



The context

What is LPS2?

- It's the 'rulebook' that guides how land in the Town can be **used and developed**. LPS2 shows:
 - **Zones** - what land is used for (e.g. homes, shops, offices, parks).
 - **Allowed uses** - what can be built or operated in each zone.
 - **Development scale** - how big or dense buildings can be.
 - **Subdivision and Development rules** - how land can be divided or developed.
 - **Scheme parts** - a **Text** (the rulebook) and a **Map** (where they apply).

Why now?

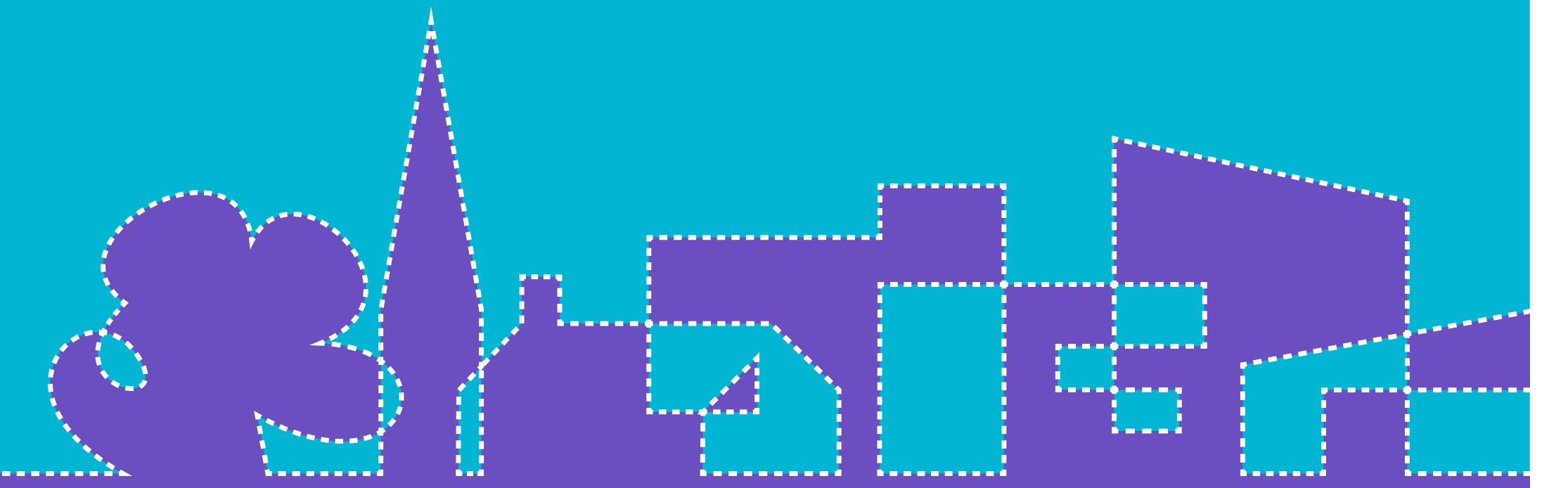
- The Town's current scheme **LPS1** is **more than 25 years old**.
- In that time our population, economy and housing **needs have evolved** and the **planning framework** has undergone major **reforms** to keep pace with change.
- The preparation of a **new local planning scheme** (LPS2) is **required** as an action from the **Town's Local Planning Strategy**.
- The **Minister for Planning** recently **approved draft LPS2, with modifications, to be advertised** for public comment.

How did we get here?



LPS2 at a glance

Summary of key changes



Key Changes – LPS2 Text (Document)

- LPS2 proposes changes to broadly **simplify** the interpretation and implementation of a scheme.
- A **Simplified Zoning Table** for easier interpretation and application of land use permissibility which:
 - More lenient land use permissibility** for uses appropriate in a zone such as:
 - Updating Single, Grouped and Multiple Dwelling land use classes to be listed as permitted (P) uses.
 - Updated Zones** for consistent naming with modern local planning schemes.
 - Updated Land Use Terms** to be consistent with and more responsive to changing land uses.
 - Removing non-standard notes** from the Zoning Table that further impact land use permissibility and are not appropriate for a Scheme.
- Updated **Additional Uses** to capture recognised non-conforming uses in the Town.

Other Notable Changes – LPS2 Text (Document)

- Retention of Clause 26 - setbacks provision** for Residential zone properties in recognition of 'garden suburbs' character:
 - Applies to R12.5 and R20 properties in City Beach and Floreat and R12.5 properties in Mount Claremont.
 - Imposes minimum 7.5m and 9m primary street and 3.75m and 4.5m secondary street setbacks.
- Removal of Clause 26 – density bonus** provision for Wembley corner lots in response to the Minister's requested modification to upcode Wembley corner lots to higher density.
- Expansion of Clause 32 and Clause 33 - Additional Requirements** to capture additional development requirements specific to the development of sites and precincts.
- Replacement of Clause 35 – Restrictive Covenants** with model local planning scheme provision.

Key Changes – LPS2 Map

- Upcoding the Infill Precincts and Urban Consolidation areas** of the Town with proposed **higher densities** to accommodate growth.
- No zoning or density coding changes proposed outside** the Infill Precinct and Urban Consolidation areas **other than those imposed by the Minister's modifications**:
 - Former Newman Junior College site on Peebles Rd, Floreat;
 - Residential corner lots in the Wembley locality; and
 - Widened/Expanded Urban Corridors with higher densities.
- Modernised Scheme Map** to align with current (standardised) local planning schemes.
- Introduction of a **Special Control Area (SCA) for coastal planning** – including supporting provisions.
- Normalise established Development Areas i.e. Perry Lakes, Ocean Mia, Parkside Walk etc.

Other Notable Changes – LPS2 Map

The hierarchies for Local Roads are now mapped.



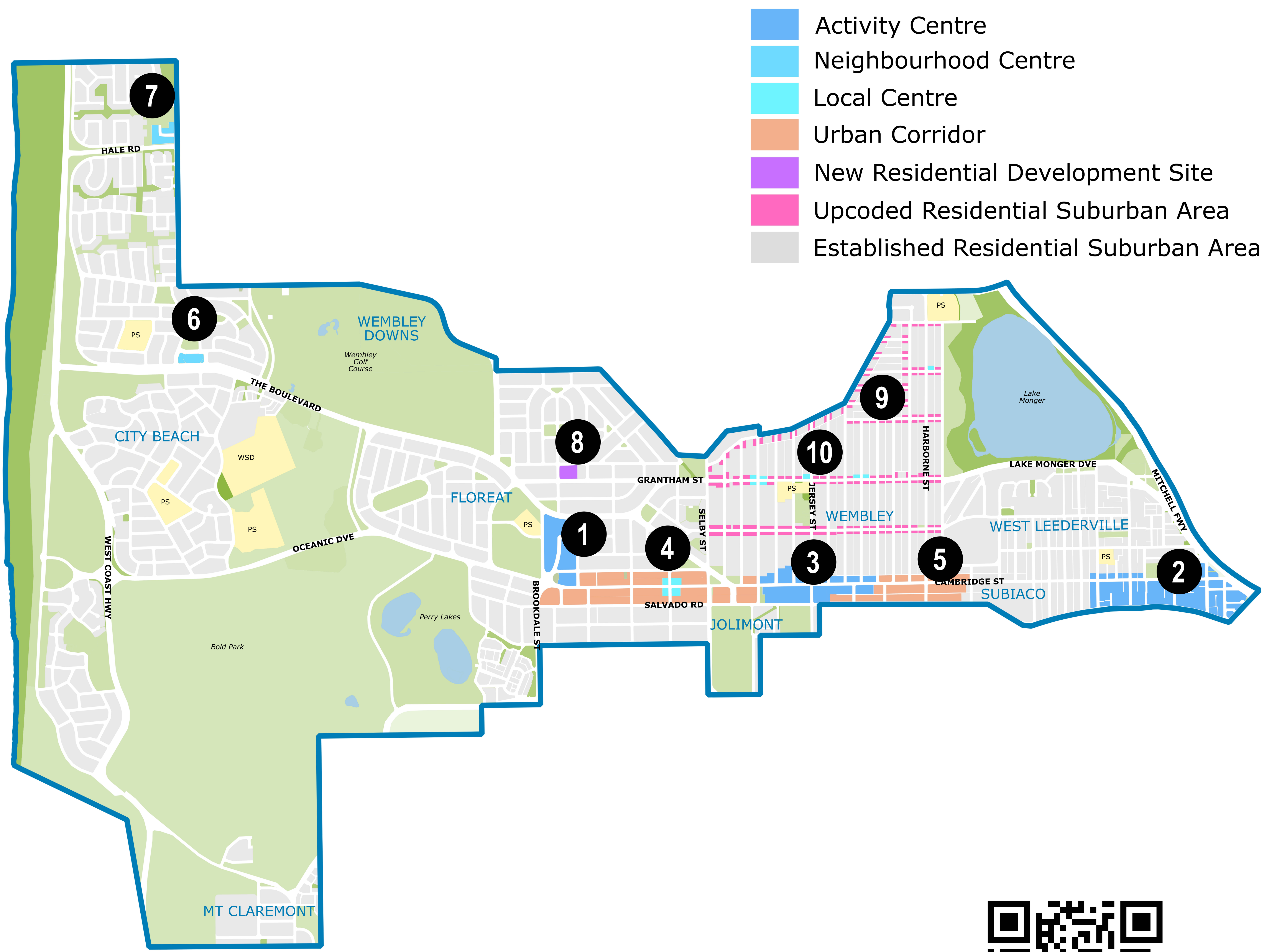
The Centre, Neighbourhood Centre and Local Centre zones are now coloured the same and differentiated with labels.



More labels are shown to identify sites with Additional Requirements (as AR and ASR labels).



