

CITY OF SOUTH PERTH

LOCAL PLANNING STRATEGY SUMMARY

DRAFT



Contents

Draft Local Planning Strategy	4
Why we need a Local Planning Strategy	4
Planning for growth	5
What does this mean for the City of South Perth?	6
How the Draft Local Planning Strategy was prepared	7
How the Draft Local Planning Strategy is structured	7
The Strategies	8
Population and housing	8
Managed Growth Strategy	9
Activity centres and employment	12
Transport and access	14
Environment and sustainability	16
Heritage, character and design	17
Public open space and community facilities	18
Tourism and entertainment	19

Key terms used

Term uses	Explanation
Activity centres and urban corridors	<p>Activity centres are focal points well served by transport infrastructure. They are areas that are considered to be appropriate for more intense land use, including higher density residential dwellings, commercial, employment and community activities. This is because of the level of access to services, infrastructure and amenity.</p> <p>There are different types of activity centres and they can vary in size, intensity and function. Some activity centres are subject to activity centre plans depending on their location and the catchment served. The City has an adopted activity centre plan for the area surrounding Canning Bridge railway station for example.</p> <p>Urban corridors are areas of land adjacent to corridors well served by transport infrastructure. These areas are considered appropriate for more intense land use, particularly residential dwellings, given the proximity to existing transport infrastructure. Some key identified urban corridors in the City are Canning Highway and Manning Road.</p>
Dual code, or dual density code	<p>The R-Codes provide a range of standardised density codes for properties throughout the City that determine the density, form and scale of development that can occur on that land. The City's Local Planning Scheme (the Scheme) applies these standardised density codes to each residential property throughout the City. Under the Scheme, some properties are given two density codes; for example R15/20. In these cases, the lower of the two codes applies unless specific criteria of the Scheme are met, in which case the higher code and the criteria associated with that higher code are applied.</p>
Perth and Peel@3.5million	<p>Perth and Peel@3.5million is the planning strategy adopted by the State Government for the Perth metropolitan region. The document sets out a plan to accommodate approximately half of Perth's growth as infill; that is, growth within the boundaries of existing urbanised areas. Perth and Peel@3.5million sets dwelling targets for all metropolitan local governments. These targets are minimums and are intended to guide more detailed, localised investigations about growth.</p>
The Scheme	<p>Means the City's current Local Planning Scheme. This document provides the statutory rules in which new development/buildings are assessed. The Scheme is supported by a series of local planning policies, plans and guidelines.</p>
Strategy	<p>Means this Local Planning Strategy.</p>

Draft Local Planning Strategy

The population of Perth is growing and the City of South Perth is modernising its planning framework to accommodate this growth.

The City of South Perth is a desirable place to live and pressure to grow should be expected. People are drawn to the City of South Perth because of its inherent liveability, accessibility and proximity to the central CBD. To prepare for and manage this growth, the City has prepared a **Draft Local Planning Strategy**.

THE STRATEGY AT A GLANCE

A plan for the growth of the City over the next 10-15 years.

An interpretation of State and regional planning policies at the local level.

Considering a diverse range of topics like population and housing, transport, activity, entertainment, tourism, sustainability, the environment, community facilities and heritage.

Why we need a Local Planning Strategy

- To set a strategic framework that will guide future detailed planning activities, including a new Local Planning Scheme. It is also a legislative requirement that the City prepare a strategy.
- As a plan for growth and how this growth will be shaped, ensuring that growth is appropriately managed.

Planning for growth

Australia is one of the most urbanised countries in the world and Australians increasingly seek to live in cities. In the past, the Perth metropolitan region has been able to accommodate a growing population by sprawling outwards and through lower density infill. Perth and Peel as a metropolitan region now stretches over 150km north to south.

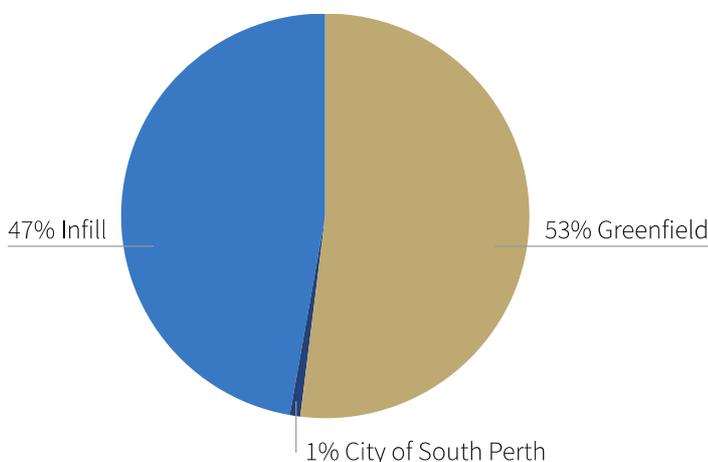
In response, successive state governments have released strategic plans seeking to accommodate a greater proportion of growth through urban infill.

