



Government of **Western Australia**  
Department of **Planning**

---

# Activity Centres Policy for Perth and Peel

Urban Development Institute of Australia  
Directions 2031 + Forum

Steve Ryan  
Planning Manager,  
Perth Metropolitan Central Sub-region,  
Department of Planning

22 October 2010



# Introduction

---

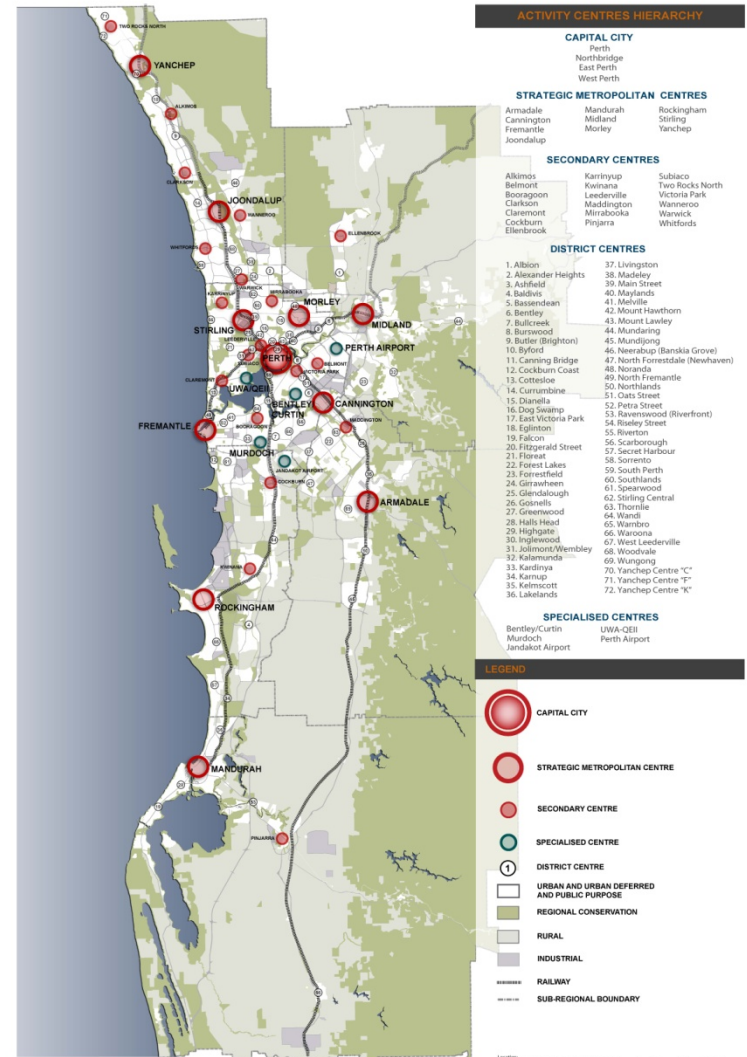
1. Purpose and relationship to D 2031:
  - Activity centres network and hierarchy
2. Policy objectives and contents
3. Implementation:
  - local government planning
  - structure plans
  - development control
  - retail assessments



