

# CITY OF ARMADALE

## AGENDA

**OF DEVELOPMENT SERVICES COMMITTEE TO BE HELD IN THE FUNCTION ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 9 OCTOBER 2023 AT 7.00PM.**

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*A meal will be served at 6:15 p.m.*

### **PRESENT:**

**APOLOGIES:** Cr M J Hancock (Leave of Absence)

### **OBSERVERS:**

### **IN ATTENDANCE:**

### **PUBLIC:**

*“For details of Councillor Membership on this Committee, please refer to the City’s website – [www.armadale.wa.gov.au/your council/councillors](http://www.armadale.wa.gov.au/your_council/councillors).”*



## **DISCLAIMER**

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The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings to be read.

## **DECLARATION OF MEMBERS' INTERESTS**

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## **QUESTION TIME**

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*Public Question Time is allocated for the asking of and responding to questions raised by members of the public. Minimum time to be provided – 15 minutes (unless not required). Policy and Management Practice EM 6 – Public Question Time has been adopted by Council to ensure the orderly conduct of Public Question time and a copy of this procedure can be found at <http://www.armadale.wa.gov.au/PolicyManual>. It is also available in the public gallery. The public's cooperation in this regard will be appreciated.*

## **DEPUTATION**

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## **CONFIRMATION OF MINUTES**

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## **RECOMMEND**

**Minutes of the Development Services Committee Meeting held on 18 September 2023 be confirmed.**

## **ITEMS REFERRED FROM INFORMATION BULLETIN - ISSUE 14 - SEPT 2023**

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*If any of the items listed in the Information Bulletin - Issue 14 - September 2023 require clarification or a report for a decision of Council, this item to be raised for discussion at this juncture.*



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9 OCTOBER 2023

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## **1.1 - COMMUNITY HEALTH AND WELLBEING PLAN ANNUAL REPORT**

WARD : ALL  
FILE No. : M/501/23  
DATE : 5 October 2023  
REF : DD  
RESPONSIBLE : EDD  
MANAGER

### **In Brief:**

- This report provides a progress update on the actions of the Community Health and Wellbeing Plan 2021–2024 between August 2022 and August 2023.
- Recommend that Council note the progress update on the actions of the Community Health and Wellbeing Plan 2021–2024 described in this report and attachment.

### **Tabled Items**

Nil

### **Decision Type**

- ☐ **Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- ☒ **Executive** The decision relates to the direction setting and oversight role of Council.
- ☐ **Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

### **Officer Interest Declaration**

Nil.

### **Strategic Implications**

- 1.2 Improve community wellbeing  
1.2.4 Facilitate the delivery of health and wellbeing programs and services within the community.

### **Legal Implications**

Currently annual Public Health Plan reporting to the Department of Health is not mandatory, however after the enactment of Part 5 of the *Public Health Act 2016* it will be a statutory requirement.

### **Council Policy/Local Law Implications**

ADM19 – Procurement of Good and Services

### **Budget/Financial Implications**

Nil. Council allocated additional staff to Health Services as part of its adoption of the 2023/24 budget.

### **Consultation**

Cross-Directorate implementation of Community Health and Wellbeing Plan.



## BACKGROUND

In July 2019, the Department of Health (DoH) released the first State Public Health Plan (SPHP) for Western Australia: Objectives and Policy Priorities for 2019 – 2024. The SPHP aims to guide the direction of public health planning across the State for a coordinated approach to improving the health and wellbeing of all Western Australians, whether it be at State or local community level. The SPHP was developed in preparation for the future enactment of Part 5 of the *Public Health Act 2016* (the Act), which introduces the requirement of a State public health plan by the DoH and a Local public health plan by each local government in WA. Mandating public health planning aims to support and drive ongoing improvements to the public health and wellbeing of local communities.

In 2014, Council endorsed the City's first Public Health Plan 2014-17, prepared in line with past recommendations from the *WA Public Health Bill 2008* to improve the health and wellbeing of the community. The City was one of the first WA local governments to develop a Public Health Plan which produced many award winning projects and programs.

At its meeting on 23 August 2021, Council endorsed the City's second plan, the Community Health and Wellbeing Plan 2021-2024 (CHWP) which will meet the requirements of Part 5 of the Act, once formally enacted.

The adoption of the CHWP was a key action in the City's Corporate Business Plan to improve community wellbeing by facilitating the delivery of health and wellbeing programs and services within the community. Using the State Public Health Plan as a guide, the City's CHWP focuses on three objectives:

1. Prevent chronic disease through empowering and enabling people to live healthy lives;
2. Provide environmental health protection for the community; and
3. Improve and maintain Aboriginal and Torres Strait Islander health and wellbeing.

Last year the first annual report was presented to Council at its meeting on 12 December 2022, with Council resolving to:

*Note the progress update on the actions of the Community Health and Wellbeing Plan 2021-2024 described in this report and attachment.*

## DETAILS OF PROPOSAL

The second annual review of the 48 deliverables in the CHWP has been completed. Actions and achievements relating to each deliverable are detailed in the ***Attachment to this report***. The target status of each deliverable has been reported using the following categories:

Colour	Meaning
On Target	Deliverable is expected to be completed as planned
Needs Attention	Deliverable is in progress but needs attention so it can get on target
Subject to Funding	Deliverable is contingent on funding
At Risk	Deliverable is at risk of not being delivered or completed



Out of the 48 actions within the CHWP:

- 90% (43) are on target
- 2% (1) is at risk of not being achieved
- 10% (5) have been completed
- 2% (1) are subject to funding
- 6% (3) need attention
- 2% (1) have not been started

Note: Actions can be in more than one category above.

The following provides detail on the action that has been noted at risk of not being achieved by the end of the CHWP:

*Action: 11.2.5.2 Establish a Public Health Stakeholder network with the purpose of encouraging organisations to work together, reduce duplication and share information to assist in ensuring clients of represented organisations receive the best care available to them.*

Deliverable: Identify and engage appropriate health stakeholders. Facilitate quarterly meetings.

Responsible Team/s: Health Services

Comment: Community and service provider stakeholders who participated in consultation for the Plan requested the formation of the group. When the City contacted these stakeholders to establish the network there was no longer enough interest to warrant its establishment. This action is no longer able to be progressed by the City, as reported to Council in December 2022.

### **Summary of Key Achievements**

The following provides a summary of the key achievements in the CHWP's second year:

#### Eat Brighter LiveLighter Campaign

- Partnered with Cancer Council WA's (CCWA) LiveLighter team to run Eat Brighter in Armadale project. The campaign was promoted on socials, in City facilities and advertised on 3 City billboards from 29 August to 16 December 2022.

#### SunSmart Campaign

- Partnered with CCWA's SunSmart team to produce the SunSmart space at the Armadale Fitness and Aquatic Centre (AFAC).

#### Alcohol and Smoke Signage

- Alcohol and smoke free signage was designed and installed in Jull Street Mall in collaboration with Armadale District Police and local businesses.



#### Move Your Body Program - Outdoor Fitness Equipment

- New outdoor fitness equipment was installed at 3 parks and equipment was upgraded at an additional 3 parks. All equipment has the Move your Body outdoor fitness equipment workout recommendation for beginner, intermediate and advanced installed.
- The City won the Outstanding Achievement by a Local Government in Injury Prevention or Recovery Support for the 2023 Injury Prevention and Safety Promotion Awards for the Move Your Body Program.
- The City received a commendation for Community Based Initiative of the Year at the Parks and Leisure WA Awards for the Move Your Body Program.

#### Acts of Kindness in Armadale Project and Act Belong Commit Partnership Renewal

- The Acts of Kindness in Armadale project launched in November 2022 in line with World Kindness Day.
- The City renewed its Act Belong Commit partnership until 2025.

#### Community Health and Wellbeing Programming

- The City delivered 33 workshops, 2 courses and 3 programs, attracting 641 participants.
- Workshops, courses and programs were delivered by the City's Health Service independently, and in partnership with Library and Heritage Services. This partnership increased the number of events offered in the libraries, whilst also offering opportunities for the community to improve their health literacy and skills.
- A number of workshops, courses and programs were also delivered by Alzheimer's WA, Annie Knoth, HelpingMinds, Carrie Reedy Functional Nutrition, Cancer Council WA, Anglicare WA, BreastScreen WA, Yoga Flourish, KidSafe WA, Communicare, Foodbank WA and Independent Living Association.

#### Food Environment Project

- East Metro Health Service completed a number of food environment projects within the City. Food outlets were mapped as part of the Food Atlas State-wide project, local food business menus were assessed, food stress index mapping was completed and opportunities were identified to create healthier City events.

#### Blender Bike

- There were 23 organisations that hired the Blender Bike in the reporting period and it was operated at 28 events, with 2680 smoothies being made. These numbers have increased since the 2021/22 reporting period.

The attached table outlines all 48 actions of the CHWP, a list of achievements based on the measures set to achieve the expected outcome for each action and its current target status.

### **ANALYSIS**

The progress of the CHWP's 48 actions are monitored and measured against performance indicators in a working document updated by all responsible City Business Units as programs, projects or services are delivered. An annual progress update will continue to be provided to Council in October/November for the life of the plan.



The following table provides a brief summary of the current target status for 48 actions included in the CHWP:

Target Status	Number of actions in 2023	Number of actions in 2022
At Risk	1	1
Needs attention	3	10
Subject to Funding	1	4
On Target	43	33

## OPTIONS

Council has the following options:

1. Note the progress update on the actions of the Community Health and Wellbeing Plan 2021–2024 described in this report and attachment.
2. Request further information on the target status of the deliverables of the Community Health and Wellbeing Plan 2021–2024 described in this report and attachment.

## CONCLUSION

The purpose of the Community Health and Wellbeing Plan is to contribute to improving health and wellbeing outcomes for City of Armadale residents to enable people to live well and experience the best possible quality of life. Following the second year of the CHWP's implementation 43 out of the 47 actions are on target to be completed by 2024 which is a great outcome. The annual review also identified that, although in progress, 3 actions require attention in the next 12 months and 1 is subject to funding (i.e. won't be progressed without funding). Option 1 is recommended.

## RECOMMEND

**That Council:**

1. **Note the progress update on the actions of the Community Health and Wellbeing Plan 2021-2024 described in this report and attachment.**

## ATTACHMENTS

1. [Community Health and Wellbeing Annual Progress Report 2023](#)



**2.1 - AMENDED APPLICATION - GROUPED DWELLINGS - STRATA LOTS 2 AND 3  
- NO.93B & NO.93C RIVER ROAD, KELMSCOTT**

**Previous Items:** 1.1 - Lot 56, No.93 River Road, Kelmscott - Demolition and Three Grouped Dwellings - Development Services - 21 Jan 2020

WARD : RIVER

FILE No. : - M/490/23

APPLN NO. : 10.2023.194.1  
10.2023.193.1

DATE : 5 October 2023

REF : JF

RESPONSIBLE MANAGER : EDDS

APPLICANT : Tobia Constructions

LANDOWNER : I & J Mills

SUBJECT LAND : Strata Lot 2 (No.93B)  
River Road, Kelmscott –  
Size - 300m<sup>2</sup>; and,  
Strata Lot 3 (No.93C)  
River Road, Kelmscott –  
Size - 316m<sup>2</sup>

ZONING  
MRS / : MRS - Urban  
TPS No.4 : TPS4 - Residential 10/25

**In Brief:**

- The City received an application for an amendment to Development Approval 10.2019.324.1 (dated 29/01/2020) on 27/07/2023.
- The application relates to a site located within the City's River Road Heritage Area. The application therefore requires determination by Council.
- The applicant is seeking approval for reduced floor area and ceiling heights for the two rear dwellings (Strata Lot 2 (No.93B) and Strata Lot 3 (No.93C) River Road, Kelmscott.
- The application has been referred to the City's Community Heritage Advisory Group for comment.
- Recommend that the Council approve the application subject to appropriate conditions.

**Tabled Items**

Nil.

**Decision Type**

- ☐ **Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- ☐ **Executive** The decision relates to the direction setting and oversight role of Council.
- ☒ **Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.



**Officer Interest Declaration**

Nil.

**Strategic Implications**

- 2.3 Diverse and attractive development that is integrated with the distinctive character of the City.
  - 2.3.1 *Provide supportive planning and development guidance and liaison on major land developments*
- 2.4 Attractive and user-friendly streetscapes and open spaces
  - 2.4.1 *Implement townscape, streetscape and parkland improvements to enhance the distinctive character of the City.*
- 2.5 Quality Development that Enhances the Amenity and Liveability of the City
  - 2.5.6 *Seek improvements to the nature and standard of developments within the City.*

**Legal Implications**

*Planning and Development Act 2005*

*Planning and Development (Local Planning Schemes) Regulations 2015*

Town Planning Scheme No.4 (TPS No.4)

Local Planning Strategy 2016

Metropolitan Region Scheme

State Planning Policy 3.7 Planning in Bushfire Prone Areas

State Planning Policy 5.4 Road and Rail Noise

State Planning Policy 7.3 Residential Design Codes Volume 1

**Council Policy/Local Law Implications**

PLN 2.9 Landscaping

PLN 3.1 Residential Density Development

PLN 3.9 River Road Heritage Area

**Budget/Financial Implications**

Nil.

**Consultation**

Public advertising is not required in this instance due to the level of compliance with relevant local planning policies and State Government planning policies.

The application was referred to the City's Community Heritage Advisory Group (CHAG) for comment.

**BACKGROUND**

The site (93B and 93C River Road, Kelmscott) was formerly part of a heritage place in the City's Local Heritage Survey (i.e. Betsy Buckingham's Property, Place No.082). Demolition of the Betsy Buckingham residence was approved by Council in January 2020. The site has since been subdivided into three survey strata lots, the current proposal is located on the rear two strata lots. Strata Lot 3 (No.93C) at the rear is no longer designated as a heritage place in the City's Heritage List.



Both Strata Lots 2 and 3 are still located within the River Road Heritage Precinct and development on the site is subject to the provisions of the City's *Local Planning Policy PLN 3.9 River Road Heritage Area*.

Note that Council approved three Grouped Dwellings on the parent lot (93 River Road, Kelmscott) in January 2020. The current proposal includes some minor variations to the relevant development standards however it is still largely consistent with the previous approval (DA 10.2019.324.1 dated 29/01/2020). An assessment of the amended grouped dwelling proposals against the design guidelines in Policy PLN3.9 and other relevant development standards is provided further below in this report.

The site is vacant and no verge trees are affected by the proposal.

## **DETAILS OF PROPOSAL**

The applicant seeks to amend Development Approval 10.2019.324.1 by reducing the floor area and plate height of the two rear Grouped Dwellings.

The proposal includes:

- two single storey Grouped Dwellings on Strata Lots 2 and 3 with double garages;
- dwellings to be constructed from timber frame with a Colorbond roof;
- external cladding to be a mix of horizontal Colorbond and horizontal cladding boards;
- garages to be constructed from face brick and Colorbond roof; and
- plate height of dwellings proposed at 2.4m high.

## **COMMENT**

### **Development Control Unit (DCU)**

The proposal was referred to the City's Development Control Unit (DCU) for comment and no objections were raised.

### **Community Heritage Advisory Group (CHAG)**

The proposal was referred to the City's Community Heritage Advisory Group (CHAG) for comment. The CHAG advised that the revised designs closely follow the original approved plans however there is no indication of colour schemes for roofing and wall elevations. These should be in accordance with illustrations provided in the original approved development application and the River Road Heritage Area Policy guidelines.

## **ANALYSIS**

### *Town Planning Scheme No.4 (TPS4)*

The proposal is generally consistent with the aims and provisions of the Scheme.

### *Planning and Development (Local Planning Schemes) Regulations 2015, Schedule 2 (Deemed Provisions)*

Clause 77(1)(c) of the Deemed Provisions permits an applicant to seek approval to amend an aspect of an existing development approval which, if amended, would not substantially change the development approved.



In this instance, it is considered that the proposal does not substantially change the approved development as it reduces the footprint of the two rear dwellings and additionally reduces the plate height of the rear dwellings.

PLN 3.9 River Road Heritage Area (PLN3.9)

The site is located within the River Road Heritage Area and was formerly the site of Betsy Buckingham's cottage (Place No 082). The cottage was approved for demolition by Council in 2020 and the relevant place documentation provided to the City. The parent lot has since been subdivided into three survey strata lots.

The proposal has been assessed for compliance with Policy PLN3.9 and includes the following variations to the Policy:

- Plate height of dwellings proposed at 2.4m rather than the required 2.7m; and
- Strata Lot 2 garage is 1.6m forward of the dwelling rather than 0.5m behind the front of the dwelling.

The proposal is otherwise compliant with the policy.

With regard to the plate height variation, the previous approval included a 2.7m plate height. The applicant has provided the following justification for the proposed variation to plate height for Units 1 and 2. The applicant has advised that:

- *the plate height was reduced to 2.4m so that the two rear dwellings were less intrusive when viewed from River Road;*
- *the site slopes up from River Road and the two rear units would appear to sit higher and 'over crowd' the front dwelling (Unit 1); and,*
- *the front dwelling was oriented and designed to incorporate the River Road heritage appeal and the rear dwellings have been designed to sit more subtly behind the front dwelling.*

Officer review of the currently approved plans and the proposed plans indicate that the rear dwellings will still be visible behind the rear dwelling. The plate height of the rear Unit 3 is proposed to be 1.6m above the plate height of the front Unit 1 (current approval would result in a 1.9m height difference). The proposed plate height is not considered to significantly reduce the appearance of the rear dwellings in terms of bulk and scale in relation to the front dwelling. The 2.7m plate height requirement of PLN3.9 is an important and distinct design element, and enhances the heritage character of the development. It is therefore recommended that approval be conditional on retaining the 2.7m plate height.

With regard to the location of the garage on Strata Lot 2, the previous approval included a variation to the garage setback (Lot 2 garage was located 0.5m behind the front of the dwelling however the veranda extended 0.5m forward of the garage). It is recommended that the veranda in the revised proposal be brought forward to at least match the proposed garage setback. This would ameliorate the impact of the Lot 2 garage in the streetscape to some extent.



PLN 2.9 Landscaping

All communal (common property) landscaping is a condition of previous DA 10.2019.324.1. A Landscape Plan has been provided in support of the application. The City's Parks and Reserves Department has reviewed the submitted plan and has no objection (as noted earlier in this report). The standard landscaping condition on the existing development approval requires ongoing maintenance of the adjoining verge area by the landowners in accordance with the approved Landscape Plan. The same condition will continue to apply.

PLN 3.1 Residential Density Development

The proposal was assessed for compliance with the City's Local Planning Policy PLN3.1. The following variations to the Policy are proposed:

- Strata Lot 2 garage is 1.6m forward of the dwelling rather than being behind the front of the dwelling.

The proposal is otherwise compliant with the Policy.

The proposed variation has already been discussed and a recommendation made earlier in this report (see the PLN3.9 River Road Heritage Area section).

State Planning Policy 7.3 - Residential Design Codes, Volume 1 (R-Codes)

Proposed variations to the Deemed to Comply (DTC) provisions of the R-Codes include:

- Strata Lot 3 – the size and dimensions of the Outdoor Living Area (OLA) do not comply with the minimum R-Codes requirement.

The proposal is otherwise compliant with the policy.

It should be noted that the proposed variation has been considered and the OLA provided in the revised proposal is more generous (by 18.5m<sup>2</sup>) than the OLA proposed in the previous approval. The variation is therefore supported.

Note that a nil setback (parapet) wall (5.8m long) is shown on northern boundary of Strata Lot 3. This wall is already approved (see DA 2019.324.1) and was advertised to the current neighbour in 2019. Additionally, a 12.9m long nil setback wall is shown on eastern boundary of Strata Lot 2. This wall has also been approved previously in DA 10.2019.324.1.

State Planning Policy 3.7 - Planning in Bushfire Prone Areas and Guidelines (SPP3.7)

The site is located within a designated Bushfire Prone Area therefore development may be subject to the provisions of WAPC's SPP3.7. A Bushfire Attack Level (BAL) assessment report was prepared and submitted which classified the site as BAL-LOW. The provisions of SPP 3.7 are therefore not applicable in this instance.



State Planning Policy 5.4 Road and Rail Noise

The proposal is within the trigger distance for WAPC's SPP5.4 however the screening assessment in the Guidelines indicates that no further noise mitigation measures are necessary.

**OPTIONS**

Council has the following options:

1. Resolve to approve the application to amend Development Approval 10.2019.324.1 (dated 29/01/2020) proposing to reduce the floor areas of the dwellings and subject to the plate height for the two rear dwellings being increased to 2.7m and the veranda for Unit 2 being brought forward to match the garage setback.
2. Resolve to refuse the application and provide reasons for its decision.

**CONCLUSION**

The subject site was formerly part of a heritage place in the City's Local Heritage Survey (i.e. Betsy Buckingham's Property, Place No.082). Demolition of the Betsy Buckingham residence was approved by Council in January 2020. The site has since been subdivided into three survey strata lots. The site is located within the River Road Heritage Precinct and development on the site is subject to the provisions of the City's *Local Planning Policy PLN 3.9 River Road Heritage Area*.

Council approved three Grouped Dwellings on the parent lot (93 River Road, Kelmscott) in January 2020. The current proposal on the two rear strata lots includes some minor variations to the relevant development standards however it is still largely consistent with the previous approval (DA 10.2019.324.1 dated 29/01/2020) with the exception of the recommended changes in Condition 15 below.

An assessment of the amended grouped dwelling proposals against the design guidelines in PLN3.9 and other relevant development standards has been undertaken and discussed in this report. The proposal has been referred to the City's Community Heritage Advisory Group (CHAG) for comment and referred internally to the City's Development Control Unit (DCU). No objections were raised in relation to the proposal.

It is considered that the proposal is generally consistent with the objectives of the Scheme and the relevant policy framework subject to two minor amendments.

It is therefore recommended that the application is approved in accordance with Option 1 above.



## RECOMMEND

### That Council:

- A) Approves the application to amend Development Approval 10.2019.324.1 reducing the floor areas of the two rear Grouped Dwellings on Strata Lot 2 (No.93B) and Lot 3 (No.93C) River Road, Kelmscott respectively subject to the following additional condition:

15. Prior to the submission of a Building Permit, revised plans shall be submitted to and approved by the City's Planning Services, in-accordance with Schedule 2, Part 9, Clause 74(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* that modify the proposal by:

- a) Increasing the plate height of both dwellings to 2.7m;
- b) Extending the veranda for Unit 2 forward to match the Unit 2 garage setback.

## ATTACHMENTS

- 1. [↓](#) Location Plan - Strata Lots 2 & 3 River Road, Kelmscott
- 2. [↓](#) Aerial Plan - Strata Lots 2 & 3 River Road, Kelmscott
- 3. [↓](#) Site Plan - Strata Lots 2 & 3 River Road, Kelmscott
- 4. [↓](#) Feature Survey Plan - Strata Lots 2 & 3 River Road, Kelmscott
- 5. [↓](#) New Building Footprint Plan - Strata Lots 2 & 3 River Road, Kelmscott
- 6. [↓](#) New Floor Plan 1 - Strata Lots 2 & 3 River Road, Kelmscott
- 7. [↓](#) New Floor Plan 2 - Strata Lots 2 & 3 River Road, Kelmscott
- 8. [↓](#) Elevations Plan 1 - Strata Lots 2 & 3 River Road, Kelmscott
- 9. [↓](#) Elevations Plan 2 - Strata Lots 2 & 3 River Road, Kelmscott
- 10. [↓](#) Elevations Plan 3 - Strata Lots 2 & 3 River Road, Kelmscott



**3.1 - AMENDMENT NO.1 TO ANSTEY KEANE URBAN DEVELOPMENT PRECINCT  
EAST STRUCTURE PLAN - RECOMMENDATION TO WAPC**

WARD : LAKE

FILE No. : M/322/23

DATE : 5 October 2023

REF : MK/JR

RESPONSIBLE MANAGER : EDDS

APPLICANT Apex Planning

ZONE/RESERVE Urban Development Zone

**In Brief:**

- Proposed amendment to the approved Anstey Keane Urban Development Precinct East Structure Plan to change Lot 500 (16) Anstey Road from “Residential” zone to “Local Centre” zone to allow for the future development of a shopping centre.
- Advertising of the proposed amendment to the Structure Plan produced seven (7) government agency responses and six (6) landowner submissions including three (3) objections to the Structure Plan.
- Recommend that Council resolve to forward the Amendment to the Western Australian Planning Commission, recommending approval subject to modifications.

**Tabled Items**

Nil.

**Decision Type**

- ☐ **Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- ☐ **Executive** The decision relates to the direction setting and oversight role of Council.
- ☒ **Quasi-judicial** The decision directly affects a person’s rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

Corporate Business Plan 2022/23-2025/26

2.5.1 Implement and administer the City’s Town Planning scheme and Local Planning Strategy to deliver quality development outcomes

2.5.1.3 Deliver key strategic planning projects and strategies

**Legal Implications**

*Planning and Development Act 2005*

*Planning and Development (Local Planning Schemes) Regulations 2015*

*Dampier-Bunbury Natural Gas Pipeline Act 1997*

Metropolitan Region Scheme

Town Planning Scheme No.4



**Council Policy/Strategy/Local Law Implications**

Strategic Community Plan 2020-2030

Corporate Business Plan 2022/23-2025/26

Economic Development Strategy

PLN 2.4 Landscape Feature and Tree Preservation

PLN 2.9 Landscaping

**State Government Policy/Strategy Implications**

Perth and Peel @ 3.5 million South Metropolitan Perth and Peel Subregional Framework

State Planning Policy 4.2 Activity Centres (2023).

**Budget/Financial Implications**

No direct financial implications.

**Consultation**

1. Development Control Unit referral upon initial submission of the Amendment and discussion with City Directorates.
2. Advertised for 42 days to adjoining/nearby landowners, State Government Agencies and service providers in accordance with the requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
3. Referred to owners of existing and proposed centres within the catchment of the proposed centre.

**BACKGROUND**

**Anstey Keane East Structure Plan (AKESP)**

The existing Structure Plan for this area was approved by the Western Australian Planning Commission on 10 November 2020. The existing Structure Plan includes a variety of zones including Residential (with density codes ranging from R25-R60) and Industrial Business along with a number of reserves (Public Purpose – Primary School, Recreation and Drainage).

Apart from the small area of the Structure Plan with the Industrial Business zoning, there are not any other non-Residential zones within the Structure Plan.

Outside the AKESP area (directly abutting the property the subject of this Amendment), there are two properties with a Local Centre zone under Town Planning Scheme No.4. A Development Application for those lots has been lodged with the City for the development of a Service Station, Convenience Store and four (4) Fast Food/Takeaway Food premise.

**DETAILS OF PROPOSAL**

The City of Armadale has received a proposed amendment (Amendment No.1) to the approved Anstey Keane East Structure Plan. Proposed Amendment No.1 has been prepared by Apex Planning on behalf of Cedarville Pty Ltd.

Amendment No.1 incorporates a single zoning change to the previously approved Structure Plan being the change of zone for Lot 500 (No.16) Anstey Road, Forrestdale from “Residential R25” zone to “Local Centre” zone. The proposed zoning change would facilitate the future development of a local shopping facility within Lot 500 to a total size of 1,500m<sup>2</sup> shop retail floor space in addition to further non-retail uses on the site.



The following documents have been submitted to support the proposed Amendment:

- Structure Plan Amendment report including an amended Structure Plan map, a list of modifications to Part 1 of the previous approved Structure Plan document and a new Part 2: Explanatory Report to justify the rezoning;
- A Retail Needs Assessment and Impact Test reviewing the need for a Local Centre in this locality in the context of surrounding commercial centres;
- Transport Impact Assessment addressing traffic changes resulting for the change in land use; and
- An Addendum to the previously approved Local Water Management Strategy.

## COMMENT

### Development Control Unit

The proposal was referred to the City's various Technical Teams including Technical Services (Environment, Subdivision Design), Community Services (Rangers) and Development Services (Statutory and Strategic Planning, Building and Health teams).

None of the comments received from the various teams objected to the proposal. However, the Subdivision Design Team confirmed the necessity of retaining the Rathbone Road and the additional access road running through the north of the site to provide connection through to Anstey Road as identified on the existing Structure Plan in order to provide adequate road frontage to the Centre and access from within Anstey Keane East to the Centre without directing all traffic onto Anstey Road. It will be necessary for the extension of Rathbone Drive and the construction of the north access road to be created and constructed prior to commencement of operation of the shopping centre site. However, the road construction works may be able to be carried out concurrently with the shopping centre development works. A subdivision will be necessary to create the road reserves and define the shopping centre site.

Additions will be required to the provisions contained in the Implementation portion of the Structure Plan report addressing the matters raised above. This requirement is included in the attached Schedule of Modifications.

The Subdivision Design team also reviewed the Addendum to the Local Water Management Strategy that was lodged with the application and have confirmed that it is acceptable.

### Public Advertising

The Structure Plan was advertised for a period of 42 days from 20 April 2023 to 1 June 2023. Advertising included signs on site, notifications to State Government/utility providers/agencies, letters to owners of existing and proposed centres within the catchment of the proposed centre, letters to affected and surrounding landowners, notices in the "West Australian" and information published on the City's website.

