping the City's planning framework and therefore require consideration and are summarised below.

COMMENT

As the City's overarching planning document, a new Local Planning Strategy is required to align with the current State planning framework.

Planning and Development (Local Planning Schemes) Regulations 2015

The Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) provide for:

- the requirement, preparation and adoption of local planning strategies.
- the preparation, adoption, amendment, review and consolidation of local planning schemes.
- model provisions for local planning schemes.
- a common set of general and land use definitions.

COMMENT

The City's draft LPS4 has been prepared to reset and recalibrate the local planning scheme which is consistent with the Regulations.

Under r.11(2) of the Regulations, a local planning strategy must:

- (aa) be prepared in a manner and form approved by the Commission; and*
- (a) set out the long-term planning directions for the local government; and*
- (b) apply any State or regional planning policy that is relevant to the strategy; and*
- (c) provide the rationale for any zoning or classification of land under the local planning scheme.*

Local Planning Strategy Guidelines

In October 2021, the Western Australian Planning Commissions (WAPC) published the Local Planning Strategy Guidelines (LPS Guidelines). These guidelines outline the required manner and form for local planning strategies, giving effect to r.11(2) (aa) of the Regulations, and provide detailed guidance on required content and implementation.

Under the transitional arrangements of the LPS Guidelines, any local planning strategy endorsed by the WAPC prior to the guidelines finalisation, has 5 years from the date of endorsement to commence a review to ensure consistency with the Guidelines.

The LPS Guidelines provide for the designation of planning areas that require more detailed planning to realise the long-term planning directions for these places.

COMMENT

Given that the City's current local planning strategy was endorsed by the WAPC in October 2019, a review is required to commence by October 2024. A new local planning strategy will depict the City's activity centres and urban corridors as planning areas to specify planning directions and actions to manage the land use change and development for the area.

State Government Strategies and Plans

Perth and Peel @ 3.5 Million

Published in March 2018, Perth and Peel @ 3.5 Million is the State's overarching strategic land use planning and infrastructure framework guiding urban form, and encouraging greater housing diversity to meet changing community needs.

At the time the City's previous Report of Review was finalised, Perth and Peel @ 3.5 Million was in draft form. The City's previous Report of Review and current local planning strategy refer to Directions 2031 (the predecessor to Perth and Peel @ 3.5 Million) which is now outdated.

COMMENT

The City will prepare a new local planning strategy to address Perth and Peel @ 3.5 Million.

Central Sub-Regional Planning Framework

The Central Sub-Regional Planning Framework implements the goals and objectives of Perth and Peel & 3.5 Million and aims to minimise the impact infill development on existing suburbs and retain the existing built-up residential character and amenity by:

- identifying targeted increases in the density and diversity of mixed-use development, housing and employment that have the most potential to occur in activity centres, industrial centres, urban corridors and station precincts;
- ensuring urban consolidation precincts have access to existing and future high-frequency public transit including bus and rapid bus transit routes, passenger rail; and
- protecting the green network of high-quality natural areas such as parks, rivers, beaches and wetlands and the linkages between these areas.

The Central Sub-Regional Planning Framework provides a dwelling target of 149,900 total dwellings to accommodate 341,780 people by 2050 within the City of Stirling.

COMMENT

The City will prepare a new local planning strategy to provide relevant planning directions and actions to address the City's dwelling targets.

State Planning Policies

Since the preparation of the City's previous Report of Review, 25 State Planning Policies and Development Control/Operational Policies, relevant to the City's local planning framework, have been either adopted or updated (refer Appendix 1).

The City's current local planning strategy seeks to focus growth in and around activity centres and along urban corridors. State Planning Policy 4.2 - Activity centres (SPP 4.2) and State Planning Policy 7.2 – Precinct Design (SPP 7.2) will be used to guide how this growth will occur. This is discussed in further detail below.

COMMENT

Draft LPS4 is a first step in facilitating the urban change necessary to realising the City's dwelling targets.

Guided by SPP 4.2 and SPP 7.2, a new local planning strategy will be the next step to identify and prioritise where future growth is needed and provide clear guidance on the necessary detailed planning considerations.

State Planning Policy 4.2 - Activity centres

In July 2023, an amended SPP 4.2 came into effect. The main purpose of this policy is to ensure land use and infrastructure planning is coordinated through a clear hierarchy of activity centres.

Under SPP 4.2, a Precinct Structure Plan is to be prepared for 'higher order' Activity Centres (Strategic, Secondary, District and Specialised Activity Centres) in accordance with the requirements of SPP 7.2 – Precinct Design and associated Precinct Design Guidelines.

COMMENT

The City's current local planning scheme applies a blanket R80 density code to development in its Activity Centres, regardless of their place in the hierarchy. Through the preparation of draft LPS4, the City's Activity Centres were reviewed individually and assigned an appropriate density code based on their place in the hierarchy and local context. In accordance with SPP 4.2, draft LPS4 provides a head of power for the preparation of a Precinct Structure Plan for higher order Activity Centres.

A new local planning strategy will depict the City's Activity Centres as planning areas to specify planning directions and actions to manage the land use change and development for the area. This will provide a clear guide for how future changes (amendments to LPS4) will be undertaken based on each Activity Centre's:

- Main role and typical attributes.
- Future indicative service population (trade) area.
- Typical transport connectivity and accessibility.
- Desired land uses.
- Typical urban form.
- Average residential density (dwellings per gross Urban Zone hectare within the walkable catchment).
- Preferred residential dwelling types.

State Planning Policy 7.2 – Precinct Design

In February 2021, SPP 7.2 became operational. SPP 7.2 and its accompanying Guidelines guide the preparation of Precinct Plans for areas that require a high level of planning and design focus due to their complexity - such as activity centres, urban corridors and train station precincts.

COMMENT

Currently, the City's Strategy refers to the need for "detailed planning" and "place based planning studies", without any indication of what this means or what the City expects. A new Strategy will provide the opportunity to specify planning directions and actions to manage the land use change and development of that area. The SPP 7.2 Guidelines will inform the process expected for future scheme amendments seeking changes, including accommodating dwelling infill, in activity centres, urban corridors and train station precincts.

3 Local Planning Framework

Local Planning Scheme

The City's previous RoR recommended the City's current Local Planning Scheme No. 3 should be repealed and a new scheme prepared in its place.

COMMENT

The City has now prepared the draft LPS4. On 5 December 2023 Council resolved to advertise LPS4, with advertising expected to occur in the second half of 2024.

LPS4 is the first step the City is undertaking to 'reset' its local planning framework by:

- **Removing layers of associated planning instruments and complexity.**
- **Enhancing legibility and usability of the City's planning framework.**
- **Providing clarity and consistency for land use and development control.**
- **Ensuring development standards are in the most appropriate planning document.**

Local Planning Strategy

The City's Local Planning Strategy was endorsed by the WAPC on 25 October 2019. A local planning strategy is intended to set the City's strategic goals for land use and development over a 10 to 15 year period.

Since the adoption of the City's Local Planning Strategy, significant changes to the State planning framework have occurred as described in Part 2 of this Report.

COMMENT

To ensure the City's planning framework remains relevant and contemporary, a new Strategy will be prepared with consideration of the following:

- **Alignment with the Local Planning Strategy Guidelines.**
- **Alignment with the strategic vision and themes as set out in the City's Sustainable Stirling 2023-2032 Strategic Community Plan (SCP). The City's SCP included comprehensive engagement with the community that identified key emerging priorities.**
- **Consistency with the State planning framework and relevant guiding documents.**
- **Clarification and establishment of a position on emerging trends facing the community.**
- **Updating and consolidation of actions where necessary.**

Structure Plans/Local Development Plans

There are 15 Structure Plans and 38 Local Development Plans (LDPs) currently in operation in the City as detailed in **Appendix 3 – Structure Plans** and **Appendix 4 – Local Development Plans**.

The following Structure Plans will be reviewed to enhance usability and ensure alignment with LPS4:

- Stirling City (Strategic Centre).
- Mirrabooka (Secondary Centre).
- Herdsman-Glendalough (District Centre and Urban Corridor).

