Help Shape the Future of Peppermint Grove

What is happening?

In response to State Government declarations for urban infill development between Stirling Highway and View Street, the Shire of Peppermint Grove is preparing a new Draft Local Planning Strategy to guide its future population and economic growth over the next 10 to 15 years.

The Draft Strategy gives the Shire an opportunity to establish its preferred local response and advocate for outcomes that reflect community values and priorities.

Why is growth being considered?

State Government planning laws, policies and directions requires all local governments to regularly plan for population and economic growth with a strong focus on accelerating housing delivery.

The Shire is seeking a balanced outcome that responds to State Government declarations for urban infill development, while balancing the heritage, tree canopy cover, established character and high residential amenity that defines Peppermint Grove as the Garden Shire.

How is the Shire responding?

This consultation is about how future housing growth declared by the State Government should be managed locally, where it should be located and to what extent.

The Shire is seeking community feedback, among other things, on three (3) growth scenarios it has developed to:

- Accommodate the required housing growth through higher residential densities and zones
- Balance heritage, tree canopy cover, and the Graden Shire character and amenity
- Direct and control future housing growth to the most appropriate locations

The Shire considers ‘Growth Scenario - Option B’ to be an optimal response to housing growth between Stirling Highway and View Street, while retaining the qualities that make Peppermint Grove a highly sought after place to live, visit and work.

Where is growth proposed?

In response to State Government declarations for urban infill development, the preliminary Draft Local Planning Strategy concentrates the highest levels of change along the Stirling Highway corridor and within the Cottesloe Village commercial centre supported by a transition of varying residential zones and densities eastwards to View Street.

Balancing the Garden Shire Character

A key challenge of the preliminary Draft Local Planning Strategy is to accommodate housing growth without detracting from the qualities that define Peppermint Grove as the Garden Shire, such as:

- Heritage conservation
- Tree canopy cover retention and replenishment
- Garden Shire character and high residential amenity

The proposed Garden Shire Special Control Area is intended to provide additional protection for properties east of View Street so that they continue to make a significant contribution to the Shire’s established identity and character.



State and Local Planning Responsibilities

An important part of this consultation is understanding what is determined by State government:

Community Feedback Can Help Inform	Community Feedback Cannot Change
✓ Confirm community priorities and issues of concern	✗ State planning legislation, policies and reforms
✓ Approaches to balance growth with character	✗ Improvement Plan No.65 – Station Precincts
✓ The Shire's future advocacy with State Government	✗ Decisions and directions by the Minister for Planning and/or the Western Australian Planning Commission
✓ Local planning priorities and actions	✗ Local planning strategy structure

While community feedback will inform the Shire's preferred position, final decisions on the Shire's Draft Local Planning Strategy rests with the Western Australian Planning Commission.

Have Your Say

This consultation period is an opportunity to advocate your expectations and any issues of concern on how future housing and economic growth should be managed locally, where it should be located and to what extent.

Residents and ratepayers are encouraged to attend one or more of the three community workshops being held at the Shire of Peppermint Grove Community Centre:

Community Information Sessions

Tuesday 17 November 2026,
6.00pm

Thursday 19 November 2026,
10.00am

Saturday 21 November 2026
10.00am

For residents that cannot attend a community workshop an online survey will be made available after the workshop series.

Peppermint Grove
The Garden Shire

