



# Local Planning Policy 3.3

Local Planning Areas (East) –

**White Gum Valley, Samson & Beaconsfield**



## **Local Planning Policy 3.3: Local Planning Areas East - White Gum Valley, Samson & Beaconsfield**

### **Citation**

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This policy may be cited as Local Planning Policy 3.3: Local Planning Areas (East) (LPP 3.3).

### **Introduction**

The purpose of this policy is to encourage development that reinforces and enhances the character of the local areas, support the resilience of the local areas in responding to changing climatic and economic conditions, preserve established development interfaces, and promote activation of the public realm.

### **Objectives**

The objective of this policy is to:

- Encourage the development of vibrant, safe streetscapes that respect the existing unique character of each Local Planning Area while supporting their resilience to social, environment and economic challenges.

### **Application of this Policy**

This policy applies to Local Planning Areas contained within the former Kim Beazley school site within White Gum Valley, the Local Centre zone in Samson, the Lefroy Road Neighbourhood Centre of Beaconsfield, and the former Beaconsfield TAFE site.

It does not supersede any relevant Local Planning Scheme No.4 (LPS4) provisions or applicable local planning policies, inclusive of heritage requirements.

Developments and other planning proposals seeking to vary the policy criteria are to demonstrate compliance with the objective of this policy, LPS4, and the relevant design principles of the Residential Design Codes (R-Codes). This policy is to be read in conjunction with Schedule 7 – Local Planning Areas (Development Requirements) of LPS4.

Where this policy is inconsistent with the Scheme or an adopted structure plan or local development plan, that instrument shall prevail to the extent of any inconsistency. Where this policy is inconsistent with a more general local planning policy, this policy shall prevail to the extent of any inconsistency.

