CITY OF GOSNELLS

LOCAL PLANNING SCHEME NO. 24

# AMENDMENT NO. 6

March 2026

Document Set ID: 9163845
Version: 1, Version Date: 09/04/2026

**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. 5 to Local Planning Scheme No. 24 by:

1. Rezoning Lots 4053 and 2403 Scole Place and Lots 2496, 1211 and 2513 Princess Street, Huntingdale to Residential R30, Public Open Space and Local Road.

2. Rezoning Lots 115, 11, 21, 20, 28, 27, 502 and 702 Homestead Road and Lots 15, 701, 1 and 28 Fremantle Road, Gosnells from R20 to R30.

3. Rezoning land in the area bound by Brookland Street, Ladywell Street, Kenwick Link and Roe Highway, Beckenham to Residential R20, R25, R40, Public Open Space and Local Road.

4. Rezoning Lots 1, 2, 3, 4, 5, 24, 27, 29, 30 and 252 Sevenoaks Street and Lots 22 and 23 Bickley Road, Beckenham to Residential R160 and Lots 7, 301 and 302 Bickley Road, Lots 2, 7, 11, 13, 101, 701, 702 and 800 William Street, Lots 5, 8, 14 and 15 Camberwell Street and Lots 7, 11, 12 and 13 Clapham Street, Beckenham to Residential R100.

5. Including the Additional Use 'Warehouse/ Storage', 'Transport Depot', 'Motor Vehicle Repair', 'Office', 'Trade Display' and 'Trade Supplies' in Table 4 – Specified additional uses for zoned land in Scheme Area No. 2.

6. 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:

1. The amendment is consistent with the City's Local Planning Strategy.

2. The amendment would have no impact on land in the scheme area that is not the subject of the amendment.

3. The amendment will not result in any significant environmental, social, economic or governance impacts on the land in the scheme area.

Dated this 24 day of March 2026

**I COWIE PSM**
**CHIEF EXECUTIVE OFFICER**

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**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. 6.

**5.** Proposal:

Amendment No. 6 proposes the following modifications to LPS 24:

1. Charles Hook Park redevelopment, Scole Place and Princess Street, Huntingdale (various lots) - increasing the residential density to R30 and reducing the area of Public Open Space to allow for the retention of a number of mature trees on residential lots.
2. Homestead and Fremantle Roads, Gosnells - increasing the residential density of twelve lots from R20 to R30.
3. Yule Brook Precinct 1 Structure Plan area, Beckenham (various lots) - normalising the zoning of the area as per the expired Structure Plan.
4. William Street, Beckenham - To apply a residential density of R100 and R160 to the Mixed Use zone.
5. Modifying the scheme text to include various land uses within the Additional Uses No. 2 (AU2) zone along Kelvin Road, Orange Grove.

**6.** Report by: City of Gosnells.

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## LOCAL PLANNING SCHEME AMENDMENT REPORT

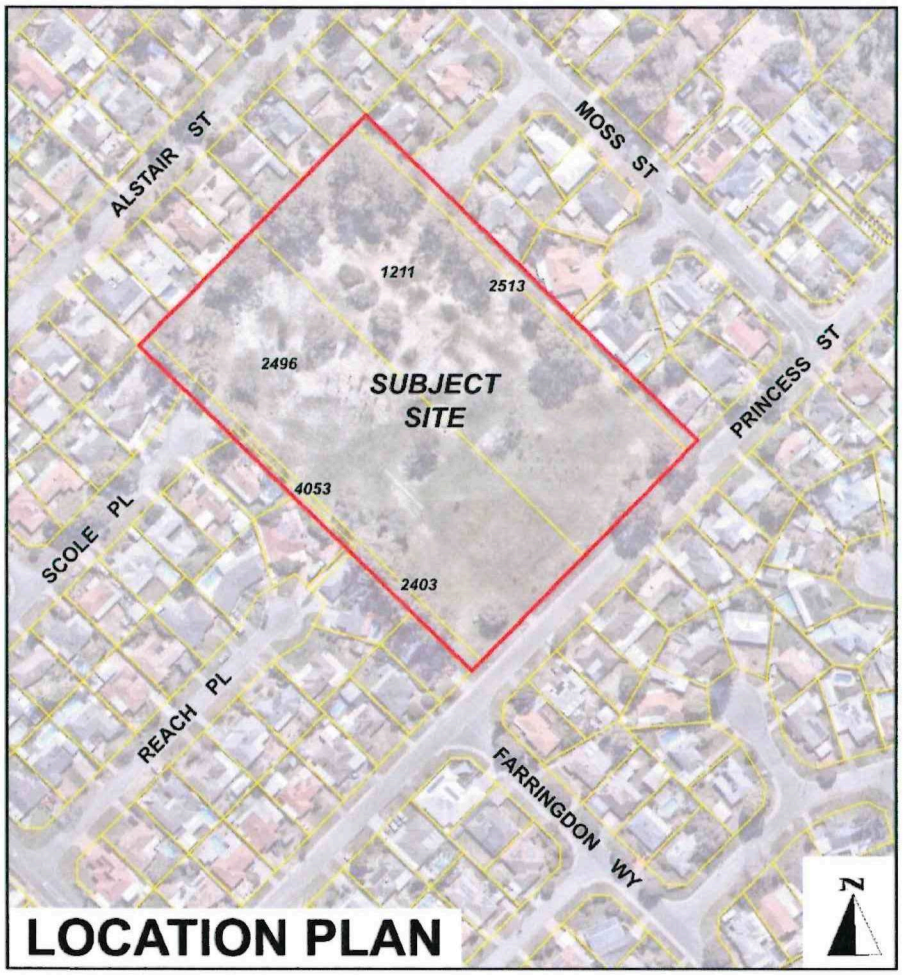
### 1.0 INTRODUCTION

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.

The omnibus amendment intends to refine and update LPS 24 which was gazetted on 30 September 2025.

**Charles Hook Park, Huntingdale**

Charles Hook Park is owned in freehold by the City and comprises 2.56 hectares. A location plan identifying the subject site follows.




**Location Plan**

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The subject site is currently zoned 'Residential' R25 and 'Public Open Space' (POS) under LPS 24.

On 24 September 2024, Council considered a Park Improvement and Development Plan for Charles Hook Park, Huntingdale which is provided below.




The concept plan shows the proposed redevelopment of Charles Hook Park with residential lots fronting onto centrally located POS with a new "loop" road provided at the interface for access. The redevelopment of the park is intended to protect existing mature trees where practicable and involves a designated tree protection zone across the rear of residential lots. A restrictive covenant will be placed on the titles of these future lots to enforce an obligation on future landowners to protect the existing mature trees.