To ensure alignment with LPS4, the following LDPs will continue in their existing form in accordance with r.76 of the P&D Regulations:

- Amana Living (HN 11 Freedman Road, Menora)
- Bethanie on the Park (HN 2 Plantation Street, Menora)
- East Rosalie – Arise Precinct
- East Rosalie – Centro Precinct
- East Rosalie – Parkside Precinct
- Maurice Zeffert Homes
- Seven Hills (HN 7 Gay Street and HN 15 Osborne Road, Dianella)

Local Planning Policies

Local Planning Policies (LPPs) guide the decision making and the exercise of discretion for development applications. These are detailed in **Appendix 4 – Local Planning Policies** as well as an indication of their future status.

4 Context

The City's Strategic Focus

The City's current Strategic Community Plan (SCP) Sustainable Stirling 2022 – 2032, sets out the community's vision for the City as:



Figure 2: Community vision for the City of Stirling

The SCP is underpinned by five key priorities as outlined below:



Figure 3: Priorities of the Strategic Community Plan

Community, Urban Growth and Settlement



Population Growth

The City's Estimated Resident Population has grown rapidly from 227,540 in 2019 to 243,871 in 2023. This reflects the significant growth rate experienced in Western Australia through net migration after COVID era restrictions were lifted.

Figure 4 illustrates the change in total estimated resident population for the City since the last RoR was carried out and includes the forecasted population growth for the City to 2031.

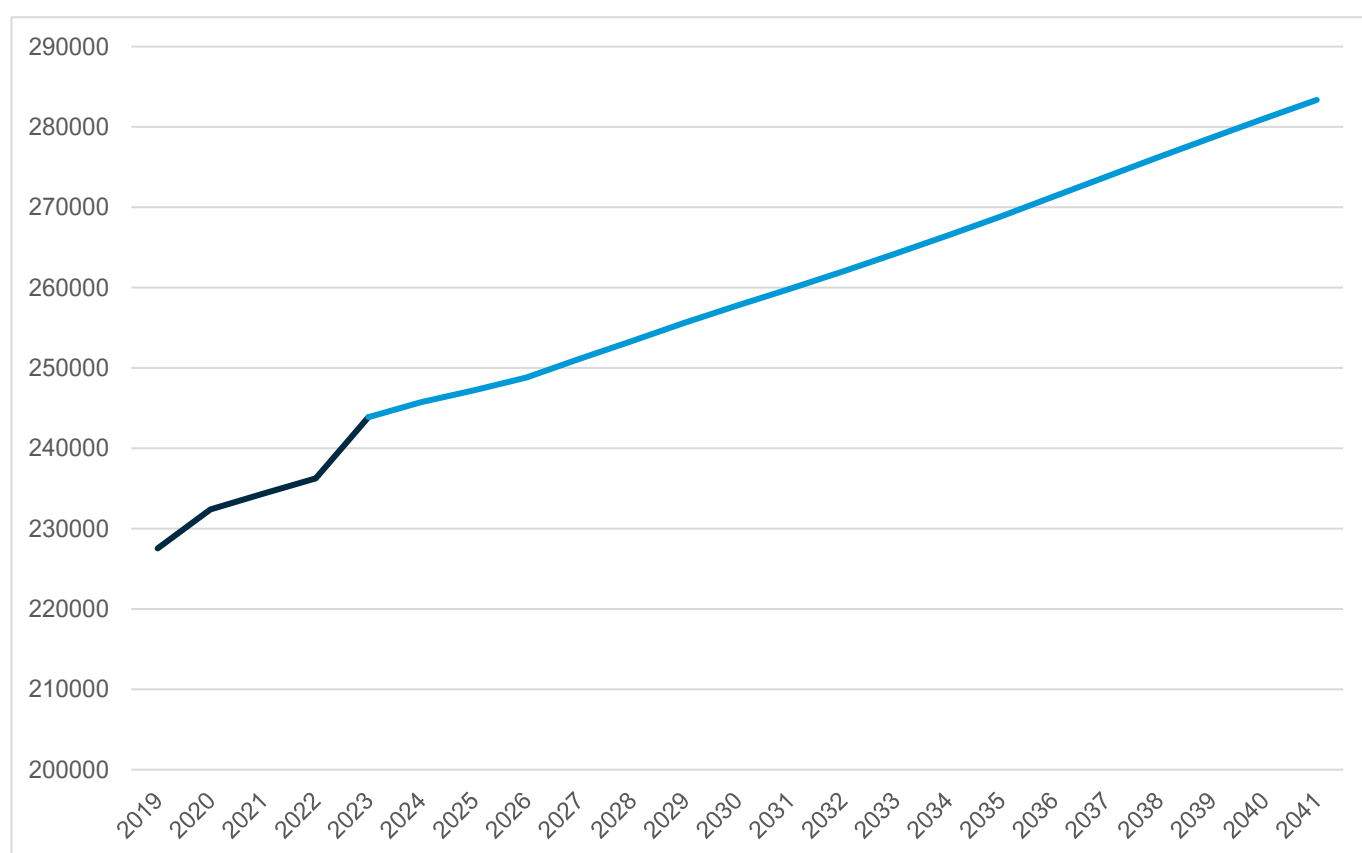


Figure 4: Population Growth (Source: REMPLAN, 2024)

The City's population growth reflects the changes experience before, during and after COVID. The unprecedented rapid increase from 2022 can be attributed to the lifting of border restrictions and significantly higher net migration numbers.

The State's WA Tomorrow forecasts are due to be released mid-2024. This will provide an opportunity for comparison in a new Strategy.



Housing

Perth and Peel @ 3.5million sets minimum dwelling targets for each local government. The City of Stirling has been allocated a dwelling target of 124,920 total dwellings by 2031 and a total of 149,900 dwellings by the time Perth reaches 3.5 million people (by 2050).

A target, in the context of Perth and Peel @ 3.5million, is a guide for the number of dwellings the State Government expects each local government to provide. The purpose of this is to guide further detailed planning, which should include detailed analysis of the best available population and demographic information.

The City is forecast to continue growing. A forecast provides the best estimate of what the growth is likely to be based on a wide range of the most robust, up to date information available. This is generally more refined than a target because it considers the most up to date and locally specific information available.

As of 1 May 2024, the City has a total of 103,336 dwellings. Based on the City's forecasted population growth depicted in Figure 4, above, the number of new dwellings needed each year to meet this growth is detailed in Table 1 below:

Table 1: Annual Housing Need

2024	238	2033	1,069
2025	386	2034	1,094
2026	587	2035	1,146
2027	965	2036	1,200
2028	1,019	2037	1,225
2029	1,044	2038	1,240
2030	990	2039	1,238
2031	982	2040	1,237
2032	1,029	2041	1,238

Draft LPS4 seeks to provide clarity by replacing R-AC0 density codes and overly prescriptive LDPs with appropriate density codes to facilitate higher-density housing that considers local context, siting, form, amenity, and the natural environment.

The City's current LPS3 restricts the location of single houses, grouped dwellings and multiple dwellings within some residential areas. Draft LPS4 proposes to lift these restrictions to encourage diverse dwelling types to meet the needs of changing demographics. This is further enhanced by lifting the yield of multiple dwellings on R40 properties which front urban corridors, effectively doubling the potential dwelling yield for these sites.

A new Strategy will recommend where and what triggers are required for the lifting of residential densities through future amendments to LPS4.



Public Open Space

Urban development continues to place pressures on existing Public Open Space (POS) within the City.

Increasing demand for access to green spaces, play spaces and facilities is challenging to maintain with existing POS and facilities.

In planning for POS, it is necessary to ensure the POS is responsive, well-located and functional, which achieves the desired recreational, amenity, health, cultural and environmental outcomes for the whole community.

Local planning strategies are the key planning instrument for identifying the POS needs of a community and providing a strategic basis for localised decision-making, including the rationale for any variations to POS contribution rates. To assist with POS planning, a new local planning strategy will include details, actions and indicative timeframes informed by the City's Public Open Space Strategy.

Economy and Employment



Activity Centres

Sustaining and increasing employment is critical in maintaining strong economic growth throughout the City. Activity centres are hubs that attract people for a variety of activities, such as shopping, working, studying, entertainment, medical, and living. These areas generally consist of a concentration of commercial uses, combined with a variety of complementary land uses. The role and function of activity centres, and the diversity of activities within them will vary depending on their place in the hierarchy.

