

## Schedule of Modifications

### City of South Perth Draft Local Planning Strategy

The City of South Perth Draft Local Planning Strategy shall be modified as follows:

#### Modifications to Part 1 – Local Planning Strategy

1. Add an additional action to Strategy 4.1.1 as follows:

Strategy	Actions	Delivery timeframe
4.1.1 Provide opportunities to accommodate a growing population 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.	<u>(m) Ensure an appropriately managed built-form transition is provided between high/medium density and lower density areas to address the potential impacts of increased density on existing buildings/streetscapes.</u>	<u>Short-Medium</u>

2. Modify actions relating to elements of the Managed Growth Strategy as follows:

Strategy	Actions	Delivery timeframe
4.1.1 Provide opportunities to accommodate a growing population 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.	<u>(n) Prior to the implementation of any actions that result in a change to density coding’s, an analysis of streetscape and character is undertaken in each area to determine the appropriateness of any future density coding.</u>	<u>Short</u>

3. Amend the action associated with Strategy 4.1.1 relating to the Manning Road managed growth area (action (h)), replacing reference to the R40 code with the R30 code.
4. Add an additional action(s) and modify existing Strategy 4.1.2 as follows:

Strategy	Actions	Delivery timeframe
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'.	<p>(a) Undertake a progressive review of the dual density coding system <u>with the intent to remove dual density coding where appropriate</u>. For any remaining dual codes, incentivise development at the higher code based upon criteria relating to the following matters:</p> <ul style="list-style-type: none"> <li>• Protection of <del>significant</del> <u>mature</u> vegetation and trees;</li> <li>• Increased amounts of open space and space between buildings;</li> <li>• Higher levels of environmentally sensitive design including how the development improves the management of waste, water and energy use;</li> <li>• Providing for the under representation of one and two bedroom dwellings in a mix of forms (apartments, terraces, etc.); and,</li> </ul> <p>Providing opportunities for the City's growing number of older residents to age-in-place.</p>	Short
	<u>(d) Investigate provisions for inclusion in a new local planning framework that ensures that development within each managed growth area provides diverse, accessible, adaptable and affordable housing in a variety of built-form typologies.</u>	Short-Medium
	<u>(e) Include provisions in the next local planning scheme that provide a framework for the consideration of proposals involving a range of accommodation types, such as student, aged and independent living accommodation.</u>	Short

5. Add an additional action(s) to Strategy 4.2.4 as follows:

Strategy	Actions	Delivery timeframe
4.2.4 Ensure the City's planning controls support and promote a diversity of activity (retail, entertainment, civic and others) in appropriate locations.	<u>(d) Investigate opportunities/locations for the provision of additional supermarket floor space generally north/west of Canning Highway. Ensure a new local planning scheme enables the development of this floor space at the locations identified.</u>	Short-Medium
	<u>(e) Include provisions in the next local planning scheme to provide a framework for the consideration of proposals involving facilities of community and civic benefit/need, including but not limited to aged care facilities, hospitals, cultural facilities and child day-care centres/kindergartens.</u>	Short-Medium

6. Add an additional action to Strategy 4.3.3 as follows;

Strategy	Actions	Delivery timeframe
4.3.3 Develop a comprehensive parking system that considers demand, supply and management of parking.	<u>(c) Develop and/or review Parking Management Plans (or equivalent) for each of the managed growth strategy areas outlined in strategy 4.1.1 as necessary.</u>	<u>On-going</u>

7. Add an additional action to Strategy 4.3.4 as follows;

Strategy	Actions	Delivery timeframe
4.3.4 Achieve a progressive increase in the mode-share of active transport (walking, bicycle, public transport) options over other transport modes as a means of reducing pressure on the road network.	<u>(f) Advocate for an expansion/review of the bus network to more directly and efficiently connect prominent activity centres.</u>	<u>On-going</u>

8. Amend Strategy 4.4.1(a) as follows:

Strategy	Actions	Delivery timeframe
4.4.1 Achieve an increase in the City's tree canopy cover on private land.	<p>(a) Review local planning policy P350.05 Trees on Development Sites and Street Verges to ensure the retention and/or replacement of <u>mature</u> trees on development sites <u>and to support actions outlined in the City's Urban Forest Strategy including:</u></p> <ul style="list-style-type: none"> <li>• <u>A 25% increase in the number of trees on the 'Significant Tree Register'; and,</u></li> <li>• <u>Ensure private development contributes towards the goal of planting 7,500 trees within the City.</u></li> </ul>	On-going

