

DRAFT LOCAL PLANNING STRATEGY (MARCH 2021)

SUMMARY OF DOCUMENT MODIFICATIONS

On the 21 April 2020, the Council adopted the draft Local Planning Strategy for advertising following certification (ie. permission to advertise) from the Western Australian Planning Commission (WAPC) as required by the Planning and Development (Local Planning Schemes) Regulations 2015.

The draft Strategy was lodged with the Department for Planning Lands and Heritage (DPLH) in May 2020 for assessment against Regulation 11(2) of the Planning Regulations. Significant modifications were required by DPLH to ensure compliance with the Regulations.

On 15 September 2020, the Statutory Planning Committee of the WAPC supported the draft Strategy subject to further modifications and delegated certification to the DPLH.

The following is a summary of modifications to the draft Strategy to-date.

Changes made between original Draft Strategy adopted by Council in April 2020 and revised draft September 2020.

- Major re-writing, editing and re-formatting to address:
 - length and readability, including Objectives and Actions for consistency and removal of several 'unnecessary' actions (eg. data collection ones, short-stay accommodation etc);
 - re-formatted to reflect the conventional Part 1 and Part 2 LPS format (vs Part A and Part B);
 - removal of Action categories "Strategic Planning Studies" and "Local Planning Scheme No.2" to present a simplified table of Actions;
 - significant re-write of new Part 1 to summarise issues and opportunities, with full explanation of issues and opportunities retained in Part 2.
- Further address the Town's capacity to meet the State government's infill dwelling target (refer to LPS map):
 - Burswood station catchment - identify additional areas as in Lathlain as potentially suitable for infill development ie "Future Investigation Areas";
 - Vic Park station catchment (west of railway) identify land adjacent to the station as "Future Investigation Area" with opportunity for sensitive development of multiple dwellings in existing R40 area in RCA, and opportunity for higher density on the VisAbility site;
 - St James – identify land along Hillview Terrace and part of Berwick Street as potentially suitable for infill development ie "Future Investigation Area";
 - provide further information / clarification regarding number of planned dwellings and estimated number of additional infill dwellings, and clarify the Town's methodology for calculating these dwellings.
- Provided further justification for re-classification of Burswood Peninsula from District Centre to Specialised Activity Centre and Albany Highway (entire length) to Secondary Centre in Part 1 document (rather than Appendix – Draft Activity Centre Strategy) and provide further justification according to State Planning Policy 4.2 Activity Centres.
- Re-write the Objectives and Actions for the Ridge (West) Neighbourhood/Precinct as a previous version was use in error.
- Include an action re preparation of statutory heritage list.
- Change in terminology:
 - Change "Strategic Investigation Areas" to "Precinct Planning Areas" to more accurately reflect the intent for these areas.
 - Create a new category of planning area called "Future Investigation Areas" that has potential for urban consolidation / additional dwelling growth through higher densities, but which requires engagement with the

community to gauge their support for change given these areas were not generally identified as infill areas during the 2016 strategic community plan infill mapping workshop.

- Changes to LPS map/s – remove District Centre designation from Burswood South as not yet justified (will be done during precinct planning).

Changes made between September 2020 version and March 2021 version.

- Change terminology “Precincts” to “Neighbourhoods” to avoid confusion with precinct structure planning areas under SPP 7.2.
- Provide further justification, including a summary of the justification contained in the Town’s draft Activity Centre Strategy, for the re-classification of Burswood Peninsula to Specialised Activity Centre and Albany Highway (entire length) to Secondary Centre.
- Infill dwelling targets / dwelling capacity – further address potential for infill dwellings in the catchments of Victoria Park and Burswood train stations including (refer to LPS map):
 - Vic Park station catchment (east of railway)- identify a further “Future Investigation Area” in Lathlain adjacent to the station to align with the Central Sub-regional Planning Framework (WAPC, 2018) given potential for higher density development, excellent access to the train station and absence of original/character dwellings;
 - Show part of Kent Street and Shepperton Road as Urban Corridor with an action for the Town to investigate opportunities for urban consolidation.
- LPS Map - added additional Future Investigation Area in Lathlain and Urban Corridors (Kent St/Shepperton Rd), clarified “proposed” secondary centre and specialised activity centre designations.
- Amend Action 2.3 to clarify there will be a systematic review of TPS No.1 Precinct Plan provisions when preparing LPS No.2.
- Delete action 3.4 which relates to requiring a retail sustainability assessment for retail developments over 5000sqm as these requirements are provided for under SPP4.2. - Activity Centres and associated guidelines.
- Action 3.1 – more general wording re change of activity centre classifications for Burswood south and Oats street Station given lack of supporting info in LPS.
- Action 4.1 – amend wording to focus on setting parameters rather than expectations re developer-led precinct structure planning.
- Action 14.1 removed reference to Character Retention Area Special Control Area.
- Action – removed action relating to LPS Implementation plan as essentially an internal resource planning exercise.
- Action – adjust actions relating to investigation of aged/dependent persons housing and accessible housing.
- Amend action BS.2 and CB.3 to make more general.
- Provide further / update information for infill dwelling / planning area locations:
 - update infill dwelling capacity table to include potential capacity from the additional Future Investigation Area in Lathlain and updated comparison with the Town’s infill dwelling target;
 - amend strategy text and objectives to include greater description of the future character of urban consolidation areas, including images and illustrations;
 - Included infill dwelling capacity table in Part 1 as well as Part 2.
- Social infrastructure – additional text outlining the purpose of the social infrastructure plan and relationship to SPP3.6 Infrastructure Contributions and Residential Design Codes Volume 2.
- Make various text changes to accurately reflect the METRONET project scope and terminology.
- Amend text re collection of Public Open Space (POS) contributions more general.