The City comprises:

- A Strategic Centre.
- Two Secondary Centres.
- Nine District Centres.
- 19 Neighbourhood Centres.
- 48 Local Centres.

A review of the 48 local centres identified by the City’s current Strategy indicated, based on context and historical development, that four do not perform the role and function of a local centre or would not enable residential development to occur. These sites are not proposed to be zoned ‘Local Centre’ under LPS4. Additionally, two new centres are proposed to be created resulting in a total of 46 local centres, and a new Strategy prepared accordingly.

The table below includes data from the Land Use and Employment Surveys (LUES) 2007/09 and 2015/17 indicates the number of jobs in the City has increased by 7,632 in this period.

Table 2: Total Number of Jobs

Year	Total Number of Jobs
2007/2009	51,242
2015/2017	58,874

Updated LUES data is due to be released mid-2024. A strategic and balanced approach to economic growth within the City’s activity centres will be outlined as part of a new Strategy.



Industry

Draft LPS4 seeks to implement the recommendations of the City’s Industrial Land in Transition Strategy. Bulky goods retailing is currently occurring on key transport links within Osborne Park, despite the current

zoning of the area. Draft LPS4 utilises the 'Service Commercial' zone along corridors to both protect these uses and prevent any further encroachment into the core industrial area of Osborne Park.

A new Strategy will detail any further actions needed to ensure a sufficient supply of industrial land remains in the City and provide appropriate strategic guidance to address any emerging trends.



Attraction & Tourism

The City supports an estimated 2,886 jobs in tourism, which is 3.3% of total employment. The largest subsector for the City is Accommodation and Food Services with 1,020 jobs supported by tourist expenditure (REMPLAN, 2023).

The Scarborough Beach foreshore and its surrounds are identified as an important tourist attractor, which is highly valued and visited by local and regional residents alike. The foreshore precinct is identified as a key District Centre, providing employment and stimulating the local economy. Scarborough Beach also serves to protect biodiversity and parts of the green network.

At the time the City's current Strategy was endorsed, the Scarborough Redevelopment Area was under the control of DevelopmentWA. Since August 2023, planning control has returned to the City. A new Strategy will allow further integration of future development, the tourism economy, recreation infrastructure and natural landscapes.

Environment



Maintaining Tree Canopy Targets

The City is experiencing increasing pressure to retain the natural environment as it is under pressure from urban developments and the effects of climate change. The City's Urban Forest Plan commits the City to an 18% canopy cover target by 2040. Maintaining and enhancing this environment through tree plantings and protections is a critical priority.

A new Strategy will need to identify actions to address this issue.



Natural Environment

The City's natural environment continues to be a priority. Natural areas and wildlife corridors will be identified in a new Strategy with actions to address the impacts of urban development and fragmentation, and the effects of climate change.



Coastal Protection

On 29 August 2023, Council endorsed the City's Coastal Hazard Risk Management and Adaption Planning document (CHRMAP). The CHRMAP identifies key coastal assets (natural and built) which are becoming increasingly vulnerable to natural coastal hazards such as erosion and inundation. Coastal hazards have always existed along our coastline and are not solely associated with climate change. However, the CHRMAP acknowledges that risks to assets associated with sea level rise resulting from climate change are likely to be accelerated over the next 100 years.

The CHRMAP offers several options to mitigate the risks associated with coastal hazards and protect valued coastal assets. These options will inform a new Strategy.

Key Infrastructure



Transport

People Movement:

The table below indicates that since 2011, private car usage has remained relatively steady as the dominant 'journey to work' transport mode within the City.

Table 3: ABS Journey to Work

Year	By car as driver or passenger	By public transport	Worked from home
2011	68.3%	10.9%	n/a
2016	72.3%	10.8%	3.8%
2021	69.5%	8.8%	8.3%

The State government has commenced investigating how best to complement and connect its heavy rail network to the broader community through mid-tier transit solutions. As identified in Perth & Peel @ 3.5 million – Transport Network, high-frequency public transport corridors will allow Perth to grow while ensuring there is a balance between the movement of people and concentration of communities and services around key stations.

One of the City's key priorities is to achieve the movement of people, while integrating with land use opportunities. The City will seek to prioritise growth and ensure a critical mass is reached in and around activity centres, station precincts and along mid-tier transport corridors. This will be further detailed in a new Strategy.

Freight Network:

The Perth & Peel @ 3.5 million – Transport Network sets the vision for Perth's transport network. The freight network is important to the Western Australian economy. A new Strategy will be informed by this plan to ensure these transport corridors are protected from the encroachment of sensitive and incompatible land uses, an important consideration when identifying locations for infill housing development.



Utilities

Significant areas of unsewered land remains a key constraint for the City. A new Strategy will set the strategic direction to address with detailed actions and timeframes.

5 Subdivision Activity

Subdivision Trends

Table 4 below shows lot activity since the Strategy was last reviewed in 2019. Over this time a total of 2,832 lots have been given approval by the WAPC.

The peak between Q4 of 2020 and Q4 of 2021 follows the uncertainty during the beginning of Covid, until grants were offered by the State government (**Figure 5**).

More recently, subdivisions have slowed with the rise in construction costs and availability of cheaper land in outer metropolitan areas.

Table 4: Subdivision by type (number of lots)

Year	Residential	Industrial	Commercial	TOTAL
2019	652	7	3	662
2020	565	1	3	569
2021	721	1	4	726
2022	411	0	7	418
2023	454	0	3	457
Total	2803	9	20	2832

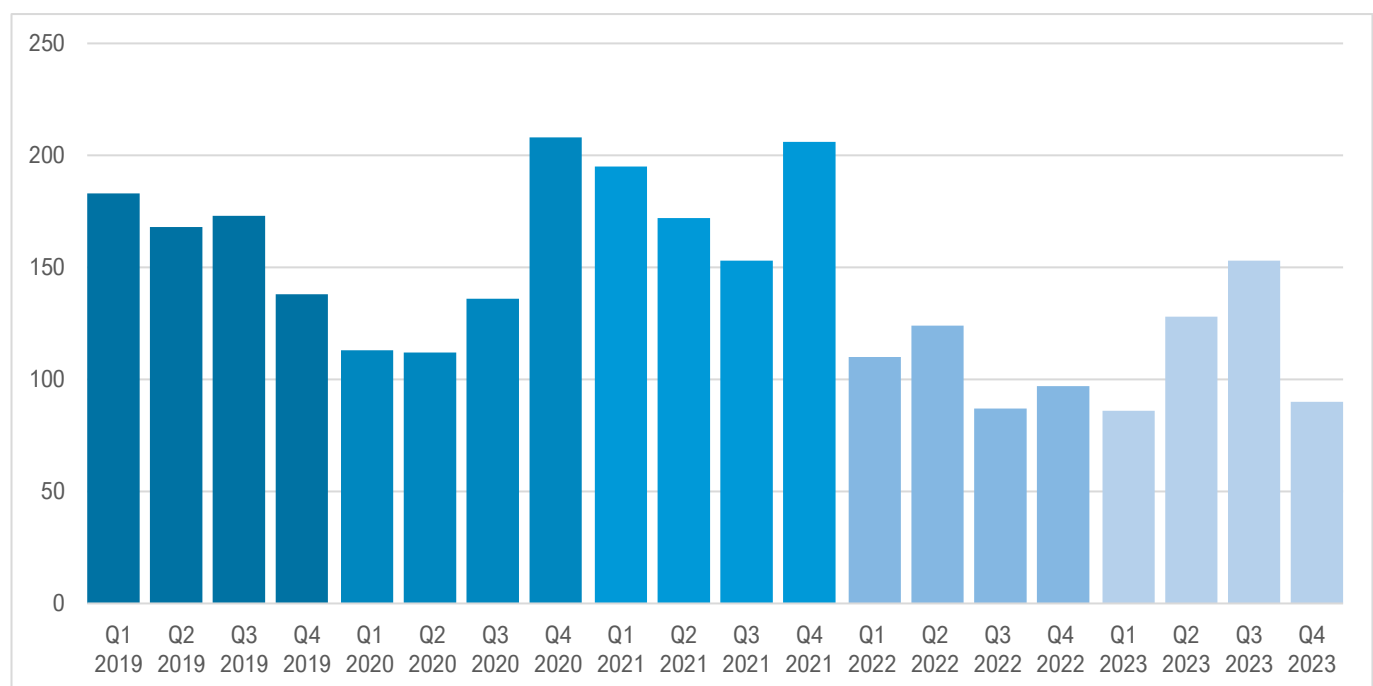


Figure 5: Approvals Per Quarter (number of lots)

6 Development Activity

Table 5 below outlines the number of development approvals in the City per year since the previous RoR. The reason for the reduction of development approvals can be attributed to recent trends:

- Increase in construction costs, supply chain constraints and labour shortages.
- Planning changes at State and Local levels to reduce the need for development approval for minor works.