9. Amend the action associated with Strategy 4.4.3 as follows;

Strategy	Actions	Delivery timeframe
4.4.3 Ensure that environmental externalities impacting upon development are appropriately managed.	Develop appropriate provisions through the Scheme and/ or policies to ensure development allows for the impact of flood risk, high water tables and bushfire risk. <u>Adopt provisions that consider/promote water-sensitive urban design principles, the protection of water resources, waterways and foreshore areas.</u>	Medium

10. Add an additional Strategy (and associated action) to section 4.4 as follows;

Strategy	Actions	Delivery timeframe
<u>4.4.4 Integrate waste management considerations into the planning framework.</u>	<u>(a) Develop a waste management local planning policy that reflects the principles of any adopted waste and resources management plan of the City and outlines how waste should be managed in new development.</u>	<u>Medium</u>

11. Add an additional action to Strategy 4.5.2 as follows;

Strategy	Actions	Delivery timeframe
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.	<u>(d) Review P313 – Local Heritage Listings to ensure new development adjacent to heritage places considers the relationship between each place in terms of scale, materials, separation and landscaping.</u>	<u>Short</u>

12. Amend Strategy 4.6.2 to delete the word 'new'.

13. Add an additional action to Strategy 4.7.2 as follows:

Strategy	Actions	Delivery timeframe
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 near regional	<u>(c) Develop 'Place Plans' (or equivalent) for each of the activity centres (as applicable) that considers the design and functioning of public spaces and economic development opportunities.</u>	<u>Medium-Long</u>

foreshores and the Perth Zoo.		
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14. Amend the Strategy Plan depicted of page 35 to depict:

*Managed Growth Area 2 – Canning Bridge Activity Centre*

- (a) Lot 3 Ley Street, Como (former Telstra Site) as being subject to a future ‘Centre’ zoning in lieu of the currently depicted ‘Public Purpose (Local)’;

*Managed Growth Area 4 – Canning Highway Places 1 & 2*

- (b) Extend Managed Growth Area 4 – Canning Highway Places 1 & 2 to include all those properties east of Darling Street between Brandon Street and Salisbury Avenue.

*Managed Growth Area 5 – Canning Highway Places 3, 4 & 5*

- (c) The remainder of the street block(s) bound by:
  - (i) Alston Avenue, Talbot Avenue, Barker Avenue and Park Street;
  - (ii) Barker Avenue, Axford Street and Brittain Street;
  - (iii) Brittain Street, Axford Street, Thelma Street and Barker Avenue,
 as being subject to a future coding of ‘up to R30’.
- (d) The remainder of the street blocks south of Comer Street and east of Hazel Street being depicted as ‘up to R50’.
- (e) The remainder of the lots in the street blocks bound by Thelma Street, Throssell Street, Ryrie Avenue and Canning Highway as being subject to a future coding of ‘up to R20’. Exclude the lots shown ‘up to R20’ on the eastern side of Throssell Street between Hobbs Avenue and South Terrace.
- (f) Properties fronting Comer Street and Preston Street, east of McDonald Street being depicted as ‘up to R50’.
- (g) Properties fronting Hensman Street and Arundal Street currently depicted as ‘up to R50’ being excluded from the managed growth area.
- (h) The street blocks bound by Angelo Street, Sandgate Street, Elizabeth Street and Lawler Street as being part of Managed Growth Area 5 and subject to a future coding ‘up to R25’ with the exception of lots fronting Lawler Street between Hampden Street and Elizabeth Street, and Lots 55 (50A) and 56 (50) Elizabeth Street that shall be depicted as ‘up to R50’.
- (i) In the street block bound by Addison Street, Hensman Street, Canning Highway and Elizabeth Street, any lot currently depicted as ‘up to R50’ shall be depicted as ‘up to R25’ with the exception of and Lots 3 (33) & 4 (35) Milson Street and Lots 600 (138) & 601 (140) Hensman Street which shall remain depicted ‘up to R50’.
- (j) In the street block bound by Hensman Street, Sandgate Street, Renwick Street and Canning Highway, any lot currently coded R15 under Town Planning Scheme No. 6 shall be depicted as ‘up to R25’.

*Managed Growth Area 6 – Henley Street/Canavan Crescent Urban Corridor*

- (k) Land within ‘Managed Growth Area 6 – Henley Street and Canavan Crescent Urban Corridor’ currently depicted as ‘up to R50’ shall be depicted as ‘up to R30’.

