

Zoning Changes

Draft Local Planning Scheme No. 4

What is it?

One of the key components of the planning system are Zoning Maps, which illustrate how each property in the City is zoned. Land with similar characteristics is grouped together within the same zone corresponding with the Zoning Table in the Scheme Text which determines what the land can and can't be used for.

What is changing?

The various zones the City can choose from are provided at a state level by the Model Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). The City recognises the need for consistency in local planning schemes is required to make the Western Australian planning system more efficient and easier to understand and implement by a broad range of stakeholders.

The City's current planning scheme uses 34 zones with the use of land controlled by four different zoning tables. To provide clarity and consistency for land use control, draft LPS4 uses 10 zones and one zoning table. Importantly, existing uses will not be impacted by these changes which are summarised below:

No change

There are no changes proposed to the following zones, however some properties may change to or from these zones:

- Local Centre
- Mixed Use
- Neighbourhood Centre
- Residential

New zone

Draft LPS4 proposes the introduction of the 'Light Industry' zone. This zone provides for a range of low impact light industrial uses and service industries which are incompatible with commercial zones. The use of this zone also provides a transition to adjoining urban areas.

Simple name change

Some of the zones the City currently uses will simply be known by a different name. These include:

Current Zone	Purpose	LPS4 Zone
Development	To give effect to a structure plan to guide subdivision and development	Urban Development
District Centre	District Centres are commercial areas designated at the state level which have a local community focus and provide services, facilities and job opportunities that reflect the needs of their local areas.	Centre
Industry Zone	To provide for a range of industrial and business development, as well as facilities for the storage and distribution of goods.	General Industry
Mixed Business	To facilitate the development of a mix of showrooms and service industry / commercial uses which require exposure to major traffic routes.	Service Commercial
Private Institution	To provide for a range of privately owned community facilities.	Private Community Purposes
Regional Centre	This zone is used for the City's Secondary Centres. These are commercial areas designated at the state level which perform an important role in the regional economy servicing a large population and providing essential services to its local area and the wider region.	Centre

Zones not used in LPS4

The following zones are not included in the Model Provisions and are therefore not proposed to be carried over into LPS4.

- Business
- Civic
- Hotel
- Service Station

Special areas

The following areas are currently designated as 'Special Control Areas' each with their own zoning table. LPS4 proposes to remove the specialised zoning tables for these areas resulting in greater consistency of requirements across the City.

- Mirrabooka Town Centre
- Stirling City Centre
- Scarborough