LPS2 Density Changes Map



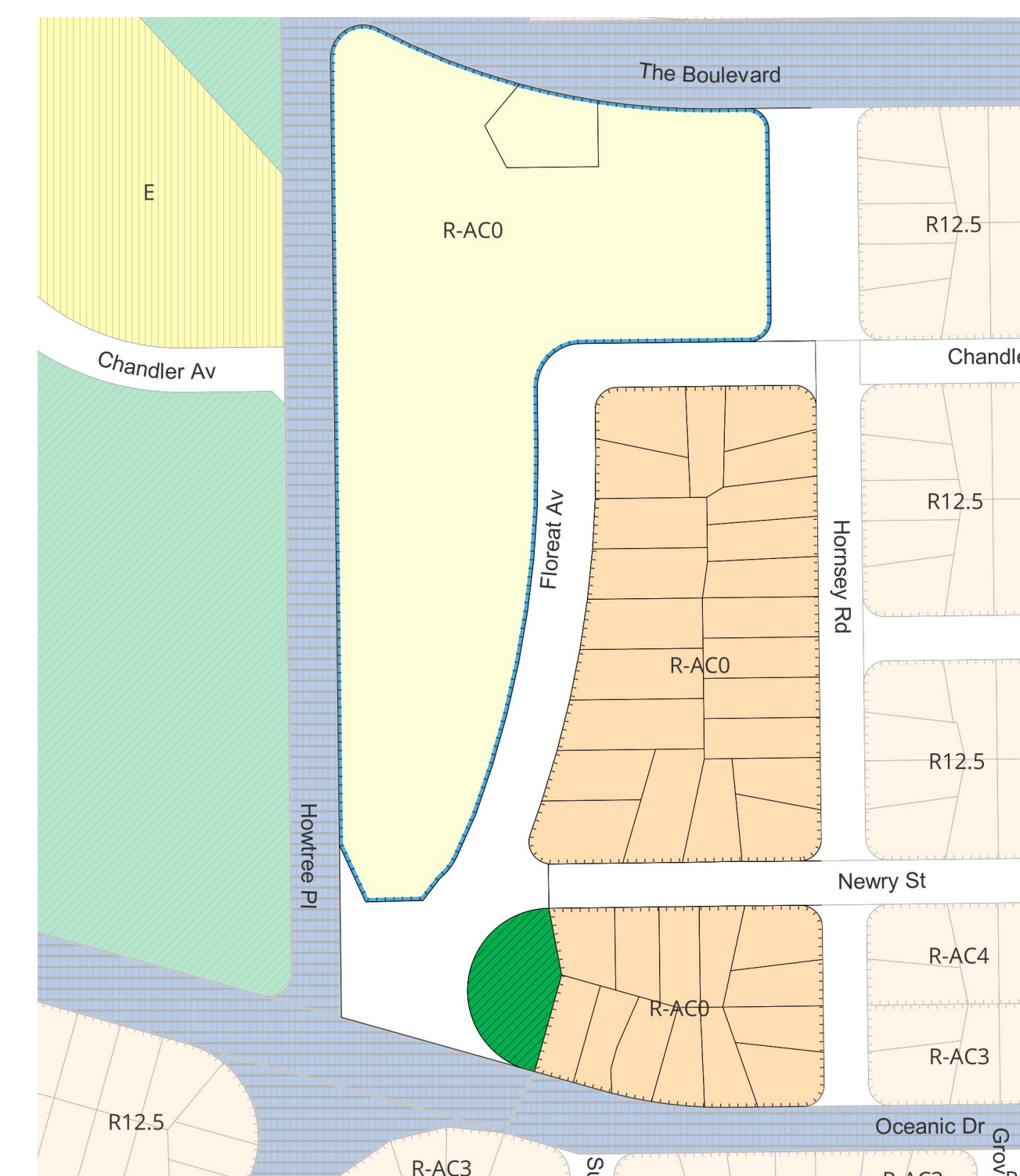
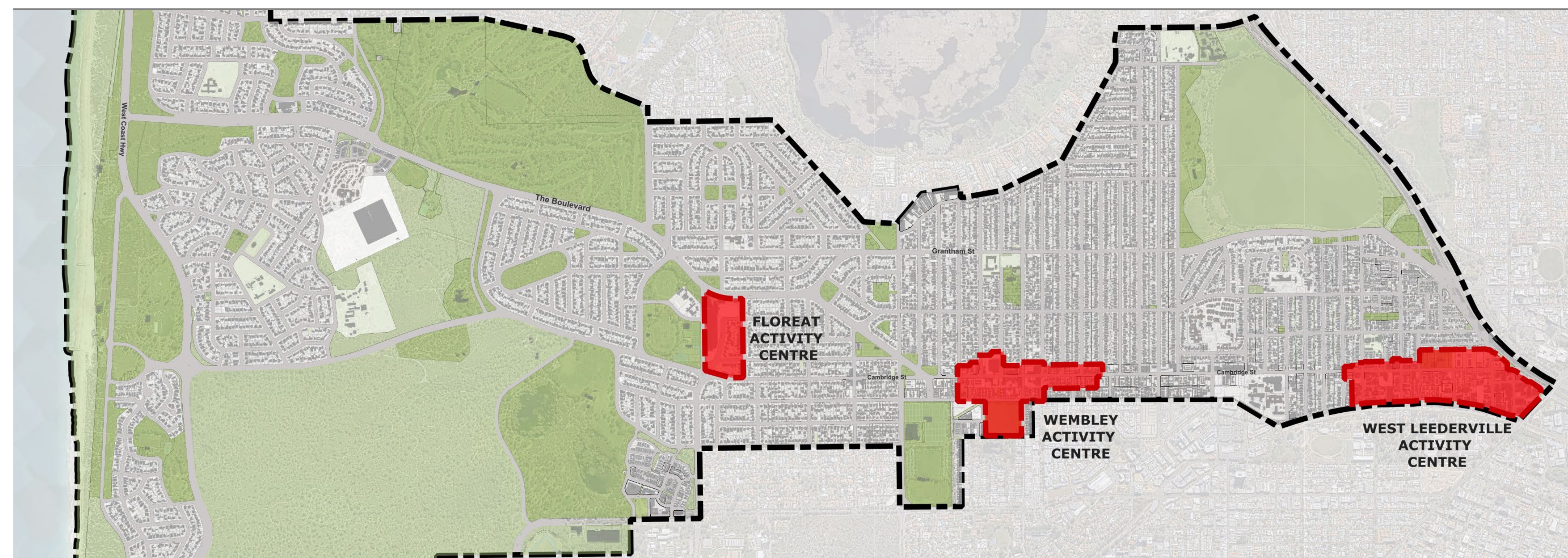
Draft Local Planning Scheme 2 Key Density Changes

- 1 Floreat Activity Centre**
LPS2 updated to reflect the Centre and Residential Zones and the R-AC0 coding over the site - referring to a Precinct Structure Plan
- 2 West Leederville Activity Centre**
LPS2 updated to reflect the Centre and Residential Zones and the R-AC0 coding over the site - referring to a Precinct Structure Plan
- 3 Wembley Activity Centre**
LPS2 updated to reflect the Centre and Residential Zones and the R-AC0 coding over the site - referring to a Precinct Structure Plan
- 4 Cambridge Street Urban Corridor West**
LPS2 updated to widen corridor and upcode lots from R12.5 and R15 residential density codings to R-AC1, R-AC3, and R-AC4 density codings.
- 5 Cambridge Street Urban Corridor East**
LPS2 updated to expand corridor and upcode lots from R12.5 and R15 residential density codings to the R-AC1 density coding.
- 6 Gayton Road Neighbourhood Centre**
LPS2 modified by WAPC to upcode the centre site to R-AC2.
- 7 Ocean Village Neighbourhood Centre**
LPS2 updated with Neighbourhood Centre Zone with R-AC0 density coding over centre and upcoding from R30 to R-AC3 on the adjacent Residential land.
- 8 Peebles Road (Fmr Newman College)**
LPS2 modified by the WAPC to upcode site from R12.5 to R100 with additional development requirements added for redevelopment.
- 9 Wembley Corner Lots**
LPS2 modified by the WAPC to remove special provisions for R30 density bonus and upcode corner lots in Wembley locality from R20 to R30.
- 10 Local Centres**
LPS2 updated to upcode Local Centre sites to R-AC4 density codings on Grantham St and R-AC3 density codings on Cambridge St.



Scan QR Code

Floreat, Wembley and West Leederville

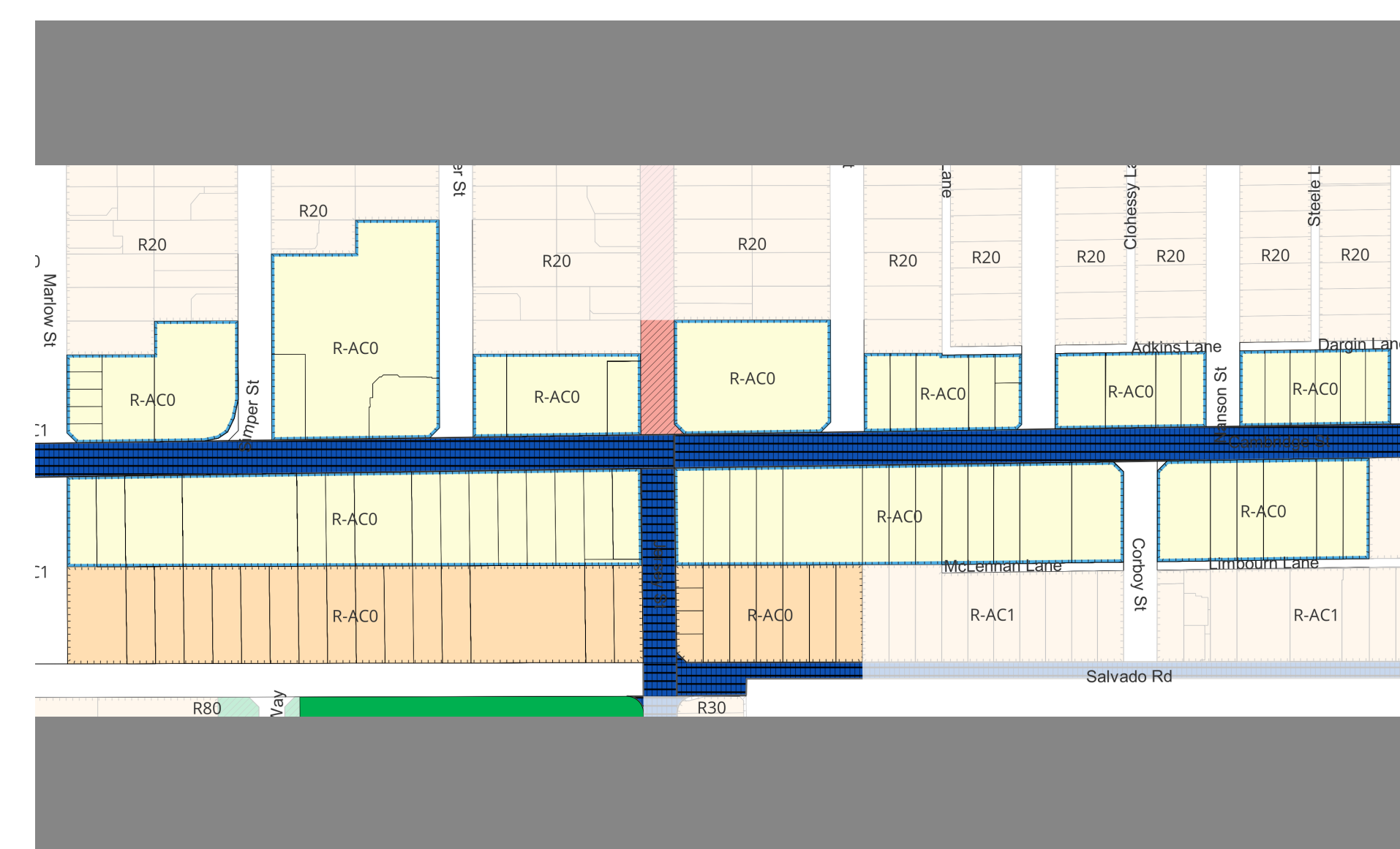


Floreat Activity Centre

- Consists of the **Floreat Forum** Shopping Centre and the **Town Library** facility as part of the **Centre site** of the precinct and **adjacent residential lots** to Hornsey Rd (referred to as **The Frame**).
- The Local Planning Strategy sets a growth target for the centre to accommodate **900 to 1,250 additional dwellings** and **11,000m² additional employment floorspace**.
- In early 2024 the Town held visioning workshops with the community and commenced developing its own Town-led PSP.
- In early 2024 APIL (Floreat Forum landowner) submitted its own PSP.
- The WAPC is considering both the Town-led Floreat PSP and APIL's (Floreat Forum landowner) PSP which will guide the future redevelopment outcome. **WAPC's final decision on this is expected 5 November 2025.**

What does LPS2 propose?