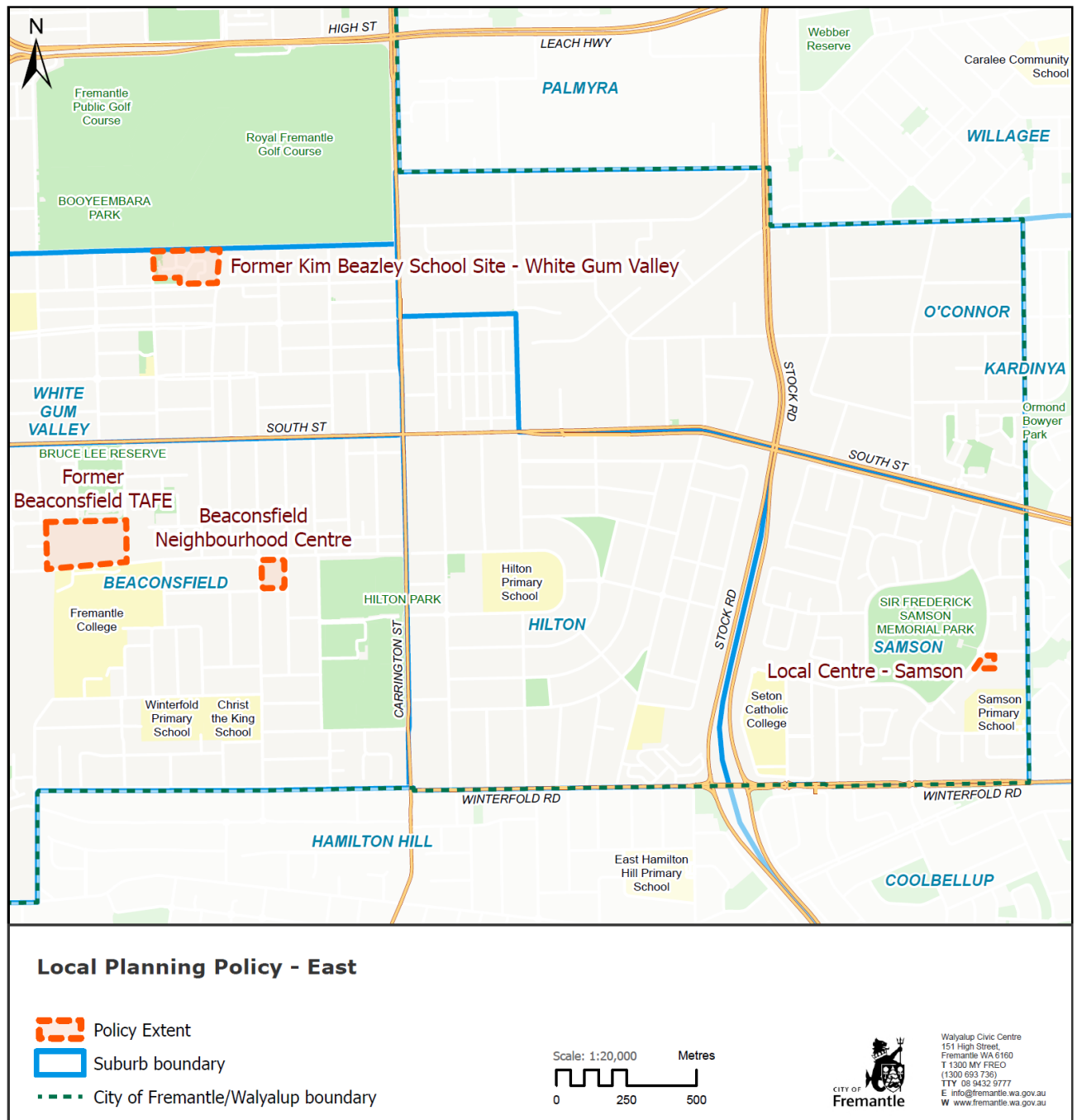


Figure 1: Policy extent within White Gum Valley, Samson, and Beaconsfield

| Permitted Variations to the Residential Design Codes R-Codes Volume 1<br>Part C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| <b>1. Clause 1.3 – Communal Open Space</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                       |
| <b>Deemed-to-comply provisions to be modified</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                       |
| C1.3.1 Table 1.3a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                       |
| <b>Deemed-to-comply</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                       |
| <p>1.2.1 A minimum of 20% of Lot 2 shall be set aside for communal open space purposes for the exclusive use of residents.</p> <p>1.2.2 Variations to the requirements of clause 1.2.1 above may be considered subject to the proposed development meeting the following criterion to the satisfaction of the City:<br/>The requirement for communal open space may be reduced by up to 5% if recreational facilities (i.e. fixed BBQ, seating and shade structures) and soft landscaping demonstrating tree retention, increased tree canopy, and Water Sensitive Urban Design principles inclusive of endemic plantings and permeable surfacing, are provided within the designated communal open space.</p> |                                       |
| WAPC Approval Required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Date approved by WAPC (if applicable) |
| Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 11 March 2026                         |
| <b>2. Clause 3.2 Building Height</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                       |
| <b>Deemed-to-comply provisions to be modified</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                       |
| C3.2.1 Table 3.2a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                       |
| <b>Deemed-to-comply</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                       |
| 1.3.1 Developments shall provide a contiguous and activated built form frontage to the boundaries identified as “Building Priority Zones” on Figure 3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                       |
| WAPC Approval Required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Date approved by WAPC (if applicable) |
| Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 11 March 2026                         |
| <b>3. Clause 3.3 Street boundary setbacks</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                       |
| <b>Deemed-to-comply provisions to be modified</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                       |
| C3.3.1 Table 3.3a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                       |
| <b>Deemed-to-comply</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                       |
| <i>Lots 2 and 11 (R60)</i><br>1.1.1 Dwellings shall be setback from the primary street and secondary street(s) in accordance with Figure 3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                       |
| WAPC Approval Required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Date approved by WAPC (if applicable) |
| Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 11 March 2026                         |