The current strategy, **Perth and Peel@3.5million**, provides a comprehensive strategic plan for consolidation of growth in the Perth metropolitan region. It sets a framework for accommodating Perth's growing population. It recommends that the majority of Perth's infill growth be accommodated within activity centres and along urban corridors well served by transport infrastructure.

URBAN CORRIDORS are areas of land adjacent to roads well served by transport infrastructure. These areas are considered appropriate for more intense land use, particularly residential dwellings, given the proximity to existing transport infrastructure. Some key urban corridors in the City are Canning Highway and Manning Road.

ACTIVITY CENTRES are focal points well served by transport infrastructure. They are areas that are considered to be appropriate for more intense land use, including higher density residential dwellings, commercial, employment and community activities because of the proximity and access to these services, or capacity to provide these services in the future. There are different types of activity centres and they can vary in size, intensity and function.

Focusing growth along urban corridors and within activity centres makes the best use of existing infrastructure. It provides opportunity for people to live and work in connected places of higher amenity where access to goods, services, employment and recreational opportunities is best. It helps to promote choice for residents and visitors by allowing people to choose to live and work in more lively activity centres and corridors.



Perth and Peel@3.5 million dwelling targets

Perth and Peel@3.5million sets a target to provide 47% of all new dwellings in existing urban areas (i.e. as infill). This includes a target of 124,000 new dwellings within the Central Sub-Region, which is an area covering the 19 most inner-city local governments including the City of South Perth.

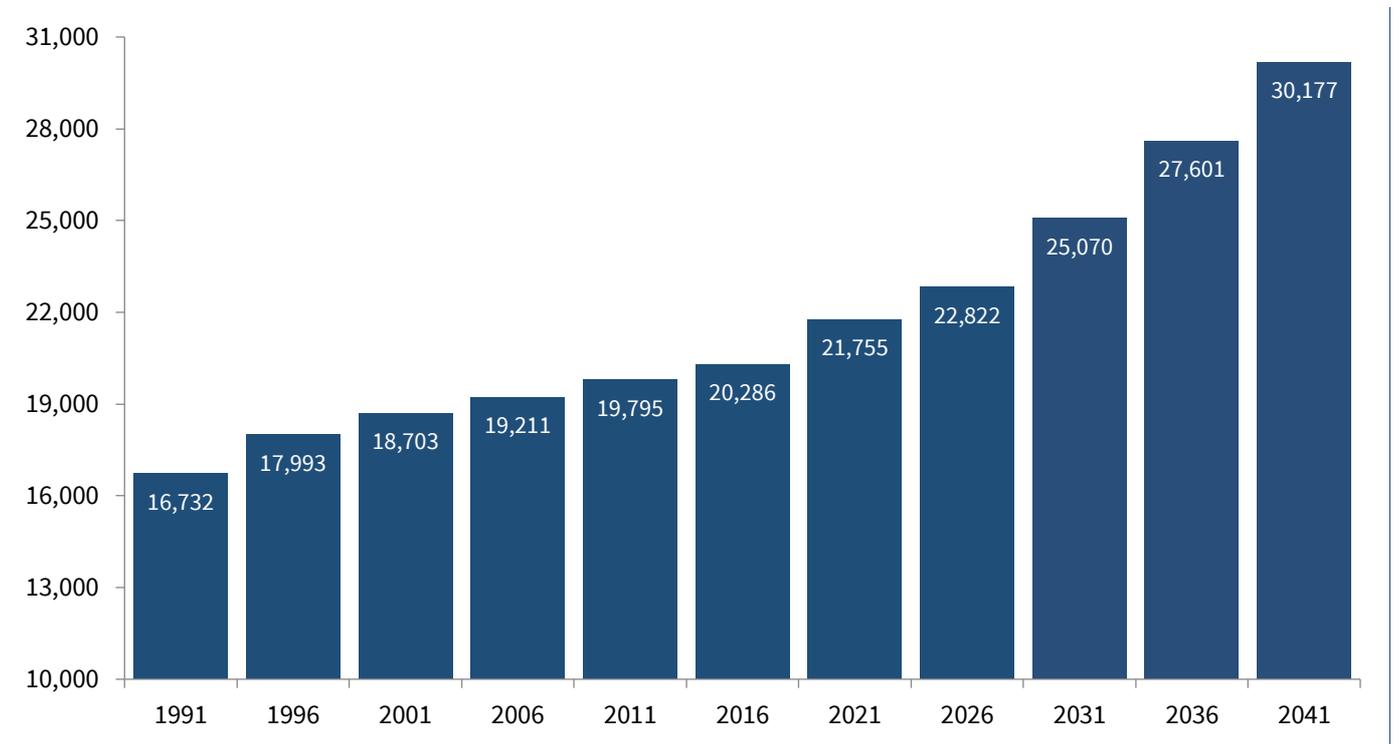
Note: 1% of the overall target is attributed to the City of South Perth.