- The Floreat, Wembley and West Leederville Activity Centres are **District Activity Centres** – the highest level for the Town.
- The Activity Centres consist of the Centre and Residential Zone.
- The LPS2 (Scheme) Map identifies these areas with the **R-AC0** density code. The purpose of the R-AC0 density code is to **refer to the Precinct Structure Plan** for that area for the more detailed planning controls.
- The Activity Centres are key strategic areas **identified for significant change and redevelopment over time**. The planning framework requires the development of a Precinct Structure Plan (PSP) to guide the desired development outcomes for these activity centres.
- **Precinct Structure Plans (PSPs)** are informed by a set of technical studies and provide detailed precinct **guidance to built form, street frontages, public realm, traffic and other development considerations** in accordance with State Planning Policy.



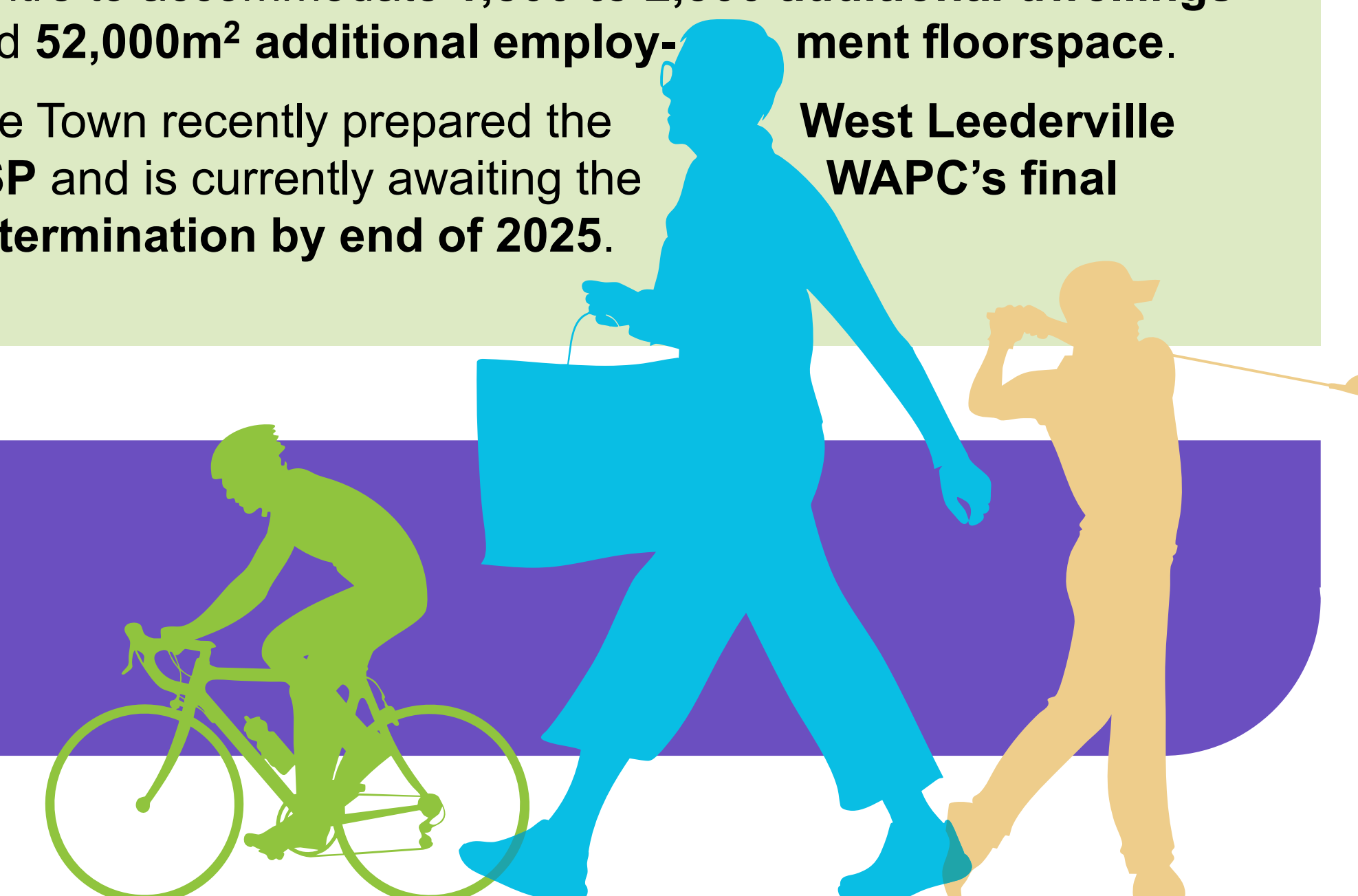
Wembley Activity Centre

- Located along Cambridge St, extending south to Salvado Rd, containing a mix of commercial (Centre) and residential uses.
- The Local Planning Strategy sets a growth target for the centre to accommodate **750 to 1,000 additional dwellings** and **11,000m² additional employment floorspace**.
- The Town recently prepared, advertised and has now submitted the **revised Wembley PSP** to the WAPC for final determination (date yet to be determined).

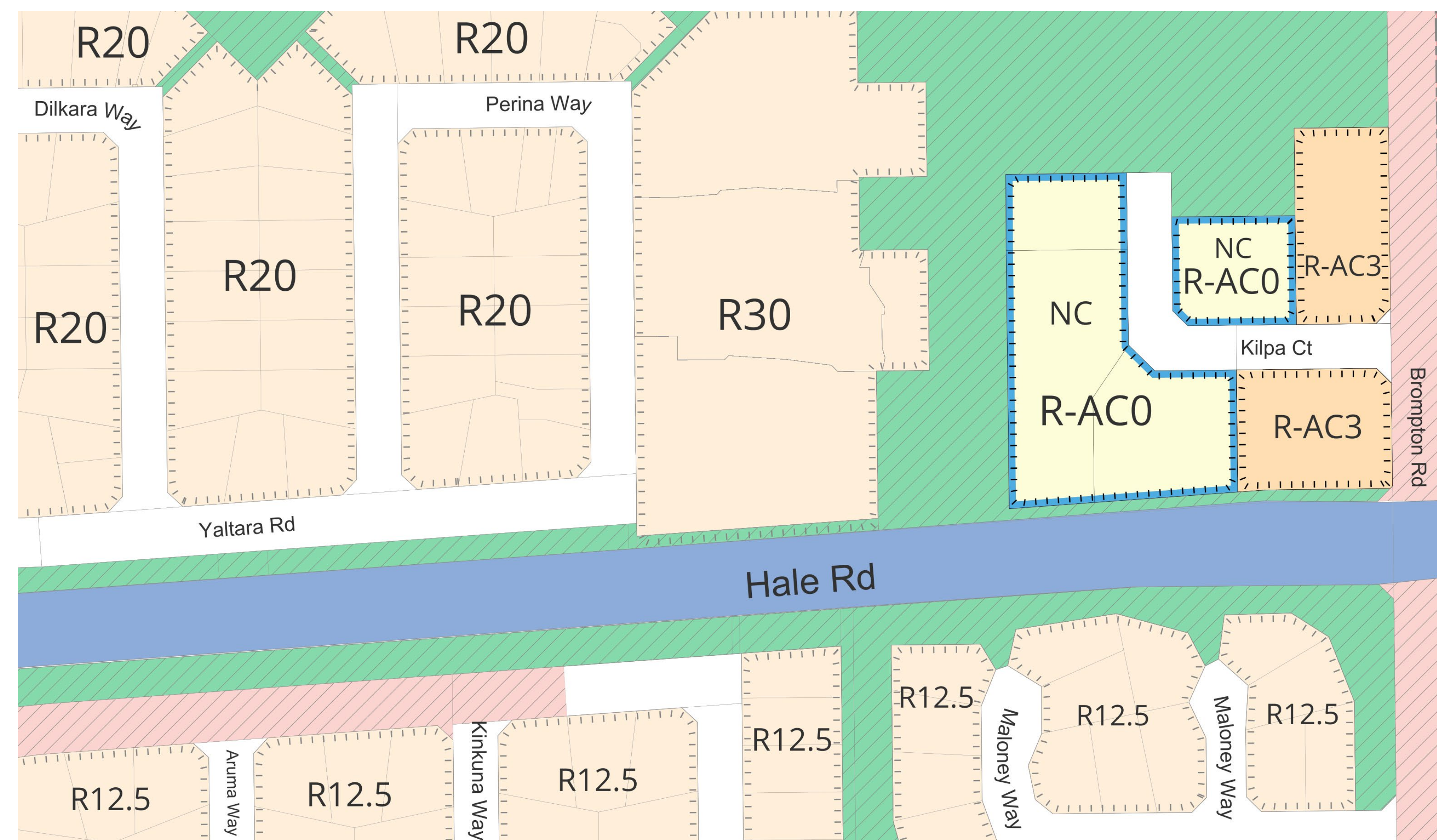
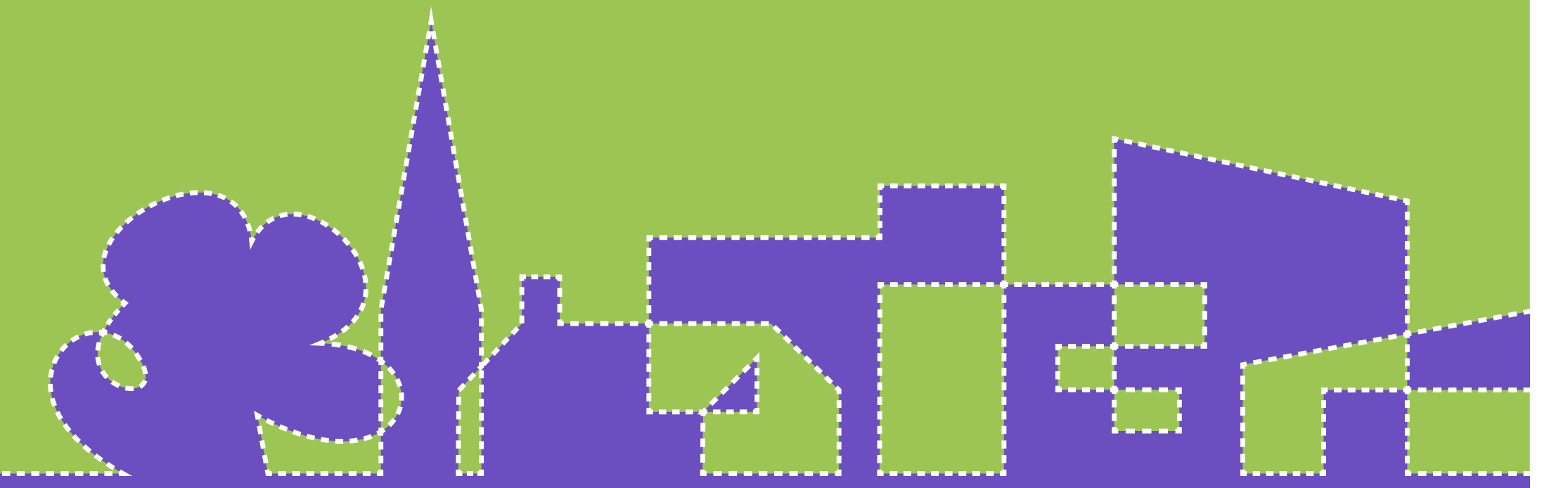