Total No. of public and agency submissions received	:	13
No. of public submissions of support/comment	:	3
No. of public submissions of objection	:	3
No. of agency submissions of support/comment	:	7
No. of agency submissions of objection	:	0

***Refer to Confidential "Submitter Plan" and "Schedule of Submitters" in the Confidential Attachments to this report.***



*The issues raised by the submissions have been summarised and recommendations made on each submission in the Key Issues section to this report and the “Schedule of Landowner Submissions” and “Schedule of State Government Submissions” attached to this report.*

### **Key Issues**

*Issue 1 - The proposed Local Centre will impact the ability for retail uses to be established in the Industrial Business zone on corner of Allen and MacFarlane Rds.*

#### Comment

The Retail Needs Assessment prepared by Pracsys states as follows with regard to the Industrial Business zone:

*The “Shop” land use is an “A” category land use that can be approved in the Industrial Business zone. It should be noted the City would only aim to approve “Shop” uses in the Industrial Business zone that are considered incidental to the predominant/primary use on a property or where they are considered to be logical and complementary to an industrial area (e.g. shops selling work wear or safety clothing, small convenience stores, etc.). Shops such as supermarkets or liquor stores, etc. would be unlikely to be approved in an Industrial Business zone and it is not expected that any future Shop uses on this type of land within the catchment would affect the demand for the proposed uses.*

#### Recommendation

That the issue is not supported.

*Issue 2 - The existing Local Centre zone on Lot 3 Armadale Road and Lot 301 Anstey Road was deemed to satisfy the retail demand from the Anstey Urban Cell when it was approved via Scheme Amendment 113.*

#### Comment

The Local Centre zone on the corner of Armadale and Anstey Roads is outside the area of the Anstey-Keane East Structure Plan although it is noted that this centre will provide a facility for residents of the area. The land uses proposed on that previously approved Local Centre site are aimed considerably at demand from passing traffic on Armadale Road given the visibility of the centre from Armadale Road. The proposed land uses are convenience in nature (fuel and food) that rely on high volumes of passing traffic. This new Local Centre proposed in the Structure Plan amendment is aimed at providing for the daily/weekly needs of the resident community of the Anstey-Keane precinct.

#### Recommendation

That the issue is not supported.



*Issue 3 - The City's Retail (Commercial) Centres Strategy 2020 places an upper limit of 500m<sup>2</sup> of shop-retail floor space in this location, which is already accounted for and being delivered within this urban cell.*

Comment

The City's Retail (Commercial) Centres Strategy identified a retail floor space limit of 500m<sup>2</sup> NLA for the Anstey-Keane Area as that was the amount approved via the Scheme Amendment that rezoned the land to Local Centre. Without a Retail Needs Assessment being proposed specifically for the Anstey Keane Precinct it would not have been appropriate for the Retail Strategy to recommend a higher amount of retail floor space particularly given the approved Structure Plan prepared by the land developers had not identified or expressed a desire for a Local Centre in the area.

The proposed Local Centre will serve the needs of the residents of the Anstey-Keane Precinct and residents of the Forrestdale townsite and surrounding rural properties. In addition, the WAPC resolved on 19 July 2023 to prepare an MRS amendment for the area known as Forrestdale Townsite East to rezone the area to Urban under the MRS. Development of that area will increase the residential population of Forrestdale by approximately an additional 2000 residents. This was not contemplated at the time of preparation of the Retail (Commercial) Centres Strategy.

Recommendation

That the issue is not supported.

*Issue 4 - The addition of the new Local Centre zone will provide over 12000m<sup>2</sup> of land for Local Centres (combination of existing and proposed Local Centre zones).*

Comment

The land area of the site already zoned Local Centre is almost half the size of the Local Centre site now being considered. However, the land area was required to account for the movement of vehicles (including large fuel trucks) within the site, the large outdoor footprint a fuel bowser area requires and the large footprint fast food drive-thru lanes require. There is also the need to accommodate vehicle stacking on site while customers are waiting to access bowzers.

The actual retail (shop) floorspace proposed on the site on the corner of Armadale Road is 180m<sup>2</sup> NLA. This is because only part of each premise is counted towards retail (shop) floorspace. Areas within the convenience store and food premises provided for sit down dining, kitchen, storage, toilet and change facilities and plant rooms are not considered as retail (shop) floorspace.

Any proposed future increases in the retail floor space of this centre above 1500m<sup>2</sup> would require an Impact/Demand Assessment to be provided by the proponent in accordance with the requirements of the Western Australian Planning Commission's State Planning Policy SPP 4.2 and the City's Retail (Commercial) Centres Strategy.

Recommendation

That the issue is not supported.



*Issue 5 - The proposed Local Centre will impact the viability of the Armadale Central Shopping Centre which is already affected by diminishing patronage.*

Comment

The Retail Needs Assessment prepared by Pracsys for this proposal identifies the trade area of the centre as follows:

*The modelled trade area encompasses Haynes to the west, Forrestdale and Hilbert to the south, Harrisdale and Piara Waters to the north, and Banjup to the east. The supply catchment extends up to five kilometres from the centre and includes shopping centres such as Harrisdale District Centre and ERADE Village Local Centre.*

*The site's location at the corner of Armadale Road and Anstey provides high levels of passing traffic that will increase the level of supportable floorspace, particularly once the nearby estate developments are completed.*

*A total of six developments containing Shop/Retail floorspace within five kilometres of the proposed development were included in the analysis to ensure a comprehensive assessment of current local retail supply. Two additional large centres with a wider catchment located outside of the 5km area were included in the gravity modelling to ensure the retail supply is accurately represented. The trade area and surrounding area includes a wide range of retail offerings, from Strategic and Secondary centres such as Armadale and Cockburn Gateway, to mixed-used industrial business areas, and various neighbourhood and local level centres. Most centres within the 5km trade area are neighbourhood and local centres that provide for daily and weekly household shopping needs.*

It should be noted that the proposed Local Centre trade will be located approximately 7 km from the Armadale Central Shopping Centre and 5 km from the Haynes Neighbourhood Centre. It is appropriate that the residents of Forrestdale have a Local Shopping Centre within a walkable catchment for their everyday needs.

Recommendation

That the issue is not supported.

*Issue 6 - The City is preparing its new Local Planning Strategy and the amendment should not proceed until the City has finalised its new Local Planning Strategy as it pre-empted an outcome for the site, which may not be supported in the LPS.*

Comment

The City's proposed Local Planning Strategy will not be finalised for approximately 2 years or longer. The WAPC or the City would not be prepared to place a moratorium on proposed Structure Plan or Scheme Amendments for such a long period. A draft of the proposed LPS is not likely to be referred to Council until the end of 2023 and advertising (after receipt of consent to advertise from WAPC) is not likely to occur until at least mid-2024.

The proposed Local Centre was not identified by developers on the Structure Plans for the Anstey Keane Precinct at the time of preparation of the City's Retail (Commercial) Centres Strategy. The Retail (Commercial) Centres Strategy provides for the proposal of additional centres subject to relevant needs/demand assessments demonstrating their need.



Recommendation

That the issue is not supported.

*Issue 7 - Approval of the new Local Centre will substantially compromise the ability for the Harrisdale District Centre to develop to its intended size and function to support the district level community need and result in a fragmentation of activity and remove the ability to generate a critical mass necessary to create a vibrant urban centre.*

Comment

The Harrisdale Shopping Centre is a District Level centre under the State Planning Policy SPP 4.2 Activity Centres. The Centre has a proposed cap exceeding 20,000m<sup>2</sup> retail (shop) floor space and as a District Centre attracts a range of retail (shop) and other land uses that are unlikely to occur in a Local Centre both because of the small size of Local Centres and because the nature of small centres is to provide for the essential daily and weekly needs of nearby residents.

The Pracsys Retail Needs Assessment's modelling has determined the following impact on other centres, such as the Harrisdale District Centre, with the 5km catchment of the proposed Local Centre:

*The impact on all centres is below the 10% significant impact and moderate impact thresholds identified in the draft SPP4.2 guidelines (and the revised SPP4.2 (2023) Impact Guidelines). This reflects the small scale of the development. Over time the identified impacts are wholly mitigated by population growth and additional expenditure in the trade area and all centres achieve increases in turnover to baseline by 2027 and significant increases in turnover compared to the baseline by 2032. This reflects the increase expenditure at the proposed development drawing largely from the significant population increase from surrounding residential developments.*

Recommendation

That the issue is not supported.

*Issue 8 - The relocation of the activity node impedes on the established retail hierarchy of the Harrisdale District Centre.*

Comment

The proposed Local Centre will be located approximately 4km from the Harrisdale District Centre.

As discussed in relation to Issue 7 above, the Harrisdale Shopping Centre is a District Level centre under the State Planning Policy SPP 4.2 Activity Centres. A District Centre has a catchment far wider than that of a Neighbourhood or Local Centre by virtue of the offerings they provide. The modelling carried out by Pracsys in the Retail Needs Assessment identified that any impact on the trade of other centres within the 5km catchment of the proposed Local Centre would be:

*...below the 10% significant impact and moderate impact thresholds identified in the draft SPP4.2 guidelines (and the revised SPP4.2 (2023) Impact Guidelines). This reflects the small scale of the development. Over time the identified impacts are wholly mitigated by population growth and additional expenditure in the trade area and all centres achieve increases in turnover to baseline by 2027 and significant increases in turnover compared to the baseline*



*by 2032. This reflects the increase expenditure at the proposed development drawing largely from the significant population increase from surrounding residential developments.*

Recommendation

That the issue is not supported.

*Issue 9 - The size of the Local Centre in the Anstey-Keane Precinct will exceed 1500m<sup>2</sup> due the combined retail (shop) floor space of the combined existing and proposed Local Centres in that precinct.*

Comment

The proposed centre on the land already zoned Local Centre under TPS No.4 will have a retail (shop) floor area of only approximately 180m<sup>2</sup> NLA given the uses proposed on the corner site are land uses that only have an incidental retail (shop) component being four (4) take-away/dine-in food premises and a Convenience store associated with a Fuel Station. Areas within these businesses that are used for sit down dining, kitchens, toilets/change rooms, storage and plant rooms are not classified as retail (shop) floor space.

The Retail Needs Assessment prepared by Pracsys states with regard to this issue that:

- *All testing included the Fast food and Service station developments on Lot 3 and 301 Anstey Rd (180m<sup>2</sup> retail NLA proposed) that could be viewed as an extension of the Anstey Rd local centre; although the uses are more likely to cater for the needs of passing traffic rather than local residents;*
- *It is recommended that the Lot 84 development is supportable at 1,500m<sup>2</sup> of Shop/Retail floorspace (excluding the Lot 3 and 301 Anstey Road uses). It is also likely that the demand addressed by Lot 3 and 301 Anstey Road uses will come from outside the local area and the supportable floorspace required to meet community need will be greater than 1,500m<sup>2</sup> (excluding the 180m<sup>2</sup> of retail NLA at Lot 3 and 301 Anstey Road); and*
- *The proposed 180m<sup>2</sup> of retail uses at Lots 3 and 301 Anstey Rd are uses that derive expenditure from passing traffic (fuel and takeaway food). The analysis has conservatively included these as part of the centre for modelling purposes. While these are technically within the same centre according to the City's Strategy, they do not address the role of a local centre in providing walkable access to daily shopping needs.*

Recommendation

That the issue is not supported.

*Issue 10 - The Retail Needs Assessment submitted with the proposed amendment does not adequately prove the need for the new Local Centre.*

Comment

The Pracsys Retail Needs Assessment (RNA) was prepared using a proven retail gravity model methodology to examine the supply of, and demand for, retail floorspace within a defined catchment and estimate the potential impact of proposed retail developments. The RNA sets out the modelling used as follows:



*The Gravity Model is a popular model widely used in international trade modelling, transport modelling and regional planning. Retail Gravity modelling studies retail supply, and the probability of a customer (demand) visiting a particular centre. The model accounts for the distribution and attractiveness of competing centres, along with the distance a customer will have to travel to each centre. Floorspace quantum (m<sup>2</sup>) is used to represent the attractiveness of retail centres. Customers are willing to travel farther to shop at large centres, representing a higher level of attraction (they can generally satisfy multiple needs in one trip to a larger centre, which also contains a higher proportion of comparison goods).*

*The model provides an objective method of distributing expenditure among centres. Calibration is used to match the calculated distribution of expenditure to actual published turnover levels, optimising the model outputs. Having established a benchmarked current distribution of expenditure, new floorspace can be introduced and changes in expenditure distribution across time can be examined, allowing for various retail centre transformations such as planned expansions and new developments. This comprehensive approach creates a distribution of expenditure that is fundamentally unbiased, as it is based on mathematical rules. It is a widely used approach that has been accepted by the Department of Planning, Lands and Heritage and Western Australian Planning Commission (WAPC) through the review of a wide range of Structure Plans, Local Commercial Strategies and Retail Sustainability Assessments.*

With regard to the potential for the demand for the proposed local centre it is important to note that the WAPC resolved in July 2023 to initiate an MRS amendment for the Forrestdale Townsite East locality (directly opposite the Anstey-Keane Precinct) which will result in approximately 2000 more residents in the locality than had previously been contemplated.

#### Recommendation

That the issue is not supported.

#### **Comments from State Government Agencies/Utility Providers**

##### ATCO Gas

ATCO Gas Australia (ATCO) advised they had no objection to the proposed application, based on the information and plan provided and provided the following instructions to the developer:

- 1. The proposed areas fall within the WAPC Draft Development Control 4.3 Trigger Distance for ATCO Infrastructure (area hachured blue in attachment). Any sensitive land use or high density community use developments within this Trigger Distance of a High Pressure Gas Pipeline requires further consultation with ATCO prior to preliminary designs being finalised. Please consider the WAPC's draft DC4.3 and also the site; PlanWA for development planning.*
- 2. ATCO identifies that the proposed future development may require additional safety measures to be considered, identified and in place for the high pressure gas pipeline risk mitigation.*
- 3. Anyone proposing to carry out construction or excavation works within 15 metres of Critical Asset Infrastructure must contact 'Before You Dig Australia' ([www.byda.com.au](http://www.byda.com.au)) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure-<https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>*



4. *All works occurring within 15 metres of Critical Asset Infrastructure must undergo ATCO Engineering Assessment to determine if additional safety measures are required. Risk mitigation and asset protection measures may be necessary. Notification for the works must be submitted to ATCO via the online web portal.*
5. *All works occurring within 15 metres of Critical Asset Infrastructure must comply with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>*
6. *Future construction and any proposed access roads across the ATCO Critical Asset gas mains (including proposed roads and road upgrades) need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24-<https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>*
7. *Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' ([www.byda.com.au](http://www.byda.com.au)) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>*

The advice was provided to the Applicant.

#### TELSTRA

Telstra advised no objection to the proposed structure plan amendment.

#### Water Corporation

The Water Corporation provided advice with regard to the requirement for connection to the reticulated water and sewer supply in the area and advised that only pre-development stormwater quantities from the site may be discharged into the Water Corporation's Forrestdale Main Drain and any increase generated by the development must be compensated on site.

The advice was provided to the Applicant.

#### Department of Water and Environment Regulation

DWER advised that they had assessed the proposal and had no objections.

#### DFES

DFES advised that they did not conduct a full assessment of the proposal for the following reasons:

- There does not seem to be an intensification of land use triggering the application of SPP 3.7.
- The Local Structure Plan that complements the amendment is already approved.
- The BMP sent with the referral applies to the Local Structure Plan and is written in 2018 which and does not apply the current version of the *Guidelines for Planning in Bushfire Prone Areas 1.4*.
- The Structure Plan Amendment report details that a new BMP will be needed at the Development Application stage in Section 1.3.6 – State Planning Policy 3.7 Planning in Bushfire Prone Areas.



DFES further advise that should the City apply SPP 3.7 at the DA Stage then the relevant information pursuant to this policy will be required to be forwarded to DFES to allow them to review and provide comment prior to the City's endorsement of the proposal. An update BMP will likely be required at this time.

DFES' advice was provided to the applicant.

#### Main Roads WA (MRWA)

MRWA advised that the Traffic Impact Assessment (TIA) is to be revised addressing the following matters:

1. The TIA suggests 80% of trips are internal trips associated with the structure plan area and only 20% of external trips which are to/from Armadale Road and Weld Street. It is unclear why only a small percentage has been allocated to external trips. Further clarification is required on the assumed trip distribution as these would impact on the magnitude of traffic flows along Armadale Road / Anstey Road / Weld Street intersection.
  - a. The proposed local centre is centrally located to all surrounding residential developments, including the residential dwellings south of Armadale Road. Considering the location of other local centres, it should be reasonable to assume a high percentage of the residential catchment south of Armadale Road will utilise the proposed local centre via Weld Street.
  - b. Table 4 shows the distribution of trips associated with the approved service station and fast-food development adjacent to the proposed local centre, which assumes 20% trips from Anstey Road, 30% trips from Weld Street and the remaining 50% trips equally apportioned between the Armadale Road approaches.
2. The proposed amendment results in a significant net increase of trips generated. Traffic modelling should be undertaken to understand the impacts of the proposed amendment to the surrounding network including an intersection treatment analysis to identify appropriate turning treatments to facilitate efficient and safe turning movements from Anstey Road into the proposed local centre.

MRWA's comments were provided to the applicant. In response to comment 1. above, Transcore (who prepared the TIA) provided the following information:

*Information provided in the Transport Impact Assessment for the Anstey-Keane East Precinct LSP in July 2020 indicates the Anstey-Keane Urban Precinct north of Armadale Road will accommodate approximately 1250 new dwellings plus existing dwellings north of Armadale Rd, for a total in the order of 1300 dwellings. The existing Forrestdale residential areas south of Armadale Road contain approximately 200 dwellings. So if the Anstey-Keane Urban Precinct is fully developed the total local catchment would be in the order of 1500 dwellings with approximately 87% located north of Armadale Road. Therefore the assumed trip distribution of 80% from the Anstey-Keane Urban Precinct and 20% from Armadale Road and Weld Street should be considered a reasonable estimate of future trip distribution. (Future urban development of adjacent areas of Forrestdale south of Armadale Road would have its own local centre and would not significantly increase traffic flows to the subject site).*



*It should be noted that Table 4 of the TIA report (Trip distribution for service station) indicated 20% from Weld Street, not 30% as stated by MRWA. It is also not appropriate to compare the trip distribution of the shopping centre and service station sites. The service station site is clearly visible at the Armadale Rd / Anstey Rd / Weld St roundabout, whereas the local centre site will not be easily seen from that intersection. The trip distribution percentages listed for the service station factor in pass-by trips by existing traffic through that roundabout, which are a major factor for service stations, rather than just primary trips from the local catchment.*

*In terms of traffic distribution, the key finding of the TIA report is that the new local centre will actually result in less traffic on Anstey Road immediately north of Armadale Road because of shopping trips by residents in the Anstey Keane Urban Development Precinct that would be able to be done locally instead of having to drive out of the Precinct. Any increases on individual roads will be less than 100vph and therefore do not warrant further detailed analysis under the WAPC Transport Impact Assessment Guidelines.*

It is considered that this clarifies the matters raised in MRWA's comment 1. and there is not a requirement for further modifications to the Structure Plan Report or the TIA prior to the WAPC determining the Structure Plan.

With regard to MRWA's comment 2. Transcore acknowledge the additional modelling and analysis that will be required at the Development Application stage below:

*The layout of the local centre site in terms of future car parks and driveways is unknown at this stage as the current application is only for rezoning of the site. Traffic analysis of appropriate layout and operation of driveway crossovers onto the adjacent road network will be addressed as part of the future development application for that local centre.*

Department of Biodiversity, Conservation and Attractions (DBCA)

DBCA advised the following:

1. That it appears that the stormwater strategy (LWMS) relies heavily on the pipe network system. Generally, for small rainfall events, stormwater retention and/or detention should occur as high in the catchment and as close to the run-off source as possible. Further opportunity to retain or detain stormwater runoff from small rainfall events (i.e. first 15mm) within the road reserves (i.e. tree pits, roadside swales and biofilters) should be considered, with piping to be minimised where possible (i.e. increase overland flow).
2. When preparing the Urban Water Management Plan consideration should be given to the change of land use to 'Local Centre' and the implication of hardstand areas, including roads and car parking. The use of permeable pavements and vegetated areas, including kerb openings / flush kerbs, tree pits and vegetated swales, facilitates increased retention/detention and treatment of stormwater.
3. It is also noted that Stormwater management over the subject site shall address Corporate Policy Statement 49: Planning for Stormwater Management Affecting the Swan Canning Development Control Area, the Department of Water and Environmental Regulation's Stormwater Management Manual for Western Australia (2004-2007) and Decision Process for Stormwater Management in Western Australia (2017) and water sensitive urban design principles.

The comments of DBCA have been provided to the applicant for further detailed water planning at the Development Application stage as recommended.



### **Traffic Impact Assessment**

The Transport Impact Assessment (TIA) prepared by Transcore supports the proposed rezoning of Lot 500 (16) Anstey Road, Forrestdale from Residential (R25) to Local Centre. The TIA uses the traffic studies submitted under the approved Structure Plan as the baseline and focuses on the traffic impact of the changing land use rather than revising the assessment of the whole Anstey Keane Urban Development Precinct - East Structure Plan.

With the Residential R25 zoning over Lot 500 Anstey Road, the net dwelling yield was estimated to be 29 residential dwellings. The TIA anticipates the previous vehicles per day (VPD) to be 10 per dwelling, resulting in VPD of 290 in total for Lot 500 with the current residential zone. To assess the traffic impact of a proposed Local Centre over Lot 500, the TIA assumes a Local Centre will be constructed with a floor area of 2000m<sup>2</sup>, consisting of a development incorporating 1500m<sup>2</sup> for retail shops and an additional 500m<sup>2</sup> for non-retail.

The TIA calculates a total of 1,172 VPD for the proposed Local Centre, which greatly exceeds the 290 VPD anticipated with the current residential zoning. However the TIA anticipates that approximately 80% of the trips are expected to be from residents within the Anstey Keane Urban Development Precinct and 20 percent (approximately 224 VPD) are expected to be external trips from Armadale Road and Weld Street. The impact of the increased VPD trips is lessened further as the Local Centre is anticipated to capture shopping trips by residents in the Anstey Keane Urban Development Precinct that will not need to leave the precinct and will only have to use internal roads within the precinct to access the centre.

The TIA concludes that whilst VPD will increase significantly as a result of the proposed Local Centre, most of the traffic flow will remain within the precinct as a result of local residents visiting the centre and the net impact to road network outside of the Structure Plan area is not anticipated be significant.

MRWA did not agree with the presumption of the submitted TIA that 80% of trips generated by the centre would come from within the Anstey Keane precinct and that only 20% would come via Armadale Road and the Forrestdale townsite. MRWA particularly disputed this assumption based on the central location of the proposed Local Centre to not just the Anstey Keane precinct but also the Forrestdale townsite and surrounding rural-residential land holdings in the wider Forrestdale area on the south side of Armadale Rd and the current distance from these precincts to existing shopping centres at Haynes and Harrisdale (approximately more than 4 km to the Haynes Shopping Centre and 3.8km from the Harrisdale Shopping Centre).

Additional detailed analysis regarding vehicle movement and road and driveway intersection treatments will be required at the Development Application stage when there is more certainty on the layout of the shopping centre and proposed land uses within the centre. The requirement for this further detailed analysis should be detailed in the implementation part of the Structure Plan Report. Both of the above requirements will be included in a Schedule of recommended modifications to be provided to the WAPC as part of Council's recommendation.



## ANALYSIS

In accordance with Section 20 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the City is required to provide a report to the WAPC on the proposed amendment to the Structure Plan within 60 days of the close of advertising and addressing the following matters:

- a list of the submissions considered by the City/Council and any comments by the local government in respect of those submissions;
- a schedule of any proposed modifications to address issues raised in the submissions;
- the City's/Council's assessment of the proposal based on appropriate planning principles;
- a recommendation by the City/Council on whether the proposed structure plan should be approved by the Commission, including a recommendation on any proposed modifications.

With regard to the timeframe of the report to the WAPC it was due to be lodged with the WAPC by the 31<sup>st</sup> of August however, the applicant requested the matter be deferred to a later meeting of Council due to the consultant's availability and additional time being requested by the consultant to provide the revised technical studies/further information that had been requested by the City. Accordingly, an extension of time for submission of the report to the WAPC was sought and received from WAPC until 22 October 2023.

### **City of Armadale Retail (Commercial) Centres Strategy 2020**

The residents of Forrestdale have been advocating for a local shopping centre to be developed in the area for some time now. However, until recently there was insufficient population to support a centre in the locality.

The City of Armadale's Retail (Commercial) Centers Strategy was prepared in 2019 and was adopted following advertising at the Council meeting held on 27 July 2020. The Strategy contemplated a number of 'new' Local Centres within the City of Armadale which included a Local Centre at the intersection of Armadale Road and Anstey Road (referred to as Centre 38 - Anstey Road Local Centre). The Centres Map in the City's Strategy contains a Note stating that Local Centres are restricted to a maximum of 1500m<sup>2</sup> retail floor area. However, the Strategy (and also State Planning Policy SPP 4.2) allows for the option of Local Centres exceeding 1500m<sup>2</sup> where a Retail Needs Assessment proves the larger centre would not unreasonably impact other existing and proposed centres within the catchment. In this regard, the Pracsys Retail Needs Assessment modelling identified that:

- *All testing included the Fast food and Service station developments on lot 3 and 301 Anstey Rd (180m<sup>2</sup> retail NLA proposed) that could be viewed as an extension of the Anstey Rd local centre; although the uses are more likely to cater for the needs of passing traffic rather than local residents;*
- *It is recommended that the Lot 84 development is supportable at 1,500m<sup>2</sup> of Shop/Retail floorspace (excluding the Lot 3 and 301 Anstey Road uses). It is also likely that the demand addressed by Lot 3 and 301 Anstey Road uses will come from outside the local area and the supportable floorspace required to meet community need will be greater than 1,500m<sup>2</sup> (excluding the 180m<sup>2</sup> of retail NLA at Lot 3 and 301 Anstey Road); and*



- *The proposed 180m<sup>2</sup> of retail uses at Lots 3 and 301 Anstey Rd are uses that derive expenditure from passing traffic (fuel and takeaway food). The analysis has conservatively included these as part of the centre for modelling purposes. While these are technically within the same centre according to the City's Strategy, they do not address the role of a local centre in providing walkable access to daily shopping needs.*

#### **State Planning Policy SPP 4.2 Activity Centres**

SPP 4.2 establishes a number of policy objectives that relate to activity centre hierarchy, activity, movement, and urban form.

As the proposal seeks to change the zoning of Lot 500 to Local Centre with a maximum shop-retail floor space allocation of 1500m<sup>2</sup>, and the activity centre was not identified within an existing Local Planning Strategy a Retail Needs Assessment (RNA) was required in accordance with Section 7.8 and 7.9 of SPP 4.2.

The Retail Needs Assessment lodged with the application was prepared under the version of State Planning Policy SPP 4.2 Activity Centres that was in effect until 1 August 2023. A new version of SPP 4.2 came into effect on 1 August 2023. DPLH officers have advised that it will not be necessary to modify the RNA lodged with the application to bring it into line with the new format required for a Needs Assessment or prepare an Impact Test as is now required under the current version of SPP 4.2 as the application was received several months before the new policy came into effect and the applicant has completed the public comment procedure.

The RNA must demonstrate that the proposal will:

- not unreasonably impact upon existing, committed and planned public and private investment;
- not unreasonably impact the activity centre hierarchy or their existing or planned activity centre functions; and
- deliver net community benefits and not reduce the level of service to the community.

The Retail Needs Assessment lodged with the application to amend the Anstey Keane East Structure Plan was prepared in accordance with the requirements set out in the previous version of State Planning Policy SPP 4.2 Activity Centres for Perth and Peel. This document has been comprehensively reviewed by City Officers and includes centres that have been approved since the finalisation of the Retail (Commercial) Centres Strategy in 2020.

The modelling in the RNA takes account of additional activity centres within the City of Armadale and City officers are satisfied that the outcome of the modelling supports the establishment of a new Local Centre within the Anstey Keane precinct aimed specifically at providing for the daily and weekly needs of the existing and proposed population of the precinct and the existing population of the Forrestdale townsite directly opposite the Anstey-Keane Precinct on Armadale Road.



Pracsys' Retail Needs Assessment clearly identifies that 1500m<sup>2</sup> of shop retail floor space could be accommodated on the subject property in addition to the 180m<sup>2</sup> shop retail floor space approved on the two lots on the corner of Anstey Road and Armadale Road as per the following result of the modelling carried out:

*It is recommended that the Lot 84 development is supportable at 1,500m<sup>2</sup> of Shop/Retail floorspace (excluding the Lot 3 and 301 Anstey Road uses). It is also likely that the demand addressed by Lot 3 and 301 Anstey Road uses will come from outside the local area and the supportable floorspace required to meet community need will be greater than 1,500m<sup>2</sup> (excluding the 180m<sup>2</sup> of retail NLA at Lot 3 and 301 Anstey Road).*

## OPTIONS

Council has the following options:

1. Resolve to recommend to the WAPC that the Anstey-Keane Urban Precinct East Structure Plan be approved with or without modifications.
2. Resolve to recommend to the WAPC that the Anstey-Keane Urban Precinct East Structure Plan be refused and provide reasons for the refusal recommendation.

