

APPENDIX 4 – LOCAL PLANNING STRATEGY - OTHER STRATEGY MODIFICATIONS (OCTOBER 2021)

(updated March 2022 to reflect minor edits to fix errors in the report)

In addition to the proposed modifications in response to community and government submissions, a number of other modifications are recommended to Part One and Part Two to address various errors and inconsistencies, as well as an adjustment to the priorities for Precinct Structure Planning. The recommended Strategy modifications are expressed in 'track changes' format to clearly highlight the proposed changes to the advertised draft Strategy.

| ISSUE / DISCUSSION | RECOMMENDED STRATEGY MODIFICATIONS |
|--|--|
| PART ONE - STRATEGY | |
| <p>Part One, Chapter 1 Strategic Planning Framework - The WAPC's State Planning Policy 7.2 Precinct Design has been released but does not provide any guidance on privately led precinct structure planning. As such, the LPS text referring to this is now redundant and should be removed. The new text reflects existing Action 1.4 of the LPS.</p> | <p>It is recommended that Part One, Chapter 1 Strategic Planning Framework (Opportunities and Challenges section) be amended as follows:</p> <p>The WA Planning Commission's impending release of State Planning Policy 7.2 Precinct Design may provide guidance on the process, but in any event, the Town will develop its own policy outlining its expectations.</p> <p>The Town will prepare a policy to outline parameters relating to landowner-led precinct structure planning.</p> |
| <p>Part One, Chapter 1 Strategic Planning Framework – fix objective numbering and remove "Strategic Community Plan" (SCP) from 2nd objective, as SCP is being updated and will not include the Liveability principles.</p> | <p>It is recommended that Part One, Chapter 1 Strategic Planning Framework 2nd objective be amended as follows:</p> <p>To ensure planning processes, instruments and decisions are guided by the Liveability Principles outlined in the Strategic Community Plan:</p> |
| <p>Part One, Chapter 1 Strategic Planning Framework – Figure 2 - adjust boundaries of FIA's for St James and Lathlain as per OCM resolution.</p> | <p>It is recommended that Part One, Chapter 1 Strategic Planning Framework, Figure 2 Local Planning Strategy Map be amended to show revised boundaries of FIA's for St James and Lathlain.</p> |
| <p>Part One, Chapter 2 Neighbourhoods and Housing – Update text to reflect the Town's completion and adoption of the Local Heritage Survey (LHS) in 2021.</p> | <p>It is recommended that Part One, Chapter 2 Neighbourhoods and Housing (Opportunities and Challenges section) be amended as follows:</p> <p>The Town's Municipal Heritage Inventory is 20 years old and is being updated through the preparation of Local Heritage Survey. The Town adopted an updated Local Heritage Survey in 2021. The Survey will inform the development of a Local Heritage List to be adopted under the Local Planning Scheme.</p> |
| <p>Part One, Chapter 2 Neighbourhoods and Housing - The Local Heritage Survey (2021) includes a list of 31 supplementary places with a recommended for further researched to determine whether these places are significant. The LPS should include this as an action.</p> | <p>It is recommended that Part One, Chapter 2 Neighbourhoods and Housing Actions be amended as follows:</p> <p>Action 2.5 – Following adoption of the Local Heritage Survey, prepare a Local Heritage List for adoption in the local planning framework.</p> |