What does this mean for the City of South Perth?

The City of South Perth has been allocated a dwelling target of at least 4,700 new dwellings by 2031 and a total of at least 8,300 new dwellings by the time Perth reaches a population of 3.5 million people (by approximately 2050).

Best planning practice requires the use of the best available information to forecast what is most likely to happen in the future, based on what we know now.

To best understand likely future growth, the City uses a population and dwelling growth forecast. This forecast is locally based and looks at trends, the key drivers of change (such as residential development, migration, and births and deaths rates), and factors likely to influence the future population at a local level to produce an informed picture of what is most likely to happen in the future.



Historic and forecast number of dwellings within the City of South Perth (1991-2041)

The forecast suggests the City of South Perth will grow by an additional **4,783 new dwellings by 2031** which is in line with the target in Perth and Peel@3.5million (**4,700 new dwellings**).

How the Draft Local Planning Strategy was prepared

A Local Planning Strategy is informed by an evidence base of information.

The evidence base behind the Draft Local Planning Strategy has been compiled from:

State and regional planning policies such as Perth & Peel@3.5million

Population/dwelling forecasts, demographic and economic trends

The feedback from stakeholders who took part in preliminary engagement activities in early 2018.

How the Draft Local Planning Strategy is structured

The Draft Local Planning Strategy is divided into two parts. **Part 1** contains the principles, strategies and actions that will guide the future planning of the City of South Perth. **Part 2** includes the background information and analysis that provides the evidence base and rationale for Part 1.

To give structure to the various strategies and actions, a number of reoccurring topic areas were identified. The various strategies and actions have been arranged around these key topics.



STRATEGIES are arranged by topic area (such as Population and housing) and are informed by the outcomes of the analysis of the background information contained in Part 2.



ACTIONS are aligned to each strategy and they provide the steps the City will take to deliver each strategy.

The Strategies

Population and housing

Perth and Peel@3.5 million sets a framework for accommodating Perth's growing population. It recommends that the majority of Perth's infill growth be within activity centres and along urban corridors that are well served by transport infrastructure.

Focusing growth to these areas makes the best use of existing infrastructure. It also provides opportunity for people to live and work in connected places of higher amenity. It helps to promote choice for residents and visitors by allowing people to choose to live and work in more lively activity centres and urban corridors.



STRATEGY: 4.1.1 Provide opportunities for higher intensity residential and mixed use development in a consolidated form by adopting a **managed growth strategy** that ensures the majority of future growth is accommodated within and around activity centres and along urban corridors.



ACTION: Adopt a **managed growth strategy** that concentrates most of the City's forecast growth within activity centres and along urban corridors including:

