LOCAL PLANNING SCHEME NO. 24

AMENDMENT NO. 3

December 2025

Document Set ID: 9051194
Version: 3, Version Date: 17/11/2026

PLANNING & DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

CITY OF GOSNELLS – LOCAL PLANNING SCHEME NO. 24

That Council, pursuant to Section 75 of the *Planning and Development Act 2005*, initiates Amendment No. 3 to Local Planning Scheme No. 24 for the purpose of:

1. Rezoning Lots 601 - 608 Birnam Road, Lots 609 and 633 Campbell Road, Lots 610 - 625 Bhagwan Grove and Lots 626 - 632 Lausanne Way, Canning Vale from Mixed Use R60 to Residential R40.
2. Amending the Scheme Map accordingly.

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

i) The amendment is consistent with the Scheme objectives of the Residential zone; and
ii) The amendment will not result in any significant environmental, social, economic or governance impacts on the land in the scheme area.

Dated this 16 day of December 2025

I COWIE
CHIEF EXECUTIVE OFFICER

MINISTER FOR PLANNING

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

1. City of Gosnells.

2. City of Gosnells Local Planning Scheme No. 24.

3. Local Planning Scheme.

4. Amendment No. 3.

5. Proposal:

Rezoning Lots 601-608 Birnam Road, Lots 609 and 633 Campbell Road, Lots 610-625 Bhagwan Grove, and Lots 626-632 Lausanne Way, Canning Vale from Mixed Use R60 to Residential R40.

6. Report by: City of Gosnells.

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LOCAL PLANNING SCHEME AMENDMENT REPORT

1.0 INTRODUCTION

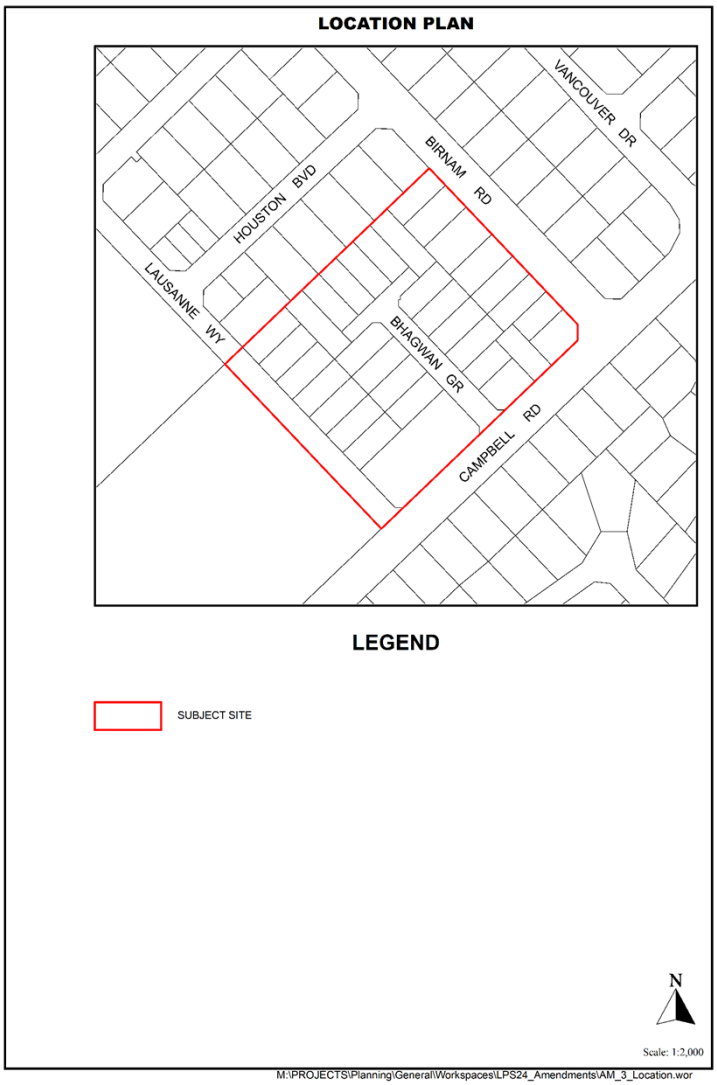
The City of Gosnells (City) seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning to the proposed amendment.