*Managed Growth Area 7 – Manning Road Urban Corridor*

- (l) Depict properties between lot 31 (6) Marsh Avenue and lot 470 (68) Downey Drive as ‘up to R50’.

- (m) Depict properties between lot 902 (6) and lot 900 (8B) Challenger Avenue as 'up to R30'.

*Managed Growth Area 9 – Angelo Street Neighbourhood Centre*

- (n) Exclude the following areas from the Managed Growth Area;
- (i) The street block bound by Edinburgh Street, Rose Avenue, York Street and Forrest Street;
  - (ii) The street block bound by Rose Avenue, Swan Street, Coode Street and Victoria Street;
  - (iii) Properties fronting Waverley Street, Norfolk Street and Wattle Street with the exception of Lot 68 (1) Waverley Street; and,
  - (iv) Lot 1-4 (54-60) Forrest Street.
- (o) Depict all lots currently depicted as 'up to R50' south of Angelo Street fronting either Strickland Street, Anstey Street or Coode Street as 'above R50'.
- (p) Depict the street block bound by Victoria Street, Coode Street, Albert Street and Rose Avenue as 'up to R50' instead of 'above R50'.
- (q) In the street block bound by York Street, Rose Avenue, Angelo Street and Forrest Street, depict sites fronting Angelo Street or Rose Avenue as 'up to R50' and all other sites as 'up to R30'.
- (r) Extend the managed growth area boundary to include all residential properties fronting Angelo Street not currently within the managed growth area between Sandgate Street and Coode Street and depict as 'up to R30'.

*Managed Growth Area 10 – Preston Street Neighbourhood Centre*

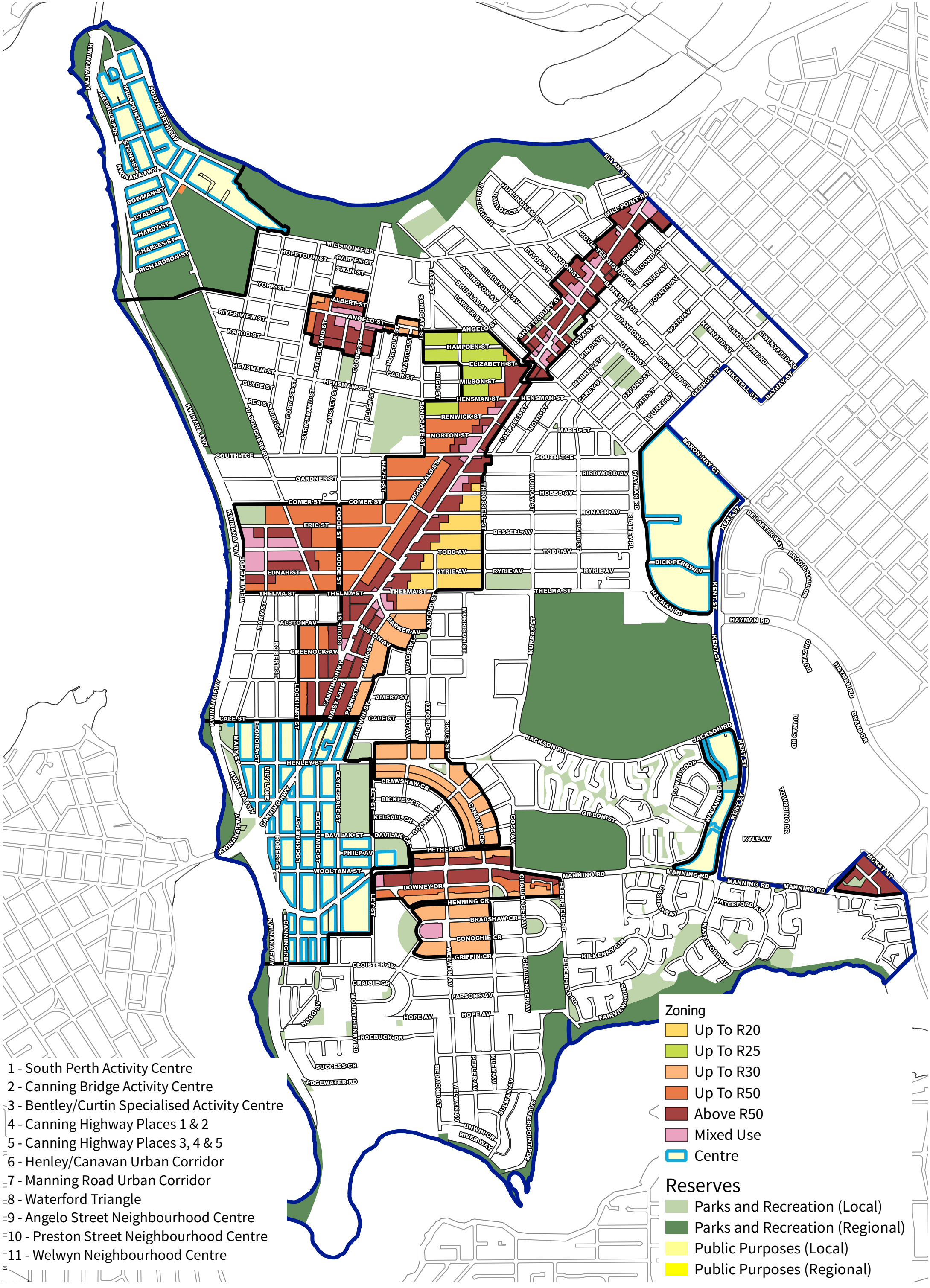
- (s) Depict the whole of the street block bound by Labouchere Road, Comer Street, Coode Street and Eric Street as 'up to R50'.