West Leederville Activity Centre

- Positioned in the southeast corner of the Town, it is the larger urban centre in close proximity to public transport options.
- The Local Planning Strategy sets a growth target for the centre to accommodate **1,800 to 2,300 additional dwellings** and **52,000m² additional employment floorspace**.
- The Town recently prepared the **West Leederville PSP** and is currently awaiting the **WAPC's final determination by end of 2025**.



Ocean Village



Site considerations

- The Local Planning Strategy envisions the site to accommodate **200-250 new dwellings** and **1,100m² of additional employment floorspace**.
- The expected built form for a Neighbourhood Centre, guided by the Local Planning Strategy and State Planning Policy, is indicative of 6 storeys.
- In 2023 the Town undertook a disposal of property process to sell two portions of car park land to the Ocean Village developer Blackburne. This land transaction remains ongoing.

Image left: LPS2 Extract with disposed land outlined in dashed red.

What does LPS2 propose?

Ocean Village development site:

- Rezoned** from Local Centre to **Neighbourhood Centre zone** with zone boundaries reflecting development site.
- Upcoded** (requested as modification by Minister) from Council endorsed R-AC3 density coding to **R-AC0** density coding - in response to the 23 storey development approved by the WAPC.

Residential sites:

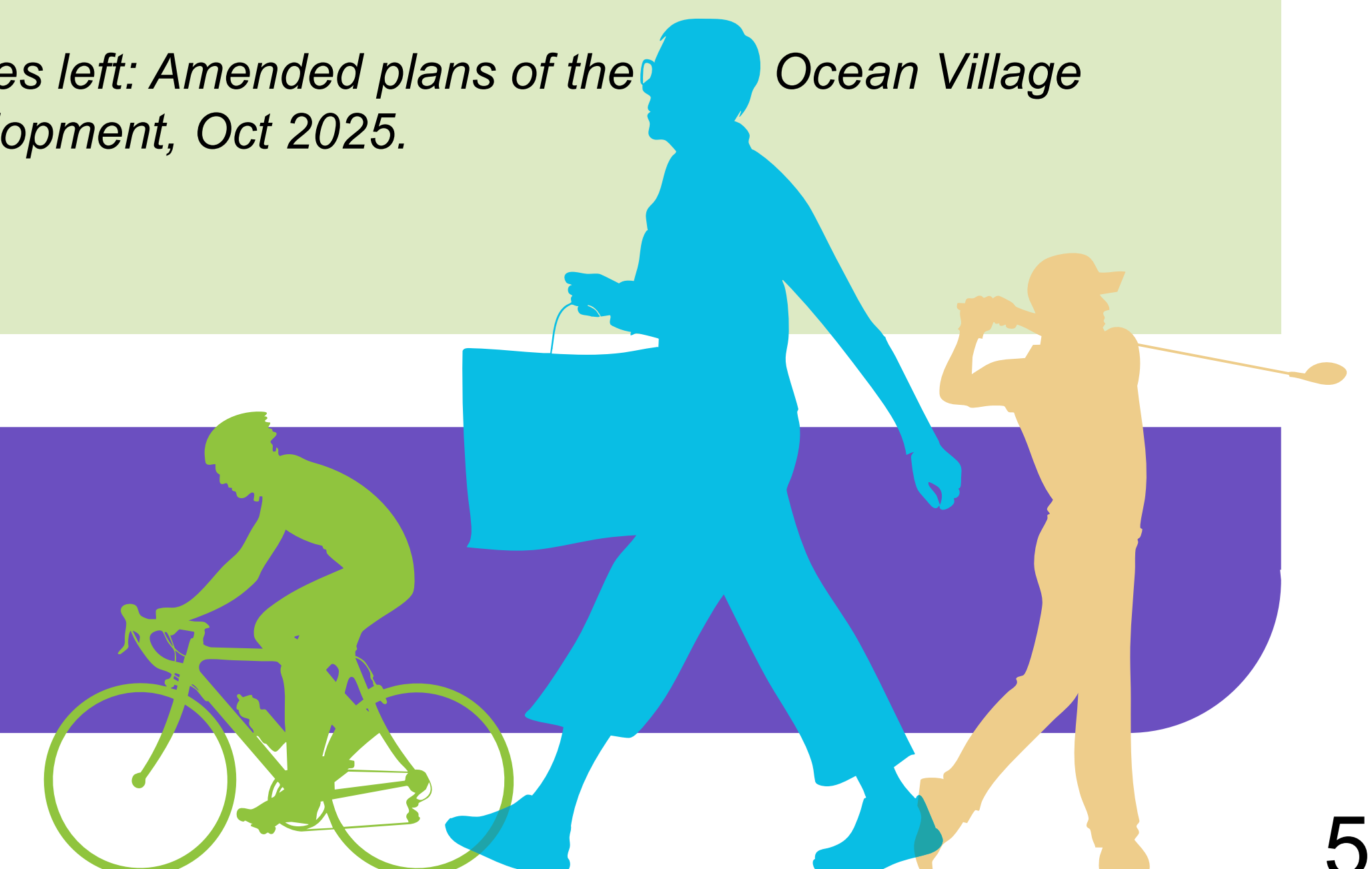
- Upcoded** lots within **Residential zone** reflect Council's endorsed **R-AC3** density coding submission.