Amendment No. 3 amends Local Planning Scheme No. 24 (LPS 24) by rezoning Lots 601-608 Birnam Road, Lots 609 and 633 Campbell Road, Lots 610-625 Bhagwan Grove, and Lots 626-632 Lausanne Way, Canning Vale from Mixed Use R60 to Residential R40.

1.1 Site Description

The amendment area is located within an established residential area with surrounding densities ranging from R20 to R40. The subject area was subdivided into 33 freehold lots in 2023. A Child Care Premises was established over Lot 633 Campbell Road in early 2024, with large portion of the remaining lots having since been developed for single residential development.

The map identifying the location of the scheme amendment follows.



Location Plan – Proposed Amendment area

The subject area contains 33 lots varying in size from 325m^2 to 1,898m^2 consisting of predominantly single dwellings and vacant land. A Child Care Premises has been developed over Lot 633 Campbell Road.

The aerial plan of the scheme amendment area follows.



Aerial Plan

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2.0 PLANNING FRAMEWORK

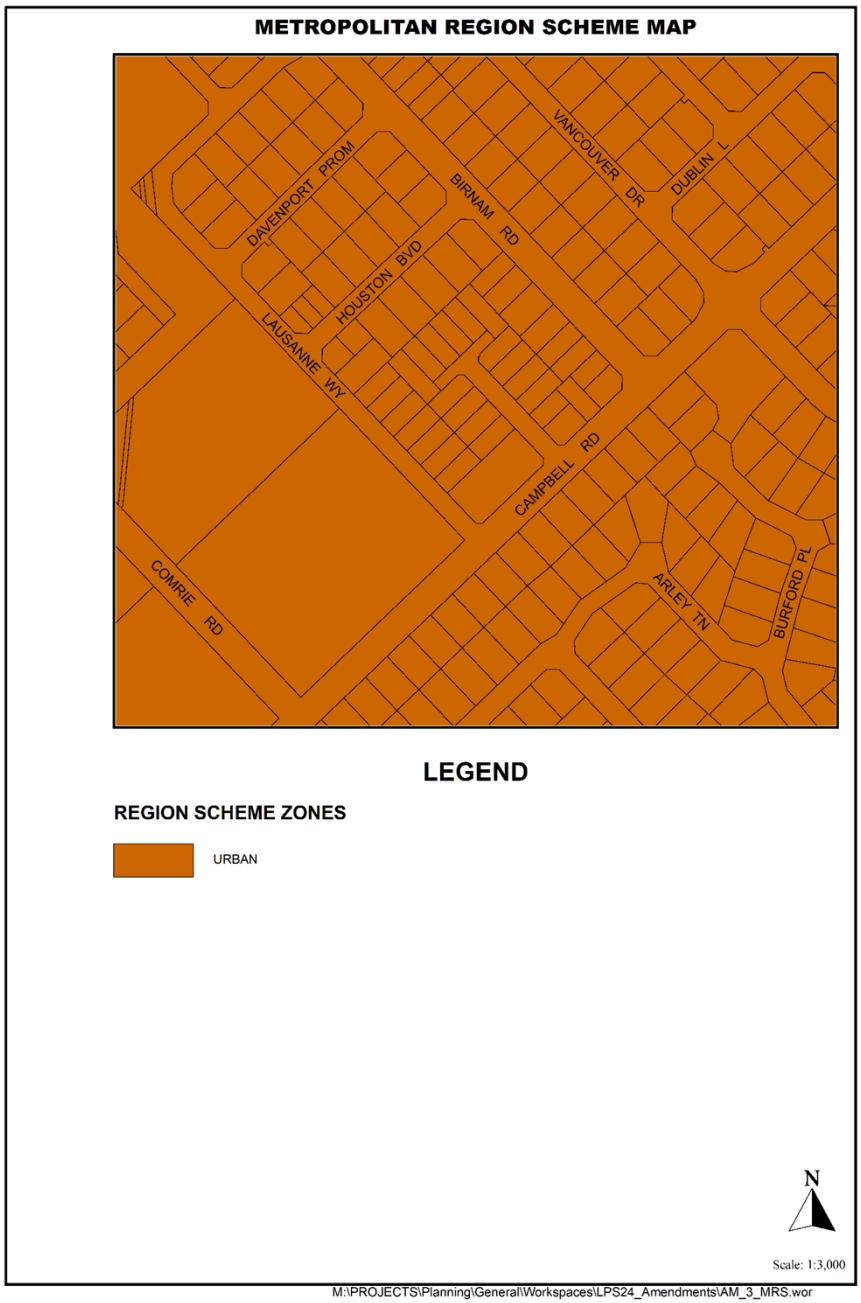
2.1 State Planning Framework

2.1.1 *Planning and Development Act 2005*

This Scheme Amendment Request has been prepared by the City of Gosnells on behalf of the land owners within the amendment area in accordance with Section 75(a) of the *Planning and Development Act 2005*.

2.1.2 Metropolitan Region Scheme

The land within the boundaries of the amendment area is zoned Urban in the Metropolitan Region Scheme.



Metropolitan Region Scheme

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2.2 Local Planning Framework