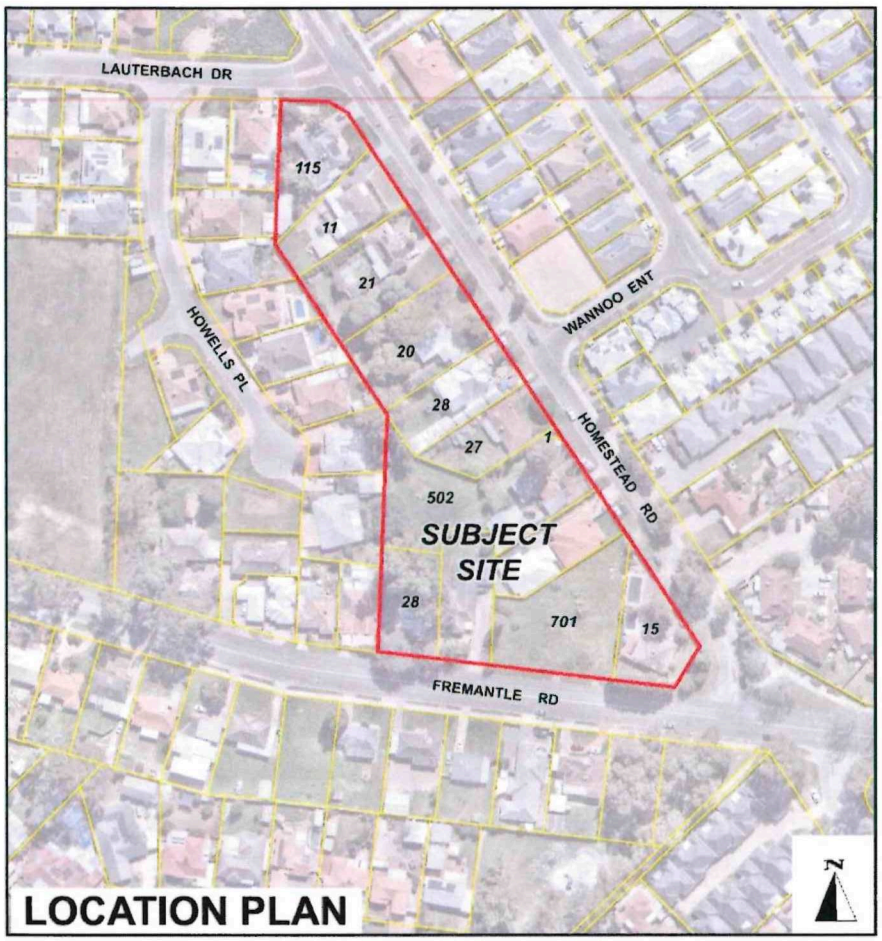
The scheme amendment proposes to increase the area identified as residential slightly so that the lots can be lengthened to accommodate the tree protection zone. It also proposes to increase its density from R25 to R30. The intention of the R30 density code is not to create additional or smaller lots but to provide greater flexibility in house location on the lots which will be impacted by the tree protection zone. This is possible because the R30 coding allows reduced front setbacks.

The scheme amendment is a minor change to the current zoning and is intended to allow for the protection of existing mature trees on the site.

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**Homestead Road, Gosnells**

The scheme amendment proposes to increase the residential density of twelve lots along Homestead Road and Fremantle Road in Gosnells from R20 to R30. A location plan identifying the subject site follows.




**Location Plan**

The subject site was previously zoned R20/30 under the former Town Planning Scheme No. 6 (TPS 6) but was amended in LPS 24 to R20 due to the Department of Planning, Lands and Heritage no longer supporting the split density code. A landowner in the area has requested for the subject site to be rezoned to R30 which is consistent with the previous higher split code of R20/30 under the former TPS 6.

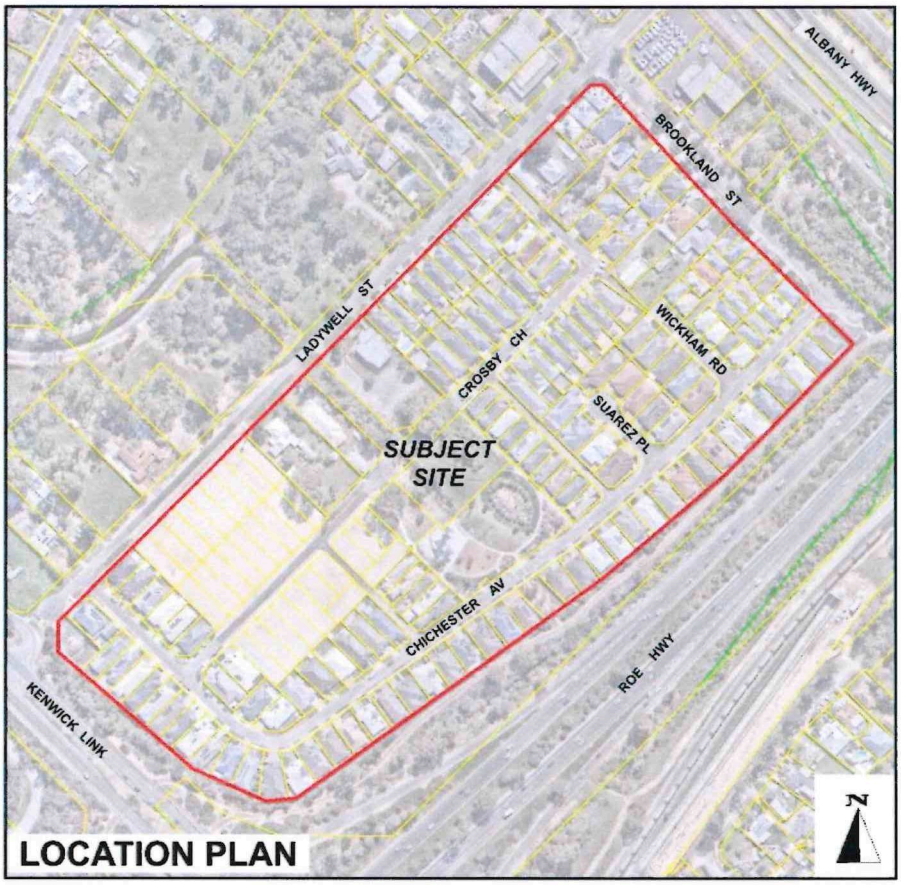
The subject site is located within 800m of the Gosnells Town Centre and railway station with lots fronting onto adjacent R20, R25 and R30 residential development. Increasing the residential density for the subject lots from R20 to R30 is consistent with the State Government's Liveable Neighbourhoods policy and would simply recognise the previous higher split coding under the former TPS 6 reinstating the previous maximum development potential for these lots. The scheme amendment would support approximately 34 new dwelllings.