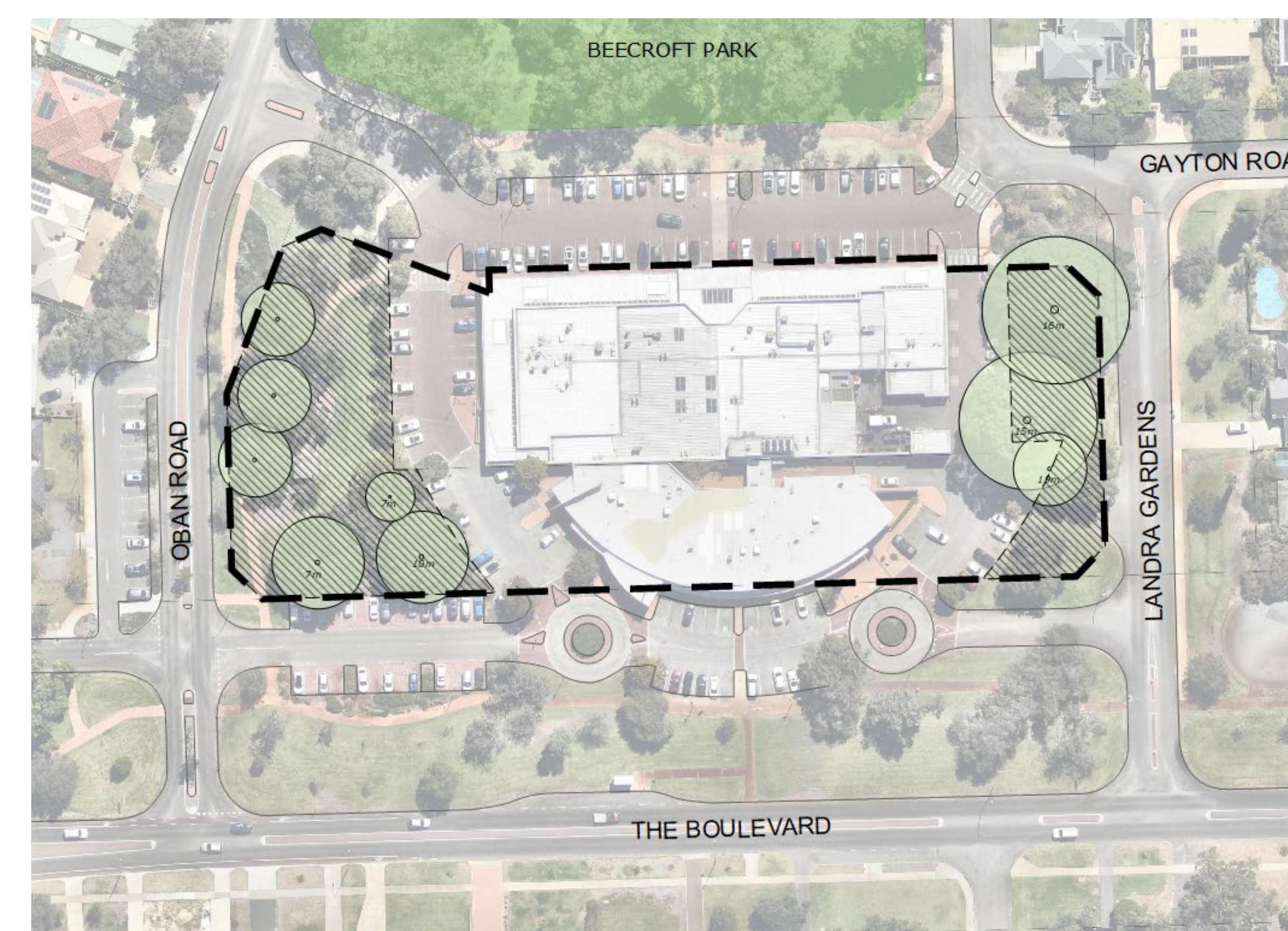
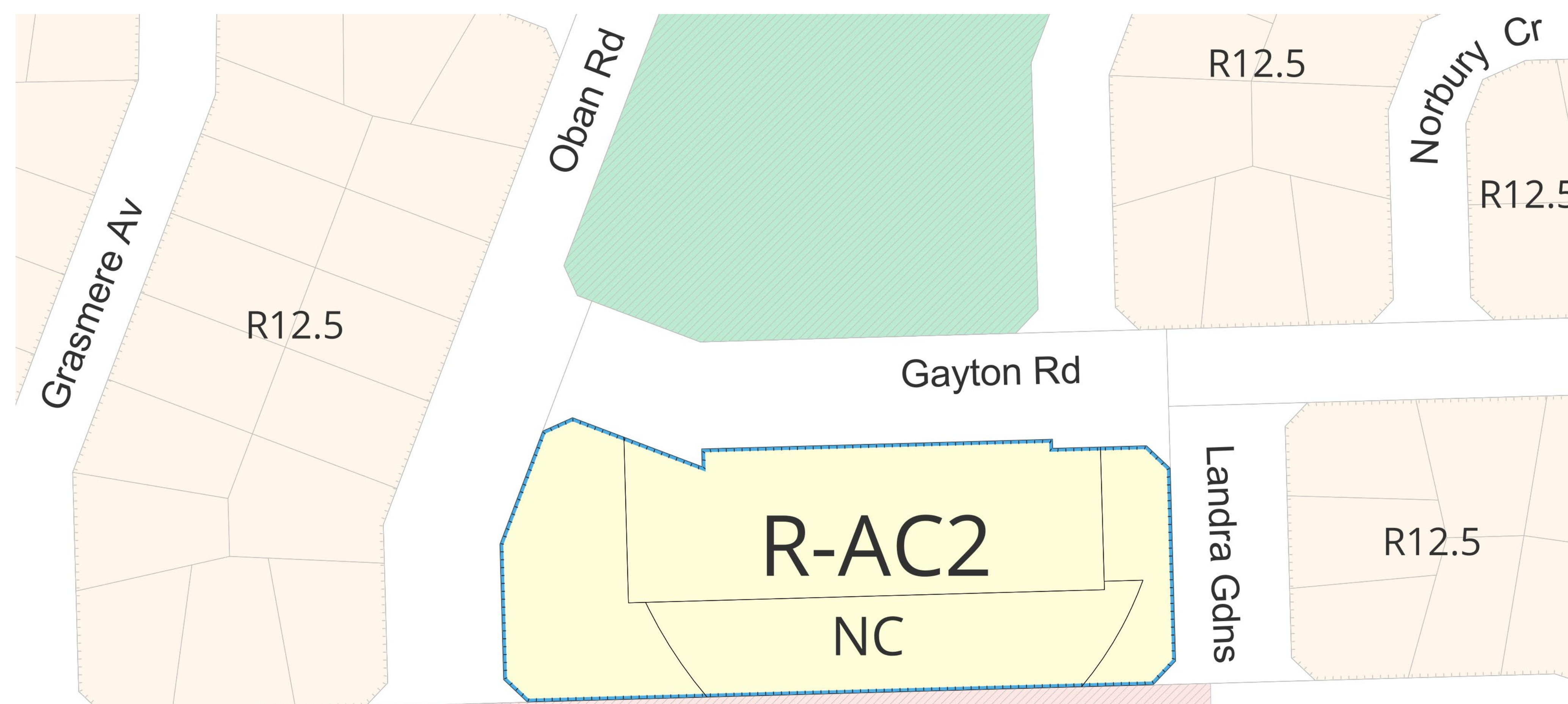
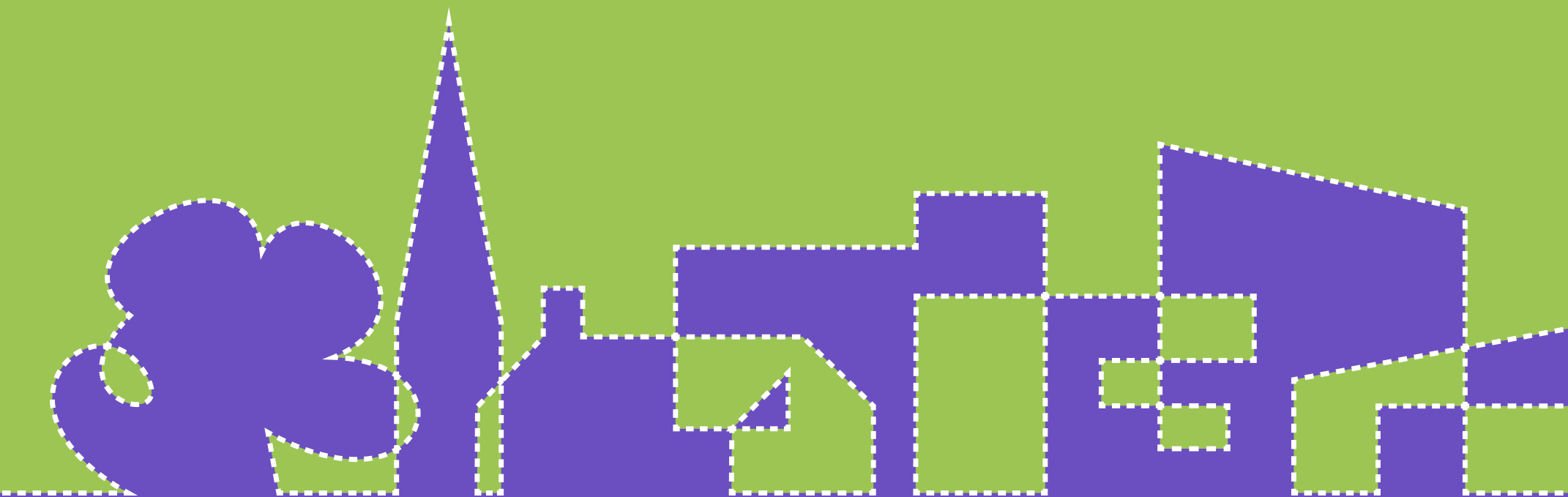
Development Summary

- In **March 2025**, via the Significant Development Pathway, the **WAPC approved a mixed use development** comprising of **two towers (11 and 23 storeys)** providing **247 dwellings** and **6,480m² of commercial floorspace**.
- In **October 2025**, an **amendment to the WAPC** approved development from March 2025 was submitted. This **amendment proposes to replace commercial floorspace with additional dwellings**, as well as other minor amendments.
- A decision has not been made by the WAPC on the amendment.

Images left: Amended plans of the Ocean Village development, Oct 2025.



Empire Village – Gayton Rd



Site considerations

- The Local Planning Strategy envisions the site to accommodate **100-150 new dwellings** and **1,200m² of additional employment floorspace**.
- The **Town owns east and west portions** (hashed black in image) which contain service infrastructure and substantial trees with landscaping that face the neighbouring residential lots.
- This **reduces the developable site** envisaged by the Local Planning Strategy from approximately 11,200m² to **7,700m²**.

Image left: Site Feature Plan, 2025.

What does LPS2 propose?

- Rezoned from **Local Centre** to **Neighbourhood Centre** zone to support the higher order centre of the site for mixed-use development.
- Proposed **upcoding**, as requested by modification by Minister, to **R-AC2** (an indicative building height of 7 storeys).



Preliminary findings

- Guided by the Local Planning Strategy, the Town undertook a preliminary conceptual design investigation in late 2024.
- Potential density code and building height scenarios were reviewed for the site – excluding the east and west portions of land from development.
- This **concept work indicates** that the Town's existing position for **R100** (4 storeys) for the site **would unlikely support development to achieve the dwelling target**.

Image upper left: Photo of Empire Village, 2024.

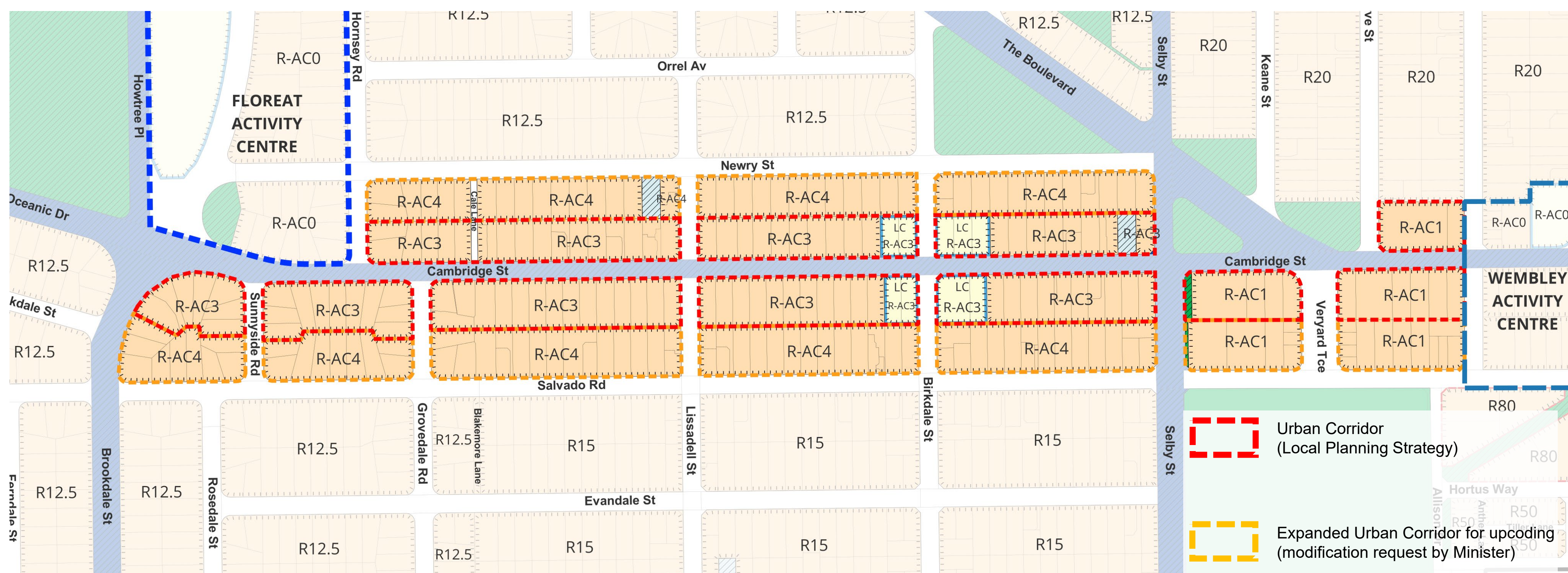
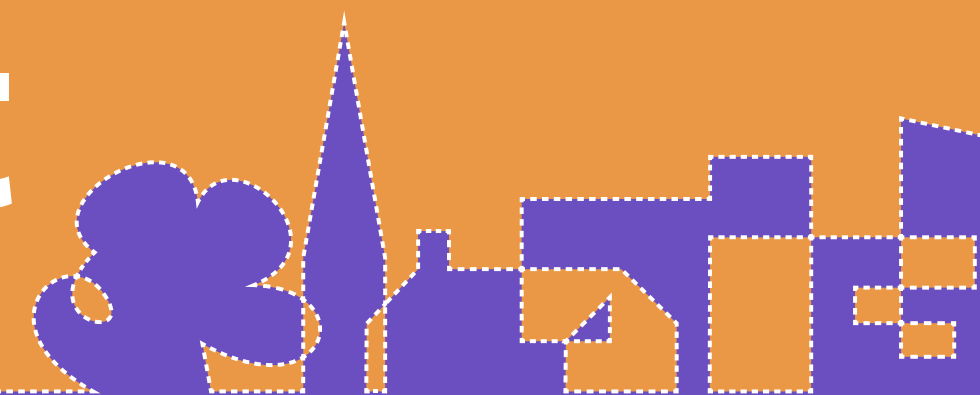
Image lower left: Concept drawing of Empire Village presented to WAPC, SPC Meeting, June 2024.