# Policy purposes

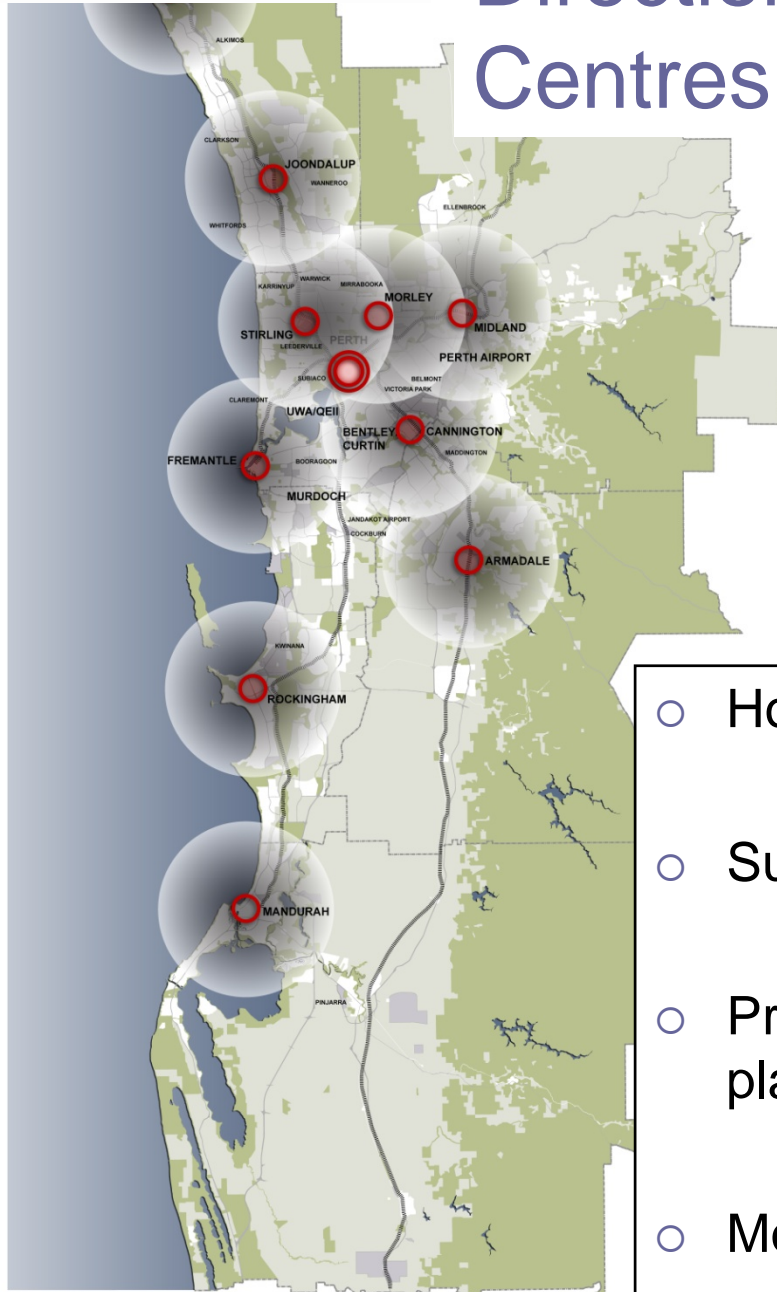
General planning requirements for centres and commercial land use:

- economic and community functions
- relationship of retail/commercial land use to public transport.
- land use and urban design criteria
- builds on policy directions of mixed use employment centres in *Liveable Neighbourhoods*.





# Directions 2031: Activity Centres network and hierarchy



- Housing target 47% infill development
- Sub-regional employment targets
- Priority locations for government planning and private investment
- More local employment and less travel.



Government of **Western Australia**  
Department of **Planning**

# Policy objectives (Section 4)

---

- o Community access to goods and services, jobs and public infrastructure.
- o **Activity:** concentrate higher-density housing, mixed uses and jobs.
- o **Movement:** plan centres for sustainable modes
- o **Urban form:** active streets, walking and public domain as key elements
- o **Out-of-centre development:** avoid dispersal of retail and offices





## Activity (section 5)

Covers land use diversity, employment, offices and housing targets

- What is “mix of land use” guideline/target ? how implemented?
- Why is Residential not part of this diversity target?
- How does the policy encourage high density housing?

