

PART C – APPENDICES

6. Consolidated Table of Planning Strategy Actions



Future Planning Framework

OBJECTIVES:

The Objectives for the Strategic Planning Framework are:

- 2.1 To contribute to the achievement of the Town's Vision and Strategic Outcomes as expressed in the *Strategic Community Plan*.
- 2.2 To ensure planning processes, instruments and decisions are guided by the Liveability Principles expressed in the *Strategic Community Plan*:



DENSITY

Different densities in specific areas, well-designed medium density and lower density allowing for backyards and granny flats.



ARCHITECTURAL DESIGN

Value innovative, good and sustainable design.



HERITAGE

Maintain historical housing, retain heritage and character, and maintain streetscapes.



CIVIC INFRASTRUCTURE

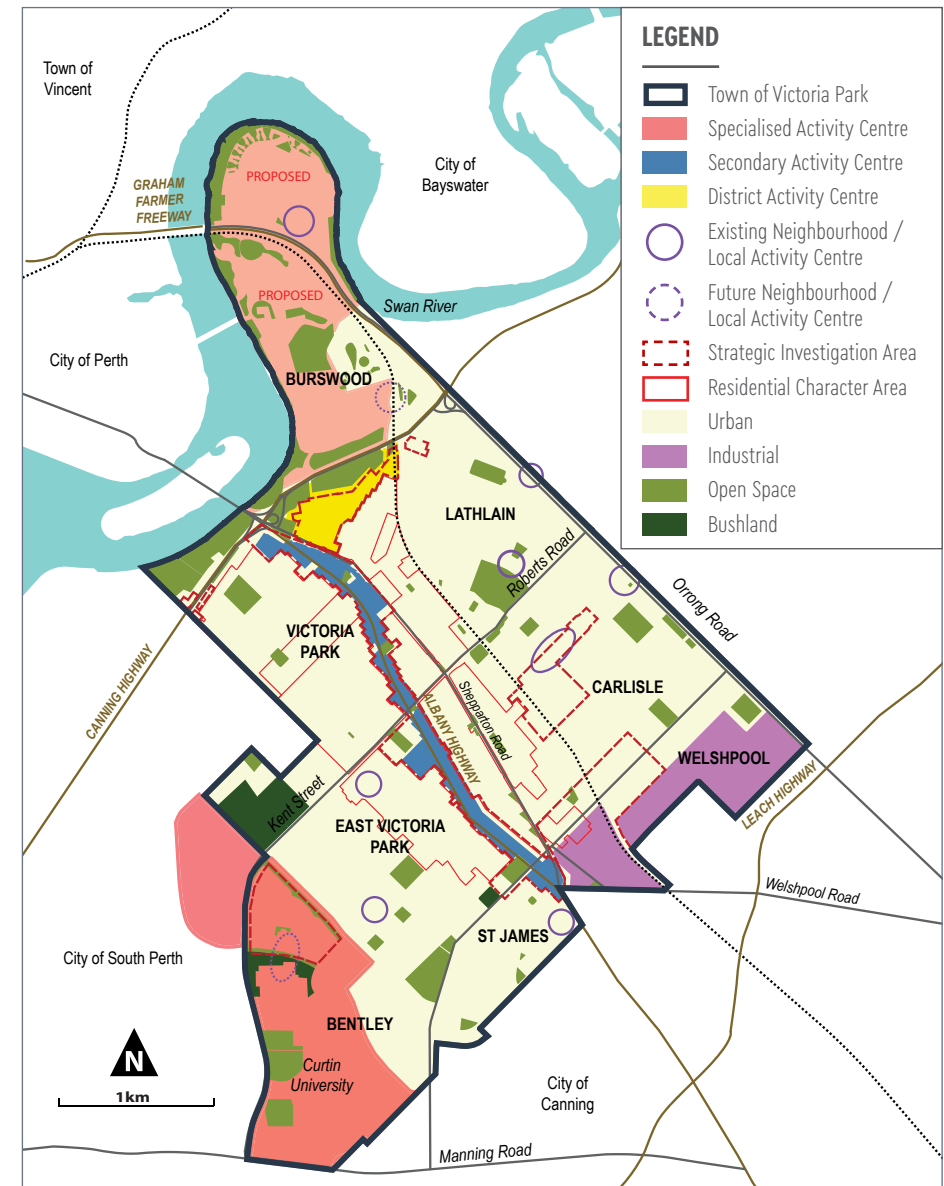
Appropriate multi-use community spaces for people to enjoy.



TOWN CHARACTER

Increase tree canopy and maintain vibrant centres.

Figure 2.1 – Local Planning Strategy



ACTIONS

ACTION	TIMEFRAME
Strategic Planning	
2.1 Following Council adoption of the final <i>Local Planning Strategy</i> , prepare an Implementation Plan detailing priority actions to be progressed over the next four years and indicative resources, for consideration through the Town's annual corporate business planning and budgeting process.	SHORT-TERM
2.2 Where relevant, review and update the <i>Local Planning Strategy</i> in response to: <ul style="list-style-type: none"> • changes to the State Planning Framework and other State strategies or plans; • strategic directions and recommendations of the <i>Strategic Community Plan</i> and other Informing Strategies adopted by the Council, and • strategic directions and recommendations emerging from the Town's strategic partnerships. 	ONGOING
Local Planning Scheme No.2 (LPS No.2) and Local Planning Policies	
2.3 Prepare a new <i>Local Planning Scheme No.2</i> consistent with the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> , guided by this <i>Local Planning Strategy</i> and other Informing Strategies adopted by the Council which establish the Town's strategic direction and priorities for planning and regulation of land use and development.	ONGOING
2.4 Continue the current program of updating the Town's Local Planning Policies to ensure consistency with the State Planning Framework, particularly <i>SPP 7.3 Residential Design Codes Volume 2-Apartments</i> , and guided by this <i>Local Planning Strategy</i> and other Informing Strategies adopted by the Council.	ONGOING
2.5 Prepare a new Local Planning Policy that outlines the Town's approach to investigating and resolving the planning framework for Strategic Investigation Areas.	SHORT-TERM
Carlisle Minor Town Planning Scheme No.3	
2.6 Work with the Department for Planning, Lands and Heritage to repeal the <i>Carlisle Minor Town Planning Scheme No.3 (1969)</i> .	SHORT-TERM
Monitoring and Evaluation	
2.7 Carry out periodic review and evaluation of the <i>Local Planning Strategy</i> : <ul style="list-style-type: none"> • minor review and evaluation of <i>Local Planning Strategy</i> Objectives every two years in alignment with the Integrated Planning and Reporting Framework requirements; • annual progress reporting on <i>Local Planning Strategy</i> Actions through the Town's Annual Business Planning, and other relevant planning issues, opportunities and trends. 	ONGOING