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**Yule Brook Precinct 1 Structure Plan Area, Beckenham**

The scheme amendment proposes to incorporate the zoning shown on the former Yule Brook Precinct 1 Structure Plan into LPS 24.

The structure plan area is bound by Brookland Street, Ladywell Street, Kenwick Link and Roe Highway in Beckenham. A location plan identifying the subject site follows.



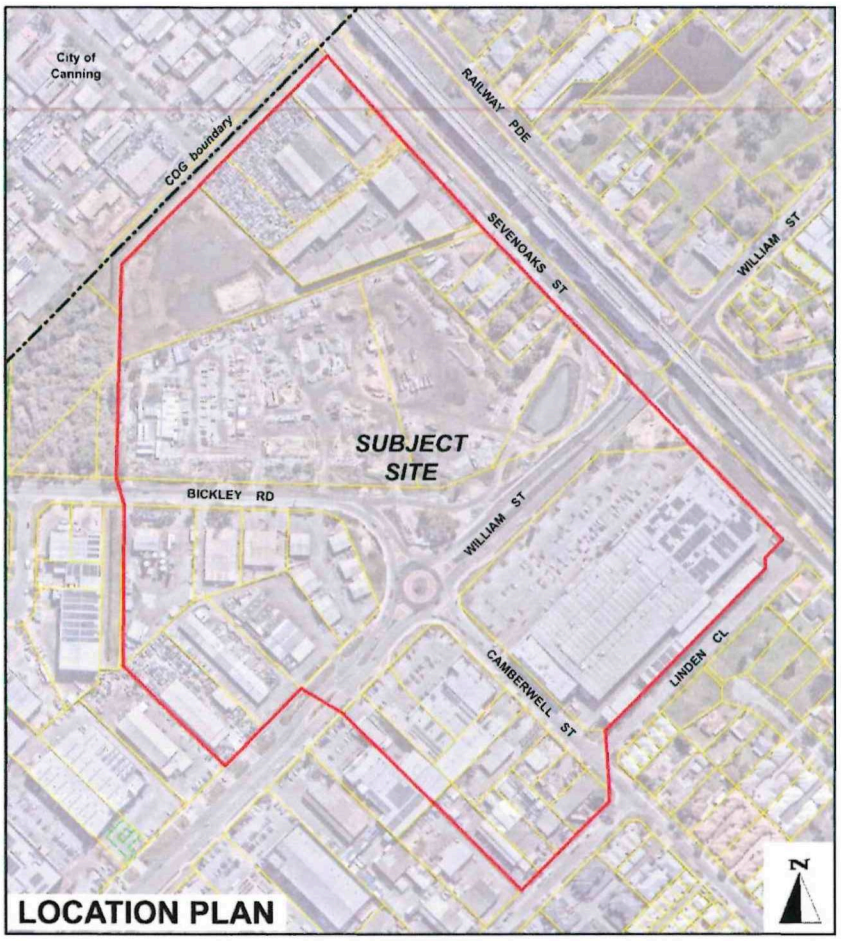

The subject site is currently zoned 'Urban Development' under LPS 24 which is a specialised development zone requiring structure planning for a particular area. As the structure plan area has been significantly subdivided and developed and the structure plan has expired, it is necessary to incorporate the zoning identified under the structure plan into LPS 24 to formalise the zoning in accordance with State Government planning policy.

The scheme amendment will formalise the zoning of the subject site from 'Urban Development' to R20, R25, R40 and Public Open Space.

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**Beckenham Activity Centre**

The scheme amendment proposes a residential density of R100 and R160 over 31 lots along William Street, Sevenoaks Street and Camberwell Street, Beckenham over an area of 15.36 hectares. A location plan identifying the subject site follows:



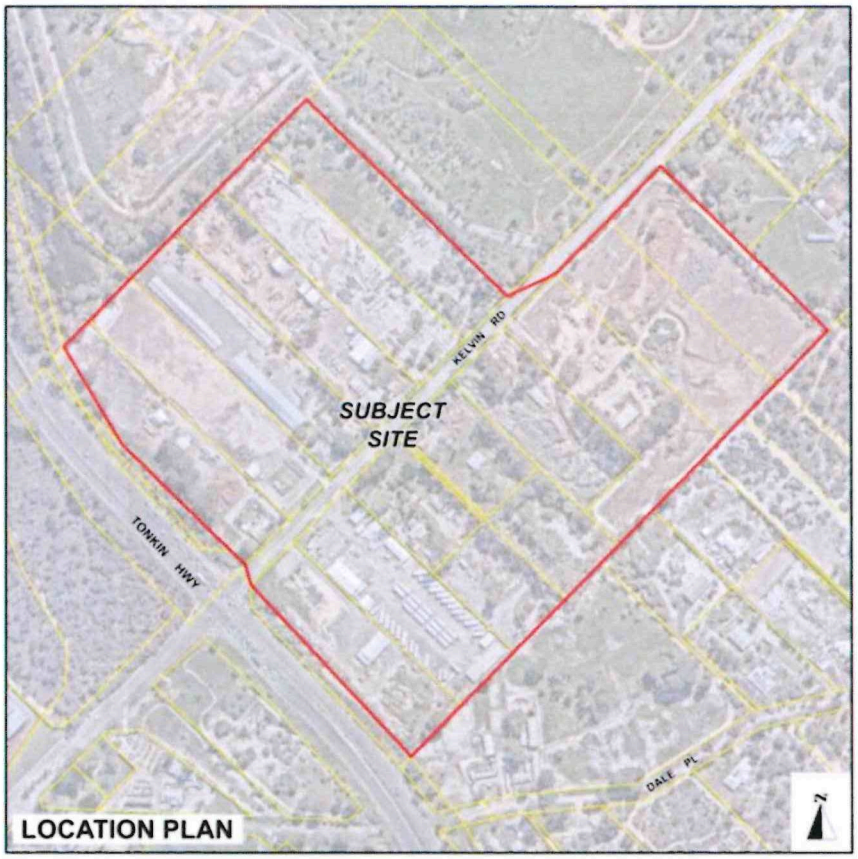

The subject site is currently zoned 'Mixed Use' in LPS 24 which provides for a wide variety of active uses at the street level which are compatible with residential and other non-active uses on upper levels. Land uses that can be considered in this zone include housing, offices, showrooms, amusement centres, eating establishments and appropriate industrial activities.