| ISSUE / DISCUSSION | RECOMMENDED STRATEGY MODIFICATIONS |
|---|---|
| <p>In addition, the Local Heritage Strategy Guidelines It is recommended that alignment of the LPS review with the Local Heritage Survey review, this is included as an LPS action.</p> | <p>Insert new Action 2.6 – Carry out further research of supplementary places identified in the Town’s Local Heritage Survey (2021). Review the Local Heritage Survey (2021) to align with the future review of the Local Planning Strategy. Timeframe SHORT to LONG-TERM 1-5 years+</p> <ul style="list-style-type: none"> • Renumber existing Action 2.6 to 2.7 |
| <p>Part One, Chapter 2 Neighbourhoods and Housing – correct the infill capacity figure on page 5 which says “18,543” but should be “18,711” to match the figure at bottom of figure 3.</p> | <p>It is recommended that Part One, Chapter 2 Neighbourhoods and Housing page 5 be amended to replace the additional dwelling figure of “18,543” with “18,711”.</p> |
| <p>Part One, Chapter 3 Activity Centres and Employment Areas – correct the appendix number reference.</p> | <p>It is recommended that Part One, Chapter 3 Activity Centres and Employment Areas introductory text be amended to correct reference to the Activity Centre Strategy as Appendix 4.</p> |
| <p>Part One, Chapter 3 Activity Centres and Employment Areas - The Action requires minor amendment for clarity and consistency. Not all precincts require precinct structure planning to determine their activity centre classification. The Town believes there is sufficient justification in the LPS to amend the classification of Albany Highway and Burswood Peninsula. The actual status of Burswood South and Oats Street as activity centres is questionable and should be determined following updates to the planning framework for these areas via precinct structure planning or other suitable planning instruments.</p> <p>Amend the timeframe to reflect the timeframes for updating the planning framework in each area.</p> | <p>It is recommended that Part One, Chapter 3 Activity Centres and Employment Areas be amended as follows:</p> <p>Action 3.1 Following completion of precinct structure planning and/or updates to the local planning framework (where recommended), engage with the Department for Planning, Lands and Heritage regarding suitable classification or re-classification of activity centres under State Planning Policy 4.2 Activity Centres for Perth and Peel:</p> <ul style="list-style-type: none"> ○ Albany Highway –a Secondary Centre for the entire length of the activity centre. ○ Burswood Peninsula –a Specialised Activity Centre across the entire Peninsula. ○ Burswood South – District Centre or other as determined via precinct structure planning. ○ Oats Street – as determined via precinct structure planning. <p>SHORT TERM (1-2 years) SHORT to LONG-TERM (1-5 years)</p> |
| <p>Part One, Chapter 3 Activity Centres and Employment Areas - Amend inconsistent terminology relating to precinct structure planning and timeframes.</p> <p>Amend the priorities for precinct structure planning to:</p> <ul style="list-style-type: none"> • adjust timeframes to better reflect the Town’s priorities and resource capacity for preparing these plans. • fix inconsistencies between timeframes listed in Action 3.2 (Chapter 3 Activity Centres) and the Neighbourhood Chapters (although noting the | <p>It is recommended that Part One, Chapter 3 Activity Centres and Employment Areas be amended as follows:</p> <p>Action 3.2 In accordance with the timeframes outlined in Chapter 8 Neighbourhoods, prepare precinct structure plans (or other suitable planning instruments) to guide future updates to the local planning framework (zones, densities, land uses, development requirements etc.) and identify public realm, access and infrastructure upgrades for the following activity centres and employment areas:</p> |

| ISSUE / DISCUSSION | RECOMMENDED STRATEGY MODIFICATIONS |
|---|--|
| <p>Town supports privately-led precinct structure planning should landowners propose to bring timeframes forward subject to WAPC approval).</p> <p>Correct an error where Burswood Station West (a sub-precinct of Burswood District Structure Plan area) had been incorrectly identified as a Precinct Planning Area. This does not reflect instructions from Department for Planning Lands and Heritage (email dated 30/7/2020) for a change in the Action wording on an earlier version of the LPS:</p> <ul style="list-style-type: none"> - Replace this text : <i>Burswood Station West (including Crown Perth) - medium priority for preparation of concept plans and an eventual structure plan / activity centre plan, to be led by the State government.</i> With: <i>Burswood Station West - medium priority - Further planning and investigation is required to better understand land development opportunities/constraints and stakeholder aspirations.</i> | <ul style="list-style-type: none"> ○ HIGH PRIORITY – Burswood South Neighbourhood, Albany Highway Neighbourhood, Oats Street Station Neighbourhood (subject to progress on METRONET level – crossing removal project), McCallum-Canning Neighbourhood (Commercial zone only). ○ MEDIUM PRIORITY – Burswood Station West (sub-precinct of Burswood District Structure Plan area), Carlisle Town Centre and Station Neighbourhood (subject to progress on METRONET level – crossing removal project), Technology Park West (sub-precinct of Bentley-Curtin Specialised Activity Centre Plan). ○ SHORT-TERM (1-2 years) <ul style="list-style-type: none"> ▪ Albany Highway Neighbourhood ▪ Oats Street Station Neighbourhood ▪ Carlisle Town Centre and Station Neighbourhood ○ MEDIUM TERM (3-4 years): <ul style="list-style-type: none"> ▪ Burswood South Neighbourhood ▪ Technology Park West (sub-precinct of Bentley-Curtin Specialised Activity Centre Plan) ○ LONG TERM (5 years+): <ul style="list-style-type: none"> ▪ McCallum-Canning Neighbourhood (Commercial zone only) <p>The Town will also work with relevant stakeholders in Burswood Station West (a sub-precinct of the Burswood Peninsula District Structure Plan) in the Medium Term to better understand land development opportunities/constraints and stakeholder aspirations. MEDIUM TERM (3-4 YEARS)</p> |
| <p>Part One, Chapter 4 Public Open Space and Community Facilities - Fix minor mapping errors in Figure 6.</p> | <p>It is recommended that Part One, Chapter 4 Public Open Space and Community Facilities, Figure 6 be amended to fix minor errors in open space classifications for two sites.</p> |
| <p>Part One, Chapter 4 Public Open Space and Community Facilities – Amend Action 4.4 to enable implementation of a Social Infrastructure Strategy (SIS) which states:</p> <p><i>Through the preparation of the Local Planning Scheme No. 2, review zoning and land use permissibility to identify opportunities for social infrastructure to be located where appropriate.</i></p> <p>The draft SIS identifies demand for community facilities but does not identify specific sites for development per se. Rather, the SIS It is recommended that a flexible approach to provision / delivery and location be taken, so the Town can</p> | <p>It is recommended that Part One, Chapter 4 Public Open Space and Community Facilities be amended as follows:</p> <p>Action 4.4 Transition existing Town Planning Scheme No.1 public open space and public purpose reserves to the new Local Planning Scheme No.2 and where required, address land use and development requirements. Review the zoning, reservation, land use permissibility and development requirements associated with social infrastructure to facilitate the flexible delivery and location of infrastructure as recommended by the Town’s Social Infrastructure Strategy.</p> <p>SHORT-TERM (1-2 years)</p> |