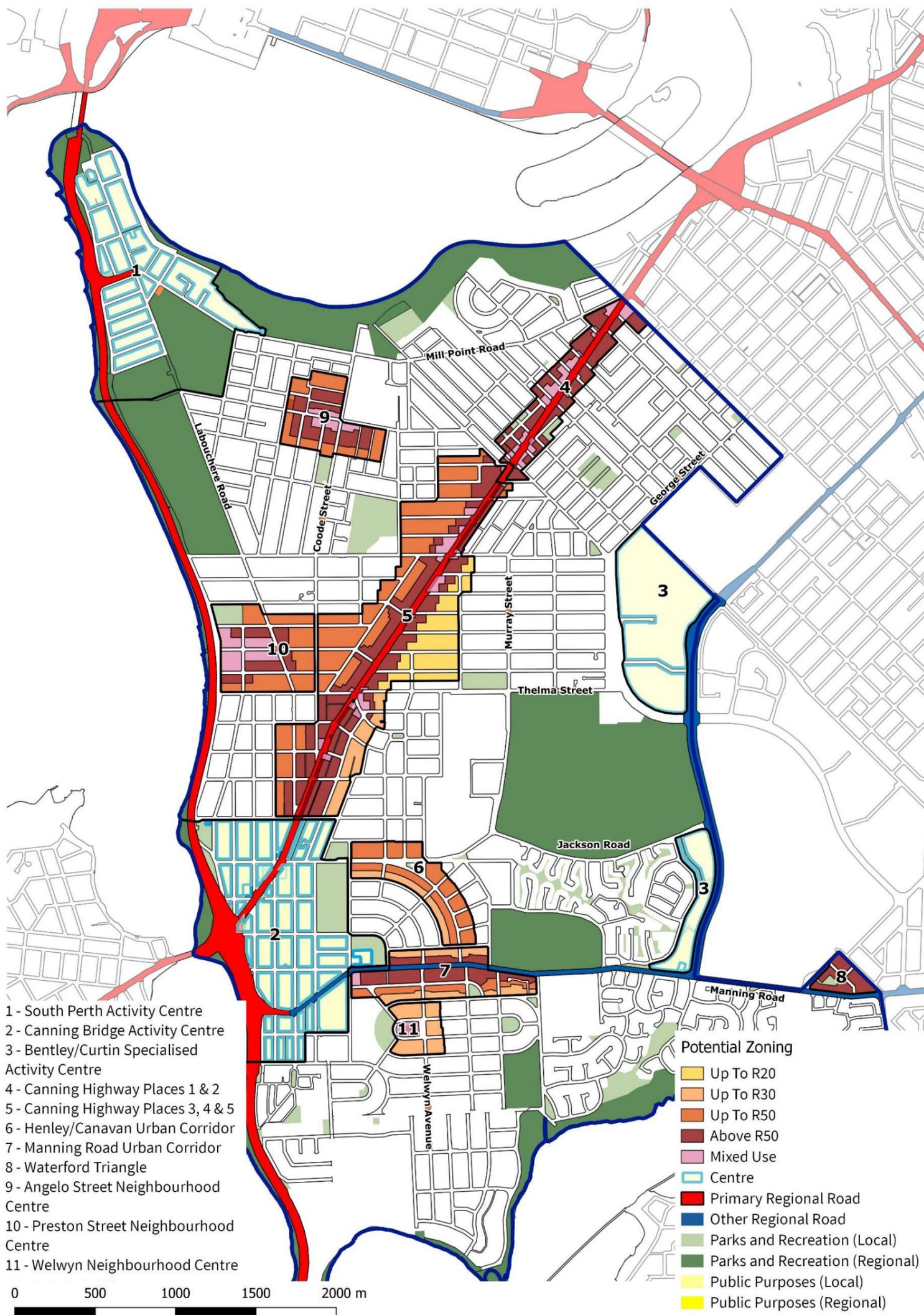
- Within the South Perth and Canning Bridge Activity Centres
- Within the Bentley/Curtin Specialised Activity Centre, including Waterford Plaza Shopping Centre
- Along the Canning Highway and Manning Road urban corridors and along the corridor between Canning Bridge and Curtin University along Henley Street and Canavan Crescent
- Within the area known as Waterford Triangle, adjacent to Manning Road and Curtin University
- Within and around the neighbourhood centres at Preston Street, Angelo Street and Welwyn Avenue.

The Draft Local Planning Strategy includes actions to accommodate the majority of the City's future population growth in certain areas. These actions are collectively referred to as the Managed Growth Strategy.

These locations have been identified because they are:

- Important activity centres or urban corridors identified in Perth and Peel@3.5million as being suitable for accommodating growth
- Recognised neighbourhood centres that provide a range of retail, service, employment and entertainment uses to locals
- Areas that are well served by transport infrastructure including major roads, public transport and the bicycle network.