2.2.1 Local Planning Strategy

The City's Local Planning Strategy (Strategy) was endorsed by the WAPC in 2024. The amendment area is identified as "Mixed Use". The objective of the Mixed Use zone is to provide for the development of a mix of varied, but compatible land uses, with a particular emphasis on active uses on street level compatible with residential and non-active uses on upper levels. The strategy identifies that the Mixed Use zone is appropriate in the context of town centre environments, particularly in locations identified as being suitable for intensive residential development, or on the periphery of activity centres to provide a transition between intensive commercial development and residential areas.

2.2.2 Local Planning Scheme No. 24

Under the City's previous Town Planning Scheme No. 6 (TPS 6) the amendment area was zoned Residential Development and was located within a Density Node under the Canning Vale Outline Development Plan (ODP). Density Nodes identified under the ODP were intended to deliver a range of commercial and residential land uses to provide a focus for localised activity. However, they did allow for single residential developments.

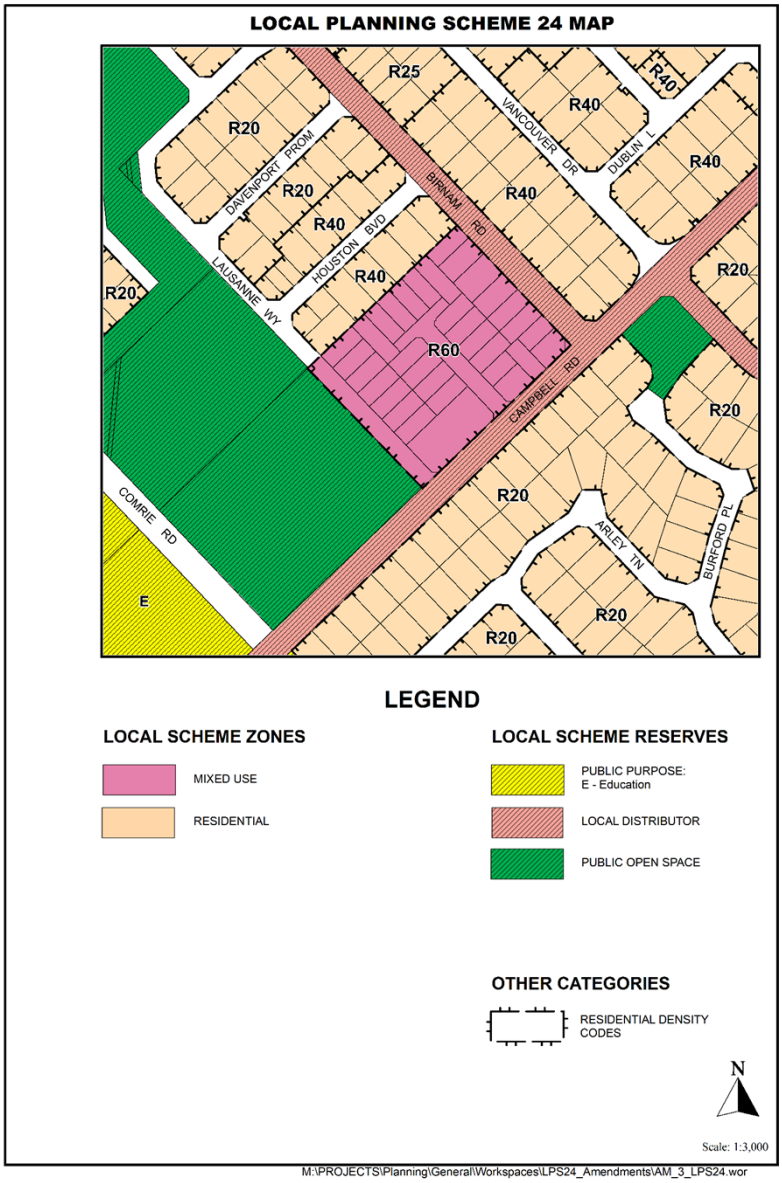
While the subject land had been identified through the ODP as a density node, in 2022 the Metro Outer Joint Development Assessment Panel approved the development of a Child Care Premises on a portion of the subject site on the corner of Campbell Road and Lausanne Way. Further in 2023, the Western Australian Planning Commission (WAPC) approved the land being subdivided into 33 single residential lots.