Future Planning Framework

OBJECTIVES:

The Local Planning Strategy objectives for Neighbourhoods and Housing are:

- 3.1 To accommodate reasonable housing growth particularly in LPS Precincts with the most capacity for such growth to be managed.
- 3.2 To provide for housing choice which caters for a variety of age groups, resources and needs in each of the LPS Precincts.
- 3.3 To ensure housing development is undertaken in recognition of neighbourhood character and amenity.
- 3.4 To ensure the design of new residential development takes account of all impacts and enhances streetscape, urban character, and local amenity.

ACTIONS

ACTION	TIMEFRAME
Strategic Planning	
3.1 Investigate the current state of affordable housing within the Town and possible roles for Council to address needs.	MEDIUM – LONG TERM
3.2 Progressively prepare plans and determine future densities and development requirements in accordance with the priorities identified as Strategic Investigation Areas in the LPS Precinct Chapters.	SHORT – LONG-TERM
Local Planning Scheme No.2 (LPS No.2)	
<p>3.3 When preparing LPS No.2 consider:</p> <ul style="list-style-type: none"> • Refinement of the Scheme objectives to reflect the LPS Housing Objectives; • Build on and refine the development requirements set out in the existing Precinct Plans. • Include the following definitions in the Planning Scheme: <p><i>Residential aged care facility:</i></p> <p>a residential facility providing personal and/or nursing care primarily to aged or dependent persons which, as well as accommodation, includes appropriate staffing to meet the nursing and personal care needs of residents; meals and cleaning services; furnishings, furniture and equipment. This may consist of multiple components that include residential respite (short-term) care, aged or dependent persons' dwellings and a retirement village, but does not include a hospital, rehabilitation or psychiatric facility.</p> <p><i>Retirement village:</i></p> <p>a development with self-contained, independent dwellings for aged or dependent persons together with communal amenities and land uses incidental and ancillary to the provision of such accommodation, but does not include a development which includes these features as a component of a residential aged care facility.</p> <p>Where applicable, 'residential aged care facility' and 'retirement village' should be classified as permitted 'P' land uses in residential zones in the local planning scheme zoning and land use classification tables, unless sufficient justification on proper and orderly planning and locational grounds is provided by the local government to otherwise allocate a discretionary 'D' or 'A' land use permissibility.</p>	SHORT TERM

ACTION	TIMEFRAME
Local Planning Policies	
3.4 Consider the preparation of a local planning policy that varies the Residential Planning Codes and establishes criteria relating to the acceptable number of aged and dependent persons dwellings that may be permitted on a lot, and any other planning requirements.	SHORT-TERM
3.5 Consider the preparation of a local planning policy that introduces Liveable Housing Standards (accessible housing) into certain developments.	SHORT-TERM
3.6 In the event of State Government adoption of the Legislative Assembly Economics and Industry Standing Committee into Short Stay Accommodation (2019), consider any necessary amendments to LPP 31 Short stay accommodation.	ONGOING
3.7 Continue the Local Planning Policy review program to include: <ul style="list-style-type: none"> Updating existing policies for consistency with the suite of State Planning Policies 7.0 <i>Design of the Built Environment</i>, State Planning Policy 7.3 <i>Residential Design Codes Volume 1 and Volume 2 (Apartments)</i> and in future if necessary, Draft State Planning Policy 7.2 <i>Precinct Design</i>. 	ONGOING

Future Planning Framework

OBJECTIVES

The objectives for Activity Centres and Employment Areas are:

- 4.1 To identify the location and specific requirements of centres requiring precinct planning.
- 4.2 To provide the framework for increased population density in and immediately surrounding identified centres.
- 4.3 To review activity centre planning requirements relating to building design, approval flexibility and parking.
- 4.4 To ensure that floor space expansion is carefully assessed and justified.

ACTIONS

ACTION	TIMEFRAME
Strategic Planning	
4.1 Work with the Department for Planning, Lands and Heritage to refine the appropriate designation of Activity Centres under the <i>State Planning Policy 4.2 Activity Centres for Perth and Peel</i> , including specified function, land use mix and extent of retail floor space, with consideration of the following: <ul style="list-style-type: none"> • Burswood Peninsula – Specialised Activity Centre and other centres depending on ultimate centre functions; • Albany Highway – Secondary Activity Centre (entire length); • Burswood South – to be determined; • Oats Street – to be determined; • Bentley-Curtin Specialised Activity Centres – designation of Neighbourhood Centre overlay if possible. 	SHORT-TERM

ACTION	TIMEFRAME
Strategic Planning	
4.2 Undertake a program of activity centre planning which updates the planning framework for activity centres and employment area (including a review of TPS No.1 zones and development requirements contained in TPS No.1 Precinct Plans), according to the following priorities (see further details on the scope of planning for each Centre in the Precinct Chapter):	
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.	MEDIUM-TERM
ii Burswood South - high priority to review the vision, development potential, refinements to the planning framework and preparation of a suitable planning instrument, may be led by the Town or landowners.	SHORT-TERM
iii Albany Highway Centre – Victoria Park Town Centre (and transition areas), and East Victoria Park Town Centre (and transition areas), high priority for preparation of separate Activity Centre Plans by the Town or landowners. Identified as a Strategic Investigation Area (refer to Precinct Chapter).	SHORT-TERM
iv Albany Highway Centre – St James Town Centre (and transition areas) Low priority for preparation of a separate Activity Centre Plan by the Town or landowners.	LONG-TERM
v Carlisle Town Centre and Station Precinct (includes Archer Street centre) – medium priority for preparation of an Activity Centre Plan subject to sufficient progress of METRONET level rail crossing project, may be led by the Town or landowners. Identified as a Strategic Investigation Area (refer to Precinct Chapter).	MEDIUM-TERM
vi Oats Street Station Precinct – high priority for preparation of an Activity Centre Plan subject to sufficient progress of METRONET level rail crossing project, and investigation into the future of the Industrial area west of the railway line, and may be led by the Town or landowners. Identified as a Strategic Investigation Area (refer to Precinct Chapter).	MEDIUM-TERM
vii Canning-Highway / Berwick Street Centre – high priority for refinement to the planning framework, and may be led by the Town or landowners. Identified as a Strategic Investigation Area (refer to Precinct Chapter).	SHORT-TERM
viii Bentley-Curtin Specialised Activity Centre – Technology Park – medium priority for preparation of Activity Centre Plan to transition to higher density innovation district in partnership with City of South Perth and others. Identified as a Strategic Investigation Area (refer to Precinct Chapter).	SHORT-TERM