Local Centre zones

1.

An illustration featuring three stylized human figures in motion against a background of horizontal stripes. The top stripe is light blue, the middle is dark blue, and the bottom is light blue. On the left, a person in a red silhouette is riding a red bicycle. In the center, a person in a green silhouette is walking towards the right, carrying a large green shopping bag. On the right, a person in a yellow silhouette is captured mid-swing with a golf club.



Precinct Intent

- Identified with objectives in Local Planning Strategy as an **Urban Consolidation Area**.
- Over time needs to facilitate **325-450 additional dwellings**.
- High density residential corridor connecting activity centres with a local centre servicing the local needs.

Image below: Town's endorsed density codings from detailed planning project, 2024/25.



Built Form (R-Codes)

R-AC4	R-AC3	R-AC1
Low to medium rise development in compact	Medium rise apartment, some active ground floor	High rise apartment, active ground floor
3 storey (apartment) 4 storey (grouped)	6 storeys	9 storeys
2m or Nil primary street setback	2m primary street setback	2m or Nil primary street setback
Nil side and 6m rear setbacks	1m-3m side and rear setbacks	Nil side and rear setbacks
Plot ratio – 1.2*	Plot ratio – 2.0*	Plot ratio – 3.0*

Note: Default primary controls from Table 2.1 of the R-Codes Vol 2 – which may be varied by approval.

*multiply by lot area to calculate total floor area developable for site.

Images left: Examples of R-AC4, R-AC3 and R-AC1 at full development potential.

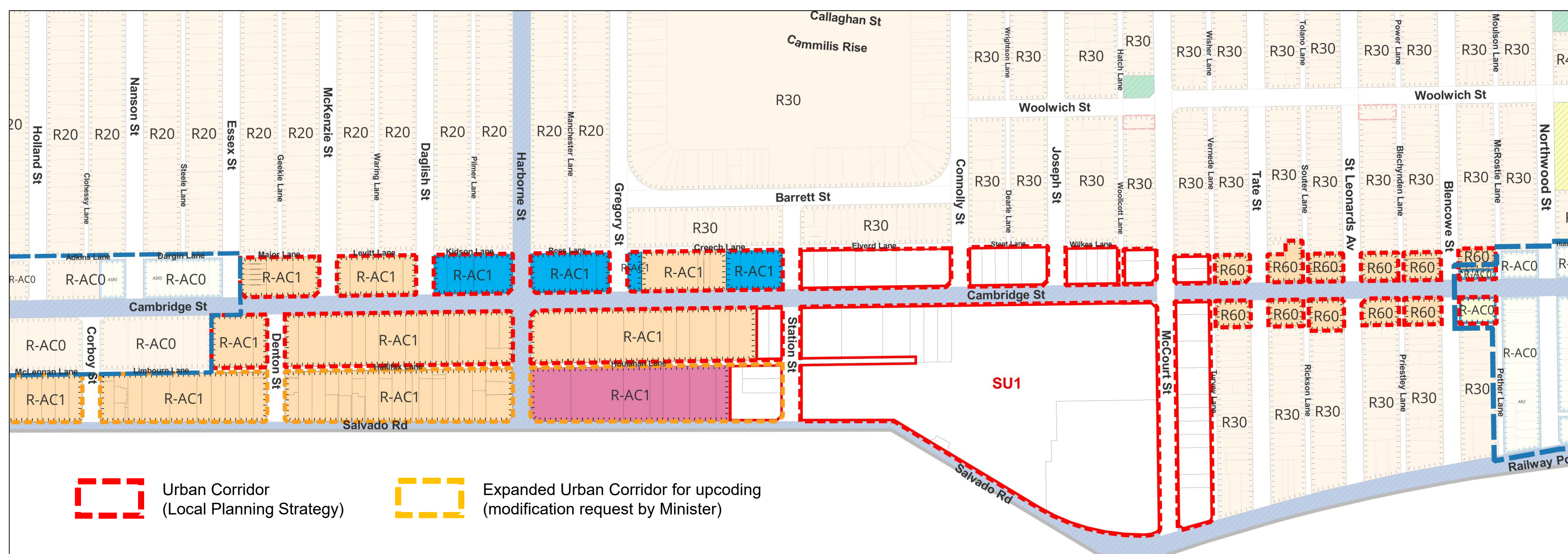
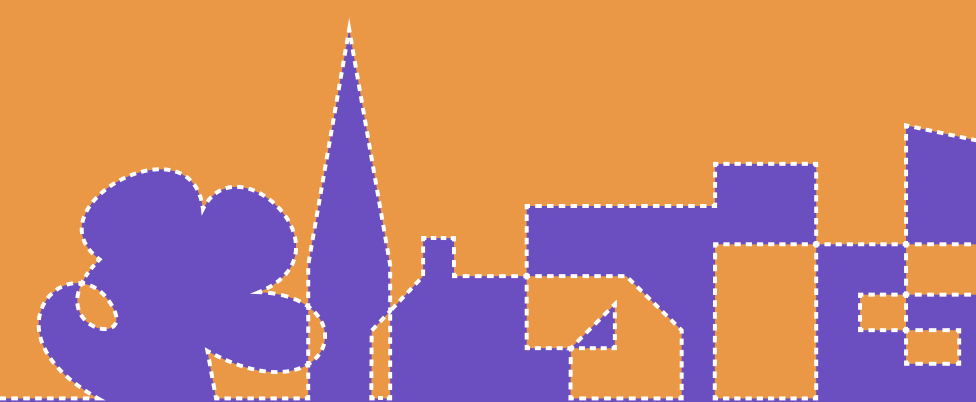


What is proposed in LPS2?

- No zoning changes.**
- Widened Urban Corridor** (requested as modification by Minister) to upcode north to Newry Street and south to Salvado Road.
- Upcoding residential lots** from current R12.5, R15, R20 and R40/60 density codings to a **mix of R-AC1** to the eastern end, **R-AC3** for lots fronting Cambridge Street, and **R-AC4** for lots adjacent north and south of the Urban Corridor R-AC3 lots.
- R-AC3** applied to the **Local Centre** – no density currently applies in LPS1 to the Local Centres.

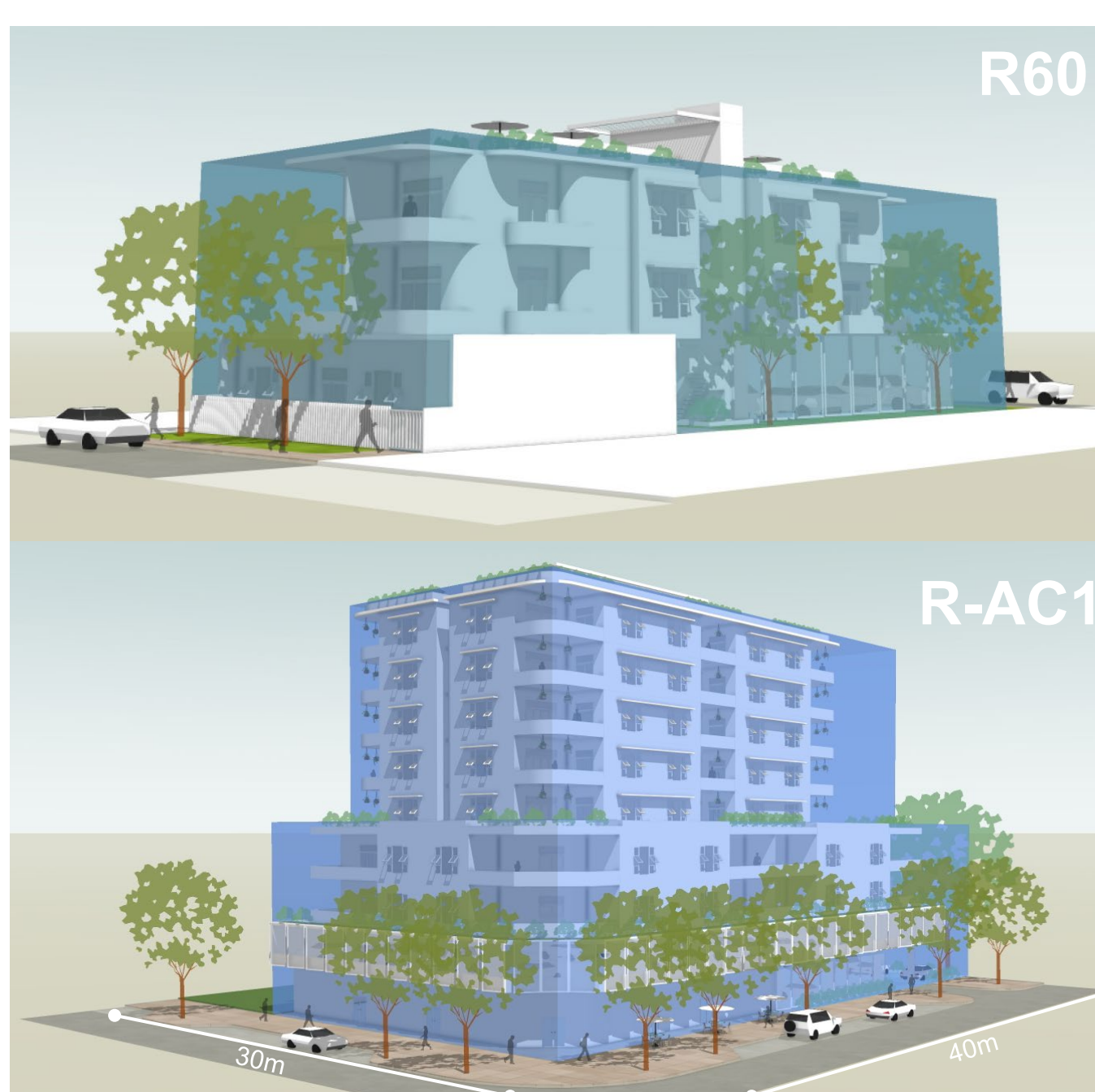
Image left: Photo from Cambridge Street and Birkdale Street Local Centre facing west.