## CONCLUSION

The residents of Forrestdale have advocated for a local shopping centre for many years but the low population of the locality meant that it was not a particularly viable location for a centre. Now with the addition of many new residents to the locality as a result of the fast growing Anstey-Keane Urban Development Precinct, the resident population in the Forrestdale locality is fast rising to a level that will support a Local Centre. The recent decision of the WAPC to initiate an amendment to the MRS to enable the future urban development of the Forrestdale Townsite East Precinct will eventually add approximately another 2000 residents to the area.

The Retail Needs Assessment lodged with the application demonstrates that there is demand for a Local Centre to a maximum size of 1500m<sup>2</sup> to provide for the daily and weekly shopping needs of surrounding residents. The separate small Local Centre proposed to be developed on the two (2) lots on the corner of Armadale and Anstey Road will have a distinctly different function due to its location on a Primary Regional Road and the proposed land uses being restricted to a Fuel Station and combined convenience store and four (4) takeaway/dine-in food premises. This centre will be more a service centre for passing traffic on a road with high traffic volumes. Also, the proposed centre on the corner of Armadale Road is proposed to have a retail (shop) floor space component of approximately 180m<sup>2</sup> Net Lettable Area (NLA) with the retail (shop) land use being an incidental component of the development.

The nearest existing shopping centres to the site of this proposed new Local Centre are the Haynes Neighbourhood Centre and the Harrisdale District Centre, located by road approximately 4 km east and north west of the proposed new centre. These two centres provide a different hierarchy of service offerings with specialty retailing (clothing, footwear, bulky goods retailers) that are not likely to be found in a Local Centre.



The proposed new Local Centre with only 1500m<sup>2</sup> retail (shop) floor space will not support a full-service supermarket such as a Coles or Woolworths, which generally have a floor area of 3000-4000m<sup>2</sup>. However, this small Local Centre will provide an opportunity for residents to not always have to travel so far for their daily or weekly needs or in many cases to walk or cycle to a nearby local centre. This is a sustainable option to provide in a community.

It is recommended that in accordance with Option 1 above, Council resolve to recommend to the WAPC that the amendment to the Anstey Keane Urban Development Precinct East Structure Plan be approved subject to the modifications contained in the attached Schedule of Modifications.

## RECOMMEND

### That Council:

- 1. Pursuant to Schedule 2, Part 4, Clause 20 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, recommend to the Western Australian Planning Commission that the amended Anstey-Keane East Urban Development Precinct Structure Plan be approved subject to the modifications detailed in the attached Schedule of Modifications.**
- 2. Advise submitters of Council's decision.**

## ATTACHMENTS

1. [Location Plan - Lot 500 Anstey Road, Forrestdale](#)
2. [Aerial Plan - Lot 500 Anstey Road, Forrestdale](#)
3. [Existing Structure Plan - Anstey Keane Urban Development Precinct East](#)
4. [Proposed Structure Plan - Anstey Keane Urban Development Precinct East](#)
5. [Anstey-Keane Urban Development Precinct East Structure Plan \(Amendment 1\) - Apex Planning](#)
6. [Retail Needs Assessment Anstey Road](#)
7. [Schedule of Submissions - Lot 500 Anstey Road, Forrestdale](#)
8. [Schedule of Modifications - Lot 500 Anstey Road, Forrestdale](#)
9. Confidential Submittee Plan - Lot 500 Anstey Road, Forrestdale - *This matter is considered to be confidential under Section 5.23(2) (b) of the Local Government Act, as the matter relates to the personal affairs of a person*
10. Confidential Submittee Names & Address list - Lot 500 Anstey Road, Forrestdale - *This matter is considered to be confidential under Section 5.23(2) (b) of the Local Government Act, as the matter relates to the personal affairs of a person*



***4.1 - PROPOSED AMENDMENT NO.124 TO TPS NO.4 - KELMSCOTT DISTRICT CENTRE PRECINCT STRUCTURE PLAN IMPLEMENTATION***

WARD	:	RIVER
FILE No.	:	- M/74/23
DATE	:	5 October 2023
REF	:	AV
RESPONSIBLE MANAGER	:	EDDS
APPLICANT	:	City of Armadale
LANDOWNER	:	Various
SUBJECT LAND	:	Various lots in Kelmscott District Centre
ZONING MRS /	:	Urban; Primary Regional Road; Parks and Recreation
TPS No.4	:	District Centre; Special Residential; Residential; Parks and Recreation

**In Brief:**

- The City of Armadale is initiating an amendment to Town Planning Scheme No.4 to ensure consistency between TPS No.4 and the Kelmscott District Centre Precinct Structure Plan. The proposed Amendment includes 10 proposals to modify TPS No.4 maps and text to reflect Precinct Structure Plan built form and land use outcomes.
- The Precinct Structure Plan provides a plan for future subdivision and (re)development coordination in the Kelmscott District Centre. Council considered a report on submissions received during the statutory advertising period in February 2023. Council recommended that the Western Australian Planning Commission approve the Precinct Structure Plan, subject to modifications.
- The Department of Planning, Lands and Heritage has acknowledged that an Amendment is required to implement the Precinct Structure Plan. However it also recommended that the City minimise the extent of modifications to TPS No.4, noting the future preparation of TPS No.5 and the progress of State Government planning reform initiatives.
- Recommend that Council initiate the proposed Amendment, forward the Amendment to the Environmental Protection Authority and Minister for Planning, Lands, Housing and Homelessness, and advertise the Amendment for public review.

**Tabled Items**

Nil.

**Decision Type**

- ☒ **Legislative** The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- ☐ **Executive** The decision relates to the direction setting and oversight role of Council.
- ☐ **Quasi-judicial** The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.



**Officer Interest Declaration**

Nil.

**Strategic Implications**

- 3.1.1 Facilitate vibrant and prosperous activity centres throughout the City.
- 3.1.1.2 Prepare a District Centre Activity Centre Structure Plan for Kelmscott.
- 4.4.1 Strive to achieve best practice community engagement.
- 4.4.1.3 Seek to implement innovative methods of community engagement, coordinate engagement to reduce the impact on residents of over-consultation and ensure that engagement is timely and meaningful.

**Legal Implications**

*Planning and Development Act 2005*

*Planning and Development (Local Planning Schemes) Regulations 2015*

*Metropolitan Redevelopment Authority Act 2011*

*Environmental Protection Act 1986*

**Council Policy/Local Law Implications**

Town Planning Scheme No.4

Local Heritage Survey

Local Planning Strategy 2016

Strategic Community Plan 2020-2030

Corporate Business Plan 2022/23-2025/26

Armadale Activity and Retail (Commercial) Centres Strategy 2020

Local Planning Policies

**State Government Policy Implications**

Metropolitan Region Scheme

Perth and Peel@3.5Million

South Metropolitan Perth and Peel Subregional Structure Plan

State Planning Policy 4.2 Activity Centres (2020 Draft)

State Planning Policy 7.2 Precinct Design

Armadale Redevelopment Scheme No.2

**Budget/Financial Implications**

Council endorsed Tender 11 of 2020 to engage Taylor Burrell Barnett and a sub-consultant team to prepare the Precinct Structure Plan documents and supporting Scheme Amendment.

The Council endorsed Precinct Structure Plan applies to a small number of reserves and lots managed by or vested in the City. Precinct Structure Plan outcomes applied through this Scheme Amendment (if initiated) may have land use, management and asset disposal/retention implications for these reserves/lots.

Development and redevelopment of land/built form under the future approved Precinct Structure Plan will predominantly occur through private landowner investment and development decisions over the life of the Precinct Structure Plan.



### **Consultation**

The City consulted with a variety of stakeholders during preliminary Precinct Structure Plan preparation and during formal statutory consultation under the *Planning and Development (Local Planning Schemes) Regulations 2015* (the *Regulations*). In particular, the period between March 2021 and June 2022 involved preparing for, conducting, analysing and applying stakeholder consultation activities/outcomes. Stakeholder consultation involved project notification letters and a project website, online surveys, six Councillor workshops, two landowner and business operator workshops, working groups, individual meetings with major landowners and individual meetings with State Government agencies. Project consultation and engagement activities were informed by Council's endorsed Engagement Strategy (February 2020; D15/2/20).

***Refer to Explanatory Attachment – Preliminary (Phase 1) Consultation and Statutory (Phase 2) Consultation Information attached to this report.***

During the preparation of this Scheme Amendment, City Officers and the lead planning consultant also met and subsequently liaised with the Department of Planning, Lands and Heritage (DPLH) to discuss proposed Amendment No.124 features and approaches. Outcomes of this consultation are discussed later in this report, in conjunction with State Government planning reform projects.

If initiated, Amendment No.124 will be advertised for public review and submissions in accordance with the *Regulations*.

### **BACKGROUND**

The City has prepared Town Planning Scheme No.4 (TPS No.4) Amendment No.124 to implement the Kelmscott District Centre Precinct Structure Plan (Precinct Structure Plan), ensure consistency between the Precinct Structure Plan and TPS No.4 and make minor updates to the District Centre zone in advance of the City's future Town Planning Scheme No.5 (TPS No.5).

The Kelmscott District Centre Precinct Structure Plan provides a plan for future subdivision and (re)development coordination in the Kelmscott District Centre. Further details on the Precinct Structure Plan and local planning frameworks is included below.

### **Kelmscott District Centre & Council-endorsed Precinct Structure Plan**

The Kelmscott District Centre is located approximately 23km south east of the Perth Central Area and 4km north of the Armadale Strategic Centre. The Kelmscott District Centre is characterised by a linear core containing retail, commercial and office development surrounded by a peripheral frame of residential, medical, bulky goods commercial/showroom and commercial development adjoining an approximately 2km length of Albany Highway and the Perth to Armadale Railway Line. Kelmscott Station, within the District Centre, is an important rail and bus interchange point for the local and metropolitan public transport network. The District Centre also abuts/includes areas of public open space, most prominently the Canning River environs and Fancote Park.



The Kelmscott District Centre is the second largest centre in the City of Armadale after the Armadale Strategic Centre. It is also the oldest of three proposed and existing District Centres, a category that includes Harrisdale District Centre (developing) and Hilbert (planned). Kelmscott matured as a suburban centre in the late 1960s and 1970s, with continued development and future opportunities highlighted by its good access to public transport and the Canning River environment.

The City's Local Planning Strategy 2016 identifies the potential for approximately 5,044 additional dwellings within the Kelmscott District Centre catchment by 2036, to support a population increase of more than 6,100 residents. As dwelling and population numbers grow within the Kelmscott District Centre and its catchment, the number and extent of business premises in the Centre is also expected to grow and undergo renewal.

The proposed Precinct Structure Plan (now endorsed by Council and recommended to the Western Australian Planning Commission) creates a contemporary planning framework to plan for this future growth. The Precinct Structure Plan was prepared during 2021 and 2022 with extensive stakeholder input and Council supported the advertising of a draft Precinct Structure Plan at its June 2022 meeting. Council subsequently considered the submissions in February 2023 and recommended that the State Government Western Australian Planning Commission (WAPC), as decision maker, approve the proposed Precinct Structure Plan with modifications. Matters raised during the statutory consultation period are discussed in the June 2022 report to Council.

***Refer to Explanatory Attachment – Kelmscott District Centre Precinct Structure Plan Document Overview.***

### **Development WA Redevelopment Area & TPS No.4 Amendment No.112**

In 2006 a core area of the Kelmscott District Centre was transferred to the planning control of the Armadale Redevelopment Authority under its enabling legislation and the Armadale Redevelopment Scheme. The area continued as a Redevelopment Area under the *Metropolitan Redevelopment Authority Act 2011* and remains under the planning control of DevelopmentWA. The City's TPS No.4 does not apply to the Kelmscott Redevelopment Area.

In November 2021, Council granted final adoption to TPS No.4 Amendment No.112. Amendment No.112 proposes to include DevelopmentWA's Kelmscott Redevelopment Area into the TPS No.4 boundary in order for the City to resume planning control over the Precinct once DevelopmentWA normalises its Redevelopment Area (date unconfirmed at this point in time).

Amendment No.112 also proposes to zone the land currently within the Armadale Redevelopment Scheme predominately 'District Centre', with a small land area adjoining the Third Avenue realignment (outside the Precinct Structure Plan area) 'Residential R15/60'. Amendment No.112 also identifies a 'Development Area No.67' designation on Special Control Area Map 3 and associated TPS No.4 Schedule 8 Development (Structure Planning) Area provisions which enable and support the preparation of a Precinct Structure Plan for the Kelmscott District Centre.



The relationship between Amendment No.112 and future Amendment No.124 was discussed with the DPLH during the preparation of Amendment No.124. The City has considered a number of options, including incorporating Amendment No.112 proposals into Amendment No.124. Due to uncertainty over normalisation timeframes and possible impediments to Precinct Structure Plan implementation, the City proposes Amendment No.124 as a stand-alone amendment encompassing the spatial extent of the Kelmscott District Centre outside the Redevelopment Area. Amendment No.112 and Amendment No.124 do not conflict with one another in terms of their individual proposals.

### **Local Planning Strategy 2024 & Future Town Planning Scheme No.5**

The City is currently preparing a proposed Local Planning Strategy 2024, which will be considered by Council in the coming months for recommendation to the State Government WAPC for its endorsement to advertise. The proposed Local Planning Strategy sets out the City's directions for future land use and development over the next 15 to 20 years. It will also guide the preparation of proposed TPS No.5 and future development decisions by Council and determining authorities. The *Planning and Development Act 2005* (the *Act*) requires that the City's future TPS No.5 include all prescribed model provisions (i.e. the Model Scheme Text (MST) as outlined in Schedule 1 of the *Regulations*), unless otherwise approved by the Minister for Planning, Land, Housing and Homelessness.

The status of the City's Local Planning Strategy 2024 and future TPS No.5 were discussed with DPLH during preparation of Amendment No.124. Matters of focus included changes to proposed land use permissibility, WAPC planning reform initiatives (including possible standardisation of land use permissibility), the continued application of a District Centre zone in TPS No.5 (which is not a MST zone as specified in the *Regulations*) and the need to implement the Precinct Structure Plan prior to the future gazettal of TPS No.5.

The City was advised by DPLH that its District Centre zone could be considered for inclusion in TPS No.5, and therefore the City need not change land use zones via Amendment No.124. The City was further advised that it could undertake a general review of the District Centre zone objectives, subdivision/development requirements and land use permissibility to support its future inclusion in TPS No.5.

However, DPLH conveyed its lack of support for significant changes to TPS No.4 land use permissibility ahead of future TPS No.5. DPLH advised that substantial changes to land use permissibility should be avoided so that situations do not arise where development rights are conferred, only to be removed in the short term when TPS No.5 is prepared (on the basis of any current or new MST provisions prepared by the DPLH) and ultimately gazetted. In this regard an approach of undertaking a minor review of the District Centre zone was preferred.

Following receipt of the above advice, the WAPC released its 'Consistent Local Planning Schemes' Report for stakeholder review and comment. This planning reform project, among other things, proposes to standardise land use permissibility and zonings for commercial and industrial zones. These zones include those that would typically be assigned to city/town centres such as Armadale, Kelmscott and Harrisdale. While implementation methods are unconfirmed, they may include one or a combination of methods such as guidelines, model provisions (*Regulations* Schedule 1) or 'Deemed Provisions' (*Regulations* Schedule 2, applicable to every Local Planning Scheme). The City has lodged a submission with the WAPC to identify potential issues with the proposed approaches; the outcomes of this consultation, including the WAPC's final position, may not be known for some time.

The varying advice of DPLH has informed the City's approach to Amendment No.124.



## DETAILS OF PROPOSAL

Amendment No.124 primarily proposes to ensure that identified land use zones in the Precinct Structure Plan area connect with an appropriate existing zone in the City's TPS No.4. It also applies other appropriate reservations and development standards for the Precinct Structure Plan Area to properly support the vision and objectives, land use designations, and subdivision and development requirements of the Precinct Structure Plan as supported by Council in February 2023.

The proposals included in Amendment No.124 are listed as follows:

1. Rezoning of Land to District Centre zone
2. Assignment of Density Codes to Kelmscott District Centre Precinct Structure Plan Area
3. Reclassification of Lot 39 (No.24) Page Road, Kelmscott to Parks and Recreation (Local)
4. Rezoning of various lots on Gilwell Avenue/Clifton Street and Lot 802 (No.11) Erica Street to Residential
5. Removal of Special Use Zone 1 from portion of Page Road and Fancote Park
6. Application of Development Area No.67 (Special Control Area Map 3) over the Kelmscott District Centre
7. District Centre Zone Objectives Review
8. District Centre Zone Land Use Permissibility Review
9. TPS No.4 District Centre Zone Plot Ratio Provisions
10. TPS No.4 Schedule 8 Development (Structure Planning) Areas

Full explanation of and justification for the various proposals are discussed in the 'Comment' section of this report.

It is noted that Proposals 7, 8 and 9 above apply to all land in the District Centre zone. The proposals support the overall review of the District Centre zone provisions, which was a feature discussed with DPLH during the preparation of Amendment No.124. The only other precinct zoned District Centre in TPS No.4 is the Harrisdale District Centre; Amendment No.124 does not have any significant implications for this centre.

It should also be noted that there is no current proposal to remove the Restricted Use overlays (RU 1, RU 2 and RU 11) that apply to 'transition' or 'peripheral' areas of the Kelmscott District Centre. The restricted use zonings operate in a positive manner to support core retail activity and function in the town centre while redevelopment demand increases. The operation of Restricted Use zones will require review (in the context of development uptake and market conditions) during TPS No.5 preparation.



## COMMENT

### Proposal 1 – Rezoning of Land to District Centre Zone

Proposal One:

- a) Rezones Lot 12 (No.38), Lot 60 (No.36), Lot 64 (No.32), Lot 65 (No.34), Lot 581 (No.40) and Lot 582 (No.42) Streich Avenue and portion of Lot 800 Albany Highway (No.2907) as depicted on the Scheme Amendment Map from ‘Residential (R15/60)’ to ‘District Centre’; and
- b) Rezones Lots 1-2 (No.14-14a), Lot 6 (No.8), Lot 7 (No.10a), Lot 10 (No.32), Lot 21, Lot 21 (No.16) Lot 23 (No.12), Lot 32 (No.20), Lot 35 (No.18), Lot 33 (No.28), Lot 34 (No.30) and Lot 40 (No.22) Page Road and Lot 8 (No.26) Gilwell Avenue (Proposal 2) as depicted on the Scheme Amendment Map from ‘Residential (R15/40)’ to ‘District Centre’.

The objectives, land use permissibility and subdivision and development standards of TPS No.4 are considered to be generally consistent with the intent of the Precinct Structure Plan and accommodate its subdivision/development outcomes for the majority of the Precinct Structure Plan area (excluding the lower density residential lots along Gilwell Avenue). Specifically, the District Centre zone is considered appropriate for the Precinct Structure Plan area for the following reasons:

- The Centre is identified as a ‘District Centre’ under State Planning Policy 4.2 Activity Centres;
- It provides for a variety of retail, commercial and residential land uses;
- It accommodates existing commercial land uses within the core;
- The District Centre zone in TPS No.4 is currently applied within the centre (prior to Precinct Structure Plan preparation);
- The District Centre zone is the closest aligned zone to support the land use zone designations under the Precinct Structure Plan (which are Commercial, Mixed Use Retail Core and Mixed Use Residential); and
- The approach is consistent with the approach proposed under Amendment No.112.

It should be noted that Lot 160 (No.10) Ottaway Street and Lot 161 (No.2933) Albany Highway, which are within the Precinct Structure Plan area, are not proposed to be rezoned to District Centre in this Amendment. These two lots were the only high-exposure residential lots on Albany Highway identified for District Centre zoning through the Precinct Structure Plan preparation process. City Officers consider that a precautionary approach is warranted for these two sites because there is uncertainty over future land use permissibility. The ultimate finalisation of the WAPC’s ‘Consistent Local Planning Schemes’ planning reform project will give greater clarity on model land use zones and permissibility, particularly for vehicle-oriented commercial land uses. In addition, City Officers do not wish to set land use permissibility expectations for these high exposure sites via this Amendment, only for permissibility to be altered again in the short term via TPS No.5 (including consideration of MST provisions) or possible Deemed Provisions. Applicable land use and built form provisions will be best clarified with certainty through TPS No.5.



In contrast, proposed District Centre zoning over identified lots along Streich Avenue and Page Road can be retained in Amendment No.124 as the risk of unintended consequences with respect to vehicle-oriented commercial land uses is much lower. These areas have smaller lot sizes, long-established community and medium density residential land uses and/or development constraints.

### **Proposal 2 – Assign Density Codes to Kelmscott District Centre Precinct Structure Plan Area**

Proposal Two amends and applies the R60, R-AC1, R-AC3 and R-AC 4 residential density codes to various lots within the Kelmscott District Centre as depicted on the Scheme Amendment Maps.

TPS No.4 Clause 4.2.6 currently provides that in areas zoned District Centre the maximum density of development shall be determined by the local government, subject to suitability and impact considerations. The clause states:

*“4.2.6 In those non-residential zones in which grouped or multiple dwellings are permitted at the discretion of the local government (Local Centre, District Centre and Mixed Business / Residential), the maximum density of development shall be determined by the local government, taking into consideration the suitability of the area for the proposed development and the likely impact of the development on the amenity of the locality.”*

As much of the land within the Amendment No.124 area and the Precinct Structure Plan area is either currently zoned District Centre or proposed to be zoned District Centre, TPS No.4 as currently worded results in the residential density for much of the Precinct Structure Plan area being determined at the discretion of the local government. In order to implement the residential density allocated on the Precinct Structure Plan map, Amendment No.124 applies the R60, R-AC1, R-AC3 and R-AC4 Residential Density Code to various lots within the District Centre in accordance with the density codes depicted on the Precinct Structure Plan.

It is noted that the Armadale Strategic Metropolitan Regional Centre Precinct Structure Plan adopted the approach of applying a residential density code of R-AC0 to the City center area. The R-AC0 code defers density controls to a local planning scheme, local development plan and/ or precinct controls as applicable. In the particular context of the Kelmscott District Centre this approach was considered to add an additional layer of complexity, and therefore the Precinct Structure Plan applies specific density codes.

The density coding proposed under the Precinct Structure Plan is directly aligned with the applicable provisions of State Planning Policy 7.3 Residential Design Codes (SPP 7.3). Importantly, Precinct Structure Plan provisions will take precedence in the case of any inconsistencies, as SPP 7.3's Primary Control Table (Table 2) is a 'default' table of standards *“and does not supersede any development standard provided by a local planning scheme, local planning policy, structure plan, activity centre plan or local development plan.”* This provides the City (or other responsible authority) with the necessary statutory powers when assessing and determining any application for development approval or recommending subdivision approval.



A residential density code of R5 is proposed for lots along Gilwell Avenue as discussed in Proposal Four below.

**Proposal 3 – Reclassification of Lot 39 (No.24) Page Road, Kelmscott to Parks and Recreation (Local)**

Proposal Three reclassifies Lot 39 (No.24) Page Road, Kelmscott as depicted on the Scheme Amendment Maps from ‘Residential (R15/40)’ zone to ‘Parks and Recreation (Local)’ reservation. The lot is zoned Urban under the Metropolitan Region Scheme (MRS) and abuts a ‘Parks and Recreation’ Reservations to the east associated with the Canning River, Bush Forever areas and the Water Corporation’s Rundle Street Main Drain.

Lot 39 Page Road is a City of Armadale freehold land asset which was purchased by the City in 1982 with the intention of developing the site for a “future civic use”. During preparation of the Precinct Structure Plan and stakeholder consultation, Lot 39 Page Road was identified for public open space. In July 2023 Council considered a review of the City’s Freehold Land Assets, and resolved (D21/7/23) that Lot 39 Page Road (in addition to other sites) would be considered as public open space under a freehold land tenure with minor landscaping works to be considered in the next review of the City’s Long Term Financial Plan.

The proposed reclassification of Lot 39 Page Road to the Parks and Recreation (local) reservation is consistent with the existing use of the land, the proposed Precinct Structure Plan land use outcome and the purpose and intent of the proposed reservation. The reclassification also represents a logical extension to the abutting open space and foreshore area (reserved as Parks and Recreation under the MRS).

**Proposal 4 – Rezoning of various lots on Gilwell Avenue/Clifton Street Lots and Lot 802 (No.11) Erica Street, Kelmscott to Residential**

Proposal Four rezones Lot 1 Clifton Street and Lot 2 (No.54), Lot 3, Lot 4 (No.50), Lot 5 (No.48), Lot 6 (No.46), Lot 7 (No.44), Lot 8, Lot 9 (No.38), Lot 10, Lot 13, Lot 14 (No.41), Lot 18 (No.47), Lot 19 (No.49), Lot 20 (No.51), Lot 21 (No.53), Lot 22 (No.55) and Lot 51 (No.35) Gilwell Avenue as depicted on the Scheme Amendment Map from ‘Special Residential’ to ‘Residential’ and assigns a density code of ‘R5’. Proposal Four also rezones Lot 802 (No.11) Erica Street as depicted on the Scheme Amendment Map from ‘District Centre’ to ‘Residential’ and assigns a density code of ‘R60’.

In line with the Precinct Structure Plan’s land use zones for lots along Gilwell Avenue and the WAPC’s position that the Special Residential zone is no longer a supported zone, Amendment No.124 seeks to rezone lots currently zoned Special Residential to Residential. A density code of R5 is proposed, which is the same residential density code applied to the Special Residential zone pursuant to TPS No.4 Clause 4.3.1 a). The proposed density code will ensure that the existing streetscape and local character is maintained.

The Precinct Structure Plan also identifies a Residential zone on Lot 802 (No.11) Erica Street, Kelmscott. This lot is currently zoned District Centre, however the lot contains four grouped dwellings in a survey strata subdivision that are differentiated from adjoining District Centre-zoned lots because vehicular access is via Erica Street (a low order residential cul-de-sac street) rather than Albany Highway. A Residential zone and R60 density code is more consistent with the existing approved development on the lot, the existing zoning/density codes of other lots on Erica Street and Erica Street’s lower order road status.



### **Proposal 5 – Removal of Special Use Zone 1 from portion of Page Road and Fancote Park**

Proposal Five removes the identified ‘Special Use 1’ designation from an approximate 180m length of Page Road. The Special Use designation also encroaches onto a 12m width of Fancote Park (Lot 24 Page Road) for the entire length, which portion is proposed to be reclassified to the ‘Parks and Recreation (Local)’ reservation consistent with the remaining land area of Fancote Park.

The inclusion of Special Use No.1 in TPS No.4 can be traced to the Department for Planning and Infrastructure and City of Armadale 2004 Kelmscott Enquiry By Design exercise (EBD). This exercise, consultation and subsequent report generated design, planning and infrastructure proposals to support town centre revitalisation. One proposal to enhance activation and improve urban form around Fancote Park was the possible sleeving of residential or mixed use development between the existing Stargate Shopping Centre and a future realigned Page Road carriageway (eastward, on the existing footprint of Fancote Park).

At the gazettal of TPS No.4 in 2005, Special Use No.1 was created as a negotiated outcome between the then Minister for Planning and Infrastructure and the City to implement this EBD proposal. The supporting TPS No.4 provisions required the WAPC’s approval for use and development of the Special Use No.1 land. However, neither the City nor any other party has progressed this negotiated outcome to implementation in the subsequent 18 year period, either by development applications or subdivisions.

The Precinct Structure Plan locates higher order mixed use development within the ‘Stargate Shopping Centre’ private landholding, supports recreation function and activation of Fancote Park and supports retention of significant trees (present within the Special Use No.1 designation). Therefore Special Use No.1 is no longer considered consistent with current strategic planning, the intention of the Precinct Structure Plan and the City’s parks improvement works in Fancote Park.

### **Proposal 6 – Apply Development Area No.67 (Special Control Area Map 3) over the Kelmscott District Centre**

Proposal Six amends Special Control Area Map 3 to designate all lots within the Kelmscott District Centre Precinct Structure Plan area and outside the Kelmscott Redevelopment Area as Development Area No.67 on the Special Control Area Map 3. This spatial extension establishes the requirement that a Precinct Structure Plan be approved for the land area prior to any major subdivision or development occurring for the whole of the Kelmscott District Centre. As such, this proposal is administrative in nature, but secures an appropriate ‘head of power’ in TPS No.4. Proposed amendments to TPS No.4 Schedule 8 with respect to Development Area No.67 are discussed in further detail below.



### Proposal 7 – District Centre Zone Objectives Review

Proposal Seven amends TPS No.4 Clause 3.2.6 ‘District Centre’ to add a new objective at c) as follows:

- c) *to provide for a high amenity mixed use residential environment that enhances the vibrancy and diversity of activity of the place.*

At present, the District Centre zone objectives make no reference to mixed use development outcomes, which is a core focus for future development in the Kelmscott and Harrisdale District Centres. The inclusion of this objective will allow the continued development of residential uses within the Kelmscott District Centre and also bring the zone objectives in line with the land use permissibility afforded by the District Centre zone which allows for the development of residential uses. The existing District Centre zone objectives do not explicitly reference residential uses as being supported or encouraged within this zone. The proposed objective is consistent with the objectives for the Precinct Structure Plan’s ‘Mixed Use Land Use’ areas to contain a range of non-residential and residential uses in a variety of forms that create a vibrant and well-designed District Centre.

### Proposal 8 – District Centre Zone Land Use Permissibility Minor Review

Proposal Eight amends the permissibility of land uses in the District Centre zone column of TPS No.4 Table 1 (Zoning Table) for select land uses, as outlined in the table below. Symbols have the same meaning as defined in Clause 3.3, being ‘X’ (not permitted), ‘A’ (discretionary, subject to advertising), ‘D’ (discretionary) and ‘P’ (permitted).