The City requested the Department of Planning, Lands and Heritage to include a residential density code for this area in LPS 24 but this was not supported. Whilst the Beckenham Station Activity Centre Precinct Plan applies a R160 density over part of the area, the balance of the Mixed Use zone has no density code. The scheme amendment will apply a residential density code of R100 and R160 over the Mixed Use zone. This will provide clarity for landowners, developers and decision makers regarding residential density and is consistent with the approach applied to centre zones across the City.

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**Kelvin Road, Orange Grove**

The scheme amendment proposes to include further land uses within the Additional Uses No. 2 (AU2) zone for 16 lots along Kelvin Road, Orange Grove. A location plan identifying the subject site follows:




The subject site was previously zoned 'General Rural' under the former TPS 6 and is currently zoned 'Rural' with an additional use of 'Industry – Light' in LPS 24. It is located within an area identified as an 'Urban Expansion Area' in the State Government's South Metropolitan Sub-Regional Planning Framework which provides strategic guidance to local governments on land use planning. It has the same designation in the City's Local Planning Strategy (LPS).

An objective of the LPS is to assign land use permissibility in the local planning scheme to ensure that development protects the rural amenity within this zone. Properties along Kelvin Road have been used over a long period of time by a variety of businesses.

The scheme amendment will expand the range of Additional Uses in this zone and provide more flexibility for landowners. Further land uses proposed are 'Warehouse/ Storage', 'Transport Depot', 'Motor Vehicle Repair', 'Office', 'Trade Display' and 'Trade Supplies'. These additional uses would have either a similar or reduced impact on the amenity of the surrounding area as Industry – Light uses which are currently allowed in the precinct.

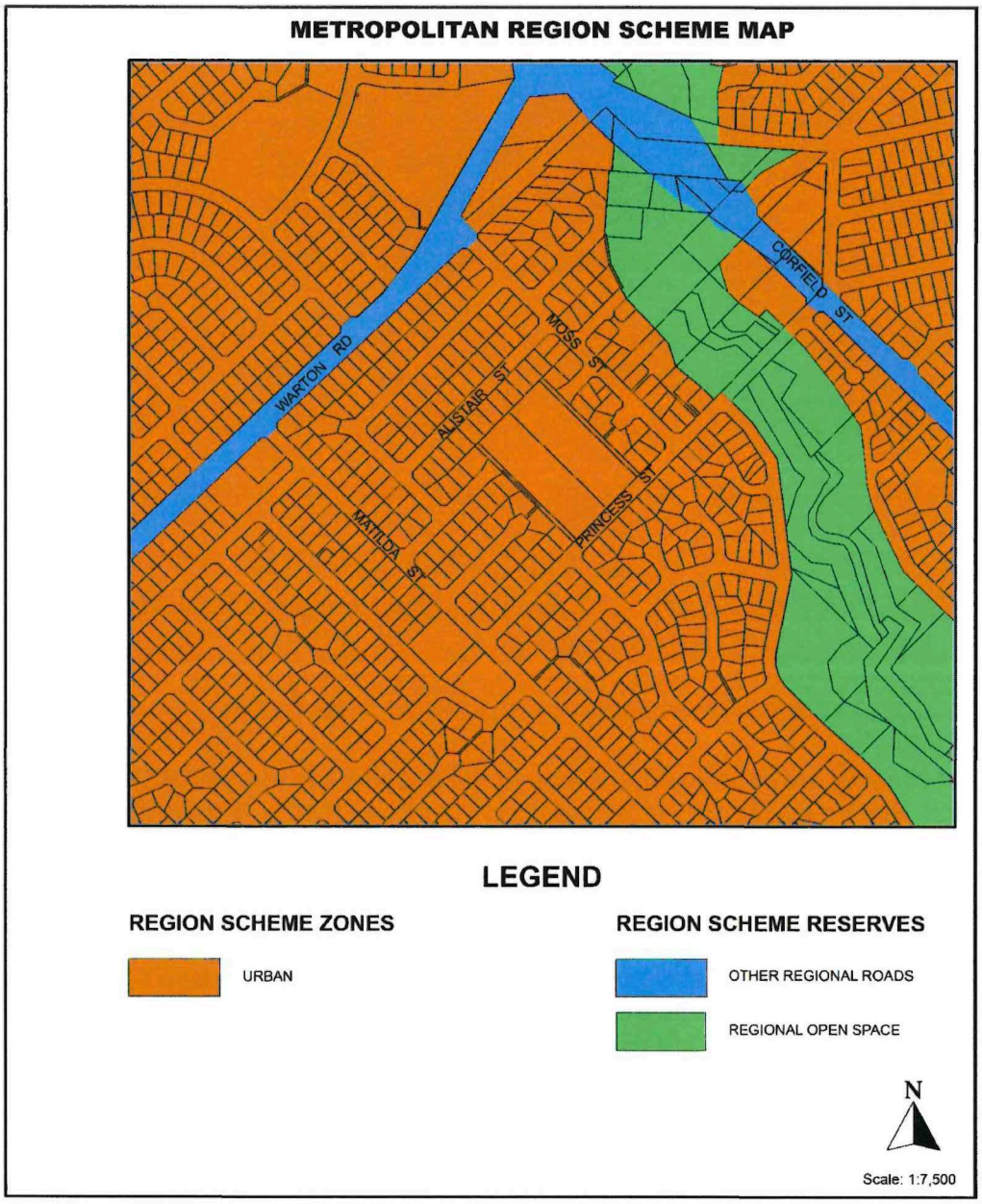
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## 2.0 PLANNING FRAMEWORK

### 2.1 State Planning Framework

#### 2.1.1 Metropolitan Region Scheme

The Metropolitan Region Scheme plans for the 5 proposals are shown below:






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## METROPOLITAN REGION SCHEME MAP




### LEGEND

**REGION SCHEME ZONES**

- URBAN

**REGION SCHEME RESERVES**

- PRIMARY REGIONAL ROADS
- REGIONAL OPEN SPACE
- RAILWAYS

N

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Homestead Road, Gosnells

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## METROPOLITAN REGION SCHEME MAP