Managed Growth Strategy



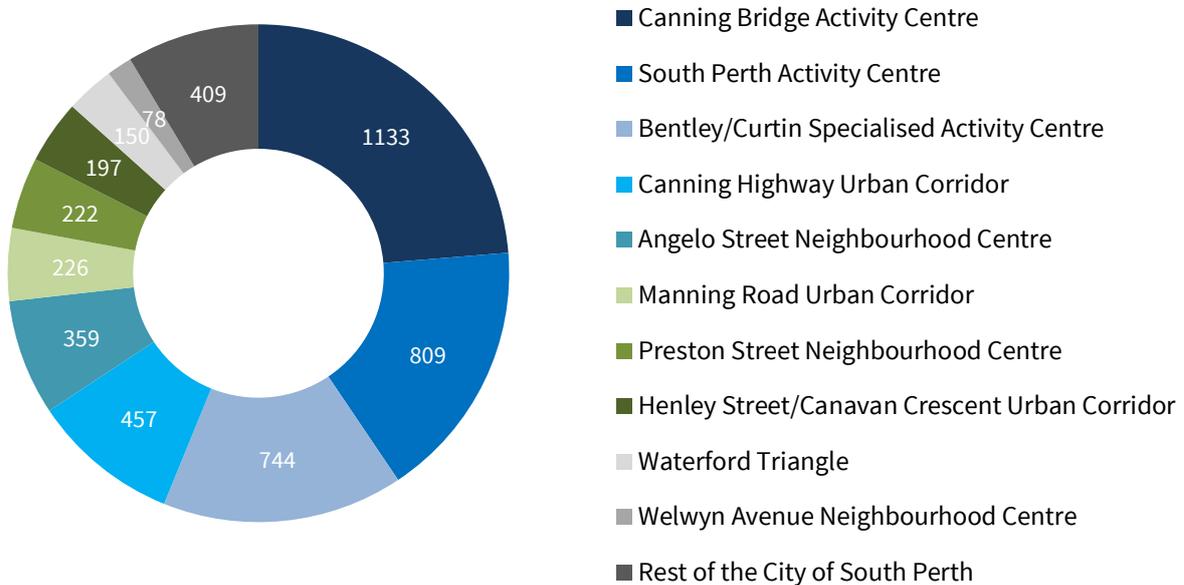
The Residential Design Codes (R-Codes) are a policy of the State Government that control the development of dwellings including houses and apartments. The coding controls how a site may be developed, in terms of dwelling density and building controls like maximum heights, setbacks to boundaries and the amount of open space provided on a site. The map provides an indication of areas where the City may investigate changes to R-Codes. The table below indicates the typical maximum building heights contained in the R-Codes:

R30 and below	R40	R50	R60	R80 (and above)
2 storeys	2 storeys	3 storeys	3 storeys	4-5 storeys

Within the City of South Perth, multiple dwellings (apartments) are not permitted unless the site is coded R50 or above.

An electronic version of the map, where information about individual properties can be selected, is available via the City's [Online Mapping System](#).

Additional dwellings by managed growth area



The majority of the City’s forecast growth can be accommodated in the managed growth areas. In total the Managed Growth Strategy will provide opportunities for approximately 4,375 additional dwellings within the City of South Perth; about 400 less than the overall growth forecast in the City to 2031. The remaining growth will be accommodated by minor incremental infill that occurs as a result of existing density codings throughout the City.

The additional dwelling numbers in different managed growth areas are calculated, based on the best available information for each location;

- For the South Perth and Canning Bridge Activity Centres, detailed growth projections have been prepared by experts as part of the activity centre planning process. These figures reflect the outcomes of this process
- For the Preston Street, Angelo Street and Welwyn Avenue neighbourhood centres, the Bentley/Curtin Specialised Activity Centre and for land along the Canning Highway, Manning Road and Henley Street/Canavan Crescent urban corridors, the numbers are based on what is required to achieve the minimum and desirable density targets set out in State Planning Policies[#]
- For Waterford Triangle, the numbers are based on the development provisions contained (or proposed to be contained) in the City’s existing Local Planning Scheme.

[#]State Planning Policy 4.2 – Activity Centres for Perth and Peel, Development Control Policy 1.6 – Planning to Support Transit Use and Transit Oriented Development.

The density of 75% of the City remains unchanged.

56% of growth will be accommodated in the South Perth, Canning Bridge and Bentley/Curtin activity centres.



STRATEGY: 4.1.2 Support actions that promote a diversity of housing choice, including housing accessibility and affordability measures, as well as opportunities for existing populations to age in place.



ACTION: Undertake a review of the City's dual-density coding system to encourage development that responds to key planning issues, such as:

- Protection of established trees and greater areas of open space between buildings
- Providing for a greater diversity of dwellings to suit a changing demographic profile
- Achieving higher levels of environmentally sensitive design for new buildings.

ACTION: Ensure activity centre plans for South Perth and Canning Bridge promote dwelling density, affordability and provide for universally accessible dwellings.

ACTION: Review codings for residential properties throughout the City to resolve any coding anomalies.

The largest types of households in the City are lone person and couples without dependants. The population forecast prepared for the City suggests that these household types will grow substantially into the future. Part of this strategy seeks to ensure that the City's future housing stock matches its likely household profile. The table below shows how each household type is forecast to change by 2031.