*Managed Growth Area 11 – Welwyn Avenue Neighbourhood Centre*

- (t) Extend Managed Growth Area 11 – Welwyn Avenue to include all of the properties bound by Welwyn Avenue, Henning Crescent, Marsh Avenue and Griffin Court, and depict these properties as 'up to R30'.

as per the map on the following page.

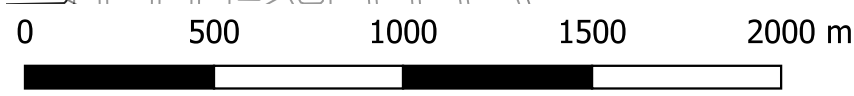




- 1 - South Perth Activity Centre
- 2 - Canning Bridge Activity Centre
- 3 - Bentley/Curtin Specialised Activity Centre
- 4 - Canning Highway Places 1 & 2
- 5 - Canning Highway Places 3, 4 & 5
- 6 - Henley/Canavan Urban Corridor
- 7 - Manning Road Urban Corridor
- 8 - Waterford Triangle
- 9 - Angelo Street Neighbourhood Centre
- 10 - Preston Street Neighbourhood Centre
- 11 - Welwyn Neighbourhood Centre

- Zoning**
- Up To R20
  - Up To R25
  - Up To R30
  - Up To R50
  - Above R50
  - Mixed Use
  - Centre

- Reserves**
- Parks and Recreation (Local)
  - Parks and Recreation (Regional)
  - Public Purposes (Local)
  - Public Purposes (Regional)



\*Refer also to action 4.1.1(n) of the Strategy  
NB: In addition to the managed growth areas, dual density and coding anomalies are subject to review as per actions 4.1.2(a) and 4.1.2(c) of the Strategy

## Modifications to Part 2 – State and Regional Planning Context and Local Profile

15. Amend section 5.2.5 (Non-residential growth in activity centres and urban corridors) of Part 2 to more clearly articulate the outcomes of the 'Activity Centres Review (2017)' under the heading 'Other activity centres and urban corridors', replacing the entire section with the following:

### 'Other activity centres and urban corridors'

*In 2017 the City received a report from Pracsys Economics analysing the City's neighbourhood centres (herein referred to as the 'Activity Centres Review'), including the area along Canning Highway. The report considered the floor space and employment situation in each of the centres. The report also made recommendations based on a model that includes wider trends in retail, a benchmark of similar centres, historical trends in commercial land use, and likely population growth. When benchmarked against other comparable local government areas (Town of Cambridge, Town of Claremont, Town of Cottesloe, Town of Mosman Park, Town of Victoria Park), the following is apparent:*

- *The City has a high concentration of office and service industry floor space;*
- *The City has a lower vacancy rate overall; and,*
- *The City has lower floor space ratios than the benchmark for most land use activities with the exception of office and service industry uses.*

*The existing situation, future demand/role and recommendations for each of the centres forming part of the Activity Centre Review is included below.*

### Angelo Street

*Angelo Street has a population catchment of approximately 6,600 people and non-residential floor space totalling approximately 7,851m<sup>2</sup>. Most of this floor space consists of 'Shop' (4,181m<sup>2</sup>) and 'Office' space (1,838m<sup>2</sup>). Angelo Street provides its catchment with daily and comparison retail opportunities with some local employment in office and entertainment/hospitality industries.*