Land use permissibility of the District Centre zone is considered to be generally in line with the expectations of the objectives and aspirations of District Centres within the City (including the Kelmscott District Centre), however there are certain land uses that limit a District Centre’s ability to accommodate mixed use activities or require further assessment to demonstrate consistency with an approved Precinct Structure Plan. This Amendment seeks to modify land use permissibility for these uses within TPS No.4 Table 1 applicable to the whole District Centre zone as outlined below.

Importantly, this proposal has been prepared in the context of DPLH Officer advice discussed earlier in this report that the City should not progress significant land use permissibility changes prior to the preparation of TPS No.5.

TPS NO.4 AMENDMENT NO.124 LAND USE REVIEW TABLE		
District Centre Use Classes	Current TPS No.4	Amendment No.124
<b><u>Industry – Cottage</u></b>  <b>Defined as:</b> “A trade or light industry producing arts and crafts goods, which does not fall within the definition of a home occupation and which — (a) does not cause injury to or adversely affect the amenity of the neighbourhood; (b) where operated in a residential zone, does not employ any person other than a member of the occupier’s	<b>P</b>	<b>D</b>



TPS NO.4 AMENDMENT NO.124 LAND USE REVIEW TABLE		
District Centre Use Classes	Current TPS No.4	Amendment No.124
<p><i>household;</i> <i>(c) is conducted in an out-building which is compatible with the principal uses to which land in the zone in which it is located may be put;</i> <i>(d) does not occupy an area in excess of 50 square metres; and</i> <i>(e) does not display a sign exceeding 0.2 square metres in area;”</i></p> <p><b>Rationale:</b> The City’s discretion should be applied in determining the appropriateness of the use, assessing amenity impacts and ensuring the objectives of any applicable Precinct Structure Plan are not prejudiced.</p>		
<p><b><u>Single House</u></b></p> <p><b>Definition:</b> “<i>has the same meaning as in the R-Codes</i>”, that is: “<i>A dwelling standing wholly on its own green title or survey strata lot, together with any easement over adjoining land for support of a wall or for access of services and excludes dwellings on titles with areas held in common property</i>” (SPP 3.7)</p> <p><b>Rationale:</b> Permitting the Single House land use as-of-right is not consistent with the retail and mixed use residential outcomes sought in the District Centre zone. Single House development is likely to be an inefficient use of land, however it could be considered where the objectives and development outcomes of any relevant Precinct Structure Plan are not prejudiced.</p>	<b>P</b>	<b>D</b>
<p><b><u>Veterinary Centre</u></b></p> <p><b>Definition:</b> “<i>premises used to diagnose animal diseases or disorders, to surgically or medically treat animals, or for the prevention of animal diseases or disorders</i>”</p> <p><b>Rationale:</b> As District Centres are intended for more intensive mixed use development, offsite impacts should be considered in the assessment of this land use with any such proposals advertised for public comment.</p>	<b>D</b>	<b>A</b>

The above modifications are minor in that no changes apply or remove non-permissible (X) land uses.



With regard to other land uses identified for possible review during Precinct Structure Plan preparation, the permissibility of the following land uses were not reviewed at this time but may be considered again in TPS No.5: Industry – Service, Home Store, Motor Vehicle, Boat and Caravan Sales, Night Club, Auction Mart, Betting Agency, Caretakers Dwelling, Bulky Goods Showroom, Ancillary Accommodation and Family Day Care. These uses were not reviewed given the likelihood of converting to or from non-permissible land uses prior to preparation of TPS No.5.

### **Proposal 9 – TPS No.4 District Centre Zone Plot Ratio Provisions**

Proposal Nine amends subclause b) under Clause 4C.3.1 b) ‘Building Bulk’ as follows:

- b) District Centre Zone: 1.0 unless a maximum plot ratio is otherwise specified in an approved Structure Plan or Precinct Plan.*

Building bulk (plot ratio) requirements for the Strategic Regional, District Centre, Local Centre and Mixed Business/Residential zones are controlled by the existing provisions of TPS No.4 Part 4C. Currently a maximum plot ratio of 1.0 applies for development within the District Centre zone.

The definition of plot ratio under TPS No.4 and SPP 7.3 does not differentiate between residential (including mixed use residential buildings) and non-residential buildings/development. As such, the maximum plot ratio of 1.0 that applies to the District Centre zone under Clause 4C.3.1 b) is inconsistent with both the residential and non-residential plot ratio floorspace provisions in Precinct Structure Plan Part 1.

As plot ratio is considered a key built form control that should be given the force and effect of TPS No.4, Amendment No.124 proposes to retain the existing Scheme provision of a maximum plot ratio floorspace within the District Centre zone, unless determined by an approved Structure Plan or Precinct Structure Plan. This provides an additional level of certainty and clarity than currently provided by TPS No.4.

### **Proposal 10 – TPS No.4 Schedule 8 Development (Structure Planning) Areas**

Proposal 10 amends TPS No.4 Schedule 8 – Development (Structure Planning) Areas to include the following new provisions for Development Area No.67 in the table below. It should be noted that TPS No.4 Amendment No.112 originally proposed Development Area No.67 provisions and the provisions in that amendment will continue to apply. Therefore provisions specific to Amendment No.124 and Precinct Structure Plan outcomes commence after Provision 67.3.

No.	Description of Land	Additional provisions applicable to subdivision and development
67	Kelmscott District Centre	67.4 The subdivision and development of all land shall comply with the following provisions as contained within Part 1 of the Kelmscott District Centre Precinct Structure Plan. In the event of any inconsistency between the standards outlined below and the standards outlined in Part 4C of this Scheme, the standards outlined below shall prevail.



No.	Description of Land	Additional provisions applicable to subdivision and development
		<ul style="list-style-type: none"> <li>a) Interim Land Uses: <ul style="list-style-type: none"> <li>i. Applications for development approval (including changes of use) proposing an interim land use as defined in Part 1 of the Kelmscott District Centre Precinct Structure Plan may only be considered where the requirements specified in Part 1 are satisfied.</li> </ul> </li> <li>b) Tree Retention, in addition to TPS No.4 Clause 4C.9 <ul style="list-style-type: none"> <li>i. In the assessment of subdivision applications, the local government will recommend to the WAPC that the location of significant trees be shown on subdivision plans as ‘to be retained’ to ensure protection where possible.</li> <li>ii. Where subdivision/development is proposed in areas with existing mature trees, proponents should undertake a Significant Tree Survey and the results should be used to inform the subdivision design process and prioritise significant tree retention. The ‘significance’ of trees should consider qualities such as age and condition, height, spread, girth, species, historical association, habitat value and landscape amenity value.</li> </ul> </li> <li>c) Landscaping <ul style="list-style-type: none"> <li>i. Landscaping for developments is to be provided in accordance with this Scheme, Local Planning Policies and applicable guidelines. Landscaping shall also achieve the objectives and provisions of State Planning Policy 7.3 - Residential Design Codes (Volume 2) (as amended) where applicable to residential and mixed use developments.</li> <li>ii. Applications for development approval shall be accompanied by a landscape plan addressing the requirements of the Precinct Structure Plan, this Scheme, Local Planning Policies and applicable guidelines.</li> <li>iii. In addition to the requirements of SPP 7.3 and/or the relevant Scheme provisions, local planning policies and guidelines, applications for subdivision or development approval shall demonstrate the preservation</li> </ul> </li> </ul>



No.	Description of Land	Additional provisions applicable to subdivision and development
		<p>of trees in private lots, road reserves and recreation reserves. Evidence of proposed tree retention is to be provided regardless of the number of lots proposed under a subdivision or the extent of development proposed. Information required by the local government for assessment is to be in accordance with the requirements of the relevant local planning policies.</p> <p>iv. The locations of landscaping areas and tree planting are to be consistent with the locations shown on Plan 6 Street Interface Type Plan of the Kelmscott District Centre Precinct Structure Plan, for lots where Plan 6 identifies that buildings are to be setback to enable tree planting and/or where landscaped parking is to be provided in the front setback.</p> <p>v. Where a proposed development includes portions of a car parking area abutting a street, an area no less than 2.0m wide within the lot along all street alignments shall be set aside, developed and maintained as landscaping.</p> <p>vi. For non-residential development, a minimum of 10% of the development site, or 7% of the development site if an existing tree with a diameter of 500mm at 1.0m height is retained on site, shall be allocated for landscaping</p> <p>vii. For non-residential and mixed use development, shade trees shall be planted, spaced and maintained in car parking areas at a rate of 1 tree for every 4 car parking bays at intervals of no greater than 10m.</p> <p>viii. For non-residential development, further trees in addition to vii) above are to be provided at the rate of 1 tree per 500sqm of the development site area (minimum).</p> <p>ix. For grouped dwelling residential development within the Precinct Structure Plan area, the local government may impose a condition of development approval to require the planting of a new street tree where no street tree(s) exist or are to be retained, at the applicant's cost, on an abutting road reserve.</p>



No.	Description of Land	Additional provisions applicable to subdivision and development
		<p>x. In accordance with clause 4C.9 of this Scheme, a tree with a diameter of 500mm at 1.0m height in the District Centre zone shall not be removed, lopped, topped, chopped, ringbarked or otherwise trimmed or destroyed without the prior written approval of the local government.</p>

Currently, built form controls (such as setbacks and landscaping) are included in Precinct Structure Plan Part 1 Implementation Section. However, as structure plans and precinct structure plans are instruments of due regard and do not have the same statutory force and effect as TPS No.4, it is proposed to include key subdivision and development considerations applicable in Development Area No.67 into TPS No.4 Schedule 8. Interim land uses (time limited approvals), landscaping and tree retention were identified as gaps in the primary considerations for the District Centre's amenity and improved urban design, and therefore these provisions have been incorporated into TPS No.4. Other existing key built form controls in TPS No.4 Part 4C, such as setbacks, building height and car parking, are considered appropriate to achieve Precinct Structure Plan outcomes.

## ANALYSIS

### Environmental Characteristics

The Precinct Structure Plan has been the subject of technical studies and assessment during its preparation and assessment process to date. The outcomes of the various technical assessments prepared at Precinct Structure Plan stage do not identify any environmental impacts on land the subject of Amendment No.124, and various constraints are addressed in the Precinct Structure Plan built form provisions. Minimal to negligible impacts have been determined, having regard to the necessary matters that require addressing from an environmental perspective, namely bushfire management, environmental and landscape management (including tree preservation), water management, heritage and noise and vibration. In this respect Amendment No.124 will ensure that development within the Precinct Structure Plan area protects, enhances and responds to the environmental features and attributes.

A high level of amenity and recreation benefits are afforded by the riverine environment of the Canning River and the objectives and subdivision/development requirements as provided for in the Precinct Structure Plan will ensure that development responds appropriately and sensitively to the environmental features, particularly around the river environs. In this regard the Precinct Structure Plan aims to improve stormwater quality overtime, particularly through upgrades to the Water Corporation's Rundle Street Main Drain by the Water Corporation (the City is currently advocating for these improvements). It is also noted that the Precinct Structure Plan and Amendment No.124 do not change the protection afforded to the Canning River through the Metropolitan Region Scheme and the Swan Canning River Development Control Area.



Officers of DWER EPA Services previously indicated via email that their involvement in the Precinct Structure Plan preparation was not required. DWER EPA Services considered, at a high level, that the Kelmscott District Centre is an ‘established’ or ‘built out’ centre with limited to no impact on the natural environment. DWER EPA Services indicated that any future amendment would likely be considered in the same manner as a normalisation amendment where TPS No.4 is amended to introduce a Structure Plan without implementing significant land use change. In this regard, the Precinct Structure Plan and proposed Amendment No.124 do not seek to introduce additional greenfield or urban fringe development areas that would warrant consideration by DWER EPA Services.

### Scheme Amendment Process

The *Act* provides the head of power for the amendment of Local Planning Schemes and includes procedural provisions regarding referral of amendments to the EPA to determine if environmental assessment under Part IV Division 3 of the *Environmental Protection Act 1986* is required (Section 81) and the requirement for public/agency advertising (Section 83). The proclamation of the *Planning and Development Amendment Act 2020* on 1 August 2023 has also resulted in the insertion of Section 83A, which requires all scheme amendments to be submitted to the Minister for Planning for the Minister’s approval to advertise. The Minister may approve advertising, require modifications prior to advertising or refuse approval for advertising.

The *Regulations* provide additional procedural direction on the scheme amendment process. *Regulation 34* defines the different categories of scheme amendments and a risk-based assessment model where scheme amendments are categorised as basic, standard or complex. This Amendment is considered to be a ‘Standard Amendment’ under Part 5, Clause 34(i) of the *Regulations* for the reasons outlined below in response to *Regulation 34* criteria.

TPS NO.4 AMENDMENT NO.124 STANDARD AMENDMENT CRITERIA	
Regulation 34 Criteria – Standard Amendment	Response to Criteria
a) An amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve	Amendment No.124 primarily relates to the District Centre zone, as well as a discrete Residential zone on Gilwell Avenue. The Amendment proposes a new objective for the District Centre zone to bring the objectives into alignment with the Precinct Structure Plan and general District Centre aspirations to support high amenity mixed use environments with compatible centre activities and development. The Amendment proposals are consistent with the relevant zone objectives.
b) An amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission	Amendment No.124 is consistent with the District Centre ‘Employment Area’ designation of the City’s current (2016) Local Planning Strategy and District Centre under the City’s draft local planning strategy (under preparation). The Amendment is considered to be consistent with the City’s existing strategic planning framework, and will be considered in parallel with the proposed Precinct Structure Plan to reflect proposed land use and development outcomes



<b>TPS NO.4 AMENDMENT NO.124 STANDARD AMENDMENT CRITERIA</b>	
<b>Regulation 34 Criteria – Standard Amendment</b>	<b>Response to Criteria</b>
<p>c) An amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment</p>	<p>Amendment No.124 is consistent with the zones and reservations of the Metropolitan Region Scheme (MRS), which primarily zones the Precinct Structure Plan area ‘Urban’. The Amendment also proposes to reserve areas of open space as Parks and Recreation (Local) consistent with the existing use of the land and the purpose for which the land is currently zoned under the MRS.</p>
<p>d) An amendment to the scheme map that is consistent with a structure plan, activity centre plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme does not currently include zones of all the types that are outlined in the plan</p>	<p>Amendment No.124 is considered appropriate to accommodate future subdivision and development in accordance with the intent of the Precinct Structure Plan. The Amendment is required to implement the land use and development framework identified in Precinct Structure Plan Part 1. The land use zones depicted on the Precinct Structure Plan align with the zones/reserves of the Amendment, namely the District Centre zone and the Residential zone.</p>
<p>e) An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment</p>	<p>The Amendment No.124 area and associated Precinct Structure Plan boundary has been carefully considered based on physical characteristics/features (such as the Perth to Armadale railway line, Albany Highway and the Canning River) and existing and future zones/land uses (Armadale Redevelopment Area and surrounding suburban residential development). The Precinct Structure Plan facilitates a ‘core’ and ‘transition’ area to ensure appropriate interfaces to surrounding residential areas. This will be implemented through the specified residential density codings and built form provisions in both Amendment No.124 and the Precinct Structure Plan. The Precinct Structure Plan was prepared in consultation with various stakeholders and has been subject to statutory consultation in accordance with the <i>Regulations</i>; no significant issues were identified.</p>
<p>f) An amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area</p>	<p>The Precinct Structure Plan was informed by technical studies and assessments. Minimal to negligible impacts were identified, having regard to the necessary planning matters that require consideration including traffic, environmental, social, economic and bushfire management characteristics. The Kelmscott District Centre is an existing centre and Amendment No.124 supports Precinct Structure Plan</p>



<b>TPS NO.4 AMENDMENT NO.124 STANDARD AMENDMENT CRITERIA</b>	
<b>Regulation 34 Criteria – Standard Amendment</b>	<b>Response to Criteria</b>
	outcomes that improve utilisation of land in a transit-oriented town centre precinct, in accordance with State Government strategic planning objectives.
g) Any other amendment that is not a complex or basic amendment.	Not applicable.

In summary, Amendment No.124 is considered to be an amendment that is consistent with an advertised and Council-endorsed strategic planning document (the Precinct Structure Plan), and is not a basic or complex amendment because it meets the Standard Amendment criteria outlined above as applicable.

Part 5 Division 3 of the *Regulations* sets out subsequent procedural steps for standard amendments. In general terms, if the scheme amendment does not require environmental assessment and the Minister approves of advertising, the City is to advertise the amendment for a period of time not less than 42 days and has 60 days after the end of the submission period in which to consider the submissions and make a recommendation for the Minister's final decision.

## **OPTIONS**

1. Council may initiate the scheme amendment for public review as proposed or with modifications as determined by Council.
2. Council may decline the initiation of the scheme amendment and provide reasons for its decisions.

## **CONCLUSION**

Amendment No.124 proposes to integrate the development and land provisions of the Kelmscott District Centre Precinct Structure Plan (as recommended for approval to the WAPC by Council, subject to modifications) into TPS No.4. This includes additional provisions in TPS No.4 Schedule 8 Development (Structure Planning) Areas to guide future subdivision and built form design outcomes in the District Centre. Amendment No.124 has also been prepared having regard to the advice of relevant State Government agencies and future changes to the City's Local Planning Framework.

Following the closure of the advertising period, a further report on Amendment No.124 and any submissions received during the advertising period will be presented to Council for its consideration of final adoption and recommendation to the Minister.

Given the above, Option 1 is recommended.



## **RECOMMEND**

### **That Council:**

- 1. Pursuant to Section 75 of the *Planning and Development Act 2005*, initiate Amendment No.24 to Town Planning Scheme No.4, as follows:**

#### **Proposal 1 – Rezoning of Land to District Centre Zone**

- a. Rezone the following lots as identified on the Scheme Amendment Maps from ‘Residential (R15/60)’ to ‘District Centre’: Lot 12 (No.38), Lot 60 (No.36), Lot 64 (No.32), Lot 65 (No.34), Lot 581 (No.40) and Lot 582 (No.42) Streich Avenue and portion of Lot 800 (No.2907) Albany Highway, Kelmscott;**
- b. Rezone the following lots as identified on the Scheme Amendment Maps from ‘Residential (R15/40)’ to ‘District Centre’: Lots 1-2 (No.14-14a), Lot 6 (No.8), Lot 7 (No.10a), Lot 10 (No.32), Lot 21, Lot 21 (No.16) Lot 23 (No.12), Lot 32 (No.20), Lot 35 (No.18), Lot 33 (No.28), Lot 34 (No.30) and Lot 40 (No.22) Page Road, Kelmscott and Lot 8 (No.26) Gilwell Avenue, Kelmscott;**

#### **Proposal 2 – Assign Density Codes to Kelmscott District Centre Precinct Structure Plan Area**

- c. Apply the R60, R-AC1, R-AC3 and R-AC 4 residential density codes to various lots within the Kelmscott District Centre as depicted on the Scheme Amendment Maps;**

#### **Proposal 3 – Reclassification of Lot 39 (No.24) Page Road, Kelmscott**

- d. Reclassify Lot 39 (No.24) Page Road, Kelmscott as depicted on the Scheme Amendment Maps from ‘Residential (R15/40)’ zone to ‘Parks and Recreation (Local) Reservation’;**

#### **Proposal 4 – Rezoning of Gilwell Avenue/Clifton Street Lots and Lot 802 (No.11) Erica Street, Kelmscott to Residential**

- e. Rezone the following lots as depicted on the Scheme Amendment Maps from ‘Special Residential’ to ‘Residential’ and assign a density code of ‘R5’: Lot 1 Clifton Street, Kelmscott and Lot 2 (No.54), Lot 3, Lot 4 (No.50), Lot 5 (No.48), Lot 6 (No.46), Lot 7 (No.44), Lot 8, Lot 9 (No.38), Lot 10, Lot 13, Lot 14 (No.41), Lot 18 (No.47), Lot 19 (No.49), Lot 20 (No.51), Lot 21 (No.53), Lot 22 (No.55) and Lot 51 (No.35) Gilwell Avenue, Kelmscott;**
- f. Rezone Lot 802 (No.11) Erica Street, Kelmscott as depicted on the Scheme Amendment Maps from ‘District Centre’ to ‘Residential’ and assign a density code of ‘R60’;**



**Proposal 5 – Removal of Special Use Zone 1 from portion of Page Road Reserve and Fancote Park**

- g. Reclassify portion of Lot 24 Page Road (Fancote Park) as depicted on the Scheme Amendment Maps from ‘Special Use’ zone to ‘Parks and Recreation (Local)’ reservation;**
- h. Remove the ‘Special Use’ zone from the Page Road reserve as depicted on the Scheme Amendment Maps;**
- i. Remove the ‘Special Use No.1’ entry from Schedule 4 – Special Use Zones;**

**Proposal 6 – Apply Development Area No.67 (Special Control Area Map 3) over the Kelmscott District Centre**

- j. Modify Special Control Area Map 3 to apply Development Area No.67 over various lots in the Kelmscott District Centre as depicted on the Scheme Amendment Maps;**

**Proposal 7 – District Centre Zone Objectives Review**

- k. Modify Clause 3.2.6 District Centre to add a new objective in appropriate numerical order as follows:**
  - “c) to provide for a high amenity mixed use residential environment that enhances the vibrancy and diversity of activity of the place.”;**

**Proposal 8 – District Centre Zone Land Use Permissibility Review**

- l. Modify the Table 1 (Zoning Table) land use permissibility for the ‘District Centre’ zone in the following manner:**
  - i. Industry – Cottage from ‘P’ to ‘D’;**
  - ii. Single House from ‘P’ to ‘D’; and**
  - iii. Veterinary Centre from ‘D’ to ‘A’;**

**Proposal 9 – District Centre Zone Plot Ratio Provisions**

- m. Modify Clause 4C.3.1 b) to insert the following text after “District Centre Zone: 1.0”:**
  - “unless a maximum plot ratio is otherwise specified in an approved Structure Plan or Precinct Structure Plan”;**

**Proposal 10 – Schedule 8 Development (Structure Planning) Areas Provisions**

- n. Insert the following text in Schedule 8 Development (Structure Planning) Areas for the Kelmscott District Centre identified as Development Area No.67 on Special Control Area Map 3:**



No.	Description of Land	Additional provisions applicable to subdivision and development
67	Kelmscott District Centre	<p><b>67.4</b> The subdivision and development of all land shall comply with the following provisions as contained within Part 1 of the Kelmscott District Centre Precinct Structure Plan. In the event of any inconsistency between the standards outlined below and the standards outlined in Part 4C of this Scheme, the standards outlined below shall prevail.</p> <p><b>a) Interim Land Uses</b></p> <p><b>i.</b> Applications for development approval (including changes of use) proposing an interim land use as defined in Part 1 of the Kelmscott District Centre Precinct Structure Plan may only be considered where the requirements specified in Part 1 are satisfied.</p> <p><b>b) Tree Retention, in addition to TPS No.4 Clause 4C.9</b></p> <p><b>i.</b> In the assessment of subdivision applications, the local government will recommend to the WAPC that the location of significant trees be shown on subdivision plans as ‘to be retained’ to ensure protection where possible.</p> <p><b>ii.</b> Where subdivision/development is proposed in areas with existing mature trees, proponents should undertake a Significant Tree Survey and the results should be used to inform the subdivision design process and prioritise significant tree retention. The ‘significance’ of trees should consider qualities such as age and condition, height, spread, girth, species, historical association, habitat value and landscape amenity value.</p> <p><b>c) Landscaping</b></p> <p><b>i.</b> Landscaping for developments is to be provided in accordance with this Scheme, Local Planning Policies and applicable guidelines. Landscaping shall also achieve the objectives and provisions of State Planning Policy 7.3 -</p>



No.	Description of Land	Additional provisions applicable to subdivision and development
		<p>Residential Design Codes (Volume 2) (as amended) where applicable to residential and mixed use developments.</p> <p>ii. Applications for development approval shall be accompanied by a landscape plan addressing the requirements of the Precinct Structure Plan, this Scheme, Local Planning Policies and applicable guidelines.</p> <p>iii. In addition to the requirements of SPP 7.3 and/or the relevant Scheme provisions, local planning policies and guidelines, applications for subdivision or development approval shall demonstrate the preservation of trees in private lots, road reserves and recreation reserves. Evidence of proposed tree retention is to be provided regardless of the number of lots proposed under a subdivision or the extent of development proposed. Information required by the local government for assessment is to be in accordance with the requirements of the relevant local planning policies.</p> <p>iv. The locations of landscaping areas and tree planting are to be consistent with the locations shown on Plan 6 Street Interface Type Plan of the Kelmscott District Centre Precinct Structure Plan, for lots where Plan 6 identifies that buildings are to be setback to enable tree planting and/or where landscaped parking is to be provided in the front setback.</p> <p>v. Where a proposed development includes portions of a car parking area abutting a street, an area no less than 2.0m wide within the lot along all street alignments shall be set aside, developed and maintained as landscaping.</p> <p>vi. For non-residential development, a minimum of 10% of the development site, or 7% of the development site if an existing tree with a diameter of 500mm at 1.0m height is retained on site, shall be allocated for landscaping</p> <p>vii. For non-residential and mixed use</p>



No.	Description of Land	Additional provisions applicable to subdivision and development
		<p>development, shade trees shall be planted, spaced and maintained in car parking areas at a rate of 1 tree for every 4 car parking bays at intervals of no greater than 10m.</p> <p>viii. For non-residential development, further trees in addition to vii) above are to be provided at the rate of 1 tree per 500sqm of the development site area (minimum).</p> <p>ix. For grouped dwelling residential development within the Precinct Structure Plan area, the local government may impose a condition of development approval to require the planting of a new street tree where no street tree(s) exist or are to be retained, at the applicant's cost, on an abutting road reserve.</p> <p>x. In accordance with clause 4C.9 of this Scheme, a tree with a diameter of 500mm at 1.0m height in the District Centre zone shall not be removed, lopped, topped, chopped, ringbarked or otherwise trimmed or destroyed without the prior written approval of the local government.</p>

- o. Amend the Scheme Maps accordingly.
2. The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:
    - a. The Amendment relates to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;
    - b. The Amendment is consistent with the local planning strategy for the scheme that has been endorsed by the Commission;
    - c. The Amendment is consistent with a region planning scheme that has been endorsed by the Commission;
    - d. The Amendment to the scheme map is consistent with a structure plan, activity centre plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme does not currently include zones of all types that are outlined in the plan;



- e. **The Amendment has minimal impact on land in the scheme area that is not the subject of the amendment;**
  - f. **The Amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and**
  - g. **The Amendment does not meet the definition of a complex or a basic amendment.**
3. **Refer the above Amendment to Town Planning Scheme No.4 to the Environmental Protection Authority (EPA) pursuant to Section 81 of the *Planning and Development Act 2005*.**
  4. **Refer the above Amendment to Town Planning Scheme No.4 to the Minister for Planning, Lands, Housing and Homelessness pursuant to Section 83A of the *Planning and Development Act 2005* for approval to advertise the Amendment.**
  5. **Authorise the Mayor and the Chief Executive Officer to execute the Amendment documents, including in the instance that the Minister requires minor modifications to the Amendment prior to advertising.**
  6. **Should the EPA advise that the Amendment does not require assessment, and the Minister for Planning, Lands, Housing and Homelessness grant approval to advertise the Amendment, conduct advertising for a period of 42 days in accordance with the requirements of the *Planning and Development (Local Planning Schemes) Regulations 2015*.**

## ATTACHMENTS

1. [Location Plan - Kelmscott District Centre Structure Plan](#)
2. [Aerial Plan - Kelmscott District Centre Structure Plan](#)
3. [Explanatory Attachment - Preliminary \(Phase 1\) Consultation and Statutory \(Phase 2\) Consultation Information](#)
4. [Explanatory Attachment - Kelmscott District Centre Precinct Structure Plan Document Overview](#)
5. [Proposal 1 - Existing and Proposed Zoning - TPS No.4 - Amendment No.124](#)
6. [Proposal 2 \(Sheet 1 of 3\) - Existing and Proposed Zoning - TPS No.4 - Amendment No.124](#)
7. [Proposal 2 \(Sheet 2 of 3\) - Existing and Proposed Zoning - TPS No.4 - Amendment No.124](#)
8. [Proposal 2 \(Sheet 3 of 3\) - Existing and Proposed Zoning - TPS No.4 - Amendment No.124](#)
9. [Proposal 3 - Existing and Proposed Zoning - TPS No.4 - Amendment No.124](#)
10. [Proposal 4 - Existing and Proposed Zoning - TPS No.4 - Amendment No.124](#)
11. [Proposal 5 - Existing and Proposed Zoning - TPS No.4 - Amendment No.124](#)
12. [Proposal 6 - Special Control Area Map 3 - TPS No.4 - Amendment No.124](#)