| ISSUE / DISCUSSION | RECOMMENDED STRATEGY MODIFICATIONS |
|--|---|
| <p>respond to opportunities as they arise. For example, taking up the opportunity for community floorspace through the community benefits provisions of State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments. As such, the Town will review land use permissibility within zones and reserves relating to community facilities through the preparation of the new Scheme.</p> | |
| <p>The Town has prepared a new Transport Strategy and Parking Management Plan (2021) to replace the previous Integrated Movement Network Strategy (2013) and the Parking Management Plan (2012).</p> | <p>It is recommended that Part One, Chapter 6 Transport introductory text be amended to refer to the Town's draft Transport Strategy and draft Parking Management Plan (2021).</p> |
| <p>Part One, Chapter 6 Transport - Action 6.4 should be amended to clarify that the strategic direction for transport is also set out in the Town's updated Transport Strategy and Parking Management Plan (2021).</p> | <p>It is recommended that Part One, Chapter 6 Transport be amended as follows:</p> <p style="padding-left: 40px;">Action 6.4 Review the Local Planning Scheme and Local Planning Policy provisions relating to car parking and other vehicle requirements to align with the Town's strategic transport objectives as set out in the Local Planning Strategy and the Town's Transport Strategy and Parking Management Plan.</p> |
| <p>Part One, Chapter 7 Infrastructure Funding - The WAPC has now adopted State Planning Policy 3.6.</p> | <p>It is recommended that Part One, Chapter 7 Infrastructure Funding introductory text be amended to fix outdated references to draft State Planning Policy 3.6.</p> |
| <p>Part One, Chapter 8 Neighbourhoods – Neighbourhood 1 Burswood Peninsula – include a new action to capture the Action noted in Chapter 3 Activity Centres relating to the Burswood Station West sub-precinct, as instructed by the Department for Planning Lands and Heritage (email dated 30/7/2020) - <i>Burswood Station West - medium priority - Further planning and investigation is required to better understand land development opportunities/constraints and stakeholder aspirations.</i></p> | <p>It is recommended that Part One, Chapter 8 Neighbourhoods, Neighbourhood 1 – Burswood Peninsula be amended to include a new action:</p> <p style="padding-left: 40px;">Insert new Action BP.6 Work with relevant stakeholders in Burswood Station West (a sub-precinct of the Burswood Peninsula District Structure Plan) to better understand land development opportunities/constraints and stakeholder aspirations. MEDIUM TERM (3-4 years).</p> |
| <p>Part One, Chapter 8 Neighbourhoods, Neighbourhood 3 – Lathlain, Figure 13 Lathlain Future Investigation Area should be amended to extend the Future Investigation Area over 42, 44 and 46-48 Rutland Avenue (between Egham Road and Howick Street) and 29 Egham Road. These 4 lots are currently zoned Residential R20 but support 3 apartment buildings and the current Scheme density does not reflect the actual built form density. Including these properties in the Future Investigation Area provides an opportunity to review the planning framework for these properties.</p> <p>In addition, it is recommended the timeframe for Action L.1 be amended from Short-Term (ie. carried out 1-2 years following adoption of the Strategy) to Short to Long-Term (1-5 years). This change will more accurately reflect the Town's intent to progress Action L.1 as a separate strategic planning project at some time after the preparation of the new Local Planning Scheme No.2.</p> | <p>It is recommended that Part One, Chapter 8 Neighbourhoods, Neighbourhood 3 – Lathlain, Figure 13 Lathlain Future Investigation Area be amended to extend the Future Investigation Area over 42, 44 and 46-48 Rutland Avenue (between Egham Road and Howick Street) and 29 Egham Road, Lathlain.</p> <p>It is recommended that Part One, Chapter 8 Neighbourhood 3 – Lathlain, Action L.1 timeframe be amended from SHORT-TERM (1-2 years) to SHORT to LONG-TERM (1-5 years).</p> |