### LEGEND

**REGION SCHEME ZONES**

- URBAN

**REGION SCHEME RESERVES**

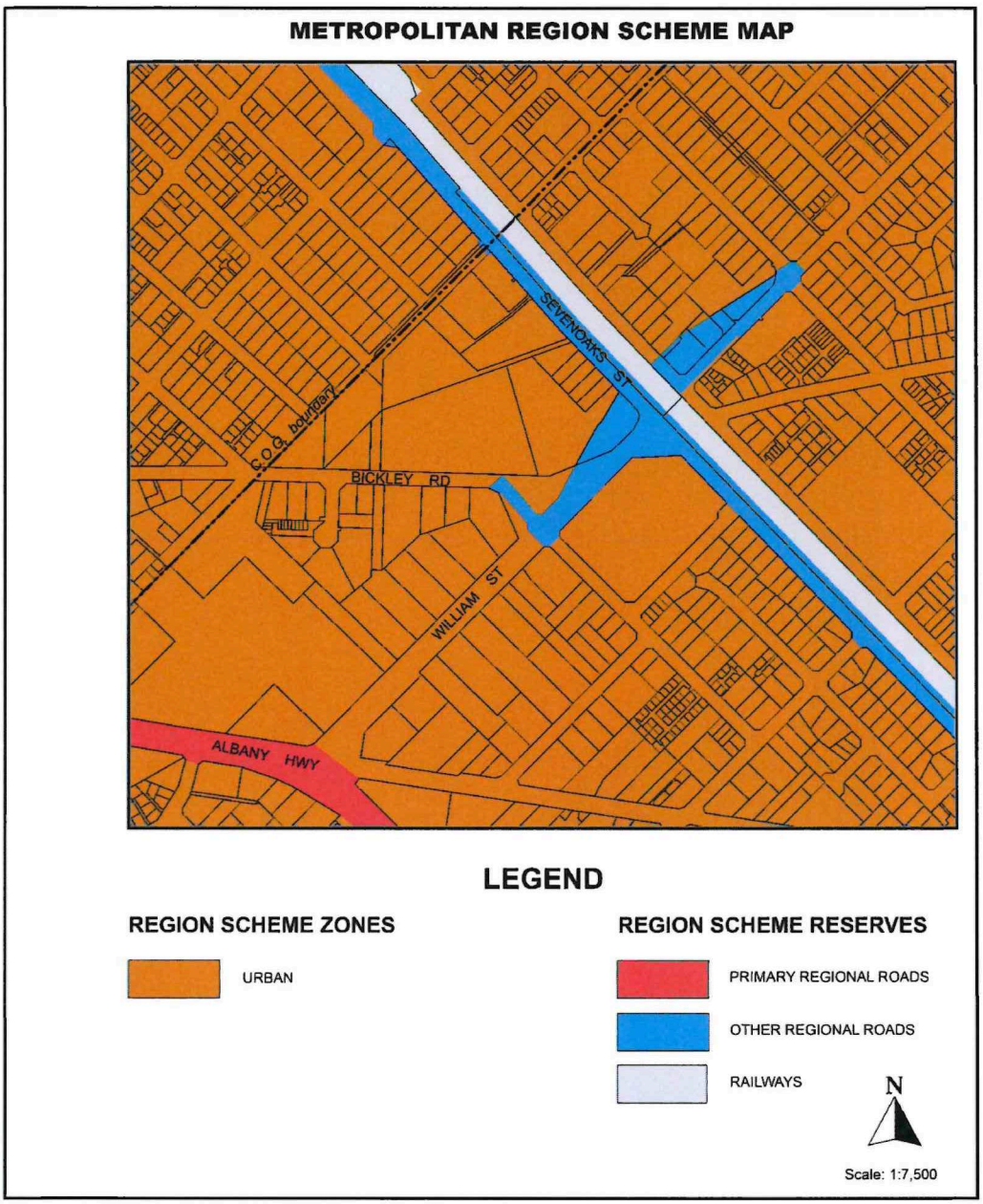
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- REGIONAL OPEN SPACE
- RAILWAYS

N

Scale: 1:7,500

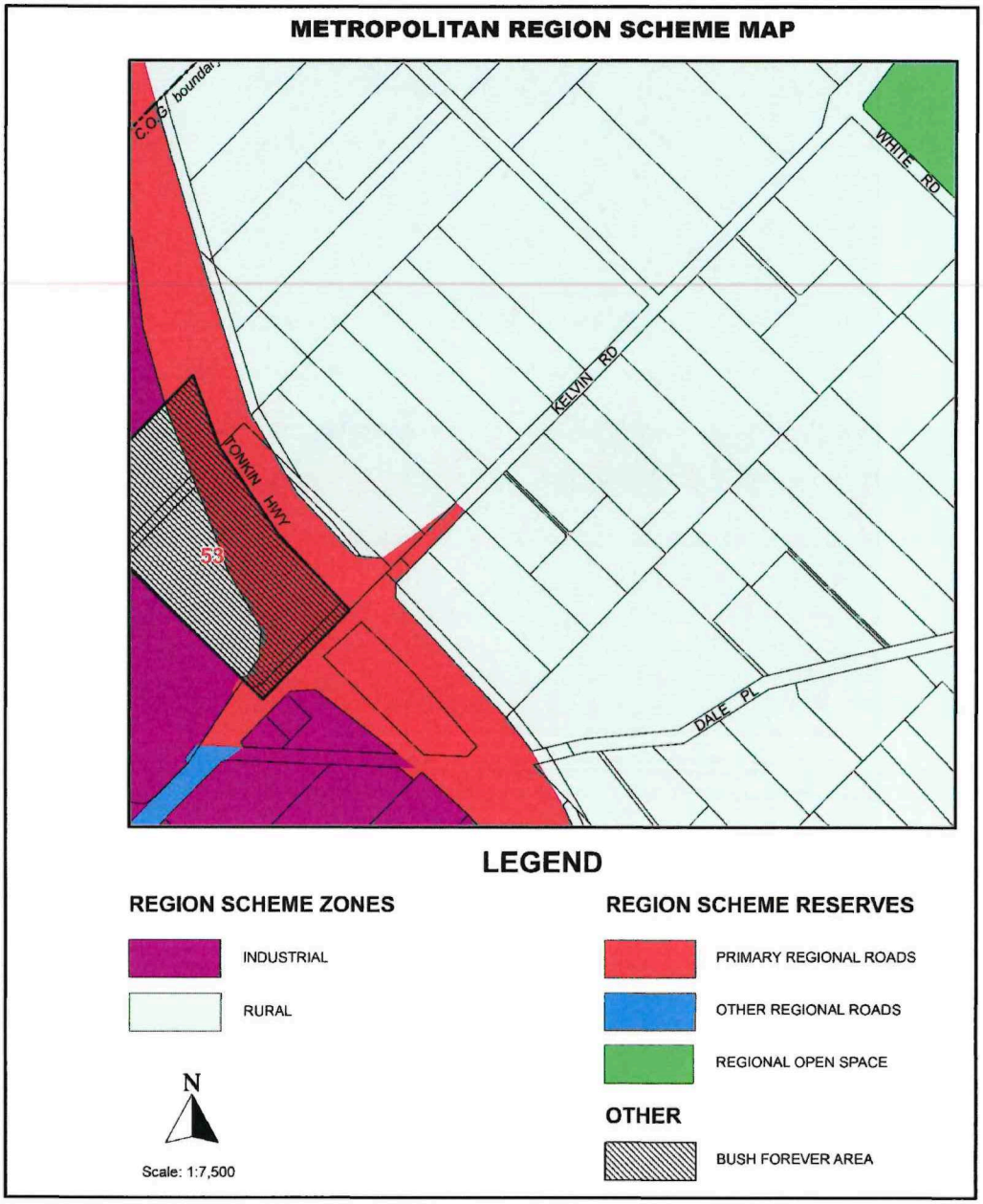
Yule Brook Precinct 1 Structure Plan Area, Beckenham