TYPE OF HOUSEHOLDS	2016	2031	ADDITIONAL
Couple families with dependents	4,584	5,339	+755
Couples without dependents	5,153	6,377	+1,224
Group households	1,175	1,497	+322
Lone person households	5,664	7,458	+1,794
One parent families	1,327	1,563	+236
Other families	587	728	+141

Forecast number of households by types (2016-2031)

Activity centres and employment

There are a range of activity centres within the City of South Perth. These include important district centres at South Perth (Peninsula) and Canning Bridge, a specialised activity centre at Bentley/Curtin and a series of small neighbourhood centres at Preston Street, Angelo Street and Welwyn Avenue (Manning).

State policies require that new activity and employment growth should be concentrated within existing activity centres at an intensity that reflects each centre's unique role, function and location within the inner metropolitan area.



STRATEGY: 4.2.1 Ensure each of the City's activity centres achieve an appropriate mix of activity, employment, recreational, civic and cultural, and entertainment uses as well as increased levels of residential population to support the ongoing viability and function of each centre. The planning framework will ensure that sufficient non-residential floor space can be provided in each centre to meet forecast demand.



ACTION: Adopt an Activity Centre Plan for South Perth which provides:

- A robust planning framework that reflects the centre's role as an inner city activity centre
- A framework to manage development that accommodates forecast population and activity growth
- Guidance to improve movement and connectivity within and around the centre
- Guidance to improve streetscapes and public open space within the centre.

ACTION: Implement projects to improve the public realm of the South Perth Activity Centre.

ACTION: Undertake a review of the Canning Bridge Activity Centre Plan to ensure the provision of activity generating land use and employment opportunities reflect forecast future demand.

ACTION: Undertake planning investigations for Angelo Street, Preston Street and Karawara (Waterford Plaza) neighbourhood centres that identify opportunities for new non-residential floor space to meet forecast future demand.

This strategy, along with the Managed Growth Strategy, directs most of the forecast population, activity and employment growth towards activity centres. This maximises the benefits of growth by making best use of existing infrastructure. It also provides opportunity for people to live and work in connected places of high amenity. This provides choice in housing types and costs, choice in transport options and choice of local amenity.



STRATEGY: 4.2.2 Support long-term planning for the Bentley/Curtin Specialised Activity Centre with a focus on providing opportunities for employment in learning and technology industries.



ACTION: Progress planning for the Bentley/Curtin Specialised Activity Centre (Technology Park and parts of Karawara) that provides for a mix of land use aimed at providing employment in conjunction with higher density residential development.

Bentley/Curtin, which includes Technology Park, is one of the most important specialised activity centres in the metropolitan region. It has the potential to provide significant increases in employment, housing and activity, leveraging the existing knowledge industries at Curtin University.



STRATEGY: 4.2.3 Support economic and employment growth in areas well served by transport infrastructure that supports and complements the function of the activity centres.



ACTION: Ensure the City's next Local Planning Scheme provides for more contemporary, higher quality non-residential floor space at key nodes/intersections along urban corridors such as Canning Highway and Manning Road.

Urban corridors that are well served by high-frequency public transport provide opportunities for activity and employment that might be different to the typical offerings in activity centres. This strategy seeks to ensure a balance between providing for new housing and business opportunities along these corridors, without undermining the viability of any nearby activity centres.



STRATEGY: 4.2.4 Ensure the City's planning controls support and promote a diversity of activity (retail, entertainment, civic and others) in appropriate locations.



ACTION: Investigate methods to make obtaining planning approval for retail and employment uses within activity centres more straightforward.

ACTION: Investigate changes to the City's planning framework to encourage a diversity of land use in the existing Mixed Use and Local Commercial Zones.

State policies aim to make activity centres complete places that are focal points of neighbourhoods and provide most of the goods, services, employment and entertainment opportunities residents need. This strategy seeks to minimise any planning barriers that may prevent activity centres delivering on this objective.

Transport and access

The City of South Perth is an inner-city local government with high levels of transport accessibility. However some areas of the City are better served than others and as the metropolitan region grows, the City will need to consider how residents and visitors will move around the City in the future.



STRATEGY: 4.3.1 Align transport strategies with strategies to manage the City's growing population.



ACTION: Prepare a Transport, Access and Parking Strategy that unifies the local and regional transport objectives affecting the City and considers changing travel patterns and emerging technology.

Preparing a comprehensive transport plan for the City ensures the whole of the transport network works together, providing transport options to residents and visitors wherever they may go.



STRATEGY: 4.3.2 Manage and plan the road network to reduce congestion.



ACTION: Support the development of a southbound freeway access ramp at Manning Road.