Despite the overall reduction of development applications, change of use applications have increased, suggesting a healthy local economy and the reuse of buildings rather than construction of new.

Table 5: Development Approvals

Year	Residential	Residential -Minor	Mixed Use	Commercial	Change of Use	Signage	Demolition	Industrial	Community	Total
2019	620	818	4	64	77	24	19	11	52	1689
2020	687	839	4	57	84	33	20	15	41	1780
2021	975	879	5	69	71	40	14	13	53	2119
2022	629	573	5	44	59	34	9	20	43	1416
2023	556	443	5	47	98	26	8	7	29	1219

Since the previous RoR, 54 Form 1 Development Assessment Panel (DAP) applications have been approved within the local government area as outlined in **Table 6** below. The City recorded 52 Form 2 Development Assessment Panel (DAP) applications within the local government area as outlined in **Table 6** below. Form 2's are considered amendments to Form 1.

Table 6: Development Assessment Panel Approvals

Year	Number of Approved Form 1	Number of Approved Form 2
2019	8	14
2020	9	13
2021	20	7
2022	12	4
2023	5	4
Total	54	52

Since the introduction of the State Development Assessment Unit (SDAU) in 2020, one application, which includes a proposal for 68 apartments, has been approved by the SDAU within the local government area at Lot 16 (10) Morley Drive, Tuart Hill. Construction has not commenced.

Table 7 below outlines the number of building permits issued in the local government area since the previous RoR.

Table 7: Building Approvals

Year	Residential Dwellings	Aged Care & Dependent Living	Commercial	Industrial	Other
2019	1027	6	189	18	688
2020	1012	3	197	14	699
2021	1438	2	416	21	799
2022	880	4	225	23	712
2023	774	7	179	24	647
Total	5131	22	1206	100	3545

8 Consultation & Implementation

The City's SCP, informing strategies and action plans, Local Planning Strategy and Scheme, Local Structure Plans and Local Planning Policies have all involved some level of community consultation.

The City is currently undertaking Locally Led conversations which assist in prioritising each suburbs key themes of interest. These conversations have been held with the attendance of Elected Members, Directors, Management and staff.

Following WAPC consent to advertise LPS4, the City will proceed to engage with stakeholders and the community. LPS4 engagement will consist of a letterbox drop to key landowners, a Citywide flyer, suburb profiles on the City's website, and suburb briefing sessions. The variety of methods will allow the City to address the number of changes proposed by LPS4 directly with the community.

The outcomes of LPS4 engagement will inform the review of the Strategy. A new Strategy will reflect the community's vision as detailed in the SCP.

A new Strategy provides the opportunity for the City to align with these priorities and continue the conversation with the community without engagement fatigue. The existing community engagement will assist in guiding and focusing strategic objectives of the Strategy.

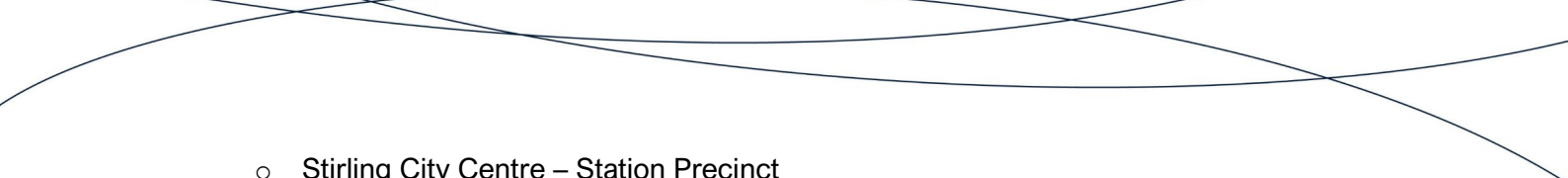
Key implementation milestones for the Strategy include, but are not limited to, the following:

- Support from Council (following resolution on 11 June 2024) to submit RoR to WAPC.
- WAPC endorsement of RoR and LPS4 July 2024.
- LPS4 advertising to commence mid-2024 for a period of 90 days (subject to WAPC consent).
- An internal review of key issues and actions identified in the existing Strategy to be finalised by end of 2024.
- A gap analysis of external studies by mid-2025.
- Draft new Strategy to be presented to Council for advertising end of 2025.

9 Recommendations

That Council, pursuant to Regulation 66(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015* recommend to the Western Australian Planning Commission that the: -

1. City of Stirling Local Planning Scheme No.3 should be repealed and a new scheme prepared in its place.
2. City of Stirling Local Planning Strategy should be revoked and a new strategy prepared in its place.
3. The following structure plans should be amended/revoked and the remaining are satisfactory in their existing form
 - Draft Stirling City Centre Structure Plan (amend)
 - Draft Herdsman Glendalough Structure Plan (amend)
 - Mirrabooka Town Activity Centre Structure Plan (amend)
 - 501 Alexander Drive, Mirrabooka Structure Plan (revoke)
 - Careniup Swamp Structure Plan (revoke)
 - Carine Vision Structure Plan (revoke)
 - Edith Cowan University Structure Plan (revoke)
 - Gwelup Plaza Residential Precinct Structure Plan (revoke)
 - Princeton Stirling (revoked)
 - Roselea Stirling (revoked)
4. The following local development plans should be revoked and the remaining are satisfactory in their existing form
 - Angelico Street
 - Beaufort Street
 - Better Suburbs Neighbourhood Centres
 - Carine Vision – Precinct A
 - Carine Vision – Precinct B
 - Carine Vision – Precinct C
 - Carine Vision – Precinct D
 - Deviot Park
 - Elimatta Village
 - Herdsman Glendalough
 - HN 2 Chieti Place and HN 89 Gribble Road Gwelup
 - HN 2 Erindale Road, Gwelup
 - HN 22 Dianella Drive, Dianella
 - HN 2B Rawlins Street, Glendalough
 - HN 31 Gribble Road
 - Main Street DRAFT
 - Main Street Plaza
 - Mirrabooka Town Centre
 - Scarborough Beach Road West
 - Siena Leadership Centre
 - Stirling City Centre – Innaloo Precinct
 - Stirling City Centre – Northern Precinct
 - Stirling City Centre – Osborne Park Precinct
 - Stirling City Centre – Southern Precinct

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- Stirling City Centre – Station Precinct
 - Stirling City Centre – Woodlands Precinct
 - The Village
 - Thomas Mews Estate
 - Tuart Hill Local Centre
 - Walter Road West Neighbourhood Centre

Appendix 1 – State Planning Policies and Planning Codes

State Planning Policy	Date Adopted/Updated
SPP 1.0 State Planning Framework	November 2017
SPP 2.6 State Coastal Planning Policy Guidelines	November 2020
SPP 3.6 Infrastructure Contributions	April 2021
SPP 4.1 Industrial Interface	July 2022
SPP 4.2 Activity Centres for Perth and Peel	June 2023
SPP 5.4 Road and Rail Noise	September 2019
SPP 7.0 Design of the built Environment	May 2019
SPP 7.2 Precinct Design	February 2021
Government Sewerage Policy	September 2019
Draft SPP 3.7 Bushfire	July 2023
Draft SPP 2.9 Planning for Water	July 2021
Planning Codes	
SPP 7.3 Residential Design Codes (Volume 1)	April 2024
SPP 7.3 Residential Design Codes (Volume 2)	April 2024
Development Control/Operational Policy	
OP 1.1 Subdivision of Land – General Principles	February 2020
OP 1.11 Community Schemes	July 2021
DCP 2.2 Residential Subdivision	October 2017
OP 2.4 Planning for School Sites	December 2022
DCP 5.3 Use of Land Reserved for Parks, Recreation etc	January 2017
DCP 5.4 Advertising on Reserved Land	January 2017
OP 1.12 Planning Proposals Adjoining Regional Roads (Draft)	March 2023
DCP 1.2 General Principles (Draft)	January 2018
DCP 1.7 General Road Planning (Draft)	January 2018
DCP 5.1 Regional Roads (Vehicular Access (Draft)	January 2018
OP 2.3 Planning for Public Open Space (Draft)	June 2023
DCP 4.3 Planning for High Pressure Gas Pipelines (Draft)	December 2016