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Beckenham Activity Centre

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Kelvin Road, Orange Grove

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### 2.1.2 State Planning Framework

The Western Australian Planning Commission (WAPC) South Metropolitan Peel Sub-Regional Planning Framework identifies the various parcels of land in the amendment area as Urban and Urban Expansion.

State Planning Policy 5.4 – Road and Rail Noise

SPP 5.4 applies to all stages of planning in Western Australia, where a noise-sensitive land use is proposed within the policy's trigger distance of specified transport routes or when new or major upgrades of roads are proposed. The transport routes identified are considered of key economic importance due to their high vehicle movements and/or freight handling functions.

The objective of the policy is to:

- protect the community from unreasonable levels of transport noise.
- protect strategic and other significant freight transport corridors from incompatible urban encroachment.
- ensure transport infrastructure and land-use can mutually exist within urban corridors.
- ensure that noise impacts are addressed as early as possible in the planning process.
- encourage best practice noise mitigation design and construction standards.

Charles Hook Park, Huntingdale

This site is not impacted by SPP 5.4

Homestead Road, Gosnells

This site is not impacted by SPP 5.4

Yule Brook Precinct 1 Structure Plan Area, Beckenham

The site is located near several transport routes as outlined below:

| **Transport Route** | **Trigger Distance** |
|---|---|
| Strategic Freight or major traffic route - Roe Highway and Kenwick Link. | The trigger distance impacts the amendment area. |
| Strategic Freight or major traffic route - Freight and passenger railway | The trigger distance impacts the amendment area. |

A wall was constructed abutting Roe Highway and Kenwick Link which reduces the impacts of noise on residential dwellings from major roads and the freight line.

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Beckenham Activity Centre

The amendment area is located near several transport routes as outlined below:

| Transport Route | Trigger Distance |
|---|---|
| Strategic Freight or major traffic route - Albany Highway. | The trigger distance impacts the amendment area. |
| Strategic Freight or major traffic route - Passenger railway | The trigger distance impacts the amendment area. |

Noise impacts from Albany Highway are minimal as the closest point of the amendment to Albany Highway area is 200 metres away.

The Beckenham Station Precinct Activity Centre Plan includes provisions to address noise from the adjacent passenger railway line. The provisions state:

*5.5.1 Acoustics*

*Objectives*

*(i) To ensure noise sensitive land uses adjacent to the Perth-Armadale Train Line, major roads, entertainment venues and existing industrial uses are protected from noise and/or vibration and incorporate principles of Quiet House Design; and*

*Requirements*

*(a) For the purpose of this clause, 'noise sensitive development' means development for a noise-sensitive land use and includes buildings used solely or mainly for residential purposes, serviced apartments, aged care, child care, hospital, educational establishment, or public worship;*
*(b) Developments that propose noise sensitive development within 100m of Sevenoaks Street, William Street or existing industrial uses shall be accompanied by an Acoustic Report prepared by a suitably qualified Acoustic Consultant, which demonstrates compliance with State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning (SPP5.4) where required;*
*(c) A Section 70A Notification shall be placed on the Certificates of Title of dwellings within mixed use developments, notifying owners of potential noise generation from nearby retail/commercial/ entertainment uses, and shall be required as a condition of development approval.*

Kelvin Road, Orange Grove

The amendment area is located adjacent to the following transport route:

| Transport Route | Trigger Distance |
|---|---|
| Strategic Freight or major traffic route – Tonkin Highway. | The trigger distance impacts the amendment area. |

No noise attenuation measures are considered necessary as the area has a Rural zoning with an Additional Use that permits Light Industry. The scheme amendment will provide a wider scope of industrial/ commercial uses in the area.

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## 2.2 Local Planning Framework

### 2.2.1 Local Planning Strategy

The scheme amendment is consistent with the City's Local Planning Strategy which supports residential development, higher densities near activity centres and economic development.

### 2.2.2 Local Planning Scheme No. 24

The zoning of land within the amendment area is outlined below:

| **Amendment area** | **Zoning** |
|---|---|
| Charles Hook Park, Huntingdale | Residential and Local Scheme Reserve: Public Open Space |
| Homestead Road, Gosnells | Residential |
| Yule Brook Precinct 1 Structure Plan Area, Beckenham | Urban Development |
| Beckenham Activity Centre | Mixed Use |
| Kelvin Road, Orange Grove | Rural and Additional Use |

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## 3.0 SCHEME AMENDMENT JUSTIFICATION

### 3.1 Environmental Considerations

#### 3.1.1 Topography

The topography over the amendment area is outlined below:

| Amendment area | Topography |
|---|---|
| Charles Hook Park, Huntingdale | A slight rise from 14.60 metres along Princess Street to 17.80 metres at the rear of the property. |
| Homestead Road, Gosnells | Flat with an average height of 12 metres. |
| Yule Brook Precinct 1 Structure Plan Area, Beckenham | A slight rise from 2 metres along Kenwick Link to 6 metres along Brookland Street. |
| Beckenham Activity Centre | Flat with an average height of 4 metres. |
| Kelvin Road, Orange Grove | The land rises from a height of 25.5 metres at Tonkin Highway up to 36.0 metres along Kelvin Road |

#### 3.1.2 Flora and Fauna

A summary of the flora and fauna impacts over the amendment area is outlined below:

| Amendment area | Flora and Fauna impacts |
|---|---|
| Charles Hook Park, Huntingdale | The amendment area has no regionally significant mapped flora or fauna. The park contains several significant trees that will be protected where practicable within designated tree protection zones across the rear of new residential lots. |
| Homestead Road, Gosnells | The amendment area is developed with houses and has no regionally significant mapped flora or fauna. |
| Yule Brook Precinct 1 Structure Plan Area, Beckenham | Much of the amendment area is classified as a Multiple Use wetland but it is noted that the area has been substantially developed. |
| Beckenham Activity Centre | The amendment area has no regionally significant mapped flora or fauna as it has been developed for commercial and industrial purposes. |