While the land's zoning under TPS6 allowed single residential development, when the WAPC made the decision to allow residential subdivision it did not consider the land's zoning under draft LPS24, which by that stage was well advanced. With the gazettal of LPS 24, the land previously identified as Density Nodes was zoned 'Mixed Use'.

The consequence of this change is that single dwellings are a prohibited (X) land use within the Mixed Use zone. The single dwellings which have recently been developed across much of the subject land are not affected by this change as they have non-conforming use rights. However, the six vacant freehold lots which are still to be developed for housing are directly affected and this rezoning proposal is made specifically to support the owners of those lots.

The current Local Planning Scheme No. 24 map is provided below.

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Local Planning Scheme No. 24 Scheme map

3.0 SCHEME AMENDMENT JUSTIFICATION

3.1 Environmental Considerations

3.1.1 Topography

The amendment area is generally flat and with several low retaining walls located between the subdivided freehold lots.

3.1.2 Flora and Fauna

The amendment area was previously utilised as a retail plant nursery and has been completely cleared of all vegetation. Several street trees of an introduced species have been planted within the Birnam Road, Campbell Road and Lausanne Way road reserves.

3.2 Aboriginal Heritage

There are no registered Aboriginal Heritage sites over the proposed amendment area.

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3.3 Bushfire management

Approximately half of the amendment area is land designed as bushfire prone. In this regard, a Bushfire Management Plan was prepared and endorsed by the Western Australian Planning Commission under the subdivision approval (WAPC Application No. 162860) to create the 33 freehold lots. Subsequently as a result of the subdivision approval process a notification pursuant to Section 165 of the *Planning and Development Act 2005* was placed on the certificate(s) of title of those lots with a Bushfire Attack Level rating of 12.5 or above.

3.4 Movement and Access

The proposed amendment does not alter any of the existing movement and access arrangements currently present within the amendment area.

3.5 Servicing

The amendment area is serviced by water and electricity.

4.0 Planning Justification

The proposed Scheme Amendment seeks to rezone the amendment area under LPS 24, from Mixed Use R60, to Residential R40 in keeping with the residential zoning of the surrounding locality. The purpose of the rezoning is to facilitate the continued development of the subject land for single residential development in accordance with the WAPC's previously approved subdivision (WAPC Application No. 162860).