Appendix 2 – Local Planning Scheme No.3 Amendments

Amd.No.	Summary Description	From	To	Gazettal Date
2	Lot 87, House No. 820, Beaufort Street, Inglewood	R40	R80 & Additional Use (A69) Offices	5 Jul 2011
14	Lot 510, House No. 31, Blythe Avenue, Yokine	R30	Special Use (S27) Local Centre & R80	18 May 2012
17	Lot Nos. 1, 306, House Nos. 275, 281, Wanneroo Road, Balcatta	R40	Special Use (S26) Medical Centre & Convenience Store	18 May 2012
16	Lot 1, House No. 2, Walter Road West, Inglewood	Service Station	R60	12 Jun 2012
3	Channel 7 Site - Lot 3, House No. 7, Gay Street, and Lot Nos. 9, 10, 10965, House Nos. 15, 5, 3, Osborne Road, Dianella	Special Use Media Establishment	R30 & Special Control Area	6 Jul 2012
19	Lot Nos. 6397, 6398, House Nos. 21, 23, Morris Road, Innaloo	Civic	R60	21 Aug 2012
11	Lot 302, House No. 22, Wheatcroft Street, Scarborough	Special Use (S11) Short Stay Accommodation to R40 & Additional Use (A70) Nursing Home	Superseded by 'Scarborough Redevelopment Scheme'	2 Nov 2012
23	Lot 73, House No. 135, Swan Street and Lot 62, House No. 198, Wanneroo Road, Yokine	R30	R30 & Additional Use (A71) Medical Centre	7 Dec 2012
18	Lots Nos. 302, 51, House Nos. 780B, 782, North Beach Road, Gwelup	R20 & Additional Use (A17) Hardware Showroom	Local Centre	8 Feb 2013
4	Heritage List Provisions	N/A	New Clauses 7.1 & 7.2 & related provisions	26 Apr 2013
25	Lot 228, House No. 136, Telford Crescent, Stirling and Part Lot 123, House No. 130, Telford Crescent, Stirling	R20 & Development	R25	26 Apr 2013
31	Lot Nos. 235, 900, House Nos. 669, 675, North Beach Road, Gwelup	R20	R30	12 Jul 2013
30	'Media Establishment' Use Class amended from 'X' to 'D' in the 'Industry' Zone in Table 1 Zoning Table	Textual	Textual	27 Aug 2013
8	Lot 201, House No. 19, Gribble Road, Gwelup	R20	Special Use (S29) Uses as per Residential Zone	19 Nov 2013
36	Lot Nos. 10, 9, House Nos. 8, 10, Mumford Place, Balcatta	Industry	Mixed Business	21 Jan 2014
37	Lot 206, House No. 34, Blythe Avenue, Yokine	Civic	Public Open Space	21 Jan 2014
28	Lot 152, House No. 7, Hutton Street, Osborne Park	Industry	Local Centre	11 Feb 2014

Amd.No.	Summary Description	From	To	Gazettal Date
21	Lot Nos. 30, 20, 23, 24, 123, 21, 22, House Nos. 946 – 956, Beaufort Street and Lot Nos. 888, 889, 890, House Nos. 133 – 137, Stuart Street, Inglewood	R30	R30 & Additional Use (A74) Consulting Rooms & Offices & to Special Use (S30) Mixed Use	15 Apr 2014
MRA	Metropolitan Redevelopment Authority's Scarborough Redevelopment Area – Interim Scarborough Redevelopment Scheme (effective 2 Jul 2014) (The Scarborough Redevelopment Scheme became effective 17 Sep 2016)	N/A	N/A	2 Jul 2014
40	'Recreation – Private' Use Class amended from 'X' to 'A' in the 'Industry' Zone in Table 1 Zoning Table	Textual	Textual	8 Aug 2014
1	Stirling City Centre	Town Planning Scheme No.38 & various Local Planning Scheme No.3 zones	Development Zone, Special Control Area, Development Contribution Area, Development Area & related provisions	2 Sep 2014
7	Dianella Shopping Centre - Waverley Street, Kerry Street, Grand Promenade and Chester Avenue, Dianella	Various	District Centre, R-AC3, R-AC2 & Special Control Area	16 Sep 2014
29	Mirraboopa Town Centre - Area broadly bounded by Reid Highway, Northwood Drive, Yirrigan Drive and Mirraboopa Avenue, Mirraboopa	Various	Development & Development Area	16 Sep 2014
24	Channel 9 Site - Lot Nos. 1, 2, House Nos. 2, 10, Gay Street, Dianella	Special Use Media Establishment	Development & Development Area	24 Oct 2014
27	Demolition by Neglect Provisions	Textual	New Clause 7.7 & related provisions	24 Oct 2014
46	Exemption of Single Houses and Fences from requiring planning approval	Clause 8.2.1	Modifications to Clause 8.2.1	24 Oct 2014
50	Part 4 Note 2 of Table 1 Zoning Table amended to be applicable only to road reserves greater than 10m in width	Textual	Textual	10 Feb 2015
13	Omnibus Amendment (various Textual and Zoning modifications) and Lot Nos. 757, 13, House Nos. 128, 132, Weaponess Road, Wembley Downs	Various	Various	24 Mar 2015
52	Lot 11, House No. 234, Grand Promenade, Dianella	R30	R30 & Additional Use (A75) Medical Centre	28 Apr 2015
41	Channel 10 and Department of Housing Sites - Lot Nos. 55, 56, House Nos. 55, 23, Cottonwood Crescent, Dianella	Special Use Media Establishment	Development & Development Area	26 May 2015
45	Permit Minor Modifications to Local Planning Policies without public advertising	Textual	New Clause 2.7	16 Jun 2015

Amd.No.	Summary Description	From	To	Gazettal Date
57	Exemption of Illuminated Street Signs from requiring planning approval	Clause 8.2.1	Modification to Clause 8.2.1 & Schedule 1	16 Jun 2015
48	Stirling Adriatic Centre - Portion of Lot 1010 and Lot 14660, House No. 78, Jones Street, Stirling	Private Institution & Development	R35	18 Aug 2015
51	Lot Nos. 32, 33, House No. 68, 70, Hodgson Street and Lot Nos. 41, 40, House Nos. 203, 205, McDonald Street, Tuart Hill	Public Open Space & R30	R30 & Public Open Space	18 Aug 2015
32	Density of Multiple Dwellings on R40 Coded Lots	N/A	New Clause 5.3.4 & Scheme Map (Sheet 2)	20 Oct 2015
42	Atlas Site - Part Lot 1, House No. 501, Alexander Drive, Mirrabooka	No Zone	Development & Development Area	27 Oct 2015
54	Lot 27, House No. 107, Lynn Street, Trigg	Civic	R40	27 Oct 2015
5	Development Contribution Plan for Rights Of Way Improvements Works	N/A	Various Clauses & Schedule 11A Development Contribution Plan	15 Dec 2015
43	Lot 431, House No. 98A, Tenth Avenue, Inglewood	Civic	R30	15 Dec 2015
49	Lots 214, 705, 7, House Nos. 7, 39, 41, Erindale Road, Stirling	Mixed Business	Mixed Business & Additional Use (A77) Retail Establishment & related provisions	15 Dec 2015
55	Lot 1, House No. 9, Wrigley Street, Lot Nos. 2, 3, House Nos. 17, 13, Seabrook Street and Lot Nos. 4, 5, House Nos. 2, 4 Jervois Street, Dianella	Civic	R30	15 Dec 2015
59	Lot 550, House No. 19, Hutton Street, Osborne Park	Industry	Industry & Additional Use (A76) Showroom	16 Feb 2016
62	Lot 888, House No. 57, Burroughs Road and Lot 421, House No. 184, Karrinyup Road, Karrinyup	R20 & Additional Use (A8) Consulting Rooms & Medical Centre	R20 & Additional Use (A8) Consulting Rooms, Medical Centre, Office & Personal Care Services	10 May 2016
78	Include Lot 27, House No. 107, Lynn Street, Trigg into the R40 coded area affected by Clause 5.3.4 of the Scheme Text	R40	R40 & included in Clause 5.3.4	28 Jun 2016
58	Tuart Hill Local Centre – Lot Nos. 671, 2, House Nos. 116, 112, Wanneroo Road, Yokine	R30 with Additional Use (A24) Motor Vehicle Wash & Hotel	R80, Local Centre & Special Control Area	1 Nov 2016
68	Portable Variable Message Signs on Private Property	Textual	Modifications to Schedule 1 & 8	1 Nov 2016
73	Carine Gardens Caravan Park – Portion of Lot 9000, House No. 37, Old Balcatta Road, Carine	Special Use (S1) Caravan Park	R20 & Public Open Space & No Zone	1 Nov 2016