Precinct Intent

- Identified with objectives in Local Planning Strategy as an **Urban Consolidation Area**.
- Over time needs to facilitate **325-400 additional dwellings**.
- Key corridor for connecting activity centres and providing a mix of uses with higher density.

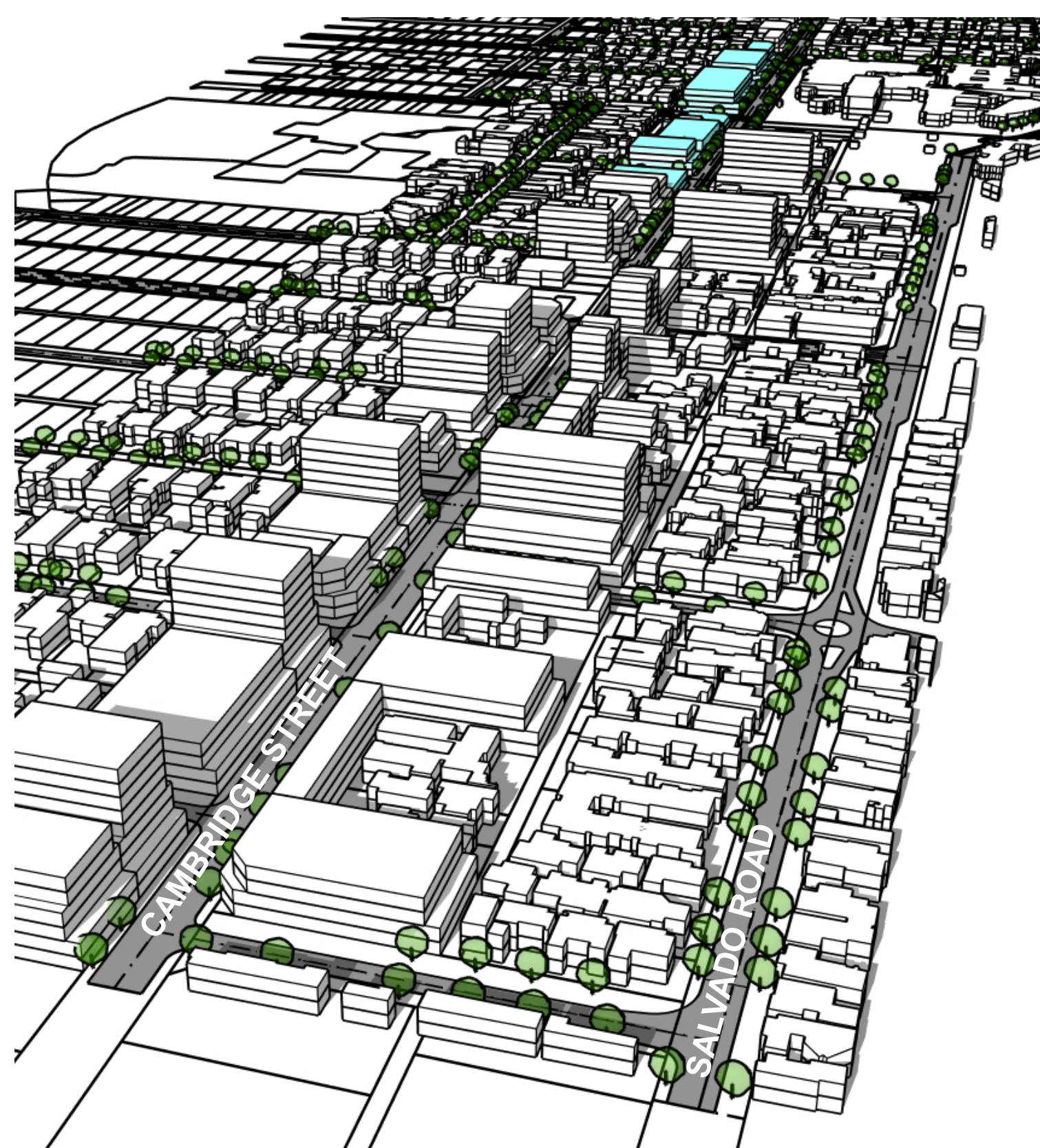


Built Form (R-Codes)

R60	R-AC1
Grouped 'townhouse' style residential	Multiple 'apartment' style residential and active ground floor
3 storeys	9 storeys
2m primary street setback	2m or Nil primary street setback
1m-3m side and rear setbacks	Nil side and rear setbacks
Maximum 70% site cover	Plot ratio - 3.0*

*Note: Default primary controls from Table 2.1 of the R-Codes Vol 2 – which may be varied by approval.
multiply by lot area to calculate total floor area developable for site.

Images left: Concept 3 & 9 storey large corner lot developments.



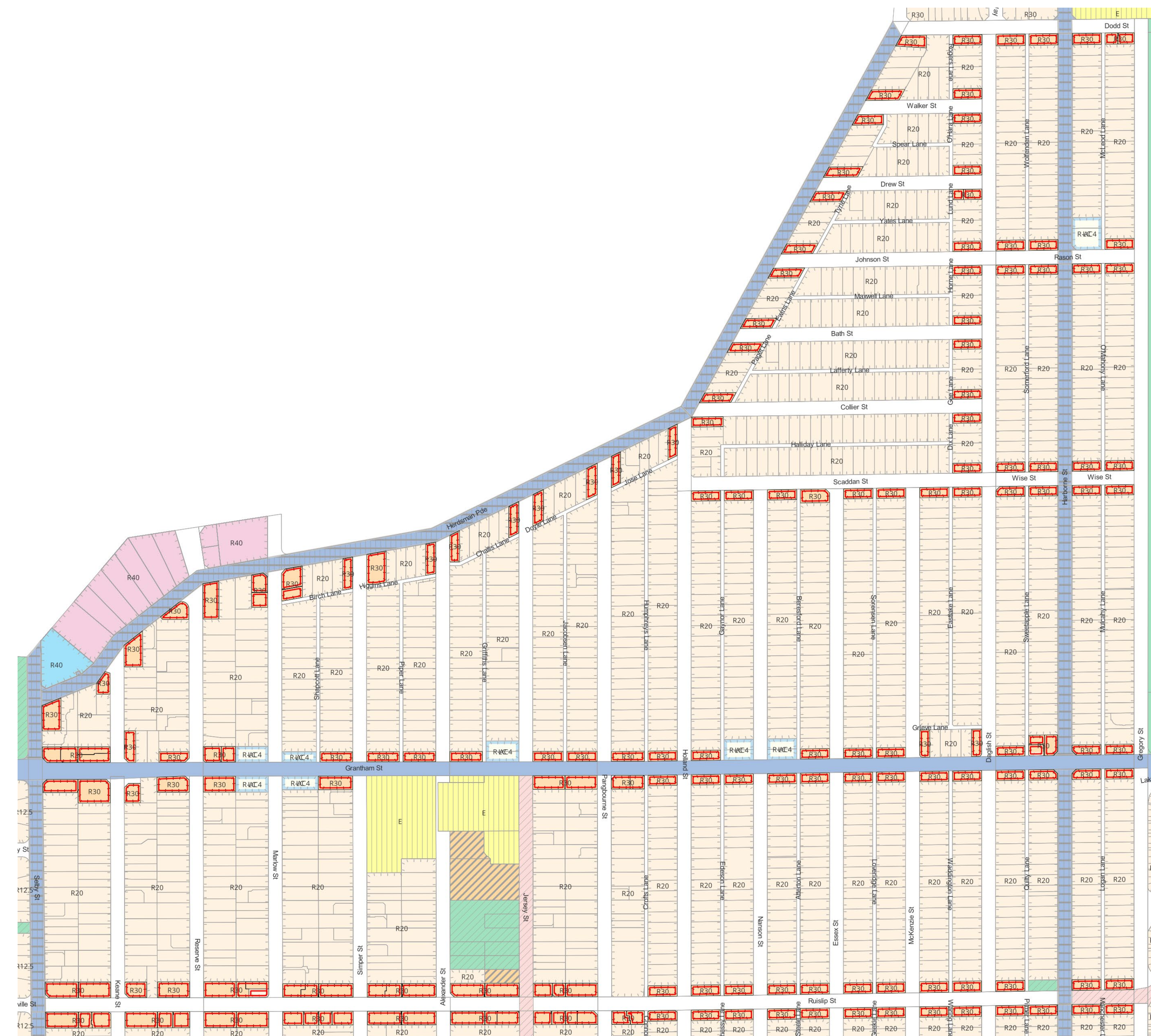
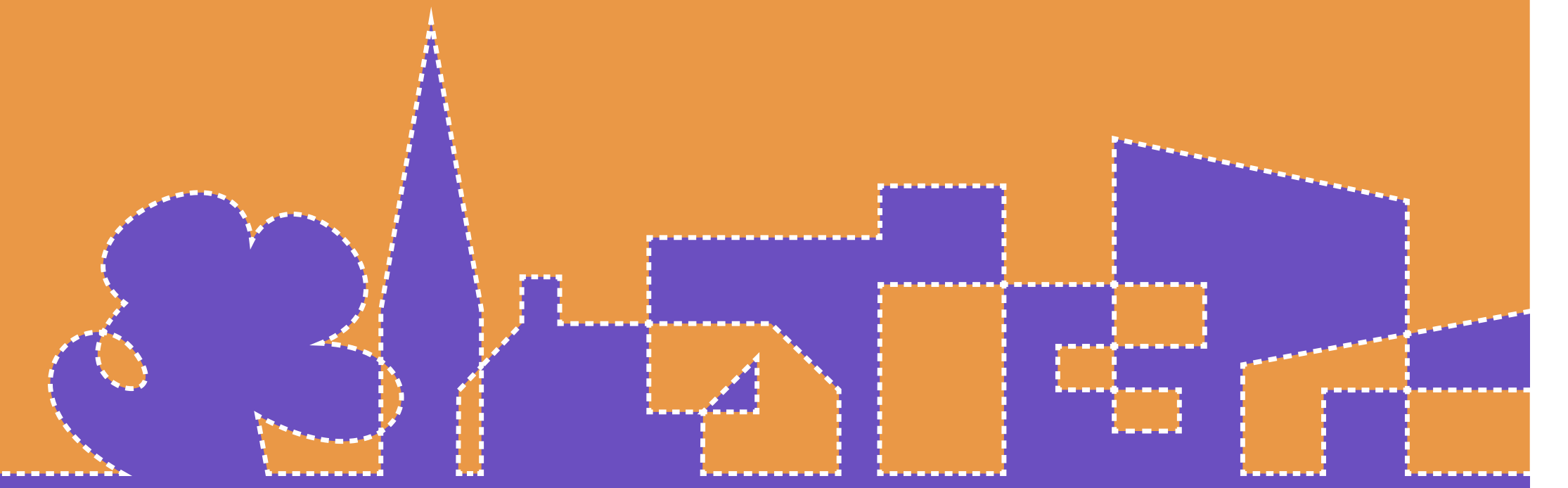
What does LPS2 propose?