***COUNCILLORS' ITEMS***

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Nil

***EXECUTIVE DIRECTOR DEVELOPMENT SERVICES REPORT***

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Nil

**MEETING DECLARED CLOSED AT \_\_\_\_\_**



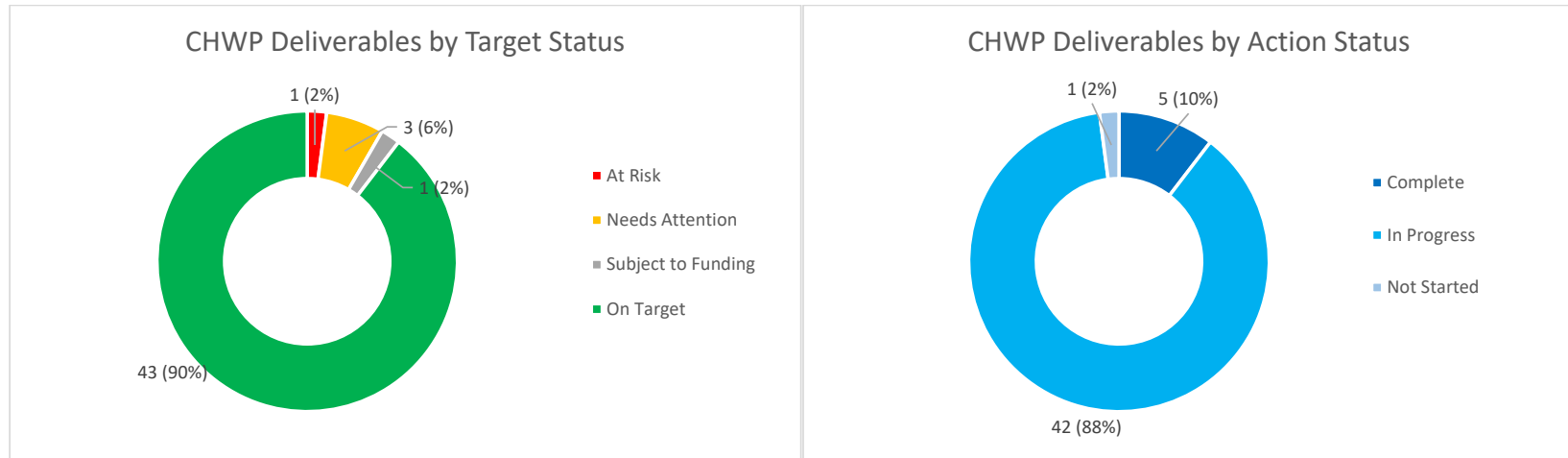
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<b>9 OCTOBER 2023</b>		
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<b>SUMMARY OF ATTACHMENTS</b>		
<b>9 OCTOBER 2023</b>		
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### Community Health and Wellbeing Plan Annual Progress Report 2023



- 90% of actions on target
- 1 deliverable at risk of not being achieved
- 1 deliverable subject to funding
- 3 deliverables need attention
- 5 deliverables have been completed



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CHWP Action	CHWP Deliverables	Target Status	Action Status	Responsible Team/s	Deliverable Status Comments
11.1.1.1 Link with appropriate local, state and federal health promotion bodies/campaigns to increase community awareness of health risks and opportunities to adopt healthy lifestyles.	<p>Establish partnerships with key organisations to locally administer campaigns/initiatives.</p> <p>Implement initiatives to meet identified community need and messages promoted through appropriate City mechanisms.</p>	On Target	In Progress	Health Services	Partnered with Cancer Council WA's (CCWA) LiveLighter team to run Eat Brighter in Armadale project. Campaign promoted on socials, in City facilities, advertised on 3 City billboards from 29 August – 16 December 2022. Partnered with CCWA's SunSmart team to produce the SunSmart space at AFAC.
11.1.1.2 Support local schools to implement initiatives that promote healthy eating and physical activity.	<p>Assist public schools Parents' &amp; Citizens' Associations servicing vulnerable populations to provide children with a healthy meal to support their learning and education.</p> <p>Support schools to sign up to the Department of Transport's Your Move program.</p> <p>Support schools to link with WA School Canteen Association.</p> <p>Work with external providers to implement food access and literacy activities and programs, as requested (e.g. school breakfast programs/ crunch and sip in identified schools).</p> <p>Prioritise co-locating new schools with Public Open Space (POS).</p>	On Target	In Progress	<p>Health Services</p> <p>Community Development</p> <p>Engineering Design</p> <p>Community Planning</p>	<p>Nutrition in Schools Funding of \$300 awarded to 14 local public primary and high schools. A policy change regarding this funding was implemented to allow schools to apply directly, rather than through their P&amp;C. This has increased the number of schools eligible to apply for the funding. Blender bike activities were delivered or facilitated at events held at 13 schools.</p> <p>No progress with linking schools with WA School Canteen Association. Your Move program has been included as part of the Integrated Transport Strategy (Council endorsement pending Oct/Nov 2023). Proposed co-located POS at 1 school and proposed at West Piara Urban Precinct South. Reporting not provided by Foodbank WA.</p>
11.1.1.3 Support and encourage residents to incorporate healthier food choices into their diet.	Secure external funding through grants and partnership development to deliver nutritional literacy activities and programs.	On Target	In Progress	Health Services	16 nutrition workshops delivered by Carrie Reedy Functional Nutrition & Cancer Council WA and 1 nutrition program delivered by Foodbank WA. 369 attendees in total. LiveLighter recipe books included in Highland



## Community Health and Wellbeing Plan Annual Progress Report 2023

CHWP Action	CHWP Deliverables	Target Status	Action Status	Responsible Team/s	Deliverable Status Comments
					Gathering bags and nutrition webpage created.
11.1.1.4 Investigate the feasibility of conducting an audit of local food business menus registered within the City of Armadale to provide nutritional recommendations and guidance to encourage the inclusion of healthy menu options.	Provide opportunities for residents, staff and visitors to easily select healthy options when eating at local businesses.	On Target	In Progress	Health Services	East Metro Health Service have completed a number a food environment projects within the City. Food outlets mapped as part of the Food Atlas state-wide project, local food business menus assessed, food stress index mapping completed and opportunities have been identified to create healthier City events.
11.1.1.5 Develop a healthy catering policy to increase access and availability of healthy food and drink options and choices for City meetings, venues, events and community activities.	Prepare draft for adoption by Council.	On Target	In Progress	Health Services	Internal consultation completed, with first policy draft and supporting document circulated to internal stakeholders for feedback.
11.1.1.6 Support the establishment of sustainable community fresh food initiatives.	Prepare for adoption by Council amendments to Community Gardens to include verge gardens.  Build capacity among residents by providing resources and skills to install and maintain verge gardens to provide healthy and affordable food – subject to funding.	Needs attention	In Progress	Health Services Community Development Parks & Reserves	Review of the policy is currently on hold, pending resourcing. The Multicultural Advisory Group are partnering with a local primary school that has community garden infrastructure but needs volunteers. Planning is underway to re-establish the garden with volunteers from the local multicultural community and the school community.
11.1.2.1 Support and encourage residents to participate in physical activity.	Secure external funding through grants and partnership development to deliver physical activity events and programs.  Investigate feasibility of designing maps of parks and reserves facilities, outdoor fitness equipment, cycle	On Target	In Progress	Health Services Recreation Services Community Development	Funding secured through POS Cash in Lieu for Armadale Settlers Common Recreation and Signage Strategy implementation. Finalisation of Area Assistance Grant between City and Department of Planning, Lands and Heritage. Quotation for project delivery has commenced.



## Community Health and Wellbeing Plan Annual Progress Report 2023

CHWP Action	CHWP Deliverables	Target Status	Action Status	Responsible Team/s	Deliverable Status Comments
	paths and trails within the City to assist in promoting physical activity.  Coordinate use of facilities and establish partnerships with key organisations to offer low cost and/or free physical activity programs to encourage residents to live active lifestyles.			Parks & Reserves  Economic Development  Environment Services	Pole walking groups continue to operate from Perth Hills Visitors Centre, Kelmscott and Roleystone.  Seven week Make Your Move program delivered with Communicare, Four week Yoga in the Park program delivered to 64 participants, Dismantle bike workshops and Whereabouts skating clinics offered with free D locks provided to participants.  Outdoor fitness equipment work out flyers and signage designed and installed and three new locations and revised for three upgraded locations.  EquipMe program delivered in April, First aid course and kids safety workshop delivered for sports clubs.  Parks and reserves maps are currently sitting with Communications and Marketing.
11.1.2.2 Develop the Integrated Transport Strategy with inclusions to support active transport in the community through upgrading and connecting footpaths and cycle paths and encouraging active transport.	Secure external funding secured through grants and partnership development to support upgrades to infrastructure and initiatives that encourage active transport through the use of local footpaths and cycle paths.	On Target	In Progress	Health Services  Engineering Design	Final ITS sent out for community consultation. After reviewing community feedback the ITS was presented to Council for final approval in July/Aug 2023.
11.1.2.3 Integrate health and wellbeing components into the designing of new and upgraded facilities.	Upgrade existing and construct new facilities with designs that include features that support and promote active transport arrival, shade provision and have an inclusive and accessible design.	On Target	In Progress	Community Planning  Engineering Design  Property Services	New outdoor fitness equipment installed at three parks. Outdoor fitness equipment upgraded at three additional parks.



## Community Health and Wellbeing Plan Annual Progress Report 2023

CHWP Action	CHWP Deliverables	Target Status	Action Status	Responsible Team/s	Deliverable Status Comments
				Parks & Reserves	
11.1.2.4 Deliver key community and sporting projects throughout the City to encourage spaces and places where community meet, share resources and are able to build proud, strong and healthy local communities.	Deliver upgrades and developments to provide sporting and community facilities in line with community need.	On Target	In Progress	Community Planning Engineering Design Property Services Parks & Reserves	Gwynne Park cricket wicket renewal complete, Volleyball net 'locker' installed at beach volleyball courts at Novelli Pavilion, new sports lighting completed at Frye Park and Springdale Pavilion.
11.1.3.1 Promote smoking cessation initiatives locally to encourage residents to give up smoking.	Establish partnerships with local stakeholders to offer initiatives and programs.	On Target	In Progress	Health Services	Reviewed and revised smoke free policies to include e-cigarettes ("vapes"). Created 'Smoking and your health' webpage, installed smoke free zone signage in Jull St Mall. AFAC installed smoke/vape free signage. UWA student currently completing audit of all smoke free signage available in the City. Signage will be replaced with updated information and inclusion of vapes in the future.
11.1.3.2 Advocate for appropriate management of liquor outlets to influence the decisions of these outlets and the accessibility and availability of alcohol to the community in the City of Armadale.	Assess liquor licensing and other applications to include potential public health impacts on the community to reduce alcohol related harm.	On Target	In Progress	Health Services Statutory & Strategic Planning	One fast food outlet application – outcome yet to be determined.
11.1.3.3 Promote and encourage club development opportunities to sporting clubs and community organisations that encourage and facilitate the implementation of healthy sporting environments.	Provide resources, information, programs and external funding opportunities to support the implementation of healthy strategies, sponsorships and environments at	On Target	In Progress	Health Services Recreation Services	Regular communications and updates to 90 local clubs and organisations. Multisports program run with clubs for tennis, soccer and athletics in Term 4 2022. Nightfields program held in Term 1 2023.



**Community Health and Wellbeing Plan Annual Progress Report 2023**

CHWP Action	CHWP Deliverables	Target Status	Action Status	Responsible Team/s	Deliverable Status Comments
	sports clubs and community organisations.				
11.1.3.4 Promote and encourage safe and healthy environments that reduce the impacts of alcohol related harm.	Participate in implementing Local Drug Action Group Armadale Canning and Gosnells Alcohol Action Plan.	On Target	In Progress	Health Services Recreation Services	Created 'Alcohol and your health' webpage. Attended 4 Local Drug Action Group meetings. Contributed to development of Alcohol Action Plan 2023 – 2026, which was then published in April 2023. City has completed two assigned actions in this plan already.
11.1.3.5 Develop an advertising policy to restrict alcohol, tobacco and fast food advertising on City of Armadale owned infrastructure and assets.	Develop advertising policy for City infrastructure and assets.	On Target	In Progress	Health Services Recreation Services Technical Services	Comprehensive, City wide policy being developed instead of health specific policy. Research, internal consultation and audits have been undertaken to support development.
11.1.4.1 Maintain a schedule of affordable community events and initiatives to promote and celebrate community cohesion and improve perceptions of safety.	Provide local and major events that are free, accessible, activate spaces and focus on community arts.  Promote alcohol and smoke free components of events through promotional material, signage, and encourage the enforcement of these components through security guards.	On Target	In Progress	Health Services Arts & Events Communications and Marketing	Held 9 affordable/free events – Armadale Highland Gathering, Carols by Candlelight, Australia Day, 3 Movies in March, Armadale Arts Festival, Minnowarra Art Awards, Outside the Frame Art Awards, Connection and Wellbeing event and Let's Connect event. Offered 7 health promotion initiatives at these events. Held 14 free workshops, delivered by Cancer Council WA, BreastScreen WA, Yoga Flourish, Alzheimer's WA, Independent Living Association, Helping Minds, KidSafe WA and Anglicare WA. Held 3 free courses – Youth Mental Health First Aid, Accidental Counsellor and Families and Friends. Held 3 free programs – two Meditation and Mindfulness programs and Active Ageing Armadale program.



**Community Health and Wellbeing Plan Annual Progress Report 2023**

CHWP Action	CHWP Deliverables	Target Status	Action Status	Responsible Team/s	Deliverable Status Comments
11.1.4.2 Prioritise major event sponsorships that have a positive impact on healthy lifestyles.	Support and prioritise events that promote healthy lifestyles.	On Target	In Progress	Economic Development	Sponsored 6 community and major events: University of the Third Age National Conference, Music to Love and Seven Sins Sensation, Australian Rowing Championships, The Dams Challenge, Awesome Arts Festival, and It's Yates Springtime at Araluen.
11.1.4.3 Work jointly with key stakeholders to identify and implement/support mental health promotion initiatives.	Establish partnerships with key organisations to deliver mentally healthy activities and programs.  Establish partnership with Mentally Healthy WA to become an Act Belong Commit partner.	On Target	In Progress	Health Services	Acts of Kindness in Armadale project launched in October 2022. City renewed its' Act Belong Commit partnership until 2025.
11.1.4.4 Provide a range of opportunities to develop a strong community spirit, create an active community life that is healthy and safe, respond to community need and listen and engage with community.	Implement the actions outlines in the Community Development Strategy 2021-2026: <ul style="list-style-type: none"><li>• Advertise, assess and award community grants to community groups</li><li>• Advertise, assess and award service agreements to service providers to address social priorities</li><li>• Coordinate and support current network groups</li></ul>	On Target	In Progress	Community Development	City awarded 19 community grants and 12 social priorities service agreements. 2 network groups operating, meeting 6 times a year. 18 organisations presented to the two groups and two professional development opportunities offered – complex trauma and suicide intervention training.
11.1.4.5 Support and build capacity with target populations in the City focusing on social priorities through inclusive practices.	Implement actions in Social Priority Action Plan 2021-2023 to address community concerns by delivering projects/services in areas of concern.  Implement actions in the Access and Inclusion Plan to assist ensuring that those living with a disability have equal access to improving and	On Target	In Progress	Community Development	City implemented 31 projects and services to address areas of community concern. Disability and Access Inclusion Plan statutory progress report submitted to Department of Communities.



## Community Health and Wellbeing Plan Annual Progress Report 2023

CHWP Action	CHWP Deliverables	Target Status	Action Status	Responsible Team/s	Deliverable Status Comments
	maintaining their health and wellbeing.				
11.1.4.6 Respond to complaints regarding community members experiencing primary homelessness to assist in referring to a relevant agency or organisation for additional support and/or assistance.	Manage homelessness complaints in accordance with the City's policy. Support organisations providing support services to operate within the City.	On Target	In Progress	Health Services Community Development Ranger & Emergency Services	There were 106 homelessness complaints. 10 support organisations are operating within the City. Hardship Resource Directory is still being updated and distributed, serving as a very useful tool when interacting with people experiencing homelessness. Homelessness Week 2023 was marked by several workshops for community members to ask questions.
11.1.4.7 Respond to hoarding complaints to ensure environmental health issues are investigated and where appropriate people needing additional support (e.g. mental health support) are referred to the relevant agency.	Manage complaints effectively and in a timely manner.  Refer community members to appropriate support agencies and services.	On Target	In Progress	Health Services Building Services	There were 13 service requests regarding abandoned houses (unauthorised occupation) and houses unfit for human habitation, which have been appropriately investigated by the City. Regular meetings are held with Department of Communities to discuss issues and aim to improve the services to residents in need. Additional 26 service requests regarding Dilapidated and/or Neglected Property.
11.1.5.1 Enhance the appeal of the Armadale City Centre as a healthy place to shop, to access services, to enjoy recreation, leisure and entertainment services and facilities and business.	Encourage and attract new investment and development opportunities to the City Centre.  Support and encourage Police presence in City Centre.	On Target	In Progress	Economic Development Arts & Events Communications and Marketing	Community Liaison Safety Patrols of Jull Street Mall 7 days a week continuing and regular meetings/communication with Police on antisocial behaviour. Working with Metronet on future viaduct at Armadale train station. City has adopted new Advocacy Priorities Strategy with a specific focus on the Armadale City Centre. Alcohol, smoke and vape free signage installed in Jull St Mall. Music in the Mall and activations for Armadale Arts Festival held in Jull St Mall.
11.1.5.2 Identify and support community safety projects and community capacity and resilience.	Support Neighbourhood Watch initiatives.	On Target	In Progress	Community Development	Supported 14 Neighbourhood Watch safety stalls/activities to promote safety awareness. Two were delivered in response to requests



## Community Health and Wellbeing Plan Annual Progress Report 2023

CHWP Action	CHWP Deliverables	Target Status	Action Status	Responsible Team/s	Deliverable Status Comments
	<p>Support and facilitate community cohesion and community safety initiatives in the community.</p> <p>Facilitate the delivery of the Growing our Neighbours program.</p> <p>Offers workshops, safety audits and a safety incentives scheme to reduce crime and improve perceptions of the City.</p> <p>Implement the Designing Out Crime Local Planning policy.</p>			Statutory & Strategic Planning	<p>from WAPOL regarding resident concerns. Local Champions established under Growing Our Neighbourhood continue to support safety initiatives in their local communities. They can be called on to distribute resources or provide insight into residents' perceptions as required. A Barbeque Rebate scheme has been established to encourage street / neighbourhood connection.</p> <p>All Development Applications (excluding single houses and outbuildings) require a CPTED to be included.</p>
11.2.1.1 Monitor and report on all publically accessible non-scheme drinking water sites and all aquatic facility waters to ensure water quality is fit for human uses.	Sample water from public drinking water and aquatic facilities monthly and addressed substandard results.	On Target	In Progress	Health Services	None of the 344 aquatic facility water samples were substandard. 4 out of 194 drinking water samples were substandard, immediate action was taken on each occasion.
11.2.1.2 Minimise the impact of mosquito borne disease in the community through: educating residents and visitors to the City of the risks posed by local mosquito populations and the steps they can take to protect themselves, educating residents on ways they can prevent breeding around their home and provide an emergency response in the event of an outbreak of mosquito borne disease in the region.	<p>Implement the City's Mosquito Management Plan.</p> <p>Require mosquito management plans with new structure plans and/or subdivision applications in appropriate areas.</p>	On Target	In Progress	Health Services	9 notifications came from the natural environment, domestic/residences and development areas. There were 5 mosquito borne notifications and 37 interventions implemented (e.g. larvicide application, mosquito trapping, dip sites etc. Mosquito borne disease awareness promoted at 2 City events. 2 Development Applications approved with a mosquito management plan.



## Community Health and Wellbeing Plan Annual Progress Report 2023

CHWP Action	CHWP Deliverables	Target Status	Action Status	Responsible Team/s	Deliverable Status Comments
11.2.1.3 Discourage the illegal dumping of rubbish and encourage residents to keep their City clean to reduce potential accumulation of pests and the spread of disease.	Implement actions in the Waste Plan 2021-2025.  Investigate alternative solutions for verge collections.  Advocate State Government to provide support with clean ups and maintenance of natural bushland and reserves.  Encourage community campaigns such as Keep Australia Beautiful.  Develop an anti-litter strategy and illegal dumping strategy.	Needs Attention	In Progress	Waste Services  Environmental Services	Statutory annual reporting on Waste Plan being prepared for Department of Water and Environmental Regulation.  Preparing tender for verge collection which will include illegal dumping.  Commenced research for anti-litter and illegal dumping strategy.
11.2.2.1 Actively contribute by way of public submission to the Department of Health's Regulatory Review Program involving a review of all regulations adopted under <i>Health (Miscellaneous Provisions) 1911</i> and <i>Public Health Act 2016</i> .	Advocate for relevant regulation review and increase the advocacy profile of the City.	On Target	In Progress	Health Services	No submissions during this reporting period.
11.2.2.2 Implement the City's statutory responsibilities for providing health protection for the community, as legislated by the <i>Public Health Act 2016</i> , <i>Food Act 2008</i> , <i>Tobacco Products Control Act 2006</i> , <i>Environmental Protection Act 1986</i> and the <i>Health (Miscellaneous Provisions) Act 1911</i> , subsidiary legislation and local laws.	Assess and process health applications. Conduct risk assessments of health premises. Conduct routine food and water sampling. Investigate complaints regarding public health issues.	On Target	In Progress	Health Services	Financial year 22/23 - Processed 663 applications. Conducted 955 risk assessments, with 65 premises requiring education or re-inspection. Collected 623 food samples with 10 failing to meet prescribed standards. Investigated 469 service requests.



## Community Health and Wellbeing Plan Annual Progress Report 2023

CHWP Action	CHWP Deliverables	Target Status	Action Status	Responsible Team/s	Deliverable Status Comments
11.2.3.1 Provide support for the development and implementation of public health emergency management arrangements.	Develop Environmental Health Emergency Management Support Plan.  Comply with the State Government Pandemic Plan.	On Target	In Progress	Health Services	Support plan has been drafted and sent to new Emergency Management lead for review.
11.2.3.2 Reduce urban heat island effects to minimise the associated health impacts that occur as a result of extreme weather patterns.	Increase tree canopy cover within the City.  Implement the actions outlines in the Switch Your Thinking Business Plan in relation to community education and adaption.  Implement the Landscape Feature and Tree Preservation Local Planning Policy.	On Target	In Progress	Environmental Services  Parks & Reserves  Statutory & Strategic Planning	Plants provided to residents through “Plants for Residents” and “Habitat Links” programs. Trees planted under the Urban Forest Strategy and resident requests. Between May and September 2023, 57,000 trees were planted in local natural areas. The policy was considered for 3 proposed structure plans submitted.
11.2.4.1 Assist with minimising the harm associated with inappropriately discarded sharps (e.g. needles/ syringes) in public places and spaces.	Monitor and report service requests for discarded sharps.  Monitor and report on the needle syringe disposal unit program usage.  Implement initiatives to expand the needle syringe disposal unit program.	On Target	In Progress	Health Services	Responded to 23 requests to remove incorrectly disposed needle/syringes. 103 needles/syringes were disposed of incorrectly. Installed WALGA Community Sharps program stickers on all units. 29 sharps inserts exchanged and 3 needle syringe disposal units replaced.
11.2.4.2 City to continue to support the WA AIDS Council Needle Syringe Exchange Program to minimise the risk of blood-borne virus (e.g. hepatitis/HIV) transmission in the community.	Promote a harm reduction approach to minimise public health impacts in partnership with WA AIDS Council.	On Target	In Progress	Health Services	WA AIDS Council annual report revealed that 175,077 sharps were returned to the Armadale site and 174,355 pieces of equipment were distributed, with 693 clients using the service, 668 being regulars.



## Community Health and Wellbeing Plan Annual Progress Report 2023

CHWP Action	CHWP Deliverables	Target Status	Action Status	Responsible Team/s	Deliverable Status Comments
11.2.4.3 Encourage and promote childhood, influenza and COVID-19 vaccinations through City's socials and through community activities, projects and vaccination clinics.	<p>Promote immunisation campaigns through social media and community projects, programs and activities.</p> <p>Increase community education and awareness on the importance of immunisations/vaccinations.</p> <p>Increase vaccination uptake in the City.</p>	On Target	In Progress	Health Services Communications and Marketing	<p>Extensive Immunisation/COVID vaccination information and promotion provided in previous year.</p> <p>Aboriginal Medical Care 360 closed its' operations in 2021 due to funding limitations. Not able to provide reporting.</p> <p>East Metro Health Service was able to provide immunisation data to the City on 21/10/22. A significant decrease of 11.43% can be noted in the 'Two year olds' age group from FY 20/21 to FY 21/22, specifically among the Aboriginal and Torres Strait Islander population. This is most likely due to the impact of the pandemic on WA at the time and the anti-vaccination sentiment. However, it should be noted that among the 'Five year olds' age group, the Aboriginal and Torres Strait Islander immunisation rates increased significantly by 4.51%. These were the two biggest outliers with the remaining vaccination rates remaining fairly consistent across age and population groups.</p>
11.2.5.1 Increase the profile and external funding to the City of Armadale, promoting health and wellbeing as part of the City's core business.	<p>Identify appropriate award programs and develop submissions.</p> <p>Disseminate good news stories with associated with the CHW Plan.</p> <p>Coordinate data collection for annual reporting.</p>	On Target	In Progress	Health Services	<p>3 media releases completed regarding SunSmart space at AFAC; Acts of Kindness in Armadale and Eat Brighter in Armadale projects. Won the Outstanding Achievement by a Local Government in Injury Prevention or Recovery Support for the 2023 Injury Prevention &amp; Safety Promotion Awards for the Move Your Body program. Received a commendation for Community Based Initiative of the Year at the Parks and Leisure WA Awards for the same program. Hosted</p>



## Community Health and Wellbeing Plan Annual Progress Report 2023

CHWP Action	CHWP Deliverables	Target Status	Action Status	Responsible Team/s	Deliverable Status Comments
	Promote the annual report across all City directorates and encourage them to contribute.				four placement students from Curtin University and UWA.  Statutory annual reporting not required due to delays in <i>Public Health Act 2016</i> enactment.
11.2.5.2 Establish a Public Health Stakeholder network with the purpose of encouraging organisations to work together, reduce duplication and share information to assist in ensuring clients of represented organisations receive the best care available to them.	Identify and engage appropriate health stakeholders.  Facilitate quarterly meetings.	At Risk	Complete	Health Services	This action will not be delivered. Community and service provider stakeholders who participated in consultation for the Plan requested the formation of the group. When the City contacted these stakeholders to establish the network there was no longer enough interest to warrant its establishment.
11.2.5.3 City of Armadale to support staff health and wellbeing within the workplace.	Develop health and wellness calendar of events.	On Target	In Progress	Health Services Human Resources	16 staff health and wellbeing initiatives delivered including skin checks, flu vaccinations, mental health awareness/training, breast cancer education, prostate cancer education, meditation etc.
11.2.5.4 Provide training, education and support to Environmental Health Officers in preventive health, specifically nutrition, to enable them to speak with food businesses to provide suggestions and guidance on providing nutritious options.	Environmental Health Officers to complete a nutrition related short course.	On Target	Complete	Health Services	All Environmental Health Officers completed nutrition and allergy awareness training on 2 February 2023.
11.2.5.5 Regularly consult and engage with community about City of Armadale health and wellbeing priorities at the end of each Public Health Plan.	Review community engagement toolkit and strategy.  Endorse and implement digital engagement platform.	On Target	Complete	Health Services Community Planning	Engagement strategy reviewed, Bang the Table secured as the City's engagement tool. "EngageArmadale" published with staff being trained as required.
11.3.1.1 Consider developing a Reconciliation Action Plan for the City of Armadale	Organise workshop with Councillors to discuss the development of a Reconciliation Action Plan (RAP).	On Target	Complete	Health Services	Council endorsed the establishment of a Reconciliation Action Plan (RAP) working group at its meeting on 12 August 2022. A



## Community Health and Wellbeing Plan Annual Progress Report 2023

CHWP Action	CHWP Deliverables	Target Status	Action Status	Responsible Team/s	Deliverable Status Comments
				Community Development Aboriginal Development	first draft RAP was sent to Reconciliation for feedback in June 2023, a second and revised draft to be sent back in August 2023 with the plan to present the final plan to Council for its consideration in October 2023.
11.3.1.2 Deliver localised cultural awareness training for all City of Armadale staff.	Develop and endorse a cultural awareness training package for staff.	On Target	In Progress	Human Resources Community Development Aboriginal Development	As HR have been unable to find a training package which meets the City's needs, the online Aboriginal and Torres Strait Islander cultural awareness training will continue to be an induction requirement for all new starters until an appropriate package can be sourced. Other training packages are also available online include Cultural Awareness Training and Diverse WA Cultural Competence Training.
11.3.2.1 Consider the development of a Cultural Ambassador Program to assist the City and improve engagement with the Aboriginal and Torres Strait Islander community for relevant projects, programs and activities through a formalised process and group.	Develop a formalised process to recognise the contribution and internal and external exchange of traditional knowledge as a service.	On Target	Complete	Aboriginal Development	Engagement with Aboriginal Elders policy was endorsed by Council on 13 February 2023. This policy, in conjunction with the development of the City's first Reconciliation Action Plan will see the formation of a formal Elders Advisory Group listed as a key deliverable.
11.3.2.2 Deliver cultural education activities and events to reduce stigma and racism in the community.	Provide the community an opportunity to learn about Aboriginal and Torres Strait Islander history, culture and heritage through the delivery of cultural activities and events.  Secure external funding through grants, partnership development and/or corporate sponsorship.	Subject to Funding	In Progress	Aboriginal Development	Delivered 8 events including Kambarang Festival, NAIDOC Week, Armadale Women's Health and Wellbeing Day, Sorry Day, Reconciliation Week, National Aboriginal and Torres Strait Islander Children Day, Welcome to Country Baby and Makaru Midar. No funding secured as yet.