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| | |
|---|---|
| Kelvin Road, Orange Grove | The amendment area is identified as 'Threatened Ecological Communities, Threatened and Priority Flora and Buffers' on the Department of Biodiversity Conservation and Attractions mapping database. The amendment area is cleared of vegetation due to the past use for rural purposes. There are pockets of trees that have been planted over parts of the area for screening. Future development will not result in any environmental impacts on the land. |

### 3.2 Aboriginal Heritage

A summary of the aboriginal cultural heritage impacts over the amendment area is outlined below:

| **Amendment area** | **Flora and Fauna impacts** |
|---|---|
| Charles Hook Park, Huntingdale | The amendment area is located within a registered aboriginal cultural heritage site. The amendment will be referred to the Department of Planning, Lands and Heritage for assessment. |
| Homestead Road, Gosnells | The amendment area is located within a registered aboriginal cultural heritage site. The amendment will be referred to the Department of Planning, Lands and Heritage for assessment. |
| Yule Brook Precinct 1 Structure Plan Area, Beckenham | The amendment area is not impacted by any aboriginal cultural heritage sites. |
| Beckenham Activity Centre | The amendment area is not impacted by any aboriginal cultural heritage sites. |
| Kelvin Road, Orange Grove | The amendment area is not impacted by any aboriginal cultural heritage sites. |

### 3.3 Bushfire management

SPP3.7 – Bushfire requires that any development must comply to the requirements of the Policy and Guidelines, to prioritise bushfire requirements early in the planning process. The new policy seeks to implement effective, risk-based land use planning and development which in the first instance avoids the bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level.

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A summary of the bushfire impacts over the amendment area is outlined below:

| Amendment area | Bushfire impacts |
|---|---|
| Charles Hook Park, Huntingdale | The amendment area is not within a designated bushfire prone area. |
| Homestead Road, Gosnells | The amendment area is not within a designated bushfire prone area. |
| Yule Brook Precinct 1 Structure Plan Area, Beckenham | A portion of the amendment area is within a designated bushfire prone area. |
| Beckenham Activity Centre | A portion of the amendment area is within a designated bushfire prone area. |
| Kelvin Road, Orange Grove | The amendment area is within a designated bushfire prone area. |

### 3.4 Movement and Access

There will be minimal impacts on the local road network associated with the proposed rezoning of land and associated development at Charles Hook Park, Homestead Road, Kelvin Road and Yule Brook Precinct 1.

The Beckenham Activity Centre (ACP) applies to the amendment area and was approved by the WAPC in 2018 and will operate until late 2028. The ACP incorporates implementation provisions that apply to the development of land including a requirement to address Traffic and transport issues.

### 3.5 Servicing

The amendment area is fully serviced with the exception with Kelvin Road where there no reticulated sewer.

The Kelvin Road area is located adjacent to the Dampier to Bunbury Natural Gas Pipeline Corridor.

## 4.0 Planning Justification

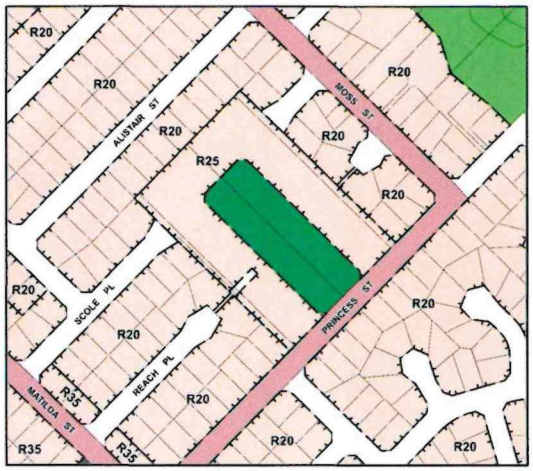
The scheme amendment is consistent with the City's Local Planning Strategy that supports residential development, higher densities near activity centres and economic development.

## 5.0 Conclusion

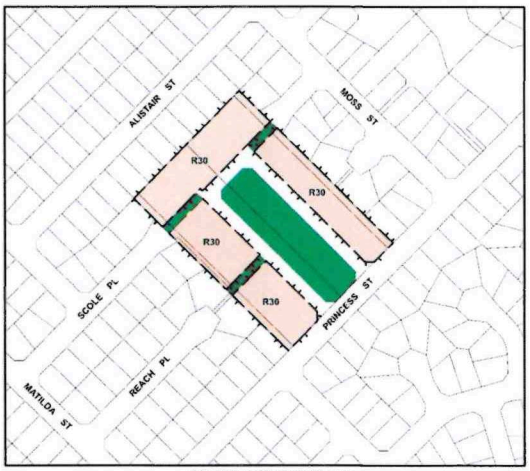
The omnibus amendment will refine and update LPS 24 which is consistent with orderly and proper planning.

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## CITY OF GOSNELLS LOCAL PLANNING SCHEME NO. 24 - AMENDMENT NO. 6 (MAP 1)




EXISTING ZONING




SCHEME (AMENDMENT) MAP

### LEGEND

**LOCAL SCHEME ZONES**
- RESIDENTIAL

**LOCAL SCHEME RESERVES**
- LOCAL DISTRIBUTOR
- PUBLIC OPEN SPACE

**OTHER CATEGORIES**
- RESIDENTIAL DENSITY CODES

**MRS RESERVES**
- REGIONAL OPEN SPACE

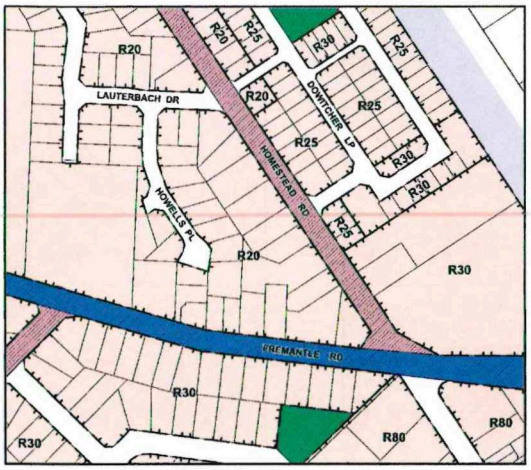
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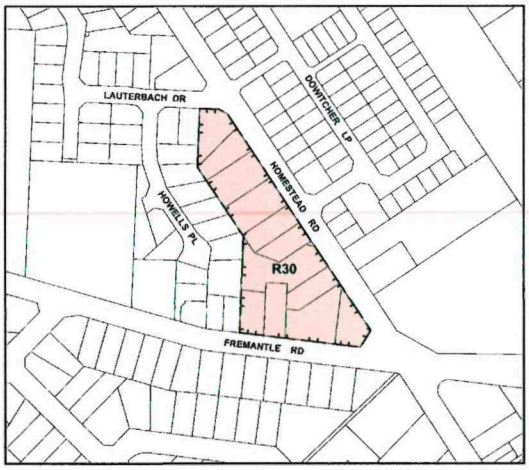
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## CITY OF GOSNELLS LOCAL PLANNING SCHEME NO. 24 - AMENDMENT NO. 6 (MAP 2)




