

Local Planning Strategy and Local Planning *Scheme*

Information Sheet



Shire of Mundaring is embarking on a significant review of its Local Planning Scheme and Local Planning Strategy to guide future land use and development in line with the community's needs and aspirations. This forward-thinking approach aims to ensure that future growth is responsible, reflecting the Shire's commitment to a sustainable future.





What is a Local Planning Strategy?

A Local Planning Strategy is a high level and strategic document that sets out the framework for local planning and development over the next 10 to 15 years. The recommendations of the Local Planning Strategy will provide the basis for any changes to zoning and development standards set out in the Shire's Local Planning Scheme No.5.

All local governments in Western Australia are required to prepare a local planning strategy under State legislation.



What is a Local Planning Scheme?

A Local Planning Scheme facilitates the implementation of the Local Planning Strategy. It provides guidance through rules and more detailed definitions to interpret the strategy at a local level.

A local planning scheme is used by Shire staff and Councillors to help make decisions on all types of planning matters such as proposed land uses and proposed works.

What is the difference between a Local Planning Strategy and a Local Planning Scheme?

The **Local Planning Strategy** does not specify changes to individual properties but rather serves as a strategic policy document focusing on big picture land use topics and spatial matters.

A **Local Planning Scheme** on the other hand is a statutory document that sets out the way land is to be used and developed on a more individual property scale and provides the framework for Shire day to day decision making. The Local Planning Scheme is essentially the 'rule book' in which to provide development control provisions to implement the intentions of a Local Planning Strategy.

Why is the Shire preparing a new Local Planning Strategy and new Local Planning Scheme?

Under State legislation, all local governments are required to review their local planning strategy and Scheme periodically to ensure they consider contemporary planning, environmental, economic and social issues.

The Shire completed a Scheme Review Report in 2024 which concluded that whilst both documents operate effectively they require updating to ensure that they reflect the current planning framework and community needs. In August 2024 the Western Australian Planning Commission resolved to agree with the recommendations of the report.



What can a Local Planning Strategy influence?

The **Local Planning Strategy** influences and addresses land use (spatial) matters including:

- Responding to the changing residential and lifestyle needs of the community and population growth by addressing housing issues such as density, diversity, affordability, availability, built form, and residential character;
- Supporting local employment and the economy and considering the land use requirements associated with opportunities for economic growth and additional employment; and
- The protection of the district's environment including biodiversity, landscape, responding to climate change and heritage.

The **Local Planning Strategy** focusses on 'higher order' planning matters, rather than getting into matters better addressed through other planning tools. Given the Local Planning Strategy is a strategic land use document, further details on planning requirements are set out in other planning tools. This includes the Local Planning Scheme, local planning policies, structure plans, local development plans and design guidelines.

How will the Local Planning Strategy affect my property?

The Local Planning Strategy is a high level document that will identify broad strategies and key actions to be implemented at a Shire wide and neighbourhood level. The Local Planning Strategy will not specify changes to individual property zoning.

However, the recommendations of the Strategy will inform the review of the Local Planning Scheme, which will consider changes to individual property zoning. Any changes to individual property zoning will be subject to separate landowner consultation at the time of the Scheme review.

The Shire cannot comment on whether any proposed changes will affect property values, and it is not a matter the Shire is required to have regard to when preparing such documents.



Can I subdivide my property based on the Local Planning Strategy?

No. The Local Planning Strategy is a high-level document that will not result in any immediate statutory changes. However, future statutory changes will be informed by the Local Planning Strategy. Future subdivision potential may arise as a result of amendments to the local planning scheme text and/or maps, or the preparation of future structure plans or precinct plans.

What are likely to be the key changes proposed?

Key changes in the draft revised Local Planning Strategy generally may include:

- Alignment with State Government Planning Reform initiatives;
- Alignment with new State Planning Policies; and
- The identification of issues and opportunities which will inform Local Planning Scheme No.5 and the future preparation of new policies and strategies.

Who can I contact should I have any queries?

Should you have any queries please contact the Shire's Planning Services



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