ACTION	TIMEFRAME
4.3 Update the planning framework for the Welshpool Industrial Area subject to more detailed analysis of trends and engagement with landowners and business operators (refer to Precinct Chapter).	MEDIUM-TERM
4.4 Review the Town's draft Activity Centre Strategy prior to the next review of the <i>Local Planning Strategy</i> .	LONG-TERM
Local Planning Scheme No.2 and Local Planning Policies	
4.5 Based on the recommendations of the activity centres planning program in 4.2 above, prepare strategic amendments to <i>Local Planning Scheme No.2</i> and Local Planning Policies, where required to implement updated zones and planning controls.	ONGOING
<p>4.6 Ensure update planning controls for activity centres focusses on:</p> <ul style="list-style-type: none"> • a strong emphasis on high quality design, especially focussing on the non-residential components of developments that are not covered by SPP7.3 – R-Codes Volume 2 – Apartments. Development standards in Local Planning Policies should consider tenancy widths and ensure high quality shopfront design; • the reduction of minimum parking standards for non-residential land uses; • encouraging the development of each centre's 'point of difference'; • encouraging the retention of elements of existing character, where appropriate and the re-use of heritage and older buildings; • encouraging a range of economic 'rents' to attract a diversity of businesses. 	SHORT-TERM
4.7 Review the permissibility of land uses in the Zoning Table with a view to providing greater flexibility for land uses where appropriate.	SHORT-TERM
4.8 Insert provisions into <i>Local Planning Scheme No.2</i> that require an independently prepared Retail Sustainability Assessment (RSA) for any retail development that exceeds 5000 sqm.	SHORT-TERM
4.9 Prepare a generic Local Planning Policy that updates the planning controls for Local Centres and other small commercial areas – Lathlain Place, Sussex Street, Etwell Street, Orrong Rd-Archer Street, Etwell Street Local Centre, Oats Street-Harris Street.	SHORT-TERM
Data	
4.10 Undertake a yearly analysis of changes to commercial and industrial land use as approved through development applications to better track and understand trends within activity centres and employment areas.	SHORT-TERM
4.11 Following release of the next State government survey of commercial floor space (around 2021–2020) prepare a statistical summary of land use mix and size in activity centres and employment areas.	SHORT-TERM

Future Planning Framework

OBJECTIVES

The Local Planning Strategy Objectives for Public Open Space and Community Facilities are:

- 5.1 To provide an equitable distribution of open space, with an emphasis on filling gaps in the provision of open space, redevelopment of existing open space and improving access to open space, to meet the needs of residents, visitors and workers.
- 5.2 To provide a network of social infrastructure that is highly accessible, centrally located with other activity generators, multipurpose and adaptable to meet current and future needs.
- 5.3 To provide for the equitable funding of open space and social infrastructure, including funding contributions from development where the demands are generated by new development.

ACTIONS

ACTION	TIMEFRAME
Strategic Planning	
5.1 Progress the development of an implementation framework for the <i>Public Open Space Strategy (2019)</i> including guidance on the collection and expenditure of cash-in-lieu for open space. Prepare a strategic amendment to TPS No.2 and/or develop Local Planning Policies to implement the Strategy where relevant.	IN-PROGRESS
5.2 Finalise and adopt a <i>Social Infrastructure Plan</i> as the strategic evidence base and framework for development of social infrastructure and identify requirements for implementation through the planning framework where relevant. Prepare a strategic amendment to TPS No.2 and/or develop Local Planning Policies to implement the Strategy where relevant.	SHORT-TERM
5.3 Secure new public open space and publically-accessible private open space through structure plans, activity centre plans and other major developments, where appropriate, to address needs identified in the <i>Public Open Space Strategy</i> .	ONGOING

ACTION	TIMEFRAME
<i>Local Planning Scheme No.2 (LPS No.2) and Local Planning Policies</i>	
5.4 Transition existing TPS No.1 public open space and public purpose reserves to LPS No.2 reserves that reflect the <i>Planning Regulations Model Scheme Text</i> reserves. Refine land use and development requirements where required.	SHORT-TERM
5.5 Insert provisions into LPS No.2 that allow for the imposition of public open space contributions on: <ul style="list-style-type: none"> • land subdivided before 1956; and • subdivisions of three to five lots. 	SHORT-TERM
5.6 Investigate the use of LPS No.2 provisions to streamline planning approvals for alfresco-lets (as described in the <i>Town's Parklets and Alfresco-lets Guidelines</i>) where located in road reserves.	SHORT-TERM
5.7 Ensure LPS No.2 and Local Planning Policies address design excellence at the interface of buildings and open space to maximise community safety and use of open space areas.	SHORT-TERM

Future Planning Framework

OBJECTIVES

The Objectives for the Natural Environment are:

- 6.1** To ensure planning decisions consider environmental impacts and outcomes including:
- i** Conservation and protection of valuable local biological resources;
 - ii** Reduction in greenhouse gas (GHG) emissions;
 - iii** Sustainable supply and use of energy and water resources;
 - iv** Increasing total tree canopy coverage;
 - v** Reduction of urban heat island effects;
 - vi** Reduction of waste and other pollution; and
 - vii** Improvements in stormwater management and water quality.
- 6.2** To encourage best practice ecologically sustainable development relative to the scale and type of development and site-specific opportunities and constraints.