Amd.No.	Summary Description	From	To	Gazettal Date
63	Public parking and short stay parking definitions and reciprocal access and parking provisions in Mirrabooka Town Centre	Textual	Modifications to Clause 6.8 & Schedule 1	20 Dec 2016
72	Lot 7, House No. 31, Gribble Road, Gwelup	R20	Special Use (S32) R30	20 Dec 2016
64	Lot 201, Harkins Street and Lot 94, Arkana Road, Westminster	R40	Development & Development Area	17 Jan 2017
70	Northlands Shopping Centre - Lot 101, House No. 377, Wanneroo Road, Balcatta	District Centre	District Centre & Additional Use (A78) Multiple Dwellings & Grouped Dwellings	28 Feb 2017
71	Balga Town Centre – Lot Nos. 21, 51, 7, 2, House Nos. 92, 98, 102, 108, Princess Road, Lot Nos. 52, 53, House Nos. 21, 23, Penrith Place, Lot No. 22, House Nos. 17, 19 and 21, Fletching Street, Lot No. 13, House No. 8, Balga Avenue and Lot No. 4, House No. 17, Climping Street, Balga	Hotel, R40, Local Centre, Private Institution & Civic	Development	28 Feb 2017
76	Heritage Protection Area Special Control Area – Increased Protection for Individual Buildings	Textual	Modifications to Clause 6.6	27 Jun 2017
79	Lot Nos. 76 and 100, House Nos. 50 and 52, Porter Street, Gwelup	R20	R25	27 Jun 2017
81	Lot 81, House No. 10, Sanderling Street, Stirling	R20	Local Centre & Additional Use (A90) Residential	27 Jun 2017
65	Scarborough Beach Road West Area	R30, R40, Local Centre, Business, Service Station & Civic	R-AC0, Mixed Use & Special Control Area	15 Aug 2017
66	Karrinyup Library Site - Lot 2, House No.13, Davenport Street, Karrinyup	Civic	Development & introducing the Karrinyup Civic Centre Special Control Area	15 Aug 2017
82	Exemption of Family Day Care Land Use from Requiring Development Approval when located in the Residential Zone	Textual	Modifications to Table 1: Zoning Table, & Schedule 1 & New Clause 8.2.1 (q)	26 Sep 2017
9	Trees and Development	Textual	New Clauses 5.5.5 & 5.13, Modifications to Clause 10.3 & Schedule 1	24 Oct 2017
74	Lot 5, House No.1, Smith Street, Karrinyup	R30	R60 & Additional Use (A88) Consulting Rooms, Medical Centre, Office & Personal Care	28 Nov 2017
87	Lot 256, House Number 249, West Coast Drive, North Beach	R20	Local Centre	27 Feb 2018

Amd.No.	Summary Description	From	To	Gazettal Date
89	Modification to the Development Contribution Plan for the 'Rights of Way Improvement Works' programme in Development Contribution Area 5	Textual	Modifications to Schedule 11A	27 Feb 2018
93	Allow 'Short Stay Accommodation' to be Permitted in 'Local Centre' Zones	Textual	Modifications to Table 1: Zoning Table	27 Feb 2018
86	Allow residential development on the ground floor of lots fronting the street within the Karrinyup 'Regional Centre' zone	Textual	Modifications to Table 1: Zoning Table & New Clause and Figure 5.7.3	15 May 2018
85	Updating the Planning Framework for Mirrabooka Town Centre	Development	R-AC0, R20, R40, R60, R80, Mixed Use, Business, Mixed Business, Civic, Public Use Reserves – Transport & Local Reserves - Public Open Space and Local Authority Purposes	12 Jun 2018
83	Lot Nos. 150 and 151, House Nos. 732 and 734, Karrinyup Road, Balcatta and modifications to the East Roselea Balcatta Structure Plan Area	Business	Development & inclusion into and modifications to the East Roselea Balcatta Structure Plan Area	14 Aug 2018
88	Lot 387, House No. 66, Francis Avenue, Karrinyup	Residential (R30)	R30 & Additional Use (A93) Consulting Rooms	14 Aug 2018
39	Herdsmen Glendalough Area	Industry, Residential, Special Use, Hotel, Local Centre and Business & removing Special Uses and Additional Uses in the Herdsmen Glendalough Area	Development & Removing the Glendalough Station Special Control Area and introducing the Herdsmen Glendalough Special Control Area and the Herdsmen Glendalough Development Area (Structure Plan Area)	21 Aug 2018
80	Dianella Industrial Precinct	Industry	R-AC0 and Additional Use & Local Centre	16 Oct 2018
99	Former Innaloo Police Station - Lot 7261, House No. 7, Morris Road, Innaloo	Public Use (Police Station)	R40	16 Oct 2018
60	Beaufort Street Activity Corridor	Various	Mixed Use, Public Use Reserve – Transport, R-AC0 & Additional Uses	11 Dec 2018
90	Lot Nos. 125 – 128, House Nos. 12, 10, 8 & 6, Bazaar Terrace, Scarborough	Civic	R30	11 Dec 2018
92	Lot 1, House No. 31, Edale Way, Westminster	Civic	R40	11 Dec 2018
105	Portion of road reserve at Lot 330, House Number 13A, Huckle Street, Tuart Hill	Road Reserve	Local Reserve – Public Open Space and Local Authority Purposes	28 May 2019
101	No. 7 and 9 Field Street and Reserve 38780, Mount Lawley	Public Use - Hospital	R60 & Additional Requirements (AR1)	2 Jul 2019

Amd.No.	Summary Description	From	To	Gazettal Date
84	Updating the Planning Framework for Stirling City Centre	N/A	Modifications to Clause 1.4, Table 1 Zoning Table, Schedule's 8 & 10 & introducing additional provisions and figures into Clause 6.11, & including a Development Contribution Area designation over the Osborne Park Precinct of the Stirling City Centre	16 Jul 2019
106	Lot 601, House No. 2B, Rawlins Street, Glendalough	Private Institution & No Zone	R100 & Additional Requirements (AR2) & Public Open Space and Local Authority Purposes	23 Jul 2019
102	Flora Terrace Local Centre Study Area - Lot No. 15, No. 118, Flora Terrace and Lot No. 50, No. 20, Castle Street, North Beach	Business & Civic	Local Centre	30 Jul 2019
77	Lot No. 111, No. 650, Beach Road and Lot Nos. 109 & 110, No. 60 & 62, Glendale Avenue, Hamersley	R20	Mixed Use (R60) & introducing the Beach Road Special Control Area	30 Jul 2019
104	Servite College Area	'Residential (R30)'	'Private Institution' zone and 'Restricted Use (RU1)', and applying 'Restricted Use (RU1)' over existing 'Private Institution' zoned lots & Introducing the Servite College Special Control Area	27 Aug 2019
110	Updating the Planning Framework for Mirrabooka Town Centre	N/A	Introduce mandatory residential requirements. Remove requirement for City to acquire open space. Nursing home to be a discretionary use in the mixed use zone.	21 Jan 2020
108	Change to the Land Use Permissibility for a 'Market' Within Various Zones and inclusion of a note below the definition for 'Market'	N/A	Modifications to Table 1: Zoning Table & Schedule 1	29 Sep 2020
116	Addition of Lots 44, 27 & 32, House Nos. 151, 155 & 162 Cape Street, Tuart Hill into the Servite College Special Control Area	'Residential (R30)'	'Private Institution' zone and 'Restricted Use (RU1)' & inclusion of these lots into the Servite College Special Control Area	2 Feb 2021
109	Better Suburbs - Rezoning land within Balga Plaza, Nollamara Local Centre and Mirrabooka Village Local Centre as 'Neighbourhood Centre'	Various	'Neighbourhood Centre'	31 Aug 2021
117	Rezoning part of Lot 9002, House Number 139, Balcatta Road, Balcatta	'Industry'	'Industry' and 'Additional Use (A94) - Educational Establishment'	31 Aug 2021