EXISTING ZONING




SCHEME (AMENDMENT) MAP

### LEGEND

**LOCAL SCHEME ZONES**
- URBAN DEVELOPMENT
- RESIDENTIAL

**LOCAL SCHEME RESERVES**
- LOCAL DISTRIBUTOR
- DISTRICT DISTRIBUTOR
- PUBLIC OPEN SPACE

**OTHER CATEGORIES**
- RESIDENTIAL DENSITY CODES

**MRS RESERVES**
- RAILWAYS

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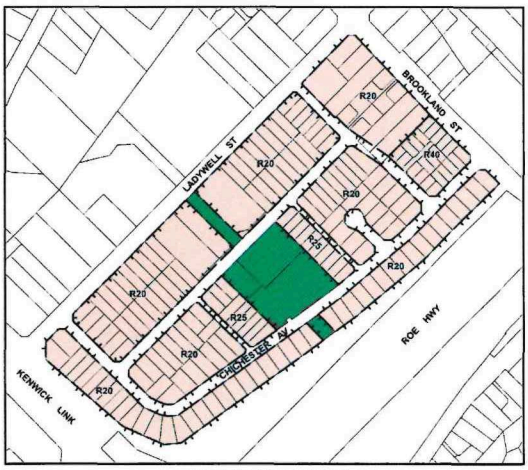
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## CITY OF GOSNELLS LOCAL PLANNING SCHEME NO. 24 - AMENDMENT NO. 6 (MAP 3)




EXISTING ZONING




SCHEME (AMENDMENT) MAP

### LEGEND

**LOCAL SCHEME ZONES**
- SERVICE COMMERCIAL
- RESIDENTIAL
- URBAN DEVELOPMENT

**LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE
- PRIMARY DISTRIBUTOR

**OTHER CATEGORIES**
- RESIDENTIAL DENSITY CODES

**MRS RESERVES**
- MAJOR REGIONAL ROADS
- OTHER REGIONAL ROADS
- REGIONAL OPEN SPACE
- RAILWAYS

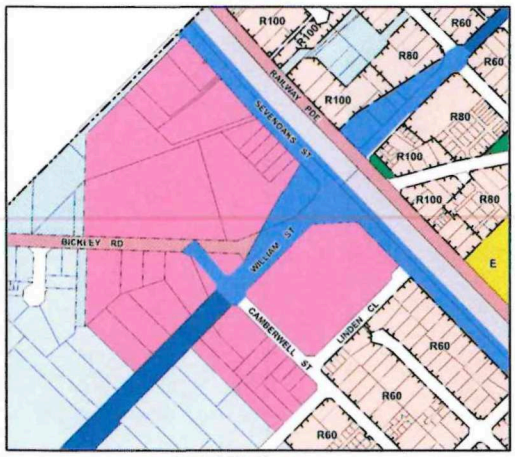
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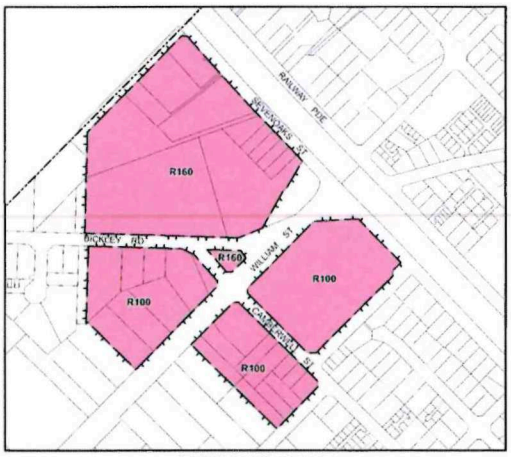
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## CITY OF GOSNELLS LOCAL PLANNING SCHEME NO. 24 - AMENDMENT NO. 6 (MAP 4)




EXISTING ZONING




SCHEME (AMENDMENT) MAP

### LEGEND

**LOCAL SCHEME ZONES**

- SERVICE COMMERCIAL
- RESIDENTIAL
- MIXED USE

**LOCAL SCHEME RESERVES**

- PUBLIC OPEN SPACE
- DISTRICT DISTRIBUTOR
- LOCAL DISTRIBUTOR
- DRAINAGE/WATERWAY
- PUBLIC PURPOSE
  E - Education

**OTHER CATEGORIES**

- RESIDENTIAL DENSITY CODES
- SCHEME BOUNDARY

**MRS RESERVES**

- RAILWAYS
- OTHER REGIONAL ROADS

N

Scale 1:5000

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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 4053 and 2403 Scole Place and Lots 2496, 1211 and 2513 Princess Street, Huntingdale to Residential R30, Public Open Space and Local Road.

2. Rezoning Lots 115, 11, 21, 20, 28, 27, 502 and 702 Homestead Road and Lots 15, 701, 1 and 28 Fremantle Road, Gosnells from R20 to R30.

3. Rezoning land in the area bound by Brookland Street, Ladywell Street, Kenwick Link and Roe Highway, Beckenham to Residential R20, R25, R40, Public Open Space and Local Road.

4. Rezoning Lots 1, 2, 3, 4, 5, 24, 27, 29, 30 and 252 Sevenoaks Street and Lots 22 and 23 Bickley Road, Beckenham to Residential R160 and Lots 7, 301 and 302 Bickley Road, Lots 2, 7, 11, 13, 101, 701, 702 and 800 William Street, Lots 5, 8, 14 and 15 Camberwell Street and Lots 7, 11, 12 and 13 Clapham Street, Beckenham to Residential R100.

5. Including the Additional Use 'Warehouse/ Storage', 'Transport Depot', 'Motor Vehicle Repair', 'Office', 'Trade Display' and 'Trade Supplies' in Table 4 – Specified additional uses for zoned land in Scheme Area No. 2.

6. Amending the Scheme Map 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 24 day March 2026.

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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