ACTION: Ensure strategies that accommodate growth adjacent to the regional road network are supported by access strategies that rationalise direct access to these roads.

There are limited opportunities to expand the City's road network to support a growing population. This strategy seeks to ensure the functionality of existing roads is improved as new development occurs.



STRATEGY: 4.3.3 Develop a comprehensive parking system that considers demand, supply and management of parking.



ACTION: Develop a Transport, Access and Parking Strategy that considers measures to better manage parking supply and demand within new development.

ACTION: Establish appropriate vehicle parking controls for land within activity centres in accordance with the Department of Transport's *Parking Guidelines for Activity Centres*. This is to be undertaken as part of the actions relating to planning for activity centres.

Part of managing transport demand is managing parking availability. A Transport, Access and Parking Strategy will ensure parking within key areas of the City is provided as efficiently as possible.



STRATEGY: 4.3.4 Achieve a progressive increase in active transport (walking, bicycle, public transport) options over other transport modes as a means of reducing pressure on the road network.



ACTION: Advocate for an expansion of the public transport network within the City, in particular a new heavy rail station at South Perth, and increased ferry services with new destinations such as Burswood and the University of Western Australia.

ACTION: Ensure the City's future planning framework implements a system of best practice cycling, parking and end-of-trip facility provision. Implement the City of South Perth and Town of Victoria Park Joint Bike Plan 2018.

There are limited opportunities to expand or improve the road network in the City of South Perth. This strategy seeks to ensure that more and more residents, visitors and workers use active transport or public transport to reduce pressure on the road network.



STRATEGY: 4.3.5 Adapt planning controls to respond to emerging technologies, such as electric and automated vehicles, vehicle and bicycle sharing platforms and trends in people working from home.



ACTION: Develop a Transport, Access and Parking Strategy that investigates planning controls aimed at facilitating the adoption of emerging transport technologies.

Emerging transport technologies, particularly automated vehicles, have potential to disrupt existing transport networks. The potential benefits of technological change need to be leveraged while the consequences need to be managed.

Environment and sustainability

Planning decisions have lasting effects on the environment, so it is important these decisions are forward thinking.

	<p>STRATEGY: 4.4.1 Achieve an increase in the City's tree canopy cover on private land.</p>
	<p>ACTION: Review the current Local Planning Policy P350.5 Trees on Development Sites and Street Verges to ensure retention and/or replacement of significant vegetation on development sites.</p> <p>ACTION: Develop additional measures to encourage and incentivise the retention and/or replacement of established trees and vegetation on development sites for inclusion in the abovementioned policy and/or the new Local Planning Scheme.</p>
<p>The extent of tree canopy cover on private land has fallen considerably over the last three decades. This strategy seeks to arrest this decline and increase tree canopy cover over time.</p>	

	<p>STRATEGY: 4.4.2 Incentivise the development of buildings with high standards of environmental sustainability.</p>
	<p>ACTION: Review the split-coding system to ensure matters such as waste, water and energy management are key considerations in assessing development/subdivision that are subject to a split code.</p> <p>ACTION: Develop and implement measures that facilitate/incentivise buildings with a higher environmental rating, through activity centre plans, the Scheme and local planning policies.</p>
<p>Buildings constructed now will be around for decades to come. It is important that new buildings achieve an appropriate environmental standard.</p>	

	<p>STRATEGY: 4.4.3 Ensure that environmental externalities impacting upon development are appropriately managed.</p>
	<p>ACTION: Develop planning controls to ensure the impacts of flood risk, high water tables and bushfire risk are appropriately managed.</p>
<p>State planning policies require the City to consider risk such as climate change, bushfire risk, flood risk and the protection of significant vegetation when making planning decisions.</p>	

Heritage, character and design

The City protects heritage places by maintaining a Heritage List. Some areas of the City are subject to design requirements aimed at protecting streetscape character. The State Government is also in the process of developing and adopting a suite of policies known as Design WA that aim to improve the design quality of new buildings.



STRATEGY: 4.5.1 Build on the Design WA policy of the State Government and pursue a policy framework that puts a high emphasis on design quality.



ACTION: Embed the principles of Design WA within the City's Design Review Panel process and within the City's new Local Planning Scheme, any activity centre plans and applicable local planning policies.

Design WA is an important step to lifting the design quality of buildings. This strategy recommends ensuring the principles of the policy are embedded in the City's planning process.



STRATEGY: 4.5.2 Ensure the City's planning framework clearly separates areas considered to be of heritage significance and those with a good sense of place or streetscape character.