ACTIONS

ACTION	TIMEFRAME
Strategic Planning Studies	
6.1 Undertake a strategic planning study that benchmarks the Town's current approach to environmental planning and sustainable design against best practice and investigates options for improvement to the planning framework to address environmental objectives where required. Prepare a strategic amendment to TPS No.2 and/or develop Local Planning Policies to implement the study recommendations where relevant.	MEDIUM TERM
6.2 Review and update the Town's Stormwater Management Plan. Prepare a strategic amendment to TPS No.2 and/or develop Local Planning Policies to implement the Plan where relevant.	SHORT-TERM
Local Planning Scheme No.2 and Local Planning Policies	
6.3 Revise the Scheme Objectives (Environment) to reflect the overall strategic direction from the Town's Informing Strategies.	SHORT TERM
6.4 Transfer the existing LPS No.1 Parks and Recreational Reserves to LPS No.2.	SHORT TERM
6.5 Continue to update the TPS and Local Planning Policies to implement the Town's Informing Strategies where relevant, including Urban Forest Strategy, Public Open Space Strategy, Environment Plan, Climate Emergency Plan, Stormwater Management Plan, Integrated Movement Network Strategy and any future relevant environmental policy.	ONGOING

ACTION	TIMEFRAME
Building and Land Use Data	
4. Investigate the collection of environmental data through the planning framework to monitor environmental impacts and responses.	SHORT-TERM



Future Planning Framework

OBJECTIVES

The Objectives for Transport are:

- 7.1 To prioritize planning and design for pedestrians, cyclists and public transport users over private motor vehicles.
- 7.2 To facilitate safe and comfortable pedestrian, cycling and public transit stop environments through high standards of urban design in the built environment and public realm.
- 7.3 To support reduced car parking rates and increased bicycling parking within, and in close proximity to, activity centres.
- 7.4 To ensure development utilises rear laneways where they exist for vehicle access to keep street frontages free for pedestrians and to create active frontages.

ACTIONS

ACTION	TIMEFRAME
Informing Strategy Implementation / Strategic Planning	
7.1 Revise and update the Town's Right-of-Way (ROW) Strategy and consider making applications to dedicate ROWs to ensure access in perpetuity.	MEDIUM TERM
7.2 Following guidance from the Town's <i>Integrated Movement Network Strategy</i> , and following adoption of a revised <i>State Planning Policy 3.6 Development Contributions for Infrastructure</i> , investigate the potential for collection of contributions to development of sustainable transport infrastructure.	SHORT TERM
7.3 Continue collaboration on the Trackless Tram Consortium and consider any land use and development implications on a precinct-by-precinct basis where relevant.	ONGOING
Local Planning Scheme No.2 (LPS2) and Local Planning Policies	
7.4 Revise Scheme and Local Planning Policy provisions relating to car parking and other vehicle requirements to meet the Town's strategic transport objectives and implement in LPS No.2 as required.	SHORT TERM

Future Planning Framework

OBJECTIVES

The objectives for Infrastructure Funding are:

- 8.1 To adopt a proactive and equitable approach to infrastructure funding and delivery through appropriate forward planning and implementation of funding mechanisms within the statutory framework.
- 8.2 To enable the use of multiple funding mechanisms, allowing for funding strategies to be tailored to the unique circumstances of each place and/or infrastructure item, including Public Realm Infrastructure to enhance neighbourhood formation through the growth process.
- 8.3 To recognise the role of major Council strategies approved under the Integrated Planning and Reporting Framework and appropriate planning instruments for the purposes of establishing demand, appropriate solutions and implementation mechanisms for infrastructure items.

ACTIONS

ACTION	TIMEFRAME
Strategic Planning Studies	
8.1 Include analysis and recommendations for implementation of infrastructure funding issues in informing strategies.	ONGOING
8.2 Prepare a Council Policy or Position Statement on infrastructure funding and delivery, including: <ul style="list-style-type: none"> • Definition of growth infrastructure categories and the Town's key objectives for delivery; • Overview of funding mechanisms available through the planning framework and the Town's position on how these should be implemented; and • Broad methodology for assessing the range of infrastructure needs and potential funding mechanisms in a precinct planning scenario. 	MEDIUM-SHORT TERM
Precinct Planning	
8.3 Precinct Plans and Activity Centre Plans to include detailed assessment of infrastructure provision and future demand, and provide the basis for funding and delivering infrastructure.	ONGOING

ACTION	TIMEFRAME
<i>Local Planning Scheme No.2 (LPS No.2) and Local Planning Policies</i>	
8.5. Insert 'operative' provisions into LPS2 that allow the creation of Development Contributions Areas (DCAs) and formation of Development Contributions Plans (DCPs), where needed, to collect infrastructure contributions.	SHORT-TERM
<p>8.6 Review and/or develop Local Planning Policies that facilitate localised contribution to specific infrastructure needs and Community Benefits, including (but not limited to):</p> <ul style="list-style-type: none"> • Public Art; • Laneway widening; • Cash-in-lieu for car parking; • Urban forest and tree canopy; • Public Open Space contributions; and • Place infrastructure upgrades. 	ONGOING and SHORT-TERM

Introduction

The Town has been divided into Precincts to assess the need for updates to the planning framework, especially to address the State Government's proposals for urban consolidation (ie. more housing and greater diversity of housing) outlined in the *Central Sub-Regional Planning Framework* (WAPC, 2018).

The Local Planning Strategy Precinct boundaries encompass areas with a common character, identity and land use activity. This enables uniform recommendations for updates the future planning framework, including zones, reserves and development requirement in the new *Local Planning Scheme No.2* and other statutory planning instruments.

While there is considerable alignment between the Local Planning Strategy Precincts and the existing *Town Planning Scheme No.1 Precinct Plan* areas there has been some refinement of boundaries. This has been to account for areas undergoing change and redevelopment, for example, around Carlisle and Oat Street stations, or refinement to align with the Residential Character Area. The Local Planning Strategy boundaries may inform 'precinct' areas in the new *Local Planning Scheme No.2*, where required.