| ISSUE / DISCUSSION | RECOMMENDED STRATEGY MODIFICATIONS |
|--|--|
| <p>Part One, Chapter 8 Neighbourhoods, Neighbourhood 4 – McCallum-Canning - Amend the action timeframe better reflect the capacity of the Town to carry out this work and the priority in comparison to other planning areas. This reflects proposed changes to Action 3.2 (Chapter 3 Activity Centres) above.</p> | <p>It is recommended that Part One, Chapter 8 Neighbourhoods, Neighbourhood 4 – McCallum-Canning be amended as follows:</p> <p>Action MC.1 Designate the existing Commercial zone as a Precinct Planning Area. Investigate opportunities to update the local planning framework to encourage higher density mixed use (residential and commercial) development.</p> <p>SHORT-TERM (1-2 years) LONG-TERM (5 years)</p> |
| <p>Part One, Chapter 8 Neighbourhoods, Neighbourhood 9 – Carlisle – Make the following modification to address:</p> <ul style="list-style-type: none"> • Consistency across the wording of other Actions relating to precinct structure planning. • reflect the progress made on the METRONET project which enables precinct planning to proceed. • the Town’s revised priority for updating the planning framework for this neighbourhood now that progress has been made on the METRONET project. | <p>It is recommended that Part One, Chapter 8 Neighbourhoods, Neighbourhood 9 – Carlisle Town Centre and Station be amended as follows:</p> <p>Action CT.1 Designate the Carlisle Town Centre Neighbourhood as a Precinct Planning Area. Following sufficient progress on the METRONET Inner Armadale Line Level Crossing Removal project, Prepare a precinct structure plan (or other suitable planning instrument) to guide future updates to the local planning framework and upgrades to the public realm and infrastructure. SHORT TO MEDIUM TERM (1-4 years) SHORT TERM (1-2 years)</p> |
| <p>Part One, Chapter 8 Neighbourhoods, Neighbourhood 10 – Oats Street Station – Make the following modifications to address:</p> <ul style="list-style-type: none"> • Consistency across the wording of other Actions relating to precinct structure planning. • reflect the progress made on the METRONET project which enables precinct planning to proceed. | <p>It is recommended that Part One, Chapter 8 Neighbourhoods, Neighbourhood 10 – Oats Street Station be amended as follows:</p> <p>OS.1 Designate the Oats Street Neighbourhood as a Precinct Planning Area. Following sufficient progress on the METRONET Inner Armadale Line Level Crossing Removal project, Investigate the long-term future of Industrial land (west of the railway) and opportunities for higher density mixed use development (residential and commercial). Prepare a precinct structure plan (or other suitable planning instrument) to guide future updates to the local planning framework.</p> |
| <p>Part One, Chapter 8 Neighbourhoods, Neighbourhood 13 – St James – Make a modification to address incorrect property addresses.</p> <p>In addition, it is recommended the timeframe for Action SJ.1 be amended from Short-Term (ie. carried out 1-2 years following adoption of the Strategy) to Short to Long-Term (1-5 years). This change will more accurately reflect the Town’s intent to progress Action SJ.1 as a separate strategic planning project at some time after the preparation of the new Local Planning Scheme No.2.</p> | <p>It is recommended that Part One, Chapter 8 Neighbourhoods, Neighbourhood 13 – St James be amended as follows:</p> <p>Action SJ.2 Transition the current Town Planning Scheme No.1 zones and densities to the new Local Planning Scheme No.2. Work with the owner(s) of 605 and 674 No.1057-1059 and 1061-1065 Albany Highway to identify a suitable commercial zone for the local centre.</p> |