- Expanded Urban Corridor** west of St John of God to Salvado Road.
- Increased **R-AC1 density** coding (requested as modification by Minister) west of medical precinct supporting **building height up to 9 storeys**.
- Unchanged **R60 density** coding east of medical precinct.
- Mixed Use Zone to replace Residential/Commercial Zone.
- Special Use Zone (SU1) for **medical precinct** to support medical uses.

Image left: Concept 50% developed with proposed R-AC1, view looking east along Cambridge St



Wembley Corner Lots



What does LPS2 propose?

- **Upcoding** original corner lots in Wembley locality from **R20 to R30**.
- **Removing Clause 26** from LPS1 – a special provision supporting a density bonus for these lots to R30 subject to criteria being met and considered.
- Proposed change **does not increase dwelling yield** beyond what is currently possible – it does remove the need for the Town's approval and requirement to meet the special provisions.



R20 vs R30 difference

- The Town's Local Planning Policy 3.1 Residential Built Form applies providing minor additional development requirements to R-Codes.

R-Codes Volume 1	R20	R30
Minimum lot size per dwelling	350m ²	260m ²
Average lot size per dwelling	450m ²	300m ²
Primary street setback to dwelling	6m	4m



R30 - An example corner lot

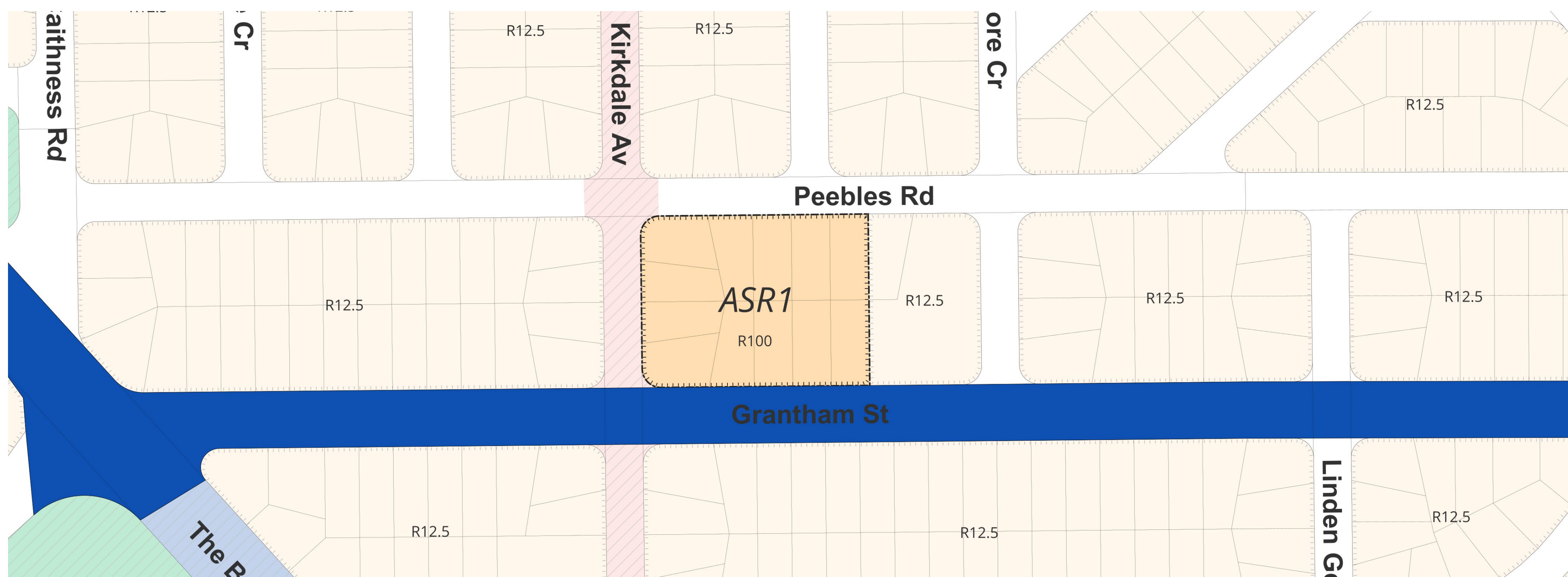
- Total land area (outlined in red) 645m²
- Grouped dwelling development using the R30 density bonus.
- New dwelling (left of red dash line) occupies 272m² and existing retained dwelling (right of red dash line) occupies 372m².
- Land (outlined in orange) could achieve similar R30 development outcome.
- Approximately 40% of sites have achieved the maximum number of dwellings to R30.

Image left: Aerial reference to a corner lot in Wembley.

Table left: Calculation of the corner lots.

Current number of lots	Current number of dwellings	Number of additional dwellings possible at 300m ² (average lot size)
188	243	138





The site

- Referred to as the Former Newman Junior College, the **school has operated under the existing Residential zone**.
- The subject site **consists of 12 freehold lots** approximately 900m² in size
- Properties in the locality are established **low density residential** lots – reflective of the *garden suburbs* character.
- The site is **not identified** as a future development site **for infill or higher density** in the Town's Local Planning Strategy.



R12.5 vs R100

- **R12.5** is characterised by single dwellings on large (800m²) blocks with generous setbacks.
- **R100** reflects higher density residential development such as townhouses with 4 storey building height supported and 2m primary street setback (R-Codes).



What is proposed in LPS2?

- Currently Residential zone with R12.5 density coding. Current lot configuration reflects the R12.5 density.
- As requested by modification by Minister, proposed to be **upcoded to R100** with additional requirement (**ASR1**) provisions which require:
 - a **single development approval** for the **entire redevelopment of the site**,
 - **tree retention** provisions,
 - provision of functional **open space**; and
 - a **diversity of dwelling types and sizes**.
- A scheme amendment to upcode the site to R20 and R40 in 2023 was not supported by the Town.

Image left: Photo of school site from Peebles Rd.



What to expect next for LPS2

Current Submission Period Phase

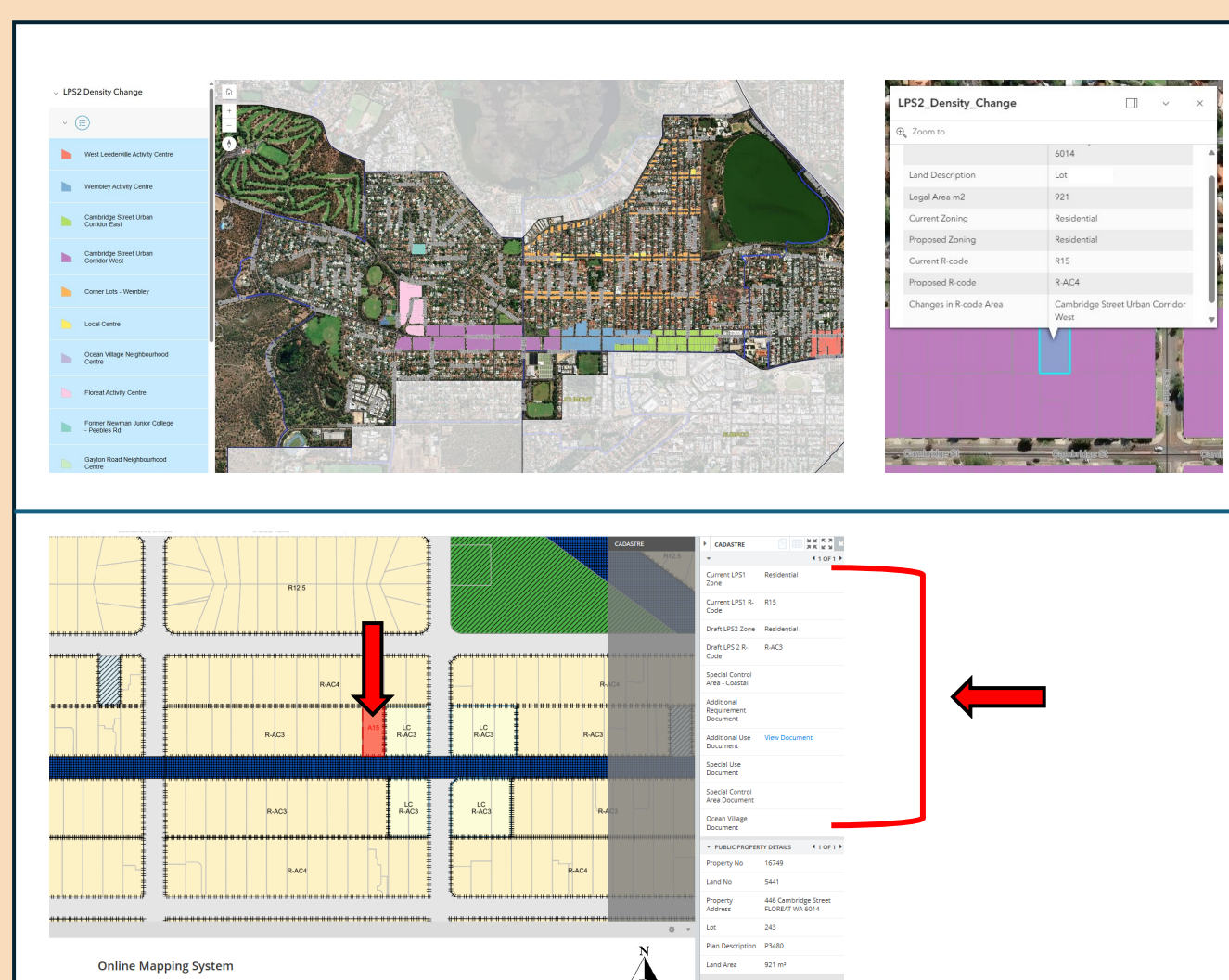
- Three drop-in sessions during the submission period have been arranged at the Boulevard Centre:
 - **Wednesday 29 October 2025 – 5pm to 8pm**
 - **Saturday 29 November 2025 – 10am to 1pm**
 - **Tuesday 20 January 2026 – 5pm to 8pm**
- The submission period closes **4pm, 30 January 2026**.
- To **make a submission** please access the online survey form on the Town's website on the LPS2 Project Page.



Online Materials

A dedicated project page on the Town's website provides a breakdown of LPS2 and the proposed changes.

Two types of online interactive maps are provided to assist community members view the LPS2 in detail.



Post-Submission Period

Town steps

- February 2026: Submissions received during the submission period will be collated and reviewed.
- Mid-2026: The Town Administration will prepare a report to Council to consider the submissions and make recommendations on a final LPS2 to be submitted to the WAPC for approval.

WAPC steps

- Mid-to-late 2026: LPS2 will be assessed and final determination by the Minister (timing TBA).