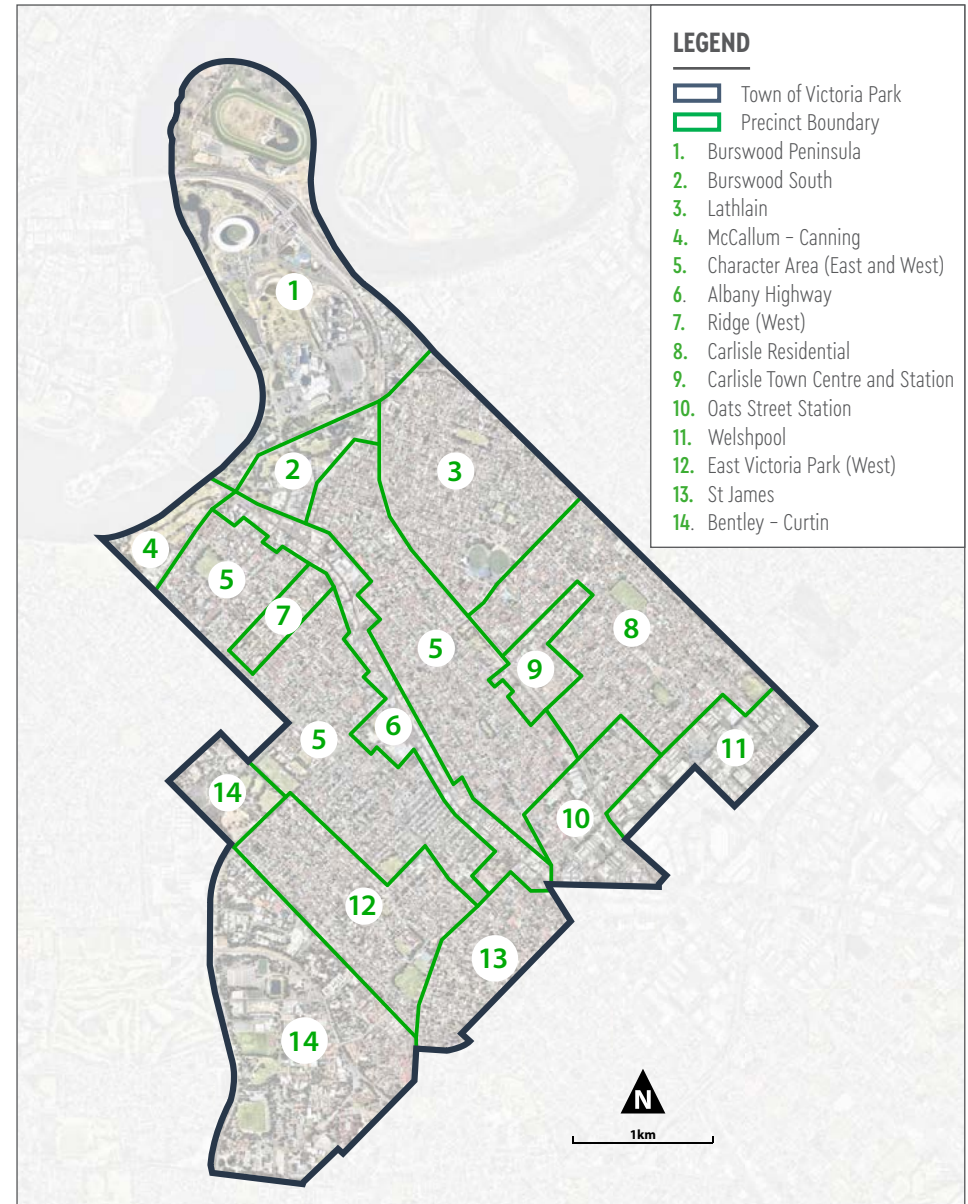


Figure - LPS Precincts

Future Planning Framework

OBJECTIVES

The objectives for the Burswood Peninsula LPS Precinct are:

- 9.1. To support the ongoing development of a regional destination that offers a mix of world-class visitor activities, experiences and accommodation.
- 9.2 To support the development of socially and environmentally sustainable and inclusive higher density, mixed use urban neighbourhoods that reflect the unique context of the Peninsula.
- 9.3 To promote the coordinated and integrated planning and delivery of social, economic and environmental infrastructure across sub-precincts and planning jurisdictions to maximise benefits for current and future generations.

ACTIONS

ACTION	TIMEFRAME
Strategic Planning	
9.1 Liaise with the Department for Planning, Lands and Heritage regarding the potential for a review of the Burswood District Structure Plan and resolution of issues as outlined in this Chapter.	SHORT-TERM
9.2 Liaise with the Department of Education to progress planning for future primary education services and identification of a suitable site for a primary school facility.	SHORT-TERM
9.3 Review the Burswood Lakes Structure Plan in light of recent TPS No.1 amendments.	SHORT-TERM
9.4 Work with the landowners to revise the Belmont Park Racecourse Redevelopment Structure Plan prior to its expiry in October 2025	LONG-TERM
Local Planning Scheme No.2 (LPS No.2) and Local Planning Policies	
9.5 Work with landowners and the Department for Planning, Lands and Heritage to transition the existing planning framework into LPS No.2 by: <ul style="list-style-type: none"> • identifying the most appropriate Model Scheme Text zone and overlays for structure plan areas (such as Urban Development Zone with Special Control Area overlay), identifying development requirements that should be included in LPS No.2 and where required, update structure plans / local development plans to ensure consistency with the Planning Regulations and the Residential Planning Codes (Volumes 1 and 2); and • identifying the most appropriate zone for the Burswood Station East sub-precinct that facilitates redevelopment for medium to high density mixed use. 	SHORT-TERM
9.4 Transition TPS No.1 zones/reserves, R-Code densities, special provisions and development requirements to LPS No.2. Include a new provision in LPS No.2 that requires a Retail Sustainability Assessment for retail proposals over 5,000 sqm.	SHORT-TERM

Future Planning Framework

OBJECTIVES

The objectives for the South Burswood LPS Precinct are:

- 10.1** To maximise business activity, employment and inner city living opportunities within the context of the Town's Economic Development Strategy vision for a digitally connected innovation district and the Precinct's role within the wider network of activity centres across the Town and the sub-region.
- 10.2** To create an identifiable and distinctive urban character reflective of the Precinct's locational amenity, authentic traces of historical character and potential for future innovation.
- 10.3** To prioritise the amenity and quality of the pedestrian experience over the needs of vehicles where possible, and create a legible network of public spaces to provide opportunities for social interaction and networking and a connecting thread between Albany Highway and the Burswood Peninsula.