*Growth in this catchment to 2031 is forecast to result in an additional floor space demand of approximately 3,319m<sup>2</sup> (representing an increase in floor space of approximately 42.3%), of which 1,768m<sup>2</sup> is forecast to be for 'Shop' floor space and 777m<sup>2</sup> for 'Office' floor space. The majority of new job opportunities are forecast to be part-time and concentrated in the retail sector. The Activity Centres Review outlines a continued local retail and small office employment function for Angelo Street.*

*The Activity Centres Review includes a recommendation that the City should 'explore the possibility of locating a full-size supermarket within the City of South Perth' and specifically in the area (generally) north-west of Canning Highway; which includes locations such as Angelo Street.*

### Preston Street

*The Preston Street neighbourhood centre has a population catchment of approximately 6,700 people and non-residential floor space totalling approximately 17,606m<sup>2</sup>. This space consists predominately of 'Office' (9,748m<sup>2</sup>) and to a lesser extent 'Shop' (3,498m<sup>2</sup>) space; this indicates a greater employment focus within the centre and less focus on retail land use compared to the similar neighbourhood centre at Angelo Street. There is also approximately 1,205m<sup>2</sup> of entertainment floor space in the centre.*



*Preston Street is likely to entrench its role in serving the local populations' retail and entertainment needs into the future. Population growth in the catchment and at the nearby Canning Bridge Activity Centre is forecast to result in demand for 2,106m<sup>2</sup> non-residential floor space (representing an increase in floor space of 12.0%) of which 850m<sup>2</sup> of additional 'Shop' floor space and 700m<sup>2</sup> of additional 'Office' floor space is forecast.*

#### *Welwyn Avenue (Manning Hub)*

*The existing neighbourhood centre at Welwyn Avenue (Manning Hub) serves a local catchment with daily retail and service needs. The centre comprises approximately 2,824m<sup>2</sup> of non-residential floor space. Approximately 1,802m<sup>2</sup> of 'Shop' space is provided in this centre with a small amount of 'Healthcare' and 'Office' space also apparent. Limited population growth within the immediate catchment and competition from larger nearby centres (such as Waterford Plaza) are likely to mean there is limited demand for non-residential floor space in the future (approximately 292m<sup>2</sup>, which represents approximately 10.3% growth).*

#### *Waterford Plaza/Karawara*

*Waterford Plaza is a larger activity centre providing a weekly and daily retail role. The centre also contains a high concentration of entertainment based retail, with a number of restaurants, bars and other amenity. The centre comprises approximately 17,748m<sup>2</sup> of non-residential floor space.*

*The centre was recently expanded and this expansion is likely to meet the current and shorter term needs of the surrounding catchment. By 2031 growth in the surrounding area and particular growth on the adjacent Curtin University campus is forecast to increase floor space demand (Shop and Entertainment) by approximately 1,627m<sup>2</sup> (representing 9.2% growth). The Activity Centres Review notes that this growth is inherently linked to the scale and land use of development that occurs on the adjacent university campus. Nonetheless, if the demand eventuates, it is likely to result in approximately 120 new (part-time and full-time) employment opportunities at the centre.*

#### *Canning Highway (South)*

*For the purpose of the Activity Centres Review, Canning Highway (South) being the area between the boundary of the Canning Highway Activity Centre Plan and Douglas Avenue was also analysed, despite not being a designated activity centre. Canning Highway (South) contains a diverse range of non-residential land use and floor space (totalling approximately 9,578m<sup>2</sup>) consisting of predominately 'Office' (4,000m<sup>2</sup>), 'Shop' (1,986m<sup>2</sup>), 'Entertainment' (1,380m<sup>2</sup>) and 'Service' (710m<sup>2</sup>) floor space. These uses are spread across a series of nodes along Canning Highway and serve a wide catchment given regional connectivity Canning Highway provides.*

*Growth within the catchment and the wider surrounds are likely to drive modest increases for most land use classes, however additional demand for 534m<sup>2</sup> of 'Shop' floor space is forecast by 2031. Approximately 1,722m<sup>2</sup> of non-residential floor space is forecast by 2031, representing 17.9% of growth.*

#### *Canning Highway (North)*

*Canning Highway (North), being the stretch of Canning Highway between Douglas Avenue and the border with the Town of Victoria Park, accommodates a range of 'Office' (5,230m<sup>2</sup>) and 'Shop' (4,412m<sup>2</sup>) uses including an eclectic mix of stores, gymnasiums and fast food outlets. These uses are dispersed in nodes along the Highway with residential dwellings*

between. The majority of 'Office' space in Canning Highway (North) is considered to be 'population' driven (i.e. a result of the size of the population catchment) rather than 'strategic' (i.e. located to serve a wider catchment and located in a specific location for specialised reasons). The centre is considered to comprise approximately 12,296m<sup>2</sup> of non-residential floor space.