## Policy Provisions

### 1.0 White Gum Valley



Figure 2 - Former Kim Beazley School Site

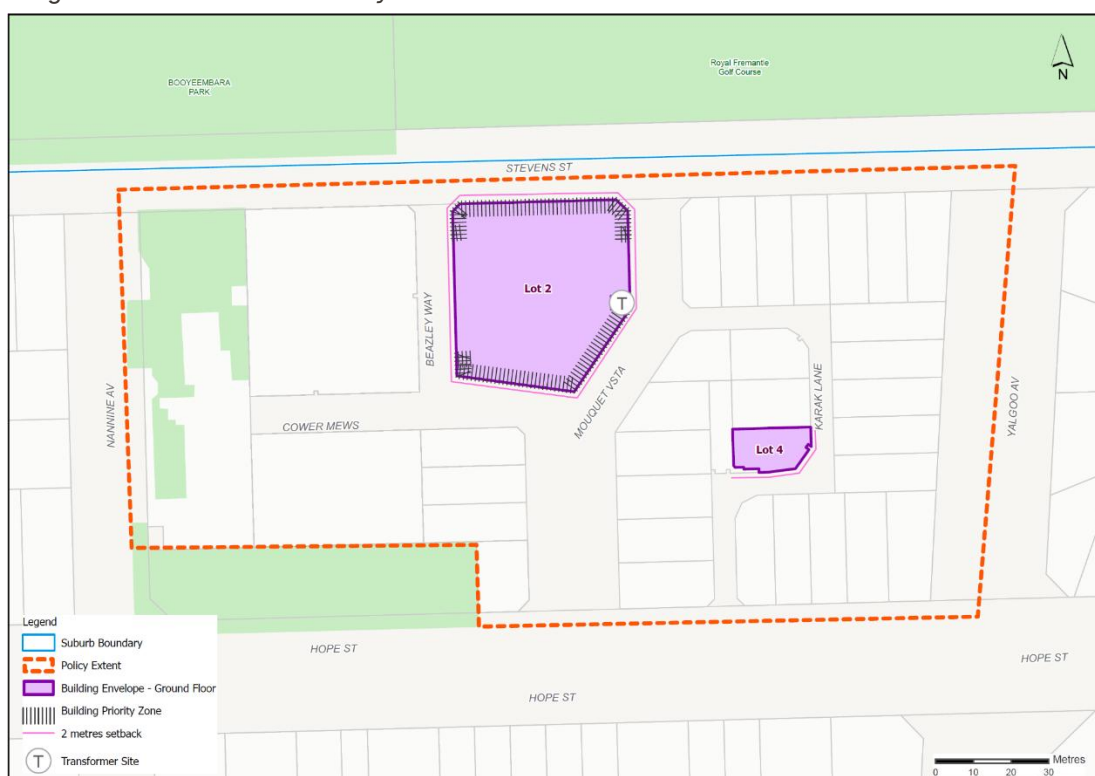


Figure 3: Lots 2 & 11

This sub-policy addresses the remaining undeveloped portions of land, namely:

- Lots 2 and 11 - R60 density coding

Those deemed-to-comply provisions of the Residential Design Codes ("R-Codes") Volume 1 Part C that are varied or replaced by this policy are as follows:

- 1.3 – Communal open space
- 3.2 – Building height
- 3.3 – Street boundary setbacks

*Development proposals within Lot 11 are further subject to the requirements of Local Development Plan – Lot 11 Mouquet Vista - White Gum Valley, adopted by the City on 4 June 2019.*

The provisions of this policy apply to residential development assessed under Part C of the Residential Design Codes ("R-Codes").

#### 1.1 Street Setbacks

##### *Lots 2 and 11 (R60)*

- 1.1.1 Dwellings shall be setback from the primary street and secondary street(s) in accordance with Figure 3.

#### 1.2 Communal Open Space – Lot 2

- 1.2.1 A minimum of 20% of Lot 2 shall be set aside for communal open space purposes for the exclusive use of residents.
- 1.2.2 Variations to the requirements of clause 1.2.1 above may be considered subject to the proposed development meeting the following criterion to the satisfaction of the City:

- i. The requirement for communal open space may be reduced by up to 5% if recreational facilities (i.e. fixed BBQ, seating and shade structures) and soft landscaping demonstrating tree retention, increased tree canopy, and Water Sensitive Urban Design principles inclusive of endemic plantings and permeable surfacing, are provided within the designated communal open space.

#### 1.3 Building Priority Zones

- 1.3.1 Developments shall provide a contiguous and activated built form frontage to the boundaries identified as "Building Priority Zones" on Figure 3.
- 1.3.2 Design responses may include but are not limited to, the orientation of dwellings to the street, habitable rooms adjacent and overlooking the public realm and location of primary vehicle and pedestrian entrances for the streets.
- 1.3.3 No open car parking (carports or open at-grade car parking) is permitted within this zone.

## 2.0 Samson

### 2.1 Local Centre building requirements

*Note: Where development includes a residential component assessed under the R-Codes and the below criteria conflicts with the R-Codes, the R-Codes prevail to the extent of any inconsistency unless the criteria is within LPS4.*

| Item             | Provision                                                                                                                                                                  |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a) Wall height   | Maximum 6m as per Schedule 7 of LPS4.                                                                                                                                      |
| b) Setbacks      | Nil setbacks, except where the site abuts a residential lot in which instance the setbacks are to align with the Residential Design Codes of the affected lot.             |
| c) Site coverage | 50%<br>May be increased where a development incorporates a land use or element that serves the public including but not limited to a hospitality or community purpose use. |
| d) Landscaping   | 10% of total lot area.<br>May be reduced to 7% where a Regulated Tree is retained (refer to the City's Tree Retention Local Planning Policy).                              |
| e) Trees         | 1 per 4 car bays provided.                                                                                                                                                 |
| f) Crossovers    | Maximum 1 per street frontage, designed to avoid conflict with street trees.                                                                                               |
| g) Car parking   | In accordance with Table 2 of LPS4.                                                                                                                                        |

2.1.1 Landscaping should demonstrate waterwise planting principles and tree species appropriate to the environment.

### 2.2 Matters to be considered

In addition to the *Deemed provisions* within the Regulations, the City shall have regard to:

- The design of vehicle ingress / egress to enable the provision of parking, delivery bays, access and manoeuvrability and to minimise traffic impacts including intrusion of commercial vehicles into adjoining residential streets;
- High standard of landscaping demonstrating water sensitive urban design principles inclusive of permeable surfacing and porous ground covers, species endemic to the Fremantle locality, retention and provision of shade trees sited to avoid conflict with development and trafficable surfaces, and controlled lighting that minimises light spill onto adjoining parkland or other natural reserves and residential areas;
- Materials and finishes to enhance the visual amenity of the area, which can include clay or limestone brick, galvanised steel, and timber. Concrete facades and rendered brick should not be used unless it features articulation, inclusive of windows and patterned scoring, and varying colour to prevent large expanses of blank frontages.