Amd.No.	Summary Description	From	To	Gazettal Date
120	Modifications to Schedule 11A 'Development Contribution Plan for Right of Way Improvement Works'	N/A	Modifications to Schedule 11A	7 Jun 2022
122	Lot 26, House Number 367, Odin Drive, Balcatta	'Public Open Space and Local Authority Purposes Reserve'	'Residential (R20)'	19 Jul 2022
112	Main Street District Centre Special Control Area and Various Rezoning	Various Zonings - 'Civic', 'Residential (R30)', 'Residential (R40)', 'No Zone' and 'Mixed Use'	Various Zonings - 'Residential (R-AC0)', 'District Centre (R-AC0)' and 'Restricted Use (RU2)'	25 Oct 2022
123	Lot 4, House Number 256, Walcott Street, Menora	'Residential (R12.5)' with 'Additional Use A22' for Office	'Residential (R60)' with 'Additional Use A22' for Office ('P' use), Consulting Room, Medical Centre and Veterinary Centre ('D' uses)	25 Oct 2022
115	Omnibus 2 Amendment (various Textual and Zoning modifications)	Various	Various	28 Mar 2023
124	Normalisation of the former Scarborough Redevelopment Area - transferring planning control from DevelopmentWA (formerly the Metropolitan Redevelopment Authority) to the City of Stirling (various Textual and Zoning modifications)	Unzoned	'Development' zone, & introduces the Scarborough Special Control Area & Scarborough Development Contribution Plan	9 Aug 2023
113	Significant Tree Register. May vary from what was originally approved for advertising due to changes at State Level and refusal of City of Nedlands Scheme Amendment.	N/A	Significant Tree Register	TBC
121	Adding the additional use of Office and Consulting Room to the Ground Floor only of House Number 1, Waterloo Street, Joondanna	'Residential (R50)'	Residential R50 and Additional Use 97 (Consulting Room and Office) with the requirement that Additional uses are to operate only on the ground floor level of a development	Approved by Minister and awaiting Gazettal
126	Adding the additional use of a Drive Through Fast Food Outlet to 220 Balcatta Road, Balcatta	Local Centre	Local Centre and Additional Use (Drive Through Fast Food Outlet)	TBC

Amd.No.	Summary Description	From	To	Gazettal Date
127	Change the zoning of House Numbers 2, 4, 6, 8, 13 and 15 Limosa Close, Stirling, from 'No Zone' to 'Development Zone'. The reason for the change is to align LPS3 with the State Government's Metropolitan Region Scheme (MRS).	No Zone	Development Zone	TBC
128	The Scheme Amendment proposes including Right of Way 22015 (between Cape Street and Hector Street) into the City's Development Contribution Plan (DCP) for Rights of Way Improvement Works. The ROW is currently classified a Category 4 ROW and will become a Category 2 ROW.	No Zone	No Zone. Update ROW DCP to include the ROW as a Category 2	TBC
129	Adding the additional use of a Consulting Room, Office, Personal Care Services and Shop to 20 Pearl Parade which is currently a Home Store.	'Residential (R60)'	Residential R60 and Additional Use 96 (Consulting Room, Office, Personal Care Services and Shop)	TBC
130	To rezone House Numbers 1-11 Sedgford Road, 12-42, 44, 46, 48 and 50 Cromer Way, 1-27, 29, 31, 33 and 35 Ellingham Street and 4, 6 and 8 Mundford Street, North Beach (Lots 100 – 103 Cromer Way, Lots 108 – 110 Ellingham Way and Lots 1, 2, 104, 105 and 107 Mundford Street, North Beach) from 'Residential' R30 to 'Residential' R60 and amend Schedule 12 to include the requirement for an LDP to be prepared to address site specific requirements. This is a major land holding owned by the Department of Communities.	'Residential (R30)'	Residential R60 with an additional requirement that Schedule 12 be updated to require a Local Development Plan be prepared	TBC

Appendix 3 – Structure Plans

Structure Plan	Area	Approval Date	Consistency with LPS and Current Practice
501 Alexander Drive, Mirrabooka	Mirrabooka	5 October 2016	Structure Plan proposed to be revoked under LPS4
Careniup Swamp	HN 455 North Beach Road, Gwelup	12 June 2017	Proposed to be carried over under LPS4.
Careniup Swamp	HN 459 and HN 463 North Beach Road, Gwelup	18 November 2014	Structure Plan proposed to be revoked under LPS4
Carine Vision	Carine	27 November 2012	Structure Plan proposed to be revoked under LPS4
Cottonwood Crescent	Mirrabooka	24 March 2021	Proposed to be carried over under LPS4.
Dianella District Centre	Dianella	21 August 2012	Proposed to be carried over under LPS4.
East Roselea	Balcatta	29 April 2021	Proposed to be carried over under LPS4.
Edith Cowan University	Churchlands	8 April 2011	Structure Plan proposed to be revoked under LPS4
Gay Street	Dianella	2 February 2021	Proposed to be carried over under LPS4.
Gwelup Plaza Residential Precinct	Gwelup	12 July 2013	Structure Plan proposed to be revoked under LPS4
Draft Herdsman Glendalough	Herdsman Glendalough	Advertised 2021	Proposed to be carried over under LPS4. Currently requires alignment with LPS4.
Mirrabooka Town Activity Centre	Mirrabooka	23 November 2021	Proposed to be carried over under LPS4. Currently requires alignment with LPS4.
Princeton Stirling	Stirling	22 February 2007	Structure Plan proposed to be revoked under LPS4
Roselea Stirling	Stirling		Structure Plan proposed to be revoked under LPS4.
Draft Stirling City Centre	Stirling	9 December 2014	Proposed to be carried over under LPS4. Currently requires alignment with LPS4.

Appendix 4 – Local Development Plans

Local Development Plan	Area	Approval Date	Consistency with LPS and Current Practice
Amana Living	HN 11 Freedman Road, Menora	19 October 2015 (as per cl 57 (2) of the Regulations (2015))	Consistent with the local planning framework (expires 19 October 2025). LDP proposed to be carried over under LPS4 in accordance with r.76 of the Regulations.
Angelico Street	HN 10 Sabina Street, Woodlands	19 October 2015 (as per cl 57 (2) of the Regulations (2015))	Site developed in accordance with the LDP. LDP not proposed to be carried over under LPS4.
Beaufort Street	Lots fronting Beaufort Street, Mount Lawley and Inglewood	18 September 2018	LDP not proposed to be carried over under LPS4.
Bethanie on the Park	HN 2 Plantation Street, Menora	31 March 2021	Consistent with the local planning framework (expires 19 March 2031). LDP proposed to be carried over under LPS4 in accordance with r.76 of the P&D Regulations.
Better Suburbs Neighbourhood Centres	City Wide	11 August 2020	LDP not proposed to be carried over under LPS4.
Carine Vision – Precinct A	Lot 5 - HN 2 Gemstone Boulevard, Carine	19 October 2015 (as per cl 57 (2) of the Regulations (2015))	LDP not proposed to be carried over under LPS4.
Carine Vision – Precinct B	Lot 6 – HN 29 Silica Road, Carine	19 October 2015 (as per cl 57 (2) of the Regulations (2015))	LDP not proposed to be carried over under LPS4.
Carine Vision – Precinct C	HN 322 Marmion Avenue, Carine	19 October 2015 (as per cl 57 (2) of the Regulations (2015))	LDP not proposed to be carried over under LPS4.
Carine Vision – Precinct D	HN 6 Gemstone Boulevard, Carine	19 October 2015 (as per cl 57 (2) of the Regulations (2015))	LDP not proposed to be carried over under LPS4.
Deviot Park	HN 38 Old Balcatta Road, Gwelup	29 January 2016	Site developed in accordance with the LDP. LDP not proposed to be carried over under LPS4.
East Roselea Arise Precinct	Balcatta	05 April 2023	Consistent with the local planning framework (expires 19 April 2033). LDP proposed to be carried over under LPS4 in accordance with r.76 of the P&D Regulations.
East Roselea Centro Precinct	Balcatta	12 April 2023	Consistent with the local planning framework (expires 19 April 2033).