ACTIONS

ACTION	TIMEFRAME
Strategic Planning	
10.1 Designate the Precinct as a Strategic Investigation Area. Carry out a strategic analysis and review of the planning framework including vision, development potential, refinements to planning requirements and development of planning instruments and other plans, to guide future planning and delivery of supporting urban design, public realm and economic development initiatives.	MEDIUM-TERM
10.2 Liaise with the Department for Planning, Lands and Heritage to identify a suitable activity centre designation as per the SPP 4.2 activity centres hierarchy.	SHORT-TERM
Local Planning Scheme No.2 (LPS No.2) and Local Planning Policies	
10.3 Transition TPS No.1 zones/reserves and development requirements into LPS No.2, and update LPP 22 Development Standards for Causeway Precinct to address residential densities controls.	SHORT-TERM
10.4. Following adoption of a review of the Precinct (refer to 10.1 above), prepare an amendment to LPS No.2 to implement the review findings, where required.	MEDIUM-TERM

Future Planning Framework

OBJECTIVES

The objectives for the Albany Highway LPS Precinct are:

- 11.1 To ensure that the Albany Highway centre continues as a prosperous and thriving centre of activity that supports the social and economic needs of the Town.
- 11.2 To ensure that the Albany Highway centre is a place where people are aware of and are able to appreciate the heritage and culture of the Town.
- 11.3 To ensure that the planning framework puts people first in urban design and provides clarity in successfully guiding the intensification of development along Albany Highway.
- 11.4 To ensure that the Albany Highway centre contributes to the Town's Urban Forest and provides green spaces for the rest and respite of residents and visitors.

ACTIONS

ACTION	TIMEFRAME
Strategic Planning	
11.1 Work with the Department for Planning, Lands and Heritage to investigate the designation of Albany Highway as a Secondary Centre under <i>State Planning Policy 4.2. Activity Centres</i> .	SHORT TERM
11.2 Designate the Albany Highway Centre Precinct a Strategic Investigation Area. Prepare an Activity Centre Plan for Albany Highway that updates the planning framework (zones, reserves, development requirements etc) and is based around three distinct and inter-related nodes: <ul style="list-style-type: none"> • Victoria Park (including the public realm link to Victoria Park Station via Duncan Street); • East Victoria Park (including the public realm link to Carlisle Station via Mint Street); and • St James (including the public realm link to Oats Street Station via Oat Street station). Prepare an amendment to LPS No.2 to implement, if relevant.	SHORT-TERM
Local Planning Scheme No.2 (LPS No.2) and Local Planning Policies	
11.3 Prior to completion of an Activity Centre Plan (refer to Action 11.2), transition TPS No.1 zones, R-Code densities and development requirements into LPS No.2. Consider any interim refinements to land use definitions and land use permissibility under the Zoning Table.	SHORT-TERM
11.4 Following adoption of the Activity Centre Plan (refer to 11.2 above) prepare an amendment to LPS No.2 to implement the Plan, if relevant.	SHORT to MEDIUM TERM

Future Planning Framework

OBJECTIVES

The objectives for the McCallum-Canning LPS Precinct are:

- 12.1** To encourage intensification of mixed-use development around the intersection of Canning Highway and Berwick Street, with residential above ground floor on primary streets, commercial activities that add to the creation of a riverside destination, and where appropriate, community benefits.
- 12.2** To require the coordination of detailed planning, development and subdivision within sub-precincts, having regard to the interface with adjoining residential areas and improvements to the public realm.

ACTIONS

ACTION	TIMEFRAME
Strategic Planning	
12.1 Designate the land zoned Commercial under TPS No.1 and proposed Mixed Use under LPS No.2 as a Strategic Investigation Area. Carry out a strategic review and refinement of the planning framework and prepare an amendment to LPS No.2, if relevant.	LONG-TERM
Local Planning Scheme No.2 (LPS No.2) and Local Planning Policies	
12.2 Transition the current TPS No.1 Residential R80 and R60 into LPS No.2	SHORT-TERM
12.3 Rezone land currently zoned "Commercial" with an R80 residential density code in TPS No.1 to "Mixed-Use" with an R-ACO residential density in LPS No.2. For land currently zoned "Commercial" in TPS No.1, transition the TPS No.1 Precinct Plan planning controls to LPS No.2 with an additional provision stating: <ul style="list-style-type: none"> the Council will consider major variations to planning controls, subject to the preparation of a Local Development Plan (LDP). 	SHORT-TERM
12.4 Following review and refinement of the planning framework (refer to 12.1 above) prepare an amendment to LPS No.2 to implement any review recommendations, if relevant.	SHORT-TERM

Future Planning Framework

OBJECTIVES

The objectives for the Lathlain LPS Precinct are:

- 13.1 To encourage predominantly low to medium density residential development that reflects the dominant elements of neighbourhood character including spacious setbacks from front boundaries, a single dwelling frontage to the primary street, low front fences and existing trees.
- 13.2 To encourage commercial and community activities within commercial zones, particularly within and around the Lathlain Oval and Lathlain Place, and appropriately scaled and arranged residential development above ground floor.
- 13.2 To address gaps in the provision of Public Open Space as per the *Public Open Space Strategy*.

ACTIONS

ACTION	TIMEFRAME
Strategic Planning	
13.1 Designate the Empire Hotel site and surrounds as a Strategic Investigation Area and engage with the landowner and community regarding potential changes to the planning framework to maximise housing density and diversity.	LONG-TERM
13.2 Gauge landowner and community support for the Town to investigate options for potential changes to the planning framework to facilitate redevelopment of residential street blocks bounded by McCartney Crescent, Goddard Street Howick Street and Roberts Road to achieve medium-density housing and housing diversity.	SHORT-TERM
Local Planning Scheme No.2 (LPS No.2) and Local Planning Policies	
13.3 Transition the current TPS No.1 zones, R-Code densities and planning controls into LPS No.2, with the exception of: <ul style="list-style-type: none"> • rezone the land at 25 Gallipoli Street from "Residential" to "Local Centre". 	SHORT-TERM

Future Planning Framework

OBJECTIVES

The objectives for the Character Area (East and West) LPS Precinct are:

- 14.1 To require the conservation and retention of 'original dwellings' within a proposed Residential Character Special Control Area.
- 14.2 To enhance the streetscape character that is attributed to the presence of original dwellings and the sympathetic character of new development.
- 14.3 To ensure the special and particular elements of streetscape character are considered in all land use and development proposals.