| ISSUE / DISCUSSION | RECOMMENDED STRATEGY MODIFICATIONS |
|---|---|
| | It is recommended that Part One, Chapter 8 Neighbourhood 13 – St James, Action SJ.1 timeframe be amended from SHOR-TERM (1-2 years) to SHORT to LONG-TERM (1-5 years). |
| <p>Part One, Chapter 8 Neighbourhoods, Neighbourhood 14 – Bentley-Curtin should be amended to address:</p> <ul style="list-style-type: none"> • an incorrect reference to precinct structure plans. • consistency in action wording with other actions relating to precinct planning areas. • an incorrect timeframe which is now consistent with Action 3.2 (Chapter 3 Activity Centres). | <p>It is recommended that Part One, Chapter 8 Neighbourhoods, Neighbourhood 14 – Bentley-Curtin be amended as follows:</p> <p>Action CB.1 Identify Technology Park West as a Precinct Structure Plan area and investigate opportunities to prepare a precinct plan(s) Precinct Structure Plans(s) (or other planning instruments) for this precinct and other growth areas within the Curtin Bentley Specialised Activity Centre Plan in consultation with stakeholders. Transition the current Town Planning Scheme No.1 zones and densities into the new planning scheme (or other suitable planning instruments). SHORT-TERM (1-2 years) MEDIUM TERM (3-4 years)</p> |
| PART TWO – BACKGROUND AND INFORMATION ANALYSIS | |
| Part Two, Chapter 2 Neighbourhoods and Housing - Make a modification to corrects a minor error. | <p>It is recommended that Part Two, Chapter 2 Neighbourhoods and Housing be amended as follows:</p> <p>Figure 2.3 – Additional Dwelling Capacity Estimate @ 2020</p> |
| Part Two, Chapter 11 McCallum-Canning - Make a modification to address a text error which refers to an outdated proposal. The updated text now aligns with Part One, Chapter 8, Neighbourhood 4, Action MC.1 which identifies the Commercial zoned land as a Precinct Planning Area. | <p>It is recommended that Part Two, Chapter 11 McCallum-Canning (Opportunities and Challenges section) be amended as follows:</p> <p>Clause 47 (d) of the Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed Provisions) allows the WA Planning Commission and the Town to require the preparation of a Local Development Plan (LDP) to guide and coordinate detailed planning prior to approval of any major redevelopment of land. An LPD would be a suitable planning instrument to coordinate any future changes within each sub-precinct in the existing Commercial zone.</p> <p>Accordingly, it is recommended that properties currently zoned Commercial in TPS No.1:</p> <ul style="list-style-type: none"> • be designated as a Future Investigation Area under the Local Planning Strategy and be subject to further detailed planning to refine the planning framework and possibly subject to a strategic amendment to LPS No.2, if relevant; • be rezoned from Commercial zone to Mixed Use zone under LPS No.2, with an R-ACO density code that requires the preparation of an LDP |

| ISSUE / DISCUSSION | RECOMMENDED STRATEGY MODIFICATIONS |
|--|---|
| | <p>prior to any significant proposal for development or change in planning controls; and</p> <ul style="list-style-type: none"> • the current suite of planning controls be transferred to LPS No.2, with an additional clause that states the Town will consider variation to the controls subject to the preparation of LPD's for each sub-precinct. <p>The Town supports the preparation of LPDs by private landowners in the neighbourhood.</p> <p>It is recommended that the land currently zoned Commercial under Town Planning Scheme No.1 be identified as a Precinct Planning Area, and the Town investigate opportunities to update the planning framework to encourage higher density mixed use (residential and commercial) development.</p> |
| <p>Part Two Chapter 20 (Bentley-Curtin) contains an incorrect reference to the Swan Care Masterplan being in draft form.</p> | <p>It is recommended that Part Two, Chapter 20 (Opportunities and Challenges) be amended to reflect the fact that the Swan Care Masterplan was accepted by Council in February 2020.</p> |
| <p>Part Two – correct an outdated and incorrect term “Strategic Investigation Area” with “Precinct Planning Area”.</p> | <p>It is recommended that Part Two be amended to replace the term “Strategic Investigation Area” on pages 7, 84, 100 and 128 with the correct term “Precinct Planning Area”.</p> |