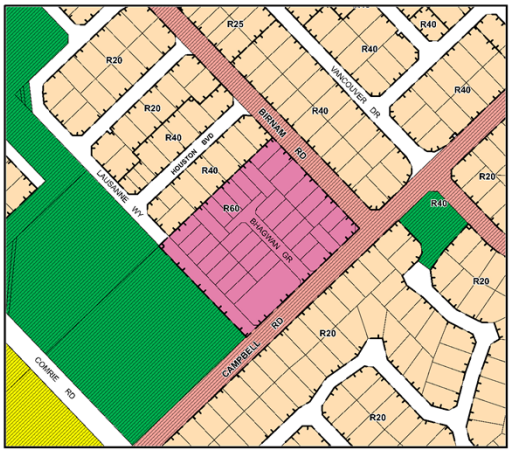
As the amendment area has recently been subdivided into single residential lots, there is a conflict between the current Mixed Use zoning and the ultimate intended residential development of the land. As such, the proposed rezoning to Residential will rectify this zoning conflict and allow for the continued residential development of the area.

5.0 Conclusion

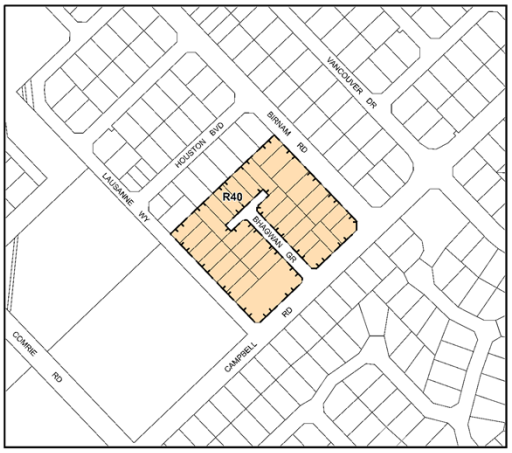
The Scheme Amendment considers the local context and planning framework applicable to the site, surrounding land uses and the potential impacts of the proposal. The Scheme Amendment is warranted for the following key reasons:

- The proposed Residential R40 zoning is consistent with the surrounding residential zoning in the locality.
- The current Mixed Use zoning presents a land use conflict whereby a Single Dwelling is an X (prohibited) use within the amendment area. As such the undeveloped freehold lots within the amendment area are unable to be developed for their intended purpose.
- The rezoning will provide for the continued residential development of the amendment area as envisaged by the WAPC subdivision approval (WAPC Application No. 162860).

CITY OF GOSNELLS LOCAL PLANNING SCHEME NO. 24 - AMENDMENT NO. 3



EXISTING ZONING



SCHEME (AMENDMENT) MAP

LEGEND

LOCAL SCHEME ZONES

- MIXED USE
- RESIDENTIAL

LOCAL SCHEME RESERVES

- LOCAL DISTRIBUTOR
- PUBLIC OPEN SPACE
- PUBLIC PURPOSE
  E - Education

OTHER CATEGORIES

- RESIDENTIAL DENSITY CODES

N

Scale: 1:3,000

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SCHEME AMENDMENT

PLANNING AND DEVELOPMENT ACT 2005

CITY OF GOSNELLS

The Council of the City of Gosnells under and by virtue of the power conferred upon it in that behalf by the *Planning and Development Act 2005* hereby amends Local Planning Scheme No. 24 by:

1. Rezoning Lots 601-608 Birnam Road, Lots 609 and 633 Campbell Road, Lots 610-625 Bhagwan Grove, and Lots 626-632 Lausanne Way, Canning Vale from Mixed Use R60 to Residential R40.

2. Amending the Scheme Maps accordingly.

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Initiate Scheme Amendment

Adopted by resolution of the Council of the City of Gosnells at the Ordinary Meeting of the Council held on this 16 December 2025.

MAYOR

CHIEF EXECUTIVE OFFICER

Final Approval of Scheme Amendment

Adopted for final approval by resolution of the City of Gosnells at the Ordinary Meeting of the Council held on this day of 20__.

The Common Seal of the City of Gosnells was hereunto affixed by authority of a resolution of the Council in the presence of:

MAYOR

CHIEF EXECUTIVE OFFICER

RECOMMENDED/SUBMITTED FOR FINAL APPROVAL

DELEGATED UNDER SECTION 16 OF THE PLANNING AND DEVELOPMENT ACT 2005

DATE

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

DATE

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