Canning Highway (North) will likely continue to be predominantly retail driven with a heavy focus on servicing passer-by traffic due to its location along a major arterial route. Demand for 'Shop' floor space is forecast to grow by approximately 1,157m<sup>2</sup>, largely on the basis of population growth within the catchment. No growth in 'Office' floor space is forecast given the overall low occupancy rates across the Perth metropolitan area. Overall, the floor space in the area is forecast to increase by approximately 1,853m<sup>2</sup> (15.6%).

The key outcomes arising from the Activity Centre Review are therefore:

- The Angelo Street neighbourhood centre is likely to experience demand for (approximately) 1,768sqm of retail floor space and 1,838sqm of office floor space, by 2031;
- The Preston Street neighbourhood centre is likely to experience demand for a further 1,148m<sup>2</sup> of retail and entertainment floor space by 2031;
- There is unlikely to be any significant increase in demand for floor space in the Welwyn Avenue (Manning) centre based on current population growth and available vacant space;
- Karawara (Waterford Plaza) is unlikely to experience significant growth in any floor space demand, although this is based on the assumption of limited changes occurring on the adjacent Curtin University campus. There is likely to be a greater trend towards part-time employment in this centre;
- There will be incremental growth in floor space demand in the southern part of Canning Highway by 2031. The northern end of Canning Highway is likely to experience comparatively more growth, particularly in office, shop and residential uses.
- There is likely to be short-to-medium term demand for a full-line supermarket north west of Canning Highway.'

16. Amend discussion contained in section 3.3 (State Planning Policies) of Part 2 as follows:

[“State Planning Policy 7 Design of the Built Environment & ‘Design WA’](#)

~~The recently released State Planning Policy 7 – Design of the Built Environment builds on the existing R-Codes and provides a new policy package, known as ‘Design WA’ aimed at improving the design quality of dwellings. As an initial stage, the package outlines measures applicable to apartment design and design review.~~

In May 2019 the State Government gazetted the first stage of the suite of documents known as Design WA in the form of State Planning Policy 7 – Design of the Built Environment (SPP7), State Planning Policy 7.3 -R-Codes Volume 2 – Apartments (Apartment Codes), and the Design Review Guide. This suite of documents intend to ensure the development of apartments achieves a high standard of design quality. Subject to implementation, the first stage of the package and SPP7 will ensure future medium-high density development achieves higher standards of design quality. In particular SPP7 and the Apartment Codes ensure greater emphasis in development assessment on matters such as light and ventilation access, retention of significant vegetation, building legibility and improved levels of design review and design skills.

*The Design WA package will have a significant effect on development assessment in the City. It will place a heightened emphasis on design quality and emphasise built form quality over typical measures of building form, such as lot boundary setbacks. The City will need to ensure its future planning framework is responsive to these changes.*

*The State Government has recently released a further stage to the Design WA suite; State Planning Policy 7.2 – Precinct Design (in draft) and indicated that further future stages will consider the design of buildings at ‘medium’ densities.’*

17. Amend section 3.4 (Development Control Policies) of Part 2 to delete discussion relating to Development Control 1.4 – Functional Road Classification for Planning.
18. Amend section 5.6.3 of Part 2 to reflect recent changes made through the ‘Bushfire Framework Review 2019’, which results removal of ‘bush-fire prone’ classification previously affecting land in Karawara, Manning, Salter Point, Waterford and Como.
19. Update section 5.7 (Heritage and character) to reflect the finalisation of the City’s recent Local Heritage Inventory and Heritage List review, including the following;
  - (a) Reflect that the last update to the City’s Local Heritage Inventory was completed in 2018 in lieu of 2015;
  - (b) Amend *Table 28: List of LHI places by management category* and *Table 29: List of places listed under the Heritage of Western Australia Act 1990* to reflect the most up-to-date management categories, place names and number of places;
  - (c) Minor amendments to text and terminology throughout to reflect the completion of the 2018 review.

**General/minor modifications**

20. Minor corrections/alterations to spelling, formatting and page numbering and references throughout.