### 3.0 Beaconsfield

#### 3.1 Neighbourhood Centre (cnr Lefroy Road & York Street Centre) building requirements

*This policy does not apply to the South Street Beaconsfield Neighbourhood Centre which is addressed separately under Schedule 7 of LPS4 (Sub-Area 5.3.1)*

*Note: Where development includes a residential component assessed under the R-Codes and the below criteria conflicts with the R-Codes, the R-Codes prevail to the extent of any inconsistency unless the criteria is within LPS4.*

| Item             | Provision                                                                                                                                                 |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| a) Wall height   | Maximum 5.5m as per Schedule 7 of LPS4.                                                                                                                   |
| b) Setbacks      | Nil setbacks, except where the site abuts a residential lot in which instance the setbacks are to align with the R-Codes of the affected lot.             |
| c) Site coverage | 75%                                                                                                                                                       |
| d) Landscaping   | 10% of total lot area.<br>May be reduced to 7% where a Regulated Tree is retained (refer to the City's Tree Retention Local Planning Policy).             |
| e) Shade Trees   | 1 per 4 car bays provided.                                                                                                                                |
| f) Crossovers    | Maximum 1 per street frontage, designed to avoid conflict with street trees.<br><i>Note: Crossovers to South Street will require Main Roads approval.</i> |
| g) Car parking   | In accordance with Table 2 of LPS4.                                                                                                                       |

3.1.1 Variations to d) and e) may be considered where redevelopment of the existing building is not substantial.

3.1.2 Landscaping should demonstrate waterwise planting principles and tree species appropriate to the environment.

#### 3.2 Matters to be considered

In addition to *Deemed provisions* within the Regulations, the City shall have regard to:

- The design of vehicle ingress / egress to enable the provision of parking, delivery bays, access and manoeuvrability and to minimise traffic impacts including intrusion of commercial vehicles into adjoining residential streets;
- High standard of landscaping demonstrating water sensitive urban design principles inclusive of permeable surfacing and porous ground covers, species endemic to the Fremantle locality, retention and provision of shade trees sited to avoid conflict with development and trafficable surfaces, and controlled lighting that minimises light spill onto adjoining parkland or other natural reserves and residential areas;
- Materials and finishes to enhance the visual amenity of the area, which can include clay or limestone brick, galvanised steel, and timber. Concrete facades and rendered brick should not be used unless it features articulation, inclusive of windows and patterned scoring, and varying colour to prevent large expanses of blank frontages.

3.3 Within the former Beaconsfield TAFE site, development is to be assessed against the R-Codes based on the coding under the designated adopted Local Structure Plan.

# LEGEND

## ZONES

Residential

## RESERVES

Public Open Space

## OTHER

Structure Plan Area Boundary

R Codes

Local Street Link (Indicative Location)

'Cafe / Restaurant' and 'Community Purpose'



Figure 4: Beaconsfield TAFE Local Structure Plan density coding

| Local Planning Policy – Document Control |                                                                    |                                                                                                                                                                                                                                                                                                                          |                                     |
|------------------------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Responsible officer                      |                                                                    | Previous Policy Title                                                                                                                                                                                                                                                                                                    | Next Review Date                    |
| Manager City Planning                    |                                                                    | LPP 3.15, LPP 3.5, LPP 3.9                                                                                                                                                                                                                                                                                               | 13/05/2030 (4 years+ from last)     |
| Version                                  | Decision to Adopt/Amend                                            | Brief Details of Modifications                                                                                                                                                                                                                                                                                           |                                     |
| 1                                        | Ordinary Meeting of Council –<br>13 May 2026<br>Item No. – C2605-9 | 13/05/2026 – C2605-9<br>Policies combined, consolidated and rationalised to align with the Residential Design Codes. The policy is derived from former Local Planning Policy 3.15 – Former Kim Beazley Primary School - White Gum Valley, Local Planning Policy 3.5 Beaconsfield, and Local Planning Policy 3.9 – Samson |                                     |
| 2                                        | Amended under delegation<br>5 August 2026                          | Policy updated to incorporate Beaconsfield TAFE site<br>Minor administrative updates for ease of reference                                                                                                                                                                                                               |                                     |
| Public Consultation                      |                                                                    | Yes                                                                                                                                                                                                                                                                                                                      |                                     |
| WAPC Approval Required?                  |                                                                    | Yes                                                                                                                                                                                                                                                                                                                      | Date approved by WAPC<br>11/03/2026 |