ACTIONS

ACTION	TIMEFRAME
<i>Local Planning Scheme No.2 (LPS No.2) and Local Planning Policies</i>	
14.1 Transition the current TPS No.1 zones, R-Code densities and development requirements into LPS No.2, including the proposed TPS No.1 amendment to introduce a Special Control Area (Character Retention Area) over the Character Retention Area and amendments to Local Planning Policy 25 – Streetscape.	SHORT-TERM



Future Planning Framework

OBJECTIVES

The objectives for the Carlisle Town Centre LPS Precinct are:

- 15.1 To enhance the Precinct's Neighbourhood Centre role as local destination and community focus through the investigation of opportunities for expansion and consolidation of the Centre and development of a more intensive mix of higher density housing, retail, commercial and community activities.
- 15.2 To ensure development contributes to a stronger connection between the Archer Street commercial and community activities and the Carlisle Train Station.
- 15.3 To ensure that development will prioritise the safety, comfort and convenience of pedestrians and cyclists over the movement and parking of private vehicles, and the quality of the public realm – building interface to create human-scaled, fine-grained character that expresses Carlisle's unique local identity and sense of place.

ACTIONS

ACTION	TIMEFRAME
Strategic Planning	
15.1 Designate the Carlisle Town Centre Precinct as a Strategic Investigation Area. Following sufficient progress of the METRONET Mint Street Rail Level Crossing, re-define the boundaries of the Activity Centre and prepare an Activity Centre Plan to guide any future changes to the planning framework as required.	SHORT to MEDIUM TERM
Local Planning Scheme No.2 (LPS No.2) and Local Planning Policies	
15.2 Transition existing TPS No.1 zones/reserves, R-Code densities and development requirements to LPS No.2.	SHORT TERM
15.3 Following completion of a Structure Plan / Activity Centre Plan (refer to Action 15.1), prepare a strategic amendment to LPS No.2 to implement the Plan where relevant.	MEDIUM TERM

Future Planning Framework

OBJECTIVES

The objectives for the Carlisle Residential LPS Precinct are:

- 16.1 To support ongoing redevelopment of properties for low-scale, medium density residential development.
- 16.2 To maintain access to local goods and services, local employment and opportunities for business development through existing local activity centres.
- 16.3 To address gaps in the provision of Public Open Space as per the *Public Open Space Strategy*.

ACTIONS

ACTION	TIMEFRAME
<i>Local Planning Scheme No.2 (LPS No.2) and Local Planning Policies</i>	
16.1 Transition the current TPS No.1 zones, R-Code densities and planning controls into LPS No.2, with the exception of: <ul style="list-style-type: none"> • update development requirements to allow more intense development of commercial zones and provision of residential above ground floor; • rezone Nos. 1/39 to 19/39 Cohn Street and 1/45 to 13/45 Cohn Street from Commercial to Residential R30 to reflect the residential land use; and • rezone portion of No.44 Archer Street (corner Orrong Road) from Residential 30 to Local Centre to reflect the commercial activity across the entire lot. 	SHORT-TERM
16.2 Liaise with the Department for Planning, Lands and Heritage to extinguish Carlisle Minor TPS No.3.	SHORT TERM

Future Planning Framework

OBJECTIVES

The objectives for the Oats Street Precinct are:

- 17.1** To plan for the longer-term transition to higher density residential and mixed use development to maximise long-term opportunities for intensification of activity within proximity of high frequency rail and bus services.
- 17.2** To ensure there is an appropriate transition in built form and scale between future higher density development and surrounding lower-scale development.
- 17.3** To address gaps in the provision of Public Open Space as per the *Public Open Space Strategy*.

ACTIONS

ACTION	TIMEFRAME
Strategic Planning	
17.1 Designate the Oats Street LPS Precinct as a Strategic Investigation Area. Following sufficient progress on the METRONET Oats Street Rail Level Crossing project, undertake a planning study to determine the opportunities for: <ul style="list-style-type: none"> • urban consolidation around the train station, • the long-term future of the Industrial area (west of railway line), • revision of zones and densities for undeveloped land in the Special Use Zone – Eastern Gateway Development Guide Plan area, • utilisation of land adjacent the Shepperton Road / Milford Street road widening area. 	SHORT-TERM
17.2 Following the outcomes of the planning study (refer to action 17.1 above): <ul style="list-style-type: none"> • re-define the status of the Activity Centre under <i>State Planning Policy 4.2 Activity Centres</i> and define the centre boundaries (if any); • prepare a Structure Plan / Activity Centre Plan, or other suitable mechanism recommended by the planning study, and identify any future changes to LPS No.2 zones/reserves, R-Code densities and planning requirements that may require a future amendment to LPS No.2. 	SHORT TERM
Local Planning Scheme No.2 (LPS No.2) and Local Planning Policies	
17.3 Transition the current TPS No.1 zones, R-Code densities and planning controls into LPS No.2.	SHORT TERM
17.4 Following completion of a Structure Plan / Activity Centre Plan (refer to Action 17.1), prepare a strategic amendment to LPS No.2 to implement the Plan where relevant.	MEDIUM TERM
17.5 Investigate a suitable zone and density for the land currently zoned "Special Use " in TPS No.1 and consider the potential for higher residential densities on undeveloped land given proximity to public transit and the St James Town Centre.	SHORT TERM

Future Planning Framework

OBJECTIVES

The objectives for the Welshpool Industrial LPS Precinct are:

- 18.1** To encourage a diversity of light and general industrial activity, with limited retail and non-industrial activity only where they directly provide for the daily convenience of workers and visitors.
- 18.2** To protect industrial activity from the encroachment of commercial, residential and other sensitive uses that would adversely affect industrial viability or contribute to the erosion of Industrial zone.
- 18.3** To encourage a standard of quality and consistency in the design of buildings, structures, fencing, landscaping, access and parking areas and signage, that contributes to an attractive business address, particularly at the interface with adjoining residential neighbourhoods.