Diversity performance target		
	Centre size – Shop-retail floor space component	Mix of land uses floorspace as % of the centre's total floor space
<b>Perth Capital City</b>		N/A
<b>Strategic metropolitan centres, secondary and district centres</b>	above 100,000m <sup>2</sup>	50 %
	above 50,000m <sup>2</sup>	40 %
	above 20,000m <sup>2</sup>	30 %
	above 10,000m <sup>2</sup>	20 %
	under 10,000m <sup>2</sup>	N/A
<b>Neighbourhood</b>		N/A



## Other policy elements (section 5)

---

Supported by  
detailed  
guidelines in  
Model Centre  
Framework  
(A 11.2)

Provisions covering:

- Transport (public transport, traffic and parking)
- Urban form
- Resource conservation
- Out-of-centre development (bulky goods retail; commercial and industrial zones)



# Implementation (section 6)

---

**Region planning schemes**

**Local planning strategies**

**Local schemes and amendments**

**District structure plans**

**Activity centre structure plans**

**Development control**

Implementation provisions:

- Regional planning
- Local planning strategies
- Local planning schemes
- Activity centre structure plans
- Retail sustainability assessment



# Local planning strategies (Section 6.2)

---

## What should Local Planning Strategies address & include?

- Strategic role and function, and indicative boundaries of activity centres
- Existing retail floor-space and future needs and indicative floor-space distribution by centre
- Diverse land uses in centres, inc. higher density housing
- Major offices in higher order centres; smaller scale office and commercial tenancies in neighbourhood centres
- Job targets for centres and commercial floor-space demand
- Suitable locations for bulky goods retail next to activity centres or in limited out of centre *mixed business* zones



# Local Planning Schemes (Section 6.3)

---

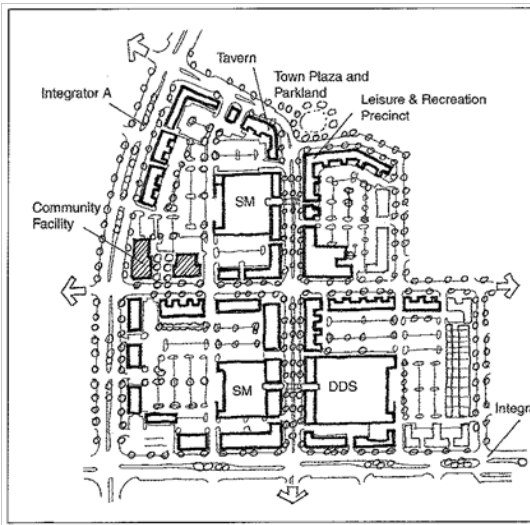
## What should Local Planning Schemes address?

- Zone Strategic Metropolitan Centres as "City Centre": other centres as per MST guidelines and policy
- Offices not permitted in industrial, unless incidental or local service centre
- Zone land for bulky goods retail next to activity centres or in limited out-of-centre mixed business zones
- Ensure schemes don't include retail floor space "caps"
- Specialised centres - diversify with complementary land uses
- Optimise housing densities in centres; apply built form codes.



# Activity Centre Structure Plans (section 6.4)

- What is an activity centre structure plan and when required?
- WAPC to endorse Activity Centre Structure Plans for: Strategic Metropolitan, Secondary, Specialised and large District Centres.
- Relates to proposed standard structure plan process and content under *General Scheme Provisions Regulations*.
- How is the Model Centre Framework intended to work?





# Retail Sustainability Assessment (Section 6.5)

---

- What is the purpose of a Retail Sustainability Assessment?
- Is this a new requirement?
- What should they address?
- What types of development need a Retail Sustainability Assessment?
- What are the exceptions / exemptions?
- What is considered an unacceptable level of impact?



## Development control (section 6.6)

---

WAPC role:

- *Major development*
  - (new retail buildings of more than 10000m<sup>2</sup> or extensions of more than 5000m<sup>2</sup>) where no endorsed Structure Plan in place; or development considered appropriate to a higher level of hierarchy
- Development of regional significance
- Development in Specialised Centres
- New Notice of Delegation being prepared

DAPs likely to deal with most *Major development*