

Reducing Complexity

Draft Local Planning Scheme No. 4

What is it?

The planning system is often criticised for being too complicated, having too many rules and slowing development processes.

What is changing?

The existing Local Planning Scheme No. 3 (LPS3) and broader planning framework is made up of multiple unnecessary and confusing layers. These layers of complexity lead to confusion and conflict between proponents, decision makers and the local community. Draft Local Planning Scheme No. 4 (LPS4) removes unnecessary layers of regulation and complexity and ensures development standards are easy to find.

From this...	To this...	Why?
34 Zones (4 Zoning Tables)	10 Zones (1 Zoning Table)	<p>Zones group together similar types of land uses together and restricts or controls other land uses which may not be suitable for an area.</p> <p>A zoning table details what you can and can't do in different zones.</p> <p>Having multiple zoning tables in LPS3 means although different areas have the same zone name, they sometimes have different rules.</p> <p>We want to make this simpler. Draft LPS4 proposes fewer types of zones and one zoning for the whole City. This means it'll be easier for everyone to understand what they can do with their land, no matter where it is in the City.</p>
51 Additional Uses	12 Additional Uses	<p>Sometimes, we allow activities on a piece of land that normally wouldn't be allowed in a particular zone. These are called 'Additional Uses'.</p> <p>Currently, we have a lot of these special exceptions.</p> <p>Draft LPS4 proposes to reduce the number of these special exceptions by changing some of the basic rules about what you can do in different areas.</p> <p>This means it'll be easier for everyone to understand what they can and can't do with their land, consistent with neighbouring local government areas.</p>
10 Special Use Zones	1 Special Use Zone	<p>Some areas of the City need special rules because they're unique or don't quite fit in with the areas around them. These are called 'Special Use Zones'.</p> <p>Instead of having lots of these special zones, draft LPS4 proposes to only have one. This will apply to the Karrinyup Waters caravan park. This caravan park is important for the tourism of the City. This will make sure the caravan park can stay for the long term without worrying about future changes to the rules.</p>

From this...	To this...	Why?
17 Special Control Areas	1 Special Control Area	<p>Currently, we have 17 different ‘Special Control Areas’ in the City, each with its own set of complicated rules for building and development. This can be confusing for everyone - whether you're trying to build something, make decisions about development, or just live in the community.</p> <p>Many of these rules are repeated in different documents, which makes things even more confusing. Some rules are very strict and don't allow for any flexibility.</p> <p>To fix this, draft LPS4 proposes to reduce the number of ‘Special Control Areas’ down to just one. This will make the rules clearer and easier to understand for everyone involved.</p>

A local planning scheme is one component of the City’s local planning framework. Certain planning documents are given recognition through State Regulations as documents to be given 'due regard' in the assessment of applications for development approval and subdivision. Consequential changes will be required because of draft LPS4:

From this...	To this...	Why?
15 Structure Plans	7 Structure Plans	<p>The purpose of a structure plan is to guide how land is to be used in the future, for example where houses can go and how many people can live in an area.</p> <p>Some areas that have these plans are now fully built. Draft LPS4 proposes to update the rules to match what is already there, without the need for the structure plan to remain.</p> <p>We will also be taking a fresh look at three important areas for the City.</p> <ul style="list-style-type: none"> • Stirling City (Strategic Centre). • Mirrabooka (Secondary Centre). • Herdsman-Glendalough (District Centre and Urban Corridor). <p>The plans for these areas will be changed to make them easy to use and fit with our new, simpler planning rules.</p>
38 Local Development Plans	7 Local Development Plans	<p>Local Development Plans (LDPs) are to be used in limited circumstances, to provide special guidance for building and development outcomes for small areas.</p> <p>The City prepared many of these LDPs at a time when local or State rules didn't fit a particular area. Significant changes have occurred over the last 5 years at a State level and this is no longer the case.</p> <p>Where LDPs are proposed to be removed, draft LPS4 proposes zones and density codes which match what the old LDPs were trying to do.</p> <p>If you live or own property in an area that used to have an LDP, you'll now follow the same kind of rules as other similar areas in the City. This makes it easier for everyone to understand what can be built or developed in different parts of the City.</p>