ACTIONS

ACTION	TIMEFRAME
Strategic Planning	
18.1 Engage a suitably qualified consultant to investigate industrial trends and landowner / business operator needs relevant to Welshpool and makes recommendations for refinement of the planning framework, as well as improvements to streetscapes and place-management and economic development related support initiative to be provided by the Town. Prepare a strategic amendment to LPS No.2, if relevant.	MEDIUM TERM
Local Planning Scheme No.2 (LPS No.2) and Local Planning Policies	
18.2 Liaise with landowners, business operators and the Department for Planning, Lands and Heritage to determine the most suitable Industry zone to be applied in LPS No.2. Revise land use permissibility in the Zoning Table to suit.	SHORT TERM
Other	
18.3 Monitor any potential impacts on access to Welshpool resulting from the Main Roads Orrong Road Planning Study.	ONGOING

Future Planning Framework

OBJECTIVES

The objectives for the St James LPS Precinct are:

- 19.1 To maintain the existing low-scale, low-density residential character of the Precinct.
- 19.2 To ensure new development is consistent with the existing character and scale of dwellings throughout the Precinct.

ACTIONS

ACTION	TIMEFRAME
Strategic Planning	
19.1 Gauge landowner and community support for the Town to investigate options for potential changes to the planning framework that could facilitate redevelopment of lots fronting Hillview Terrace (south side) and Berwick Street (both sides) to result in greater housing diversity in St James, and which is also compatible with valued elements of neighbourhood character.	SHORT TERM
Local Planning Scheme No.2 (LPS No.2) and Local Planning Policies	
19.2 Transition the current TPS No.1 zones, R-Code densities and planning controls into <i>LPS No.2</i> with the exception of: <ul style="list-style-type: none"> • Rezone No.2 605 and No.671 Albany Highway from Residential R40 to Local Centre. 	SHORT TERM

Future Planning Framework

OBJECTIVES

The LPS objectives East Victoria Park (West) LPS Precinct are:

- 20.1. To maintain the existing low-scale, low-density residential character of the Precinct.
- 20.2 To ensure new development is consistent with the existing character and scale of dwellings throughout the Precinct.

ACTIONS

ACTION	TIMEFRAME
Strategic Planning	
20.1 Consider preparation of a Local Planning Policy to update planning controls for Local Centres	SHORT TERM
Local Planning Scheme No.2 LPS No.2 and Local Planning Policies	
20.2 Translate the current TPS No.1 zones, R-Code densities and planning controls into LPS No.2 with the exception of: <ul style="list-style-type: none"> • 20 Mofflyn Circle (existing park) which should be reserve Parks and Recreation. 	SHORT TERM

Future Planning Framework

OBJECTIVES

The objectives for Bentley-Curtin Precinct are:

- 21.1 To develop an innovative, creative and collaborative centre of excellence in science, technology, education and research of State significance.
- 21.2. To develop a network of specialised places that delivers the unique vision for the Bentley-Curtin Specialised Activity Centre Plan while contributing to and enhancing the economic, social and physical character and wellbeing of the whole Town.
- 21.3 To demonstrate best practice and innovative sustainable city building and place-making from concept design through to long-term management.

ACTIONS

ACTION	TIMEFRAME
Strategic Planning	
21.1 Liaise with the WA Planning Commission and the City of South Perth to develop formal arrangements for strategic oversight of the Specialised Activity Centre Plan implementation and more detailed and collaborative coordination of structure planning / activity centre planning for 'growth' sub-precincts.	SHORT TERM
21.2 Designate Technology Park Centre as a Strategic Investigation Area and liaise with the City of South Perth and other stakeholders to define the boundaries and scope of detailed planning for the sub-precinct, including land use permissibility to encourage businesses that meet the vision for this sub-precinct.	SHORT TERM
Local Planning Scheme No.2 (LPS No.2) and Local Planning Policies	
21.3 Transition the current TPS No.1 zones/reserves and development requirements to LPS No.2 with the exception of: <ul style="list-style-type: none"> • Update development requirements in TPS Precinct Plan 13 to: <ul style="list-style-type: none"> • reflect the <i>Specialised Activity Centre Plan</i>, including desirable land uses and the submission of a Retail Sustainability Assessment for retail proposals over 5,000 sqm floor space. • reflect the basic parameters of the latest endorsed Swan Care Bentley Park Masterplan and Juniper Village Masterplan. • Insert a Special Condition in the Special Use zone as follows: <ul style="list-style-type: none"> • Future redevelopment of the Technology Park Centre to be guided by preparation of a structure plan and local development plan or other suitable planning instrument, and that further subdivision of the sub-precinct won't be supported until such time as a suitable planning instrument has been adopted. • Future redevelopment of properties between Hayman Road and Jarrah Road, south of Bentley TAFE to be guided by Special Conditions to facilitate appropriate land use, interface and connections between sites. 	SHORT TERM

OPPORTUNITIES AND CHALLENGES

This section discusses the key planning opportunities and challenges addressed by the *Local Planning Strategy* and makes recommendations for the future Local Planning Framework, including the new *Local Planning Scheme No.2* zones, reserves and planning controls where relevant.

Maintain Affordable Housing Supply

Dwellings in this Precinct contribute almost exclusively to the supply of affordable housing in the Town. While much of the building stock is aging and will become suitable for redevelopment in the longer-term, the Town does not support widespread redevelopment in the short to medium-term (eg. next 10–15 years), given the importance of maintaining housing diversity.

Future Planning Framework

OBJECTIVES

The objectives for Ridge (West) LPS Precinct are:

- 22.1** To plan for the longer-term redevelopment of the Precinct to medium-rise, high density development which includes a mix of building types and dwelling sizes.
- 22.2** Identify potential community benefits that may be gained through longer-term redevelopment.
- 22.3** To ensure there is an appropriate transition in built form and scale between the Precinct and surrounding lower-scale Residential Character areas.

ACTIONS

ACTION	TIMEFRAME
<i>Local Planning Scheme No.2 (LPS No.2) and Local Planning Policies</i>	
22.1 Transition the current TPS No.1 zones/reserves to LPS No.2.	SHORT TERM