## Community Health and Wellbeing Plan Annual Progress Report 2023

CHWP Action	CHWP Deliverables	Target Status	Action Status	Responsible Team/s	Deliverable Status Comments
11.3.2.3 Maintain a focus on Aboriginal and Torres Strait Islander health and wellbeing through the facilitation of health services and programs at the Champion Centre.	<p>Support hot desking arrangements at Champion Centre for external services.</p> <p>Coordinate external organisations to deliver primary health services at the Champion Centre.</p> <p>Provide opportunities to learn new skills and build capacity in the community.</p>	On Target	In Progress	Health Services  Aboriginal Development	Champion Centre has 9 health providers/services that hotdesk including Centrelink, Jobs & Skills – Armadale, Palmerston, Mooditj Koort, Carers WA, Wungening Aboriginal Corporation, Gosnells Community Legal Centre, Djilba Disability Services and Boodjari Yorgas. 88 health clinics and 20 programs/activities were run at the Centre.
11.3.2.4 Develop and implement the Trails Master Plan to promote and enhance the natural assets of the City to encourage tourism opportunities for visitors, physical activity opportunities for local residents and incorporate inclusions to support further educational opportunities for Aboriginal and Torres Strait Islander people.	<p>Develop the Trails Master Plan.</p> <p>Engage and consult with Aboriginal and Torres Strait Islander community when developing the Plan.</p>	Needs Attention	Not Started	Community Planning  Parks & Reserves  Aboriginal Development  Environmental Services  Communication and Marketing	Council approved funding as part of its adoption of the 2023/24 budget, which will see the Trails Master Plan commence.
11.3.3.1 Coordinate the South East Metro Emergency Relief Forum.	Identify and deliver initiatives to meets community need.	On Target	In Progress	Community Development	Continues to operate. Meetings are bi-monthly with approx. 90 members.
11.3.3.2 City of Armadale to continue to support and deliver initiatives that ensure healthy food is accessible, affordable and available to the community.	<p>Coordinate and deliver the Food Security Program at the Champion Centre.</p> <p>Maintain the partnership with Foodbank WA to enable the Mobile Foodbank van to visit the Champion Centre and Armadale Arena.</p>	On Target	In Progress	Health Services  Aboriginal Development	Average number of people accessing the food security program is about 150-200 per week.



**Community Health and Wellbeing Plan Annual Progress Report 2023**

CHWP Action	CHWP Deliverables	Target Status	Action Status	Responsible Team/s	Deliverable Status Comments
11.3.3.3 Identify Aboriginal and Torres Strait Islander controlled services that offer support to clients located within the City of Armadale.	Develop a digital resource directory to link community to relevant support services.	On Target	In Progress	Aboriginal Development	Relevant support services and Aboriginal and Torres Strait Islander controlled services have been collated to put into a draft, ready for a digital resource directory.









# AERIAL PLAN

Strata Lots 2 & 3 - No. 93b & 93c  
River Road, Kelmscott



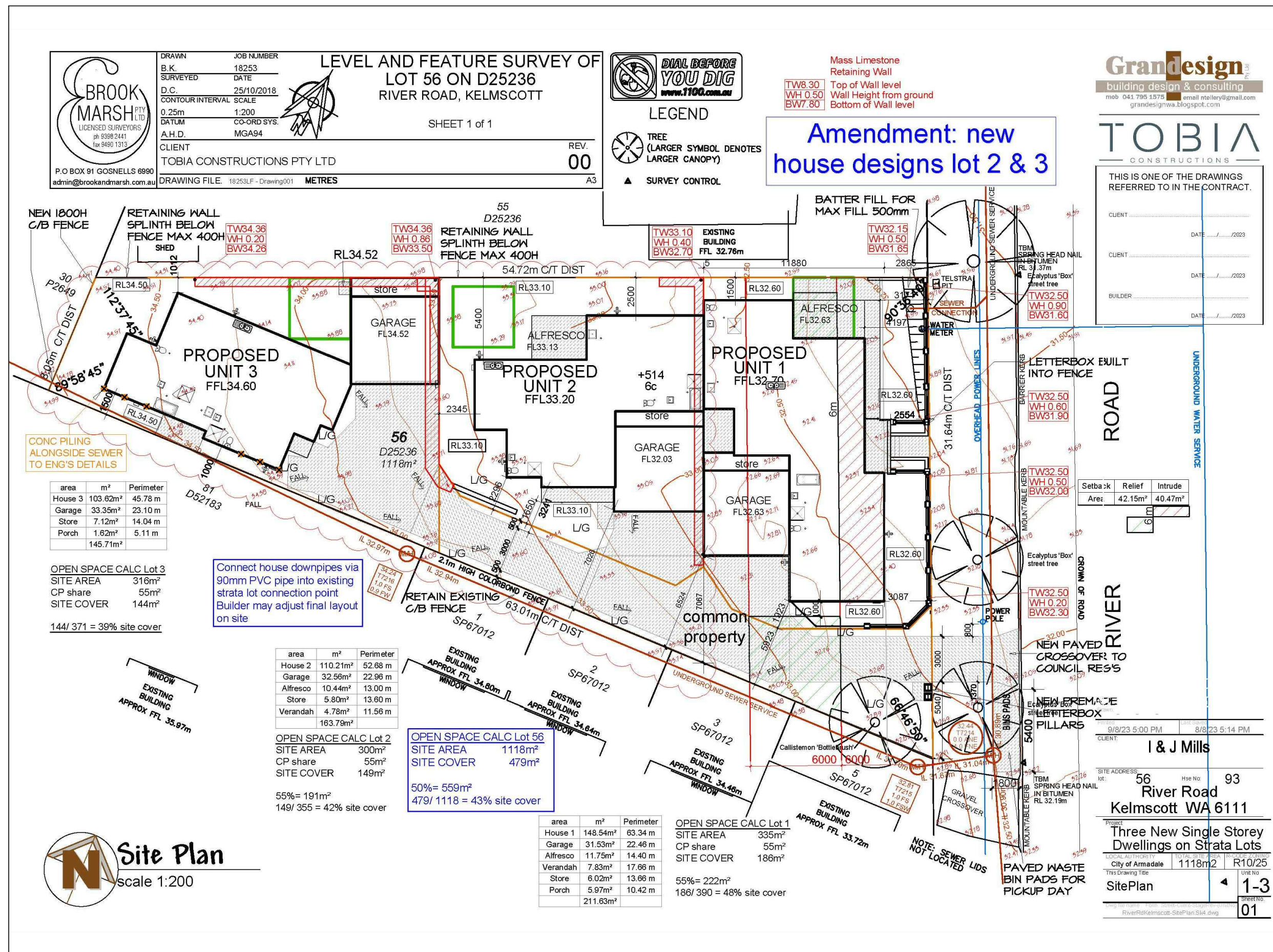
SCALE 1 : 1500

DATE 14 September 2023 - REVISION 2301  
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Western Australian Land Information Authority trading as Landgate (2012).  
Aerial photograph supplied by Landgate, Photomaps by NearMap.



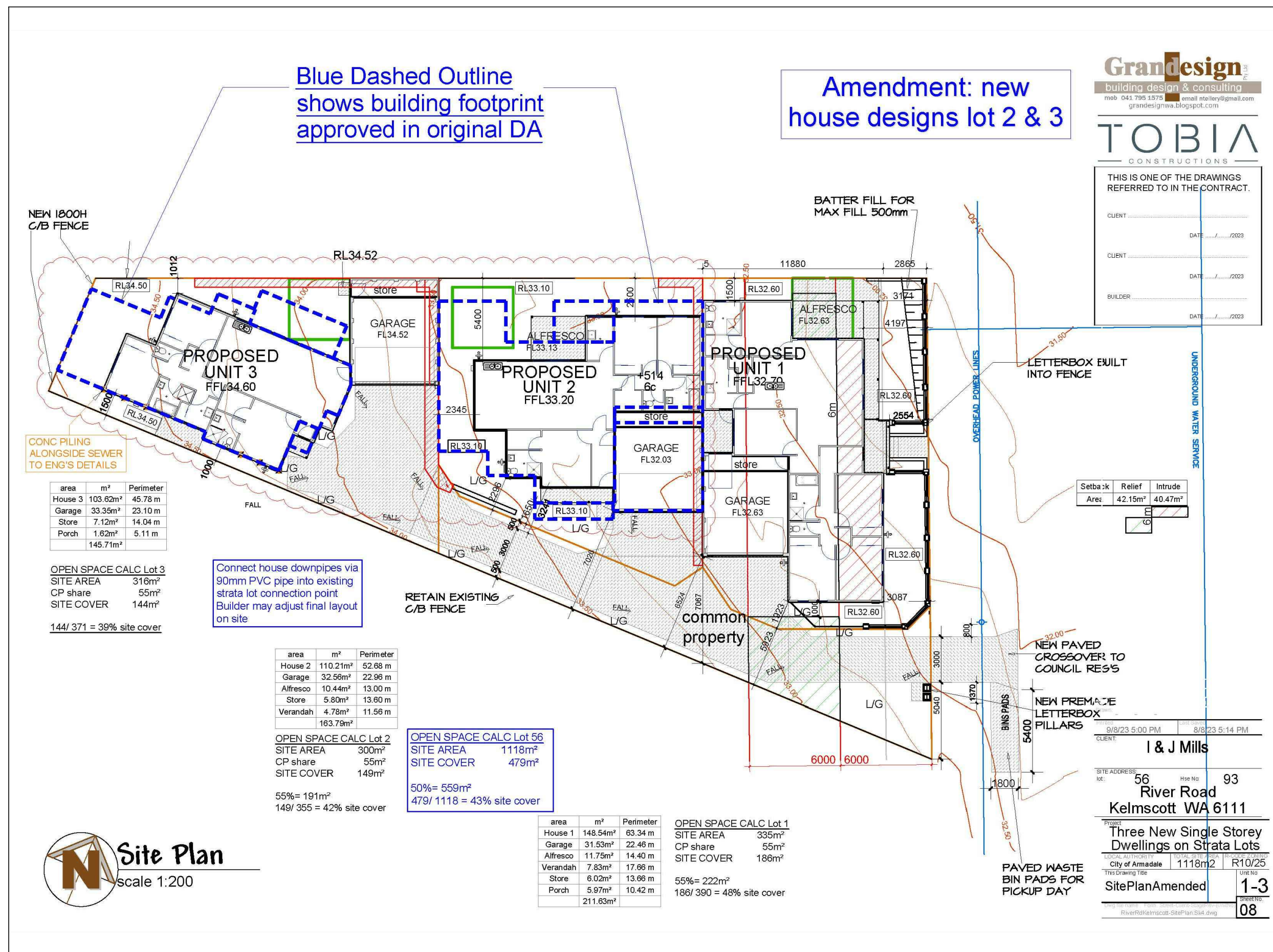


















**New Floor Plan**  
Strata Lots 2 & 3 - No. 93b & 93c  
River Road, Kelmscott

DATE 5 January 2021 - REVISION 2101  
 author: andrea drawings: 20/23/10 october: driver road if river road lemonscent: dan



LEGEND of FINISHES	
PB	SELECTED CLADDING ON TIMBER FRAMING
FB2c	2c FACE BRICKS

## Elevations





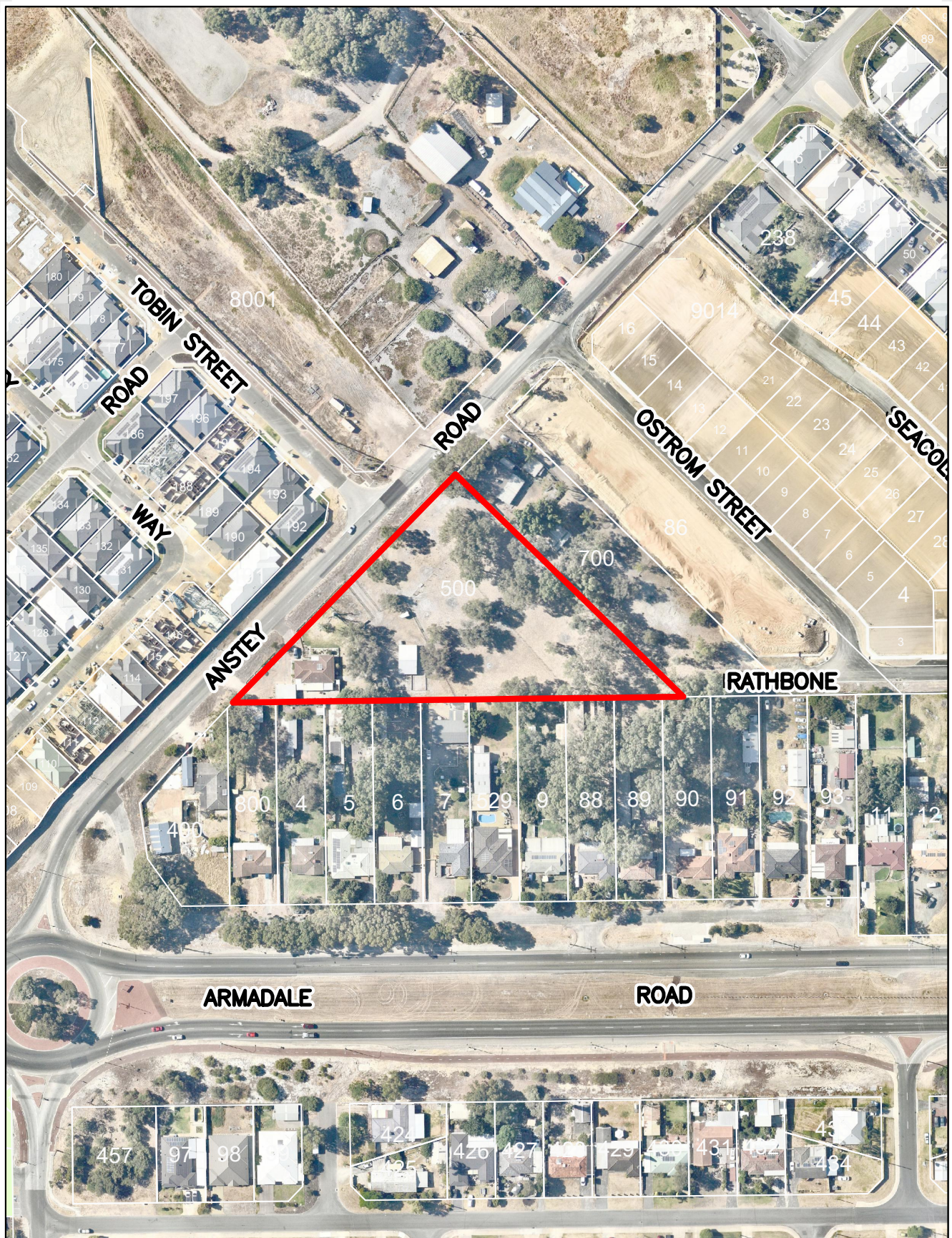












# AERIAL PLAN

Lot 500 (No. 16) Anstey Road, Forrestdale



SCALE 1 : 2500

DATE 5 January 2021 - REVISION 2101  
p:\autocad\agenda\_drawings\2023\8.august\trnk\_anstey\_keane\_sp\anstey\_keane\_sp.dwg

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Aerial photograph supplied by Landgate, Photomaps by NearMap.

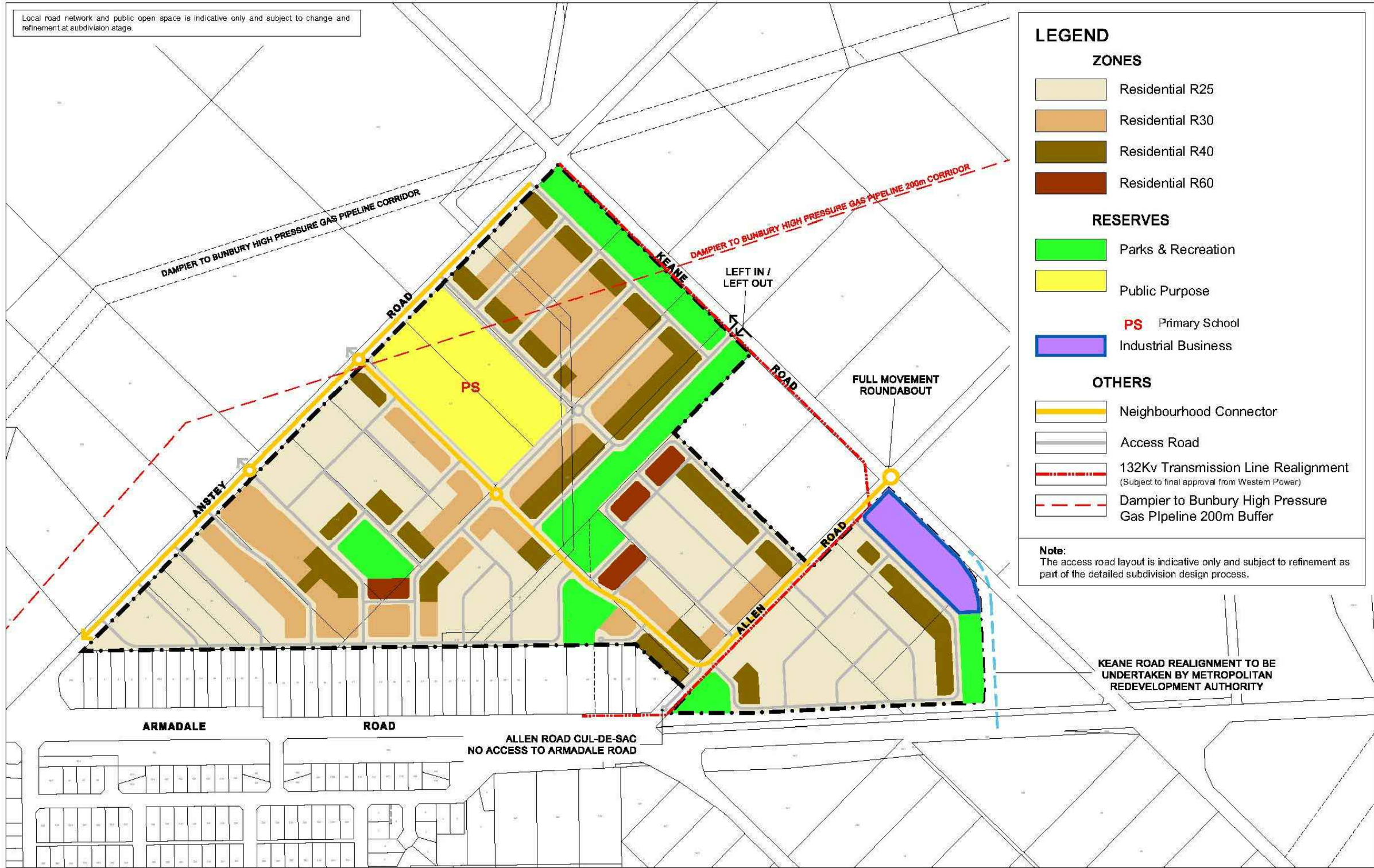




NOT TO SCALE

EXISTING STRUCTURE PLAN  
ANSTEY KEANE EAST

DATE: 6 JULY 2023 - REVISION: 2017  
PROJECT: ANSTEY KEANE EAST  
DRAWING: ANSTEY KEANE EAST - EXISTING STRUCTURE PLAN







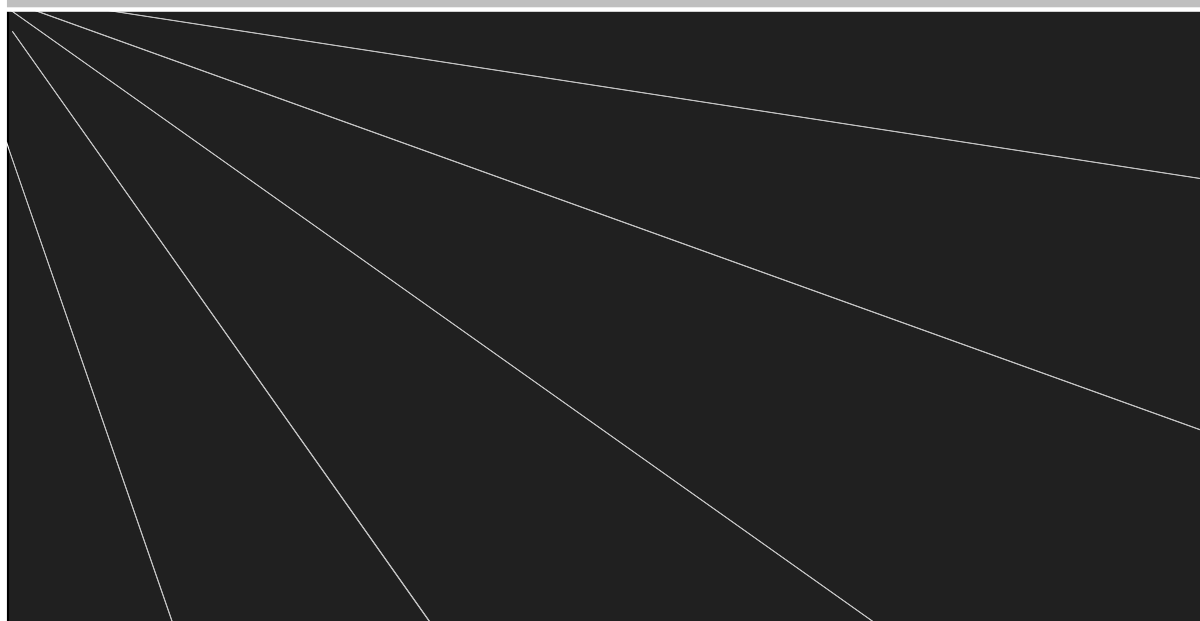
Anstey-Keane Urban Development Precinct East Structure Plan	<div><div><div></div><div>NORTH</div></div><div>Drawn: Alessandro Stagno Rev: 0</div></div>
Plan 1 – Structure Plan Map (with Amendment 1)	<div><div>Source: City of Armadale, Department of Planning, Lands and Heritage, CLE Town Planning &amp; Design Date: 8 March 2023</div><div>apex planning</div></div>





## Structure Plan Amendment

Anstey-Keane Urban Development Precinct East Structure Plan  
(Amendment 1)



Lot 500 (16) Anstey Road, Forrestdale

March 2023

**apex**  
planning





**Amendment 1 – Anstey-Keane Urban Development Precinct East Structure Plan**

Lot 500 (16) Anstey Road, Forrestdale

Prepared for Cedarville Pty Ltd

**DOCUMENT CONTROL**

DESCRIPTION	DATE
230309 22-086 LSP amendment - Anstey Keane East (rev0).docx	9 March 2023

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## **RECORD OF ENDORSEMENT**

This structure plan is prepared under the provisions of the City of Armadale Local Planning Scheme No. 4

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY  
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

5 November 2020

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the  
*Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry:

5 November 2030





## TABLE OF AMENDMENTS

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC
1	Change zoning of Lot 500 (16) Anstey Road from 'Residential R25' to 'Local Centre'	Minor	





## EXECUTIVE SUMMARY

The Anstey-Keane Urban Development Precinct East Structure Plan comprises approximately 48ha of land, generally bound by Armadale Road, Anstey Road and Keane Road, Forrestdale. The structure plan area is zoned Urban under the Metropolitan Region Scheme and Urban Development under the City of Armadale Local Planning Scheme No.4.

Amendment 1 incorporates the following modification to the existing approved Anstey-Keane Urban Development Precinct East Structure Plan:

- Zoning change for Lot 500 (16) Anstey Road from 'Residential R25' to 'Local Centre'.

The amendment to the approved structure plan provides for the future establishment of a 'local centre' on the amendment site to provide a local shopping facility for the residents of the Anstey-Keane Urban Development Precinct. No other changes are proposed to the structure plan.

The proposed change in zoning would facilitate the future development a local shopping facility of maximum 1,500sqm shop-retail floorspace and additional non-retail uses on the site, which would build upon the provision of local urban support services for the Anstey-Keane Urban Development Precinct.

The subject site is suitably co-located with land which will ultimately contain a local childcare facility to the east and a fast food outlet / service station to the west, building on this provision of key urban support services for the growing local community. Additionally, the local centre will be located adjacent to a large POS reserve at the corner of Anstey Road and Tobin Street, and approximately 500m from a planned primary school reserve further north-east along Anstey Road.

A desirable outcome would be achieved, where a number of key urban support services are closely linked and accessible to the local community to create a vibrant urban setting for residents of the area.

The proposed Local Centre zone is appropriate for the site, noting it is a zone which is intended to be integrated within an urban neighbourhood setting to ensure it has strong links with the community it is intended to serve.

The amended structure plan will enhance amenity for the residents of the locality, is consistent with orderly and proper planning and appropriately addresses the applicable planning framework.

The following table is an updated summary of the Anstey-Keane Urban Development precinct East Structure Plan which incorporates Amendment 1.



**TABLE 1: STRUCTURE PLAN SUMMARY**

ITEM	STRUCTURE PLAN	SECTION REFERENCED IN EXPLANATORY REPORT
Total area covered by the structure plan	48.03 hectares	1
Area of each land use proposed: Zones (as per LPS4) - Residential - Industrial Business - Local Centre  Reserves (as per LPS4 and the MRS) - Road reserves - Parks and Recreation - Public Purpose (Primary School) - Public Purpose (Drainage)	- 24.32ha - 1.7ha - 0.88ha  - 12.2ha - 4.6ha - 4.0ha - 0.35ha	3
Total estimated lot yield	650 lots	3
Estimated number of dwellings	675 dwellings	3
Estimated residential site density - Dwellings per gross urban zoned hectare (as per Perth & Peel @ 3.5 million and Liveable Neighbourhoods)	27.5 dwellings per residential site hectare	3
Estimated population	1,890 people @ 2.8 people per household	3
Number of Primary Schools	1	3
Number of Secondary Schools	None	3
Public Open Space	4.1ha (gross) 2.2ha (unrestricted) 88% 0.8ha (restricted) 12%	3





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## **PART ONE**

## **IMPLEMENTATION**





## 1 LIST OF MODIFICATIONS

Refer to the below table, which outlines alterations to existing provisions in the operative version of the Anstey Keane Urban Development Precinct East Structure Plan Part 1 Implementation Section.

#	SECTION/PROVISION	MODIFICATION	COMMENT
1	Table 1: Land Use Summary	<u>Area of each land use proposed</u> <ul style="list-style-type: none"><li>- Reduce 'Residential' to 25.2 hectares.</li><li>- Add 'Local Centre' with an area of 0.88 hectares.</li></ul> <u>Total estimated lots yield</u> <ul style="list-style-type: none"><li>- Delete '670'.</li></ul> <u>Estimated number of dwellings</u> <ul style="list-style-type: none"><li>- Delete '695'.</li></ul> <u>Estimated residential site density</u> <ul style="list-style-type: none"><li>- Change to '26.6 dwellings per residential site hectare'.</li></ul> <u>Estimated population</u> <ul style="list-style-type: none"><li>- Change to '1,890 people @ 2.8 people per household'.</li></ul>	To reflect change in zoning of site from 'Residential R25' to 'Local Centre'.
2	Plan A: Structure Plan Map	<ul style="list-style-type: none"><li>- Add the 'Local Centre' zone into the Legend.</li><li>- Change zoning of Lot 500 (16) Anstey Road to 'Local Centre'.</li></ul>	









## **PART TWO**

### **EXPLANATORY SECTION**





## 1 PLANNING BACKGROUND

### 1.1 INTRODUCTION AND PURPOSE

Apex Planning has formulated this structure plan amendment on behalf of Cedarville Pty Ltd, the landowner of Lot 500 (16) Anstey Road, Forrestdale (hereafter referred to as the **amendment site**).

It is proposed to amend the Anstey-Keane Urban Development Precinct East Structure Plan by changing the zoning of the amendment site from Residential R25 to Local Centre. No other changes are proposed to the structure plan, except for this change in zoning to the amendment site.

The purpose of the amendment is to facilitate the establishment of a local centre (maximum 1,500sqm shop-retail floorspace) on land which is appropriately sized and suitably located to cater for the daily shopping needs of the growing population of the Anstey-Keane Urban Development Precinct in the City of Armadale.

The site forms part of a rapidly growing urban area and adjoins land undergoing development for service commercial purposes (local fast food and fuel/convenience services) and a local childcare facility, and will build upon the provision of essential urban support services for the emerging residential estates in the locality.

This structure plan amendment is supported by an expert retail needs analysis, hydrological assessment, and traffic impact assessment.

### 1.2 LAND DESCRIPTION

#### 1.2.1 LOCATION

The structure plan area is in the City of Armadale, located approximately 6km west of the Armadale Strategic Centre and 8km east of the Cockburn Strategic Centre.

The structure plan area is generally bound by Keane Road to the north-east, Anstey Road to the north-west, and Armadale Road to the south.

The structure plan area comprises approximately 48ha. The area pertaining to this amendment comprises Lot 500 (16) Anstey Road, a lot of approximately 8,797sqm.

Refer to **Figure 1 – Regional Context** and **Figure 2 – Local Context**.