Local Development Plan	Area	Approval Date	Consistency with LPS and Current Practice
			LDP proposed to be carried over under LPS4 in accordance with r.76 of the P&D Regulations.
East Roselea Parkside Precinct	Balcatta	29 March 2023	Consistent with the local planning framework (expires 19 March 2033). LDP proposed to be carried over under LPS4 in accordance with r.76 of the P&D Regulations.
Elimatta Village	HN 45 Alexander Drive, Menora	August 2011	Site developed in accordance with the LDP. LDP not proposed to be carried over under LPS4.
Herdsman Glendalough	Herdsman Glendalough	23 June 2020	LDP not proposed to be carried over under LPS4.
HN 2 Chieti Place and HN 89 Gribble Road Gwelup	HN 2 Chieti Place and HN 89 Gribble Road Gwelup	7 December 2015	Site developed in accordance with the LDP. LDP not proposed to be carried over under LPS4.
HN 2 Erindale Road, Gwelup	HN 2 Erindale Road, Gwelup	6 June 2018	Site developed in accordance with the LDP. LDP not proposed to be carried over under LPS4.
HN 22 Dianella Drive, Dianella	HN 22 Dianella Drive, Dianella	19 October 2015 (as per cl 57 (2) of the Regulations (2015))	Site developed in accordance with the LDP. LDP not proposed to be carried over under LPS4.
HN 2B Rawlins Street, Glendalough	HN 2B Rawlins Street, Glendalough	3 December 2019	LDP not proposed to be carried over under LPS4.
HN 31 Gribble Road	HN 30 - HN 40 Aachen Crescent, Gwelup	26 February 2019	Site developed in accordance with the LDP. LDP not proposed to be carried over under LPS4.
Main Street DRAFT	Lots fronting Main Street	February 2021	LDP not proposed to be carried over under LPS4.
Main Street Plaza	Lots fronting Main Street	19 October 2015 (as per cl 57 (2) of the Regulations (2015))	LDP not proposed to be carried over under LPS4.
Maurice Zeffert Homes	HN 130 Cresswell Road, Dianella	27 September 2011	Consistent with the local planning framework (expires 19 October 2029). LDP proposed to be carried over under LPS4 in accordance with r.76 of the P&D Regulations.
Mirrabooka Town Centre	Mirrabooka	8 December 2015	LDP not proposed to be carried over under LPS4.
Scarborough Road West	Lots fronting Scarborough Road West	July 2017	LDP not proposed to be carried over under LPS4.

Local Development Plan	Area	Approval Date	Consistency with LPS and Current Practice
Seven Hills	HN 7 Gay Street and HN 15 Osborne Road Dianella	12 April 2023	Consistent with the local planning framework (expires 19 April 2033). LDP proposed to be carried over under LPS4 in accordance with r.76 of the P&D Regulations.
Siena Leadership Centre	HN 33 Williamstown Road, Doubleview	17 May 2016	Site developed in accordance with the LDP. LDP not proposed to be carried over under LPS4.
Stirling City Centre – Innaloo Precinct	Innaloo	16 June 2015	LDP not proposed to be carried over under LPS4.
Stirling City Centre – Northern Precinct	Stirling	26 February 2019	LDP not proposed to be carried over under LPS4.
Stirling City Centre – Osborne Park Precinct	Osborne Park	21 March 2017	LDP not proposed to be carried over under LPS4.
Stirling City Centre – Southern Precinct	Stirling	20 March 2018	LDP not proposed to be carried over under LPS4.
Stirling City Centre – Station Precinct	Stirling	18 September 2018	LDP not proposed to be carried over under LPS4.
Stirling City Centre – Woodlands Precinct	Woodlands	21 April 2015	LDP not proposed to be carried over under LPS4.
The Village	HN 2A Walter Road, Inglewood	26 February 2019	Site developed in accordance with the LDP. LDP not proposed to be carried over under LPS4.
Thomas Mews Estate	HN 459 and HN 463 North Beach Road, Gwelup	26 August 2015	Site developed in accordance with the LDP. LDP not proposed to be carried over under LPS4.
Tuart Hill Local Centre	Tuart Hill	17 November 2017	LDP not proposed to be carried over under LPS4.
Walter Road West Neighbourhood Centre	Dianella	23 June 2020	LDP not proposed to be carried over under LPS4.

Appendix 5 – Local Planning Policies

Policy Number	Detail of Policy	Last Reviewed	Upcoming Review
2.3	Bed and Breakfast Accommodation	6 August 2010	To be revoked following LPS4, a new LPP for Short Stay Accommodation to be prepared (Mid/late 2024).
2.4	Home Office, Home Occupation and Home Business	6 August 2010	To be revoked following LPS4.
2.5	Parking of Commercial Vehicles	6 August 2010	To be revoked following LPS4.
3.1	Character Retention Guidelines Mount Lawley and Menora	7 September 2021	Investigated for review following LPS4.
3.1A	Character Retention Guidelines Inglewood	7 September 2021	Investigated for review following LPS4.
3.2	Civic Precinct Residential Design Guidelines	2 September 2014	To be revoked following LPS4.
3.14	Talia Gardens Design Guidelines	6 August 2010	To be revoked following LPS4.
4.1	Reserves and Other Zones Design Guidelines	24 May 2011	Mid 2024.
4.2	Mixed Use Design Guidelines	17 December 2020	Investigated for review following LPS4.
4.3	Industrial Design Guidelines	2 September 2014	Investigated for review following LPS4.
4.4	Mixed Business Design Guidelines	6 August 2010	Investigated for review following LPS4.
4.5	Private Institution Design Guidelines	19 December 2019	Investigated for review following LPS4.
5.3	Main Street Plaza Design Guidelines	19 December 2019	To be revoked following LPS4.
5.7	Karrinyup Regional Centre Guidelines	15 May 2018	To be revoked following LPS4.
5.8	Stirling City Centre Parking	19 December 2019	To be revoked following LPS4.
5.9	Mirrabooka Town Centre Parking	19 December 2019	To be revoked following LPS4.
6.1	Advertising Signs	28 March 2023	Investigated for review following LPS4.
6.3	Bin Storage	6 August 2010	To be revoked following LPS4.
6.4	Child Care Premises	13 April 2023	Investigated for review following LPS4.
6.5	Developments and Subdivisions Abutting Rights of Way	14 August 2018	Investigated for review following LPS4.
6.6	Landscaping	19 December 2019	Mid 2024.

Policy Number	Detail of Policy	Last Reviewed	Upcoming Review
6.7	Parking and Access	20 January 2023	Investigated for review following LPS4.
6.8	Satellite Dishes	6 August 2010	Potential to be revoked following LPS4.
6.9	Street Addressing	26 January 2016	To be revoked following LPS4.
6.10	Renewable Energy Systems	14 September 2010	Investigated for review following LPS4.
6.11	Trees and Development	19 December 2019	To be amalgamated into LPP 6.6. Mid 2024.
6.12	Public Art on private Land	16 January 2023	Investigated for review following LPS4.
6.13	Markets – Exemption from Development Approval	1 October 2020	Investigated for review following LPS4.
6.14	Footpath Trading and Activation	10 October 2019	Investigated for review following LPS4.
6.15	Exemption from Requiring Development Approval	16 March 2022	Investigated for review following LPS4.
6.16	Container Deposit Scheme Infrastructure	9 April 2020	To be revoked following LPS4.
6.18	Public Consultation	13 December 2021	Investigated for review following LPS4.

Telephone (08) 9205 8555 | **Enquiries** www.stirling.wa.gov.au/enquiries | **Web** www.stirling.wa.gov.au |      /citystirlingwa

This information is available in alternative formats on request. Please contact the Customer Contact Centre on (08) 9205 8555