ACTION: Continue to review the City's Local Heritage Inventory and Heritage List. Future review should identify any potential heritage areas/precincts and consider their inclusion on the City's Heritage List.

State policies identify the need to appropriately distinguish between areas of heritage and character and also outline the need for local governments to maintain up-to-date heritage protection frameworks (heritage lists and inventories) that identify any places/areas of significance.



STRATEGY: 4.5.3 Ensure the planning framework identifies and protects elements of residential character.



ACTION: Review the City's planning precinct system and prepare development requirements for each precinct that reflect local character.

The City's current policies divide the City into a series of planning precincts. The intent of this is to provide each precinct with specific development requirements in order to ensure new buildings reflect the local character. Only a few of these precincts currently have such requirements.

Public open space and community facilities

As the population grows and the City's demographic profile changes, there will be changing (and growing) community needs for public open space and community facilities.



STRATEGY: 4.6.1 Incentivise new development to make voluntary community benefit contributions that improve local amenity.



ACTION: Incorporate measures into activity centre plans and plans for urban corridors that deliver identified community facilities/benefits.

ACTION: Investigate opportunities for partnerships between the City, neighbouring local governments, private institutions, commercial operators and other partners to provide new community infrastructure.

The City has limited resources to provide new community facilities and public open spaces. This strategy seeks to explore alternative models that provide new or improved community facilities in an effective way.



STRATEGY: 4.6.2 Provide new housing opportunities in locations well connected to the public open space network.



ACTION: Adopt the managed growth strategy which ensures areas of population growth are served by appropriate levels of public open space.

The managed growth strategy directs most of the City's population growth towards activity centres and along urban corridors. This enables the City to better understand where demand for new and improved open spaces will be greatest in the future.



STRATEGY: 4.6.3 Ensure the planning framework supports the improvement of public open spaces.



ACTION: Investigate any amendments to the City's Local Planning Scheme and policies that support the implementation of others plans for public spaces.

ACTION: Investigate the potential for cash-in-lieu contributions for upgrades and improvements to existing public open space(s). Consider incorporating these mechanisms in the new Local Planning Scheme.

State planning policies recommend integrating community facilities/infrastructure within or around activity centres where they can become focal points for community activity and allow for resource sharing.

Tourism and entertainment

The City is a popular destination for tourists, with most tourists visiting the City for educational reasons. There are also a number of notable tourism sites in the City that attract foreign and domestic tourists such as the Perth Zoo and Sir James Mitchell Park. The City is nearby to regional tourism and entertainment facilities in the Perth CBD, Burswood and most areas of the City have good access to Perth Airport.



STRATEGY: 4.7.1 Ensure tourism and entertainment uses are concentrated in and around activity centres and also in areas with high tourism value, such as regional foreshores and the Perth Zoo.



ACTION: Ensure the new Scheme and any local planning policies permit short term accommodation land uses in appropriate locations.

ACTION: Review the City's policies and local laws to encourage greater use of public places for tourism and entertainment uses.

Entertainment and tourism uses work best when they're concentrated together, coordinated and offer a diverse range of activities for visitors.



STRATEGY: 4.7.2 Support the growth of entertainment and tourism uses in appropriate locations and circumstances.



ACTION: Prepare a local planning policy that defines clearly the range of short-term accommodation options that may be appropriate for small-scale tourism and entertainment uses in locations near to existing tourism features.

These strategies and actions are to ensure that the City's planning framework does not suppress future tourism, entertainment and economic growth, while recognising that this growth should be at appropriate scale and within appropriate locations.

Civic Centre**9474 0777**

📍 Cnr Sandgate St and South Tce,
South Perth WA 6151

Fax 9474 2425

www.southperth.wa.gov.au**Recycling Centre****9367 2492**

📍 Hayman Rd and Thelma St, Como

Animal Care Facility**9474 0777**

📍 199 Thelma St, Como

George Burnett Leisure Centre**9474 0855**

📍 Manning Rd, Karawara

South Perth Library**9474 0800**

📍 Cnr Sandgate St and South Tce, South Perth

Manning Library**9474 0822**

📍 2 Conochie Cres, Manning

Old Mill**9367 5788**

📍 Melville Pl, South Perth

South Perth Senior Citizens**9367 9880**

📍 53 Coode St, South Perth

Manning Senior Citizens**9450 6273**

📍 3 Downey Dr (off Ley St), Manning

Graffiti Hotline 1800 007 774**Collier Park Golf Course****9484 1666**

📍 Hayman Rd, Como

Collier Park Village**9313 0200**

📍 16 Morrison St, Como

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