#### 1.2.2 DESCRIPTION OF CONTEXTUAL CONSIDERATIONS

The amendment site has frontage to Anstey Road, currently identified as a Distributor B road under the Main Roads hierarchy. Anstey Road currently links to Ranford Road further north-east, where it provides vehicular connectivity with the Crossroads Industrial Estate. This linkage will be terminated once the ultimate movement network of the structure plan is realised.





Anstey Road connects to Armadale Road via a full movement roundabout intersection located approximately 120m south-west of the subject site.

Armadale Road is a key regional transport route which offers a link between Armadale (east) and Cockburn Central (west), connecting the key suburbs of Treeby, Forrestdale, Haynes, and Piara Waters in between.

The amendment site forms part of the Anstey-Keane Urban Development Precinct, which is divided into three separate structure planning areas (east, north-west and south-west). The Anstey-Keane area contains the following emerging residential estates:

- Mahala Estate
- Solaris Estate
- Anstey Grove Estate

The planning framework for the area is fully established, with each local structure plan guiding the urbanisation of what was formerly rural land. The area is currently in a state of transition, with significant residential subdivision and urbanisation occurring in accordance with the established structure plans. A vision plan depicting the site in context of the nearby structure plans is provided as **Appendix 1** of this report.

The local structure plans encompassing the above estates allocate predominantly residential zoning at densities ranging from R25 to R60, with associated parks & recreation and public purpose reserves. None of the structure plans make allowance for local activity centres or shopping facilities.

The amendment site forms part of the Anstey Keane East structure plan, which currently allocates a Residential R25 zoning to the lot, as well as two local road reserves with independent access points to Anstey Road. The two local roads planned within the lot converge to a single local road leading eastward into the Mahala Estate.

The amendment site adjoins land which will be developed for non-residential purposes, depicted on the vision plan provided at **Appendix 1**. These include:

- Adjoining Lot 700 (30) Anstey Road, which is approved for a 92-place childcare facility. The landowner of this lot is actively progressing the delivery of the childcare facility.
- Adjoining Lot 400 (12) Anstey Road & Lot 800 (799) Armadale Road, which are approved for a service commercial development comprising a drive-through fast food outlet and service station. The landowner of these lots is actively progressing the delivery of this development.

The Anstey Keane East structure plan includes a designated public purposes reserve catering for a future primary school along Anstey Road, approximately 500m north-east of the site.





On the northern side of Anstey Road adjacent the subject site, land is allocated residential zoning with densities of R25-R30 under the Anstey Keane South-West structure plan. A large Public Open Space (**POS**) reserve is also planned fronting Anstey Road, with that structure plan indicating it would ultimately contain an “active senior sized playing field and community facility”.

Anstey Road is in the process of upgrade from rural standard to urban standard in accordance with Development Contribution Plan No.4 (**DCP4**). At the time of preparing this report, land acquisition associated with road widening for Anstey Road has been completed for numerous sites in the area (including the subject site). As part of the Anstey Road upgrade, it will terminate at Solaris Estate to create separation between the Anstey Keane Urban Development Precinct and the industrial areas further north-east.

In terms of existing local conditions, the Mahala Estate, Anstey Grove Estate and Solaris Estate are all well underway with urbanisation at the time of preparing this report. Site works, subdivision works, dwelling construction and local road construction is substantially progressed. The subject lot is still semi-rural in nature, containing an existing dwelling, outbuildings and large open space with existing trees/vegetation.

#### 1.2.3 LEGAL DESCRIPTION AND OWNERSHIP

The amendment site comprises a single landholding of approximately 8,797sqm, identified as Lot 500 (16) Anstey Road, Forrestdale. Lot 500 is legally described as follows:

Lot	Deposited Plan	Volume	Folio	Lot area	Ownership
500	421600	4021	400	8,797sqm	Cedarville Pty Ltd

The Certificate of Title (**CT**) is provided at **Appendix 2**.



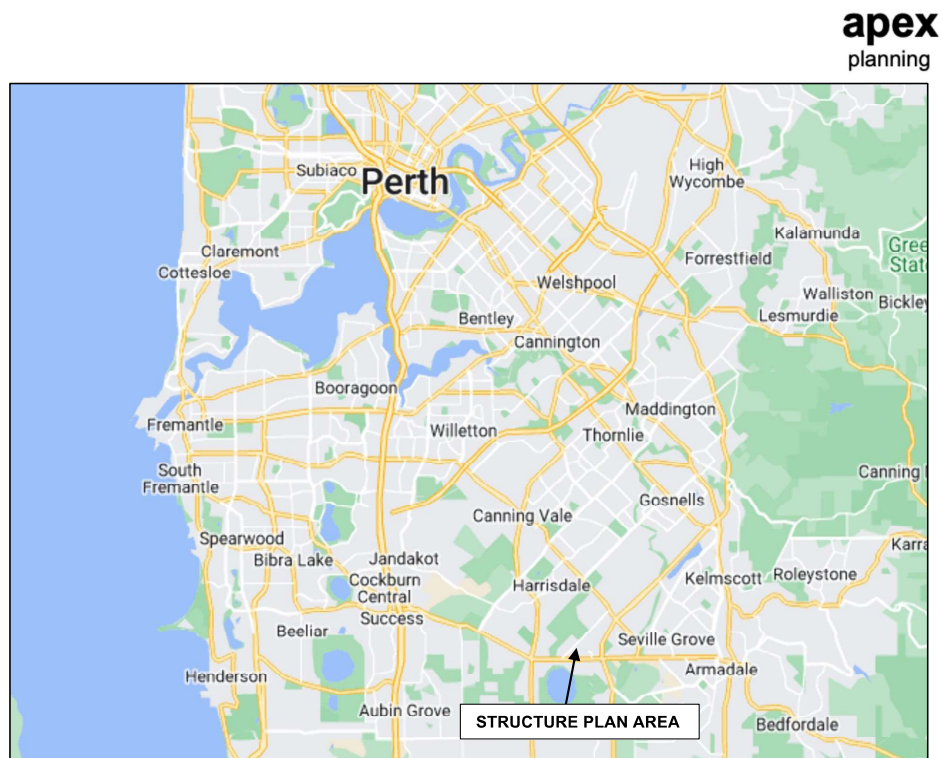


Figure 1: Regional Context



Figure 2: Local Context





### 1.3 PLANNING FRAMEWORK

#### 1.3.1 ZONING AND RESERVATIONS

The structure plan area and amendment site are zoned Urban under the Metropolitan Region Scheme. Refer to **Figure 3 – MRS Zoning**.

The structure plan area and amendment site are zoned Urban Development and located within Development Area 51 (**DA51**) and Development Contribution Area 4 (**DCA4**) under Local Planning Scheme No. 4. Refer to **Figure 4 – LPS4 zoning**.

#### 1.3.2 DISTRICT STRUCTURE PLAN

The structure plan area and amendment site are located within the Southern River / Forrestdale / Brookdale / Wungong District Structure Plan (**DSP**), which was endorsed by the WAPC in 2001.

The DSP set out the broad district-level planning arrangements throughout the Southern River, Forrestdale, Brookdale, Wungong areas, indicating key features such as high-level land use, major roads, commercial and community infrastructure and public open space.

The DSP included provision of a local activity centre within the structure plan area, shown at the rear of the amendment site (based on a formerly planned alignment of Anstey Road which never eventuated).

The proposed amendment is broadly consistent with the DSP, noting it proposes a smaller scale local centre in roughly the same location.

The DSP is illustrated on Page 8 of the original structure plan report prepared by CLE, shown as Figure 4 in that document.

#### 1.3.3 PERTH AND PEEL @ 3.5 MILLION AND SOUTH METROPOLITAN PEEL SUB-REGIONAL PLANNING FRAMEWORK

Perth and Peel @ 3.5 million is a high level strategic plan which sets a framework for the Metropolitan and Peel regions to manage population growth through density targets and the identification of areas suitable to sustain growth through housing, infrastructure and key services.

The suite of documents includes four sub-regional planning frameworks. The structure plan area and amendment site are located within the South Metropolitan Peel region.

The structure plan area is zoned Urban, broadly consistent with the 'urban expansion' area allocated to it under the framework.

A key element of Perth and Peel @ 3.5 million was a residential density target of 26 dwellings per site hectare, which was achieved by the original structure plan and is maintained by Amendment 1.





#### 1.3.4 CITY OF ARMADALE LOCAL PLANNING STRATEGY

The City's local planning strategy was endorsed in 2016 and is currently under review. Based on information available on the City's website, preparation of a draft local planning strategy occurred between May-November 2022, with Council consideration of the new draft strategy set to occur in the first half of 2023.

The strategy identified the structure plan area as an urban development area, in recognition of its strategic location and capability to support population growth through urbanisation. The structure plan is consistent with the strategy. The amendment would further support population growth by delivering essential support services on land which is suitably located and of an appropriate size.

The local planning strategy contains a retail needs assessment for the municipality, which was reviewed and updated as part of the Armadale Retail (Commercial) Centres Strategy in 2020. The updated retail strategy is addressed in the subsequent section of this amendment report.

#### 1.3.5 ARMADALE RETAIL (COMMERCIAL) CENTRES STRATEGY 2020

The City's Retail (Commercial) Centres Strategy was prepared in 2019 and adopted in 2020, and outlines the City's framework for activity centres within the municipality.

The strategy identifies a local centre on Anstey Road (38 – Anstey Road), associated with land which is now approved for the development of a drive-through fast food outlet and service station at Lot 400 (12) Anstey Road & Lot 800 (799) Armadale Road which adjoin the subject site. The strategy provides an upper limit of 500sqm for shop-retail floorspace for this local centre.

The objectives outlined in Section 4.1 of the strategy have been given due consideration in formulating this amendment, with the most important objectives being 4.1.1 *Retail Hierarchy* and 4.1.2 *Activity*, which are extracted below:

**4.1.1 Retail Hierarchy - Ensure centres are appropriately distributed to meet community needs.**

1. Distribute activity centres to meet different levels of community need and enable employment, goods and services to be accessed efficiently and equitably by the community.
2. Apply the activity centre hierarchy as part of a long-term and integrated approach by public authorities and private stakeholders to the development of economic and social infrastructure.
3. Plan activity centres to support a wide range of retail and commercial premises and promote a sustainable retail and commercial market.

**4.1.2 Activity - Support centres to transition from a transactive platform to an experienced one.**

4. Increase the range of employment in activity centres and contribute to the achievement of sub-regional employment self-sufficiency targets.
5. Increase the density and diversity of housing in and around activity centres to improve land efficiency, housing variety and support centre facilities.
6. Ensure activity centres provide sufficient development intensity and land use mix to support high-frequency public transport.

A comparison between the strategy and the retail analysis prepared as part of this amendment (**Appendix 5**) shows some key differences which are likely a result of:

- The strategy providing a broader City-wide evaluation of demographic data which informed the resultant outcomes of activity centre performance.
- The point in time that the strategy was prepared (pre-March 2020), which may not have been able to consider the transitional nature of the Anstey-Keane





Urban Development precinct (noting most of the structure planning was endorsed shortly after the strategy).

- The localised examination provided by the RNA and Impact Test for this amendment, which also had the benefit of completed structure plans and more up-to-date data which may have been influenced by changes in economic activity since early 2020.

The strategy characterises the area surrounding Centre 38 – Anstey Road as being surrounded by “*Residential R12.5/25, Rural Living 1 and 4 and large areas of Parks and Recreation Regional*”, which was likely indicative of the situation at the time the strategy was prepared. However, the three structure plans encompassing the Anstey-Keane Urban Development Precinct were endorsed by the WAPC in 2020, and have set greater densities ranging from R25-R60 affording more urbanised and concentrated population growth throughout the area.

The RNA and Impact Test provides an examination which is more localised with detailed consideration of the characteristics of the defined trade area, and is based on some data which was from after 2020 (referring to the source citations throughout the RNA and Impact Test report). The results of the RNA and Impact Test determine that a local centre of up to 1,500sqm shop-retail floorspace on the subject site is supportable both in the immediate term, and after 2027 when other centres in the trade area are either expanded or fully developed. Key observations as part of the retail assessment which underpin retail demand projections include:

- An age profile encompassing a noticeably higher concentration of working-age adults with young children within the trade area, compared to the Greater Perth average. The difference is considerable, with 0-4 year olds at 12% versus 6.5% and 29-34 year olds at 13% versus 8%.
- A significant increase in house sales within Forrestdale at 170% in 2021, with the median sales price of houses decreasing by 20%.
- Dwelling delivery projections for Forrestdale showing continued delivery of housing after 2023, with forecast development peaking in 2031. The total number of dwellings within the defined trade area is expected to increase steadily between 2022 and 2037, from 10,314 to 17,000.
- Trade area income demographics indicating 14% higher ‘fourth quintile’ income than the Greater Perth average.

The RNA and Impact Test included consideration of impacts to other centres in the defined 5km trade area, and included the small mixed commercial development at Lot 400 (12) Anstey Road & Lot 800 (799) Armadale Road. The assessment demonstrates that the amendment site is entirely capable of supporting 1,500sqm of shop-retail floorspace independent of the adjoining land.

At 1,500sqm of shop-retail floorspace, the proposed local centre at the site was shown to be viable over the 15 year horizon with centre productivity remaining above benchmarks between 2022 and 2037.

The proposed amendment meets the key objectives outlined in Section 4.1 of the strategy.





#### 1.3.6 STATE PLANNING POLICY 3.7 PLANNING IN BUSHFIRE PRONE AREAS

State Planning Policy 3.7 Planning in Bushfire Prone Areas seeks to implement risk-based land use planning and development practices to preserve life and reduce the impact of bushfire on property and infrastructure.

The structure plan area is identified as 'bushfire prone'. A bushfire management plan was prepared as part of the original structure plan for the area which remains relevant/applicable. The proposed change in zoning does not affect the implementation of asset protection zones, interface treatments or create additional bushfire risk for the construction of dwellings within 100m of bushfire prone vegetation.

A more detailed bushfire management plan will be prepared at development application stage when the development layout is formalised, which further addresses SPP3.7 and the associated guidelines.

#### 1.3.7 DRAFT STATE PLANNING POLICY 4.2 ACTIVITY CENTRES

SPP4.2 aims to ensure planning and development adequately considers the distribution, function and broad land use options for activity centres to meet local community needs, and provide social, economic and environmental benefits to the community.

The WAPC undertook a review of SPP4.2 in 2020 and prepared an updated version of the policy which completed advertising in 2021. A key change resulting from the updated policy is guidance on the preparation and assessment of Needs Assessments and Impact Tests.

In accordance with the policy measures set out under Section 7 of draft SPP4.2, a proposal to amend a structure plan involving an increase of shop-retail floorspace should be assessed against policy objectives and ensure it delivers *"net community benefit and does not lead to a loss of service to the community"*.

As the proposal seeks to change the zoning of the amendment site to Local Centre with a maximum shop-retail floorspace allocation of 1,500sqm, Needs Assessment and Impact Test assessments are required in accordance with Section 7.8 and 7.9 of SPP4.2.

The Needs Assessment and Impact Test prepared by Pracsys addresses the key requirements of SPP4.2 and associated implementation guidelines, demonstrating the viability and supportability of a local centre on the site with 1,500sqm shop-retail floorspace.

A range of policy measures associated with land-use mix, employment, urban form, movement and access are also set out within Section 7 of the policy. These measures appear to be focused on larger scale activity centres, though the key principles can be applied to a local centre. In this regard:

- Land uses - the land use mix for the subject site is likely to be comprised of an anchoring shopping facility with associated non-retail uses complementing the





anchor use. An example of such a mix could be a small shopping facility with speciality stores, café and medical uses. The land use mix will be confirmed once the development vision is properly formulated.

- Employment – the establishment of a local centre on the site will create a local employment hub for local residents, complementing the approved childcare facility and other non-residential uses approved near the site and this would be strengthened by the fact the site is within convenient walking distance of the surrounding communities.
- Urban form – the urban form of the proposed local centre aligns with the local road network originally formulated as part of the local structure plan for the area. The layout, development typology, and built form approach for the ultimate development on the site will give due consideration to the neighbouring properties, the public realm, and the ten principles set out by *State Planning Policy 7.0 Design of the Built Environment*.
- Movement and access – the positioning of the proposed local centre and its co-location with other approved urban support services is likely to create multi-use trips on the surrounding road network and reduce vehicle dependence by establishing a local facility for the residents of the Anstey-Keane Urban Development Precinct in a highly accessible and well-connected setting.

In view of the above, the proposed change in zoning to facilitate a local centre on the site is consistent with the policy measures of draft SPP4.2. A more detailed assessment of the above policy measures will be provided at development application stage of the project.

#### 1.3.8 OTHER APPROVALS AND DECISIONS

The amendment site adjoins land which is approved and will be developed for non-residential purposes, depicted on the vision plan provided at **Appendix 1**. These include:

- Adjoining Lot 700 (30) Anstey Road, which is approved for a 92-place childcare facility. The landowner of this lot is actively progressing the delivery of the childcare facility.
- Adjoining Lot 400 (12) Anstey Road & Lot 800 (799) Armadale Road, which are approved for a service commercial development comprising a drive-through fast food outlet and service station. The development approval process followed a scheme amendment process, whereby the zoning of the land was changed to Local Centre. The landowner of these lots is actively progressing the delivery of this development.

The co-location of a local centre on the amendment site with the approved developments explained above is appropriate, as the uses are complementary and can offer an integrated/vibrant urban setting for local residents.



**apex**  
planning

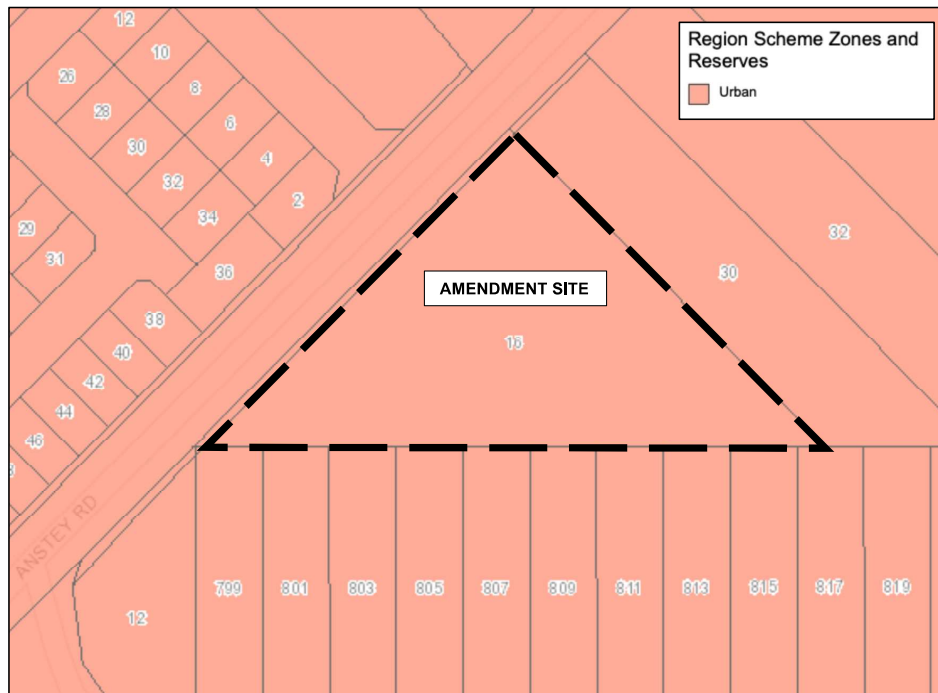


Figure 3: MRS zoning

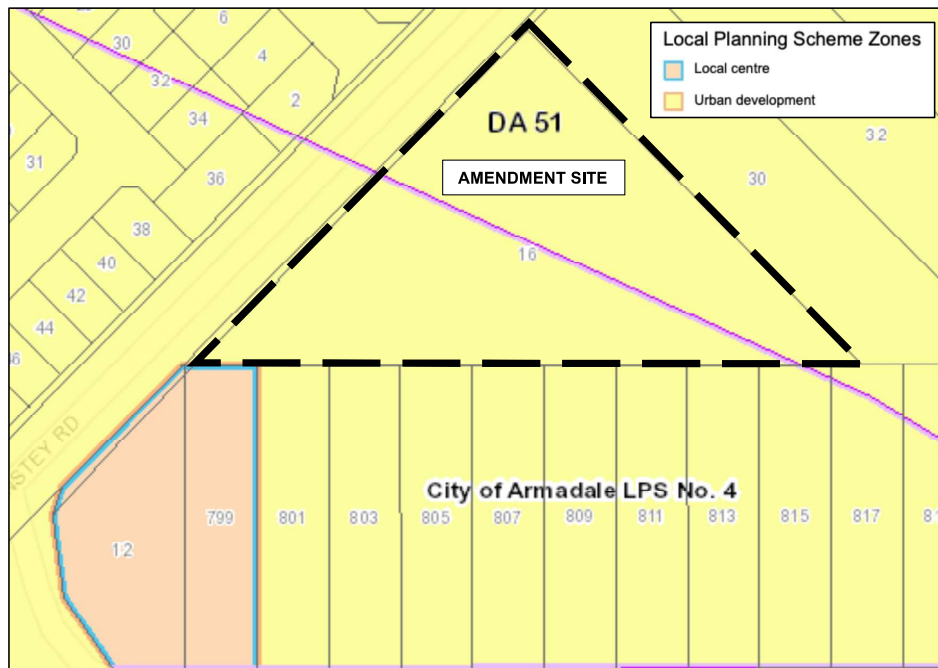


Figure 2: LPS4 zoning





## 2 SITE CONDITIONS AND CONSTRAINTS

The information presented in relation to site conditions and constraints within Section 2 of the explanatory report of the original structure plan remain relevant/applicable, demonstrating the structure plan area and amendment site are suitable for urban development.

Additional information is provided in the following sections as relevant to Amendment 1 and its relationship to the structure plan.

### 2.1 HYDROLOGY

The management of ground and surface water was addressed within a Local Water Management Strategy (**LWMS**) as part of the original structure plan. The LWMS demonstrated that hydrology is not a constraint to urban development.

Pentium Water was engaged to consider any changes to hydrology/drainage as a result of a local centre on the site, and to document this in an addendum to LWMS previously prepared for the Anstey-Keane East area. The addendum is provided at **Appendix 3**.

The addendum demonstrates that rainfall runoff, drainage, and treatment of runoff associated with the local centre will be consistent with the Residential R25 scenario originally considered for the amendment site. As a result, the stormwater management detailed in the original LWMS will not be impacted by the proposed amendment.

### 2.2 BUSHFIRE

A bushfire management plan was prepared for the structure plan, in accordance with the requirements of *State Planning Policy 3.7 Planning in Bushfire Prone Areas* and its guidelines.

The proposed change in zoning does not affect the implementation of asset protection zones, interface treatments or create additional bushfire risk for the construction of dwellings within 100m of bushfire prone vegetation.

A more detailed bushfire management plan will be prepared at development application stage when the development layout is formalised, which further addresses SPP3.7 and the associated guidelines.





### 3 LAND USE AND SUBDIVISION REQUIREMENTS

#### 3.1 LAND USE

The original structure plan report sets out the land use, residential densities, POS, public and private transport provision, environmental considerations, and servicing requirements.

The structure plan comprises primarily Residential development with density codes ranging from R25 to R60, with a projected yield of approximately 650-670 dwellings across the structure plan area. The structure plan also comprised various Parks & Recreation reserves, a Public Purposes reserve (Primary School), and land at the eastern end of the area allocated as Industrial Business.

The amendment site (a single landholding identified as Lot 500 of approximately 8,797sqm) is proposed to be rezoned from Residential R25 to Local Centre with a maximum shop-retail floorspace allocation of 1,500sqm. A vision plan is provided at **Appendix 1** of this report which illustrates the proposed amendment in relation to the planned surroundings of the amendment site.

The rezoning of the amendment site to Local Centre is intended to facilitate the establishment of a small shopping facility with maximum 1,500sqm of shop-retail floorspace and some non-retail support uses to meet the day-to-day needs of the local area, consistent with those uses contemplated in the Local Centre zone under LPS4.

The Local Centre zone is appropriate for the site, noting it is a zone which is intended to be integrated within an urban neighbourhood setting to ensure it has strong links with the community it is intended to serve.

#### 3.2 LOCAL CENTRE ZONE

The purpose of this structure plan amendment is to facilitate a future local centre development on the amendment site. The objectives of the Local Centre zone as set out by Clause 3.2.5 of LPS4 are extracted below for reference:

##### 3.2.5 Local Centre

- a) To provide for a limited range of shopping and community services to meet the day-to-day needs of individual neighbourhoods.
- b) To ensure the design and landscaping of development provides a high standard of safety and amenity and contributes towards a sense of place and community within the local neighbourhood.

The proposed rezoning of the site to Local Centre is intended to facilitate the establishment of a small shopping facility with 1,500sqm of shop-retail floorspace and some non-retail support uses to meet the day-to-day needs of the local area. The ultimate design, landscaping and built form approach of the local centre will give regard to the Local Centre zone objectives and strengthen the fabric of the Anstey-Keane Precinct.





The establishment of a local centre on the site will provide residents of the Anstey-Keane area with a local shopping facility, preventing the need to drive out of the precinct to access daily shopping needs in other areas. The locality will contain district dual use paths and footpaths throughout the local road network, enhancing opportunities for residents to walk to the local centre. The amendment site is appropriately located to accommodate a local centre, noting it is:

- Located along a planned Neighbourhood Connector A/B road with good connectivity to the wider Anstey Keane area via a network of neighbourhood connector and local access streets. In this regard, the subject site has the advantage of containing future local roads connecting eastward into the Mahala Estate.
- Approximately 120m from the roundabout intersection of Anstey Road and Armadale Road, with good accessibility to the regional road network.
- Co-located with approved non-residential developments on both sides of the site, building upon the provision of key urban support services for the growing community.
- Adjacent to a large, planned POS area on the northern side of Anstey Road.
- Within convenient walking distance of the Mahala Estate, Anstey Grove Estate, and Solaris Estate.

### 3.3 RESIDENTIAL

Based on the range of densities (R25-R60) and the extent of residential land allocated throughout the structure plan area, the original structure plan had the potential to create approximately 650-670 residential lots.

The estimated lot yield resulted in approximately 26.6 dwellings per residential site hectare, which exceeds the minimum required by Perth and Peel @ 3.5 million (being 26 dwellings per residential site hectare).

The change in zoning from Residential R25 to Local Centre as part of this amendment would only marginally change the estimated yields under the original structure plan, originally estimated as 650-670 lots and 675-695 dwellings.

At worst case, a reduction of approximately 20 lots and/or dwellings would occur, which stays within the range of estimated lots and dwellings as outlined in Table 1 of this amendment report. The resulting estimated residential site density is approximately 27.5 dwellings per residential site hectare.

Notwithstanding the above, it is relevant to note that the Local Centre zone of LPS4 contemplates residential land uses, with Single House being a 'P' permitted use and Grouped Dwelling being a 'D' discretionary use. The slight reduction in lot yield and dwelling yield outlined in this amendment report should therefore be taken as 'worst case'.





### 3.4 PUBLIC OPEN SPACE

The structure plan creates a framework for the delivery of public open space serving a range of functions within the structure plan, balancing active and passive recreational pursuits and delivering key drainage objectives. The public open space areas for the structure plan are depicted on Plan 1. No changes are proposed to the public open space arrangements under the structure plan as part of this amendment.

With the proposed change in zoning from Residential R25 to Local Centre in relation to a 0.88ha site, the total public open space provision of 4.4ha represents 10.8% of gross subdivisible area (if the Local Centre zone is taken as being 'commercial land'). **Table 2** below contains a public open space schedule with the slightly adjusted figures.

<b>Gross site area (within structure plan boundary)</b>			<b>48.03</b>
<b>Less</b>			
Commercial land	2.07		
Primary school site	4.00		
Drainage reserve (Keane Road)	0.35		
1 year storm event (district flows – Bailey Brance Drain)	0.70		
<b>Total</b>		<b>7.12</b>	
<b>Net Site Area</b>			<b>40.91</b>
<b>Deductions</b>			
Total drainage area up to 1:1 year event	0.23		
<b>Total</b>		<b>0.23</b>	
<b>Gross subdividable area</b>			<b>40.68</b>
<b>POS @ 10%</b>		<b>4.068</b>	
<b>POS contribution</b>			
Minimum 80% unrestricted POS	3.25		
Maximum 20% restricted POS able to be credited	0.82		
<b>Unrestricted open space</b>			
Local park 1	0.34		
Local park 2	0.52		
Living stream corridor	2.74		
<b>Total unrestricted use</b>		<b>3.58</b>	
<b>Restricted open space</b>			
Drainage area between 1:1 and 1:5 year events not exceeding 20% of total open space area	0.82		
<b>Total restricted use open space</b>		<b>0.82</b>	
<b>Summary of POS</b>			
Minimum unrestricted open space required	3.25		
Unrestricted open space provided	3.55		
Maximum restricted open space required	0.82		
Restricted open space provided	0.82		
<b>Total POS provision</b>			<b>4.40</b>
<b>Total POS provision as % of gross subdividable area</b>			<b>10.8%</b>





### 3.5 BUSHFIRE MANAGEMENT

The structure plan was supported by a bushfire management plan which included a post-development bushfire hazard assessment. The original structure plan report provided a description of the bushfire risk reduction strategies for the area.

The proposed change in zoning from Residential R25 to Local Centre does not change the outcomes of the bushfire assessment, and does not prevent the ability for any of the risk reduction measures to be completed or adhered to on an ongoing basis.

A more detailed bushfire management plan will be prepared at the development application stage, once a development proposal is formulated for the local centre site.

### 3.6 MOVEMENT NETWORK

The structure plan was supported by a Traffic Impact Assessment, which forecast traffic volumes and set out a recommended road network hierarchy to support the growth of the structure plan area.

Insofar as relevant to the amendment site, Anstey Road is proposed to operate as a Neighbourhood Connector A offering a linkage to Armadale Road, transitioning to a Neighbourhood Connector B and creating connectivity through the structure plan area via an internal spine road (also Neighbourhood Connector B) which leads to Allen Road. The planned local road network includes two future local roads connecting eastward into the Mahala Estate to ensure strong linkages to the wider structure plan area. A district dual use path and series of footpaths throughout the road network will create pedestrian connectivity to the site, allowing inhabitants of the Anstey-Keane area to walk to the local centre site.

The proposed change in zoning for the amendment site has been considered in a revised TIA, which is provided at **Appendix 4**.

No changes are proposed to the movement network set out by the structure plan as part of this amendment. The revised TIA considers the proposed rezoning in context of the ultimate road network conditions for the locality and assesses the estimated change in traffic generation from what was formerly Residential R25 to a local centre with a conservative assumption of 1,500sqm shop-retail and 500sqm of non-retail commercial.

The traffic generation assessment contained in the TIA indicates the expected future total traffic volumes are expected to:

- Remain the same on Armadale Road (west of Anstey Road).
- Decrease by 300vpd on Armadale Road (east of Keane Road).
- Decrease by 200vpd on Keane Road (south).
- Increase by 100vpd on Anstey Road (north of the site).
- Decrease by 600vpd on Anstey Road (south of the site).





The TIA therefore demonstrates an improved outcome on the road network as a result of the proposed change in zoning from Residential R25 to Local Centre for the amendment site.

### 3.7 WATER MANAGEMENT

The structure plan was designed to accommodate the principles of best practice urban water management through the integration of stormwater detention and infiltration within areas of POS, as well as converting the existing Baileys Branch Drain to a living stream within a multiple use corridor as a feature of the locality.

A LWMS was prepared for the structure plan, which has been reviewed based on the proposed change in zoning from Residential R25 to Local Centre for the amendment site.

An addendum to the LWMS has been prepared by Pentium Water (provided at **Appendix 3**), which confirms no change to the LWMS strategies would result from the change in zoning.

### 3.8 ACTIVITY CENTRES

The change of zoning from Residential R25 to Local Centre would facilitate the establishment a small local activity centre on the amendment site, with a shop-retail floorspace allocation of 1,500sqm.

It is noted that the Southern River / Forrestdale / Brookdale / Wungong District Structure Plan provided for a local activity centre within the Anstey Road precinct (located roughly in the same location as the amendment site), and noted that the amount of retail floorspace would require definition at the detailed planning stage.

A Retail Needs Assessment (**RNA**) and Impact Test has been produced by Pracsys, provided at **Appendix 5**.

The RNA and Impact Test was prepared in accordance with the requirements of draft *State Planning Policy 4.2 Activity Centres* to consider whether there is sufficient demand for a local centre at the subject site, and the level of shop-retail floorspace which would be supportable based on surrounding activity centre distribution and future population growth.

The local population is likely to expand significantly within the catchment around the proposed local centre over the 10 year horizon due to the ongoing urbanisation of these areas. The trade area population was found to have relatively high incomes that are likely to support increased disposable expenditure.

The RNA conservatively considers planned expansions of existing centres and new retail developments within the defined trade area which would also contribute toward meeting the demand of the trade area population, although this particular local centre is strategically positioned to cater for the daily shopping needs of the Anstey-Keane area.





The RNA identified that up to 1,500sqm of shop-retail floorspace would be supportable at the site in the immediate term, with this level of floorspace remaining viable once competing centres are either expanded or developed by 2027. This assessment included the fast food and service station development on the land immediately to the west.

The Impact Test has shown that estimated impacts are well below the “significant impact” thresholds set out by draft *State Planning Policy 4.2*, and that the sustainability of the centre hierarchy will be preserved.

### 3.9 SERVICING

The structure plan is supported by an engineering servicing report which outlined the servicing arrangements associated with earthworks, sewer, water, gas, and telecommunications. This included servicing for the amendment site.

The delivery of essential services infrastructure is a key component of the development contribution framework for the structure plan area, which is addressed in the subsequent section of this amendment report.

### 3.10 DEVELOPMENT CONTRIBUTION PLAN 4 (DCP4)

In accordance with the City of Armadale LPS4, the structure plan area is within Development Contribution Area No.4 (DCA4).

Development Contribution Plan 4 (DCP4) was incorporated into the Scheme by virtue of Amendment 102 which was gazetted in February 2021, which sets out the development contribution arrangements for the structure plan area for various infrastructure items, including:

- Community infrastructure (sporting and community)
- Movement network items (Anstey Road, Keane Road, shared path network)
- Baileys Branch Drain and surrounds
- Wastewater pump station
- ATCO high pressure gas pipeline

The proposed amendment does not alter or change the arrangements under DCP4.





# Cedarville Pty Ltd

Retail Needs Assessment and Impact Test for Lot  
84, 16 Anstey Road Forrestdale  
Final Report

September 2023



Retail Needs Assessment for Lot 84, 16 Anstey Road Forrestdale



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#### Disclaimer

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Retail Needs Assessment for Lot 84, 16 Anstey Road Forrestdale



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Retail Needs Assessment for Lot 84, 16 Anstey Road Forrestdale



## 1 INTRODUCTION

### 1.1 Background

This report provides a Needs Assessment to consider whether there is sufficient demand for a Shop/Retail (SHP) development at Lot 84, 16 Anstey Road Forrestdale, in the City of Armadale. Cedarville Pty Ltd has identified the need for an independent Retail Needs Assessment to assess the level of demand for SHP uses at the planned centre. Pracsys has been engaged to undertake the Needs Assessment and estimate the level of SHP floorspace which would be supportable at the centre, with consideration of the surrounding activity centre distribution and future population growth.

### 1.2 Retail Needs Assessment and Impact Test Purpose and Objectives

The draft State Planning Policy 4.2 (draft SPP4.2) states the following relating to needs assessments: *'The need for activity centre uses refers to the scale and mix of residential and non-residential uses likely to be needed within a catchment area over the plan period (10 years for Precinct Structure Plans).'*

The needs assessment should measure demand for the area and identify the scale of supply necessary to appropriately accommodate this demand in square metres Net Lettable Area (NLA).

The draft SPP 4.2 also provides guidance regarding Impact Tests: *'Specifically, the Impact Test will ensure major development proposals will not unreasonably impact upon the activity centre hierarchy, result in loss of services to the community and/or impact upon existing, committed and planned public and private infrastructure investment.'* It states further that *'Competition between businesses in and of itself is not considered a relevant planning consideration.'* This means that decisions should not be based on the impact on, or viability of, individual tenants. Only the potential impact on the centres and the effects on the catchment community should be considered under an impact test.

This needs assessment and impact test follows the requirements of draft SPP 4.2 Implementation Guidelines to consider and assess demand for activity centres uses and measure the impact on the activity centre hierarchy. The assessment should be based on facts and unbiased evidence<sup>1</sup>.

The key objectives of the report are to:

- Define the catchment area of the proposed scheme amendment request
- Review drivers of floorspace, including forecast population growth and socio-economic characteristics, employment, changing expenditure patterns, and property market profile
- Evaluate the competitive environment including existing and planned floorspace supply (including expansions and new developments)

---

<sup>1</sup> Draft SPP 4.2 Implementation Guidelines



Retail Needs Assessment for Lot 84, 16 Anstey Road Forrestdale



- Develop a net demand assessment
- Assess the level of Shop/Retail floorspace supportable at the site
- Assess the impact of the proposed development on the viability of the activity centre hierarchy

### 1.3 Gravity Model Methodology

Pracsys uses a proven retail gravity model methodology to examine the supply of and demand for retail floorspace within a defined catchment and estimate the potential impact of proposed retail developments.

**The Retail Gravity Model (also known as Huff's Gravity Model) is a modified version of Sir Isaac Newton's Law of Gravitation.** The Gravity Model is a popular model widely used in international trade modelling, transport modelling and regional planning. Retail Gravity modelling studies retail supply, and the probability of a customer (demand) visiting a particular centre. The model accounts for the distribution and attractiveness of competing centres, along with the distance a customer will have to travel to each centre. Floorspace quantum (m<sup>2</sup>) is used to represent the attractiveness of retail centres. Customers are willing to travel farther to shop at large centres, representing a higher level of attraction (they can generally satisfy multiple needs in one trip to a larger centre, which also contains a higher proportion of comparison goods).

The model provides an objective method of distributing expenditure among centres. Calibration is used to match the calculated distribution of expenditure to actual published turnover levels, optimising the model outputs. Having established a benchmarked current distribution of expenditure, new floorspace can be introduced and changes in expenditure distribution across time can be examined, allowing for various retail centre transformations such as planned expansions and new developments. This comprehensive approach creates a distribution of expenditure that is fundamentally unbiased, as it is based on mathematical rules. It is a widely used approach that has been accepted by the Department of Planning, Lands and Heritage and Western Australian Planning Commission (WAPC) through the review of a wide range of Structure Plans, Local Commercial Strategies and Retail Sustainability Assessments.<sup>2</sup> For more information on the gravity modelling methodology, please see Appendix 1: Gravity Modelling Methodology.

### 1.4 Shop Uses

The **"shop"** land use is an **"A" classification land use** that can be approved in the Industrial Business zone. It should be noted **the City would aim to only approve "shop" uses in the Industrial Business zone that are** considered incidental to the predominant/primary use on a property or where they are considered to be logical and complementary to an industrial area (e.g. shops selling work wear or safety clothing, small convenience stores, etc.). Shops such as supermarkets or liquor stores, etc. would be unlikely to be approved in an Industrial Business zone and it is not expected that any future Shop uses on this type of land within the catchment would affect the demand for the proposed uses.

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<sup>2</sup> For example, in April 2014, the West Australian Planning Commission approved the Melville City Centre Structure Plan, which proposed the expansion of the Garden City shopping centre. The RSA prepared by Pracsys in support of the application was based on gravity modelling. Please see Melville City Structure Plan 2015.



Retail Needs Assessment for Lot 84, 16 Anstey Road Forrestdale

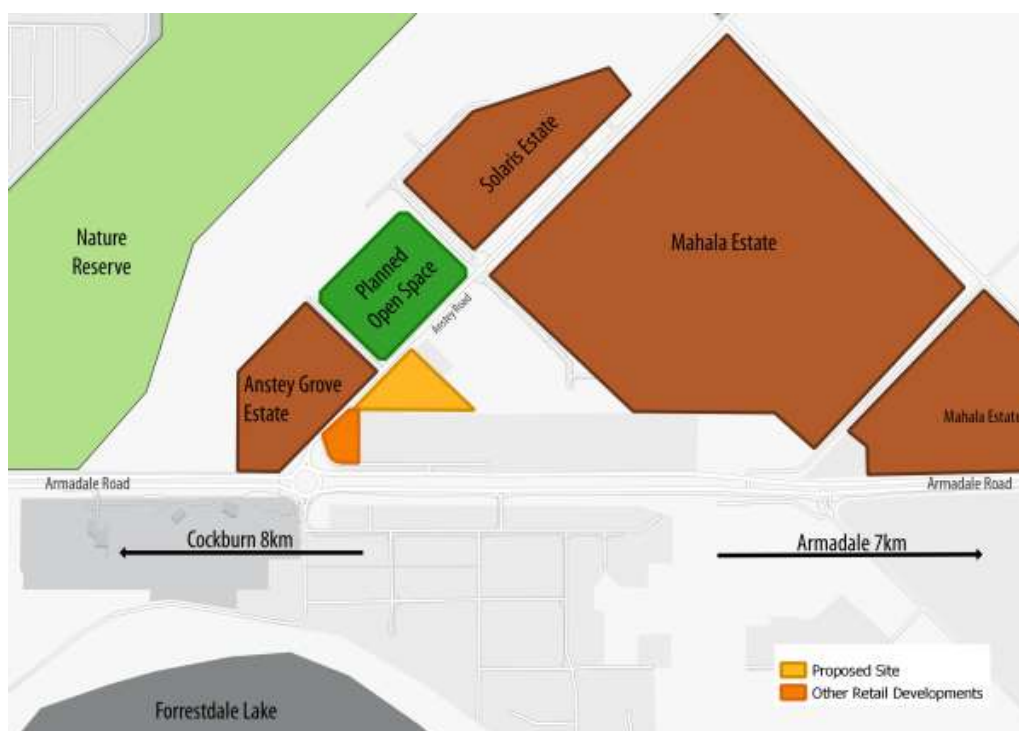


## 2 DEVELOPMENT CONTEXT

### 2.1 Site Location

The subject site is located proximate to the intersection of Anstey Road and Armadale Road. The lot is bordered by multiple current residential developments to the north, east and west, and proximate to many large nature reserves and a planned district open space. Armadale Road serves as the connecting route between Armadale to the east and Cockburn to the west. The following map identifies the approximate location of the proposed development (Figure 1).

Figure 1. Subject Site Context



Source: Google Maps 2022, Yolk Property Group 2022, LWP Property 2022

The site is located within an area which is predominantly residential in nature. A number of residential developments (Anstey Grove Estate, Solaris Estate and Mahala Estate) have been identified and accounted for in modelling based on the Urban Land Development Outlook 2020/21 (ULDO). The ULDO identifies a total development potential of approximately 1,156 additional dwellings by 2030 for the three estates, equating to approximately 3,468 residents if an average 3 person per dwelling estimate is applied. The inclusion of these developments provides an understanding of the demand for a local centre from population directly adjacent to the centre. The additional dwellings have been removed from the broader dwelling forecasts used in the modelling to ensure there is no double counting of dwellings.



Retail Needs Assessment for Lot 84, 16 Anstey Road Forrestdale



## 2.2 Trade Area Definition

A trade area is the spatial boundary from which a commercial floorspace generates the majority of its customers. The trade area definition allows for the measurement of the number of potential customers, their demographics and expenditure potential, as well as an assessment of the competitive environment.

SPP 4.2 states that local centres provide for the day to day needs of local communities, playing an important role in the activity centre hierarchy by providing walkable access to services and facilities for local communities. The modelled trade area of the prospective centre is comprised of a five-kilometre catchment area. The 5km catchment is used in the gravity model and ensures that all centres which could reasonably influence the viability of the prospective centre are included in the RNA (Figure 2).

Figure 2. Modelled Trade Area of Prospective Development



Source: Positron 2022

The modelled trade area encompasses Haynes to the west, Forrestdale and Hilbert to the south, Harrisdale and Piara Waters to the north, and Banjup to the east. The supply catchment extends up to five kilometres from the centre and includes shopping centres such as Harrisdale District Centre and ERADE Village Local Centre (see Figure 9. Trade Area Current & Future Retail Supply Network for an illustration of the trade area's competitive environment). The site's location at the corner of Armadale Road and Anstey provides high levels of passing traffic that will increase the level of supportable floorspace, particularly once the nearby estate developments are completed (see Figure 1).



Retail Needs Assessment for Lot 84, 16 Anstey Road Forrestdale



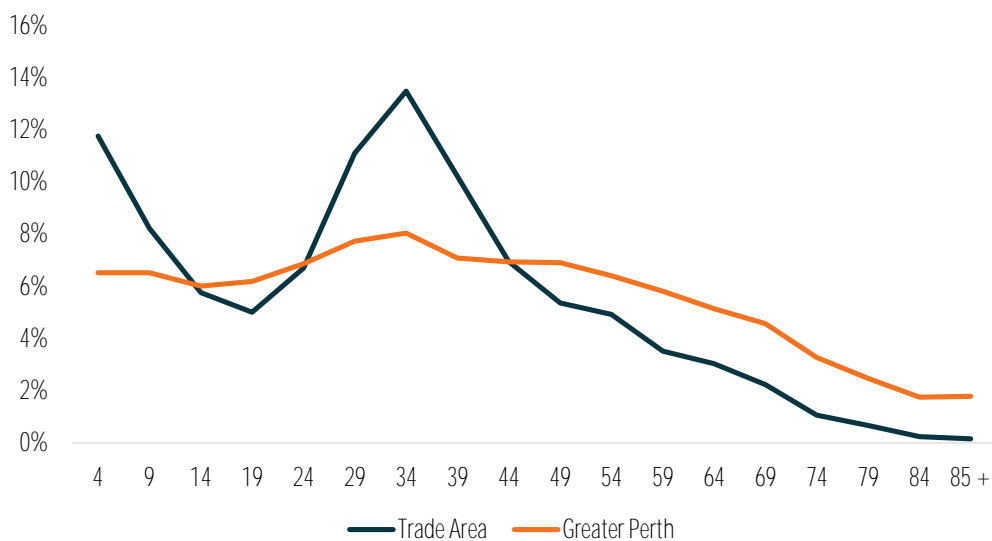
### 3 RETAIL DEMAND

Understanding local demographics and expected market growth is key in the assessment of the need for retail floorspace in the defined trade area. This section provides an overview of demographics, current and future dwellings and the expenditure profile of the trade area.

#### 3.1 Age Profile

The trade area exhibits a noticeably different demographic profile to the Greater Perth benchmark (Figure 3), with a slightly lower proportion of people aged 15 to 19 (5% versus 6%) and a higher proportion of both 0- to 4-year-olds (12% versus 6.5%) and 29- to 34-year-olds (13% versus 8%) than in Greater Perth. This reflects that the trade area is comprised of a higher concentration of working-age adults with young children than the Greater Perth average. This may indicate increased expenditure on childcare and certain convenience retail goods and services.

Figure 3. Trade Area Demographic Profile



Source: ABS 2016, Pracsys 2022



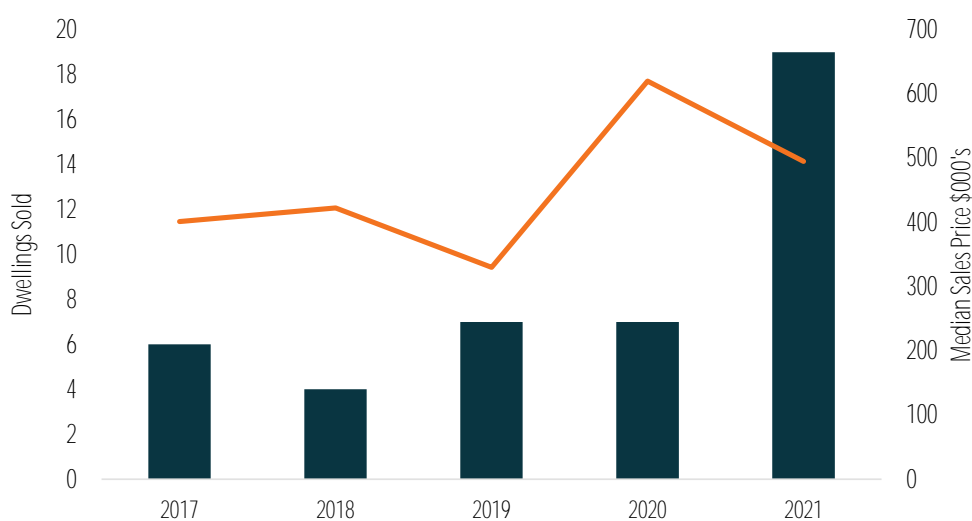
Retail Needs Assessment for Lot 84, 16 Anstey Road Forrestdale



## 3.2 Property Market

Property market data helps to create an understanding of current property and development trends. In 2021, the number of house sales in Forrestdale increased by approximately 170% and the median sales price of houses decreased by 20% (Figure 4).<sup>3</sup>

Figure 4. Dwelling Sales Trends Forrestdale



Source: REIWA 2022

This demonstrates a large increase in the supply of dwellings, which will likely increase the need for retail and other population driven goods and services in the area. This increase in supply has been generated by an increase in residential estate developments in the Forrestdale area, which is likely to continue for the near future.

Dwelling projections show that the supply of new housing developments in Forrestdale is expected to rise after 2023 (Figure 5); however, sales data from Figure 4 suggests that the projected dwelling developments begun slightly earlier than expected, with a large increase in dwellings expected to occur over the next few years.

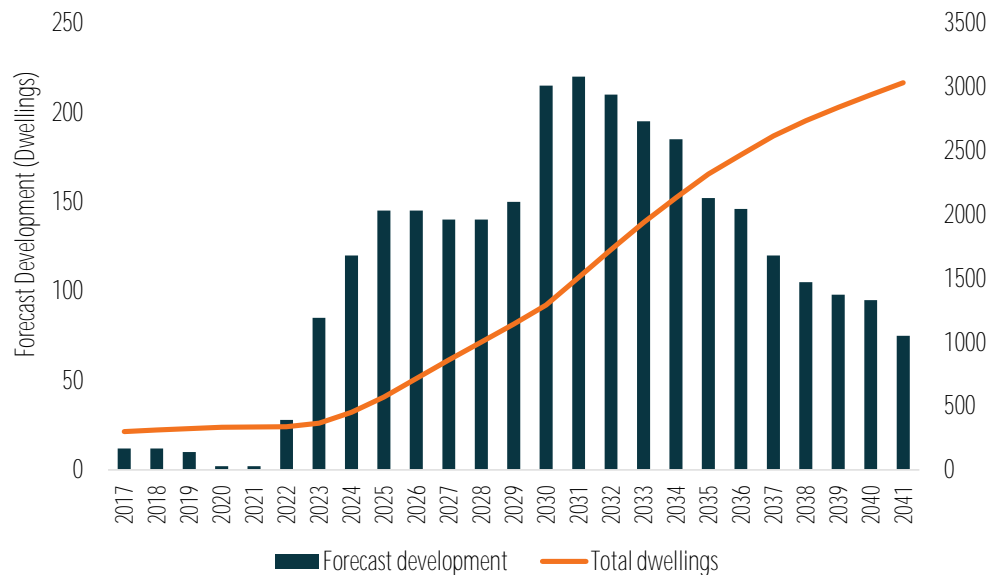
<sup>3</sup> REIWA 2021, Suburb Profile Forrestdale. Available from: <https://reiwa.com.au/suburb/forrestdale/>



Retail Needs Assessment for Lot 84, 16 Anstey Road Forrestdale



Figure 5. Forecast Residential Development in Forrestdale



Source: Forecast ID 2021, Pracsys 2022

The development of a Local Centre at Anstey Road would support the development of the suburb through increased liveability and access to employment. Providing an appropriate scale of amenity will ensure the liveability is maintained as new population moves into the area.

### 3.3 Trade Area Dwellings

The trade area of the proposed development is estimated to contain 10,314 dwellings in 2022 (Figure 6).<sup>4</sup> Based on dwelling growth forecasts, the number of dwellings in the trade area is expected to grow to 14,884 by 2032, reflecting a forecast increase in dwellings of 44 per cent. By 2037, the number of dwellings in the trade area is projected to reach 17,000 reflecting a 65 per cent increase from the current level.

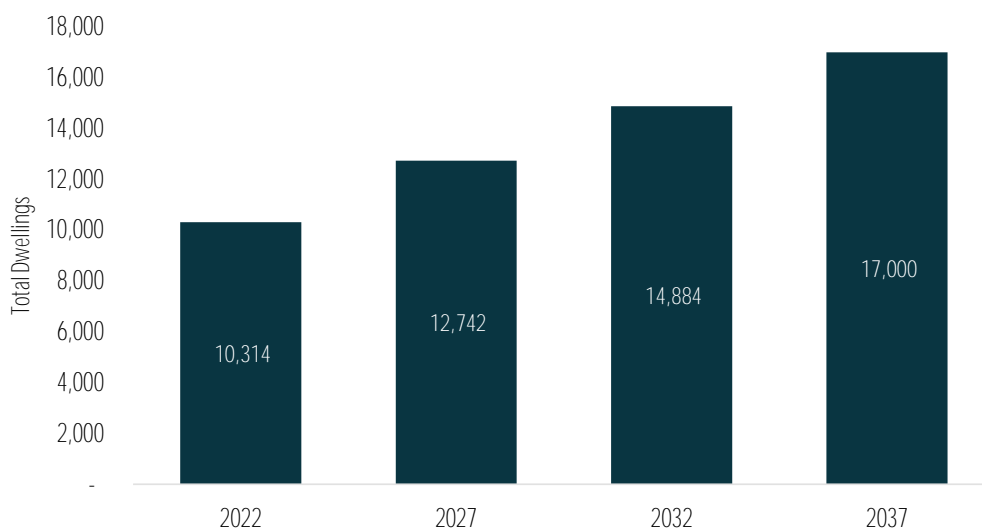
<sup>4</sup> The ABS Census 2016 dwelling count by SA1 areas was used to estimate the 2016 number of dwellings in the catchment. *WA Tomorrow* population projections (median band) were used to forecast dwellings beyond 2016 (Department of Planning, Lands and Heritage 2018).



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Figure 6. Trade Area Dwelling Growth Forecast

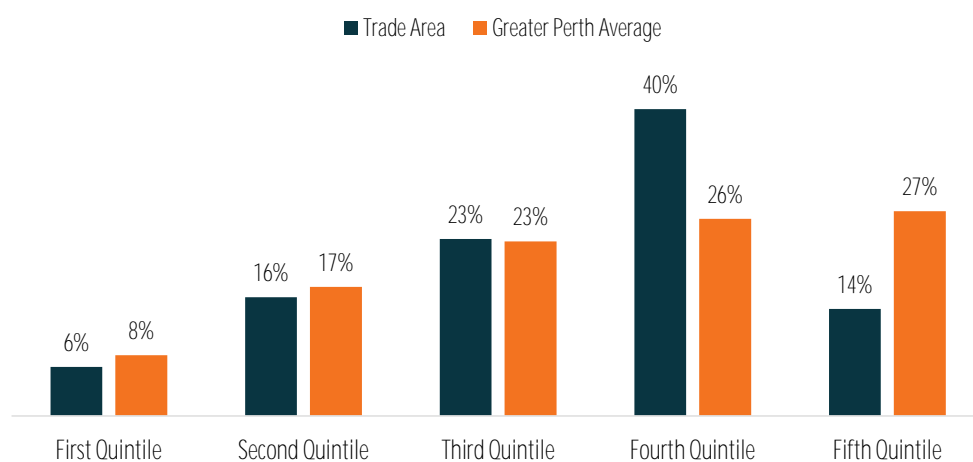


Source: ABS 2016, DPLH WA Tomorrow 2018, Forecast.id 2020, Pracsys 2022

### 3.4 Trade Area Income

Trade area income demographics play an important role in the success of retail developments, as the level of spending on retail goods and services is primarily determined by household income. Generally, lower income quintiles spend a higher proportion of their income on basic goods and services; upper income quintiles have more disposable income available to spend on non-essential retail items. ABS Census data has been used to assess the distribution of household income within the trade area (Figure 7).

Figure 7. Trade Area Population Weekly Income Profile



Source: ABS 2016, ABS HHES Survey 2015/2016, Pracsys 2022



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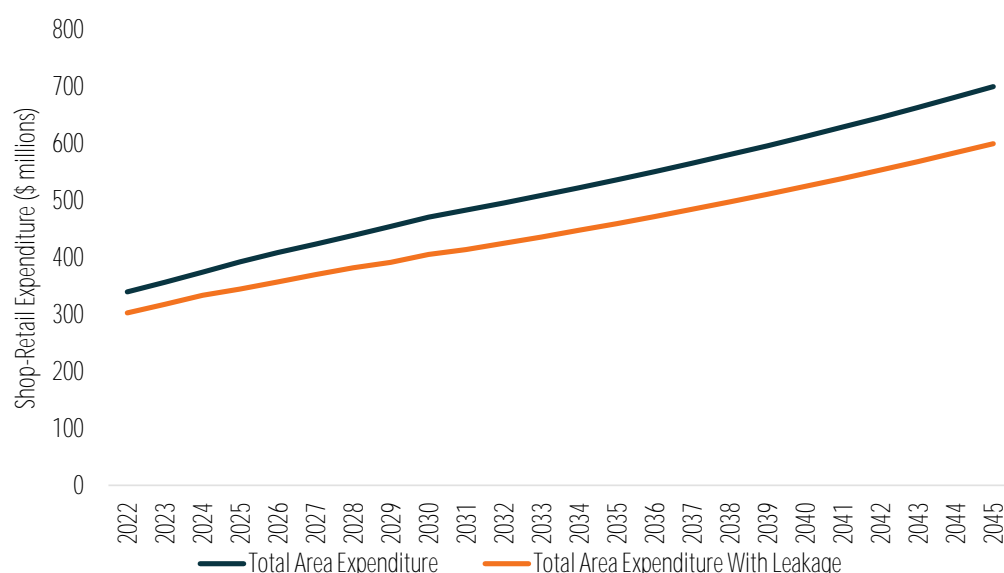


Incomes in the trade area are on similar to the Greater Perth benchmark across the three lowest quintiles, with a higher proportion of households in the fourth quintile (40% versus 26%) and a lower proportion in the fifth (14% versus 27%). This is likely reflective of the higher proportion of residents in the 29-34 age bracket compared to Greater Perth and the prevalence of young families in the area who have not yet achieved their highest earning potential. However, the relatively high number of fourth quintile income households in the catchment indicates that there remains a strong potential for high levels of discretionary spend within the catchment, which will support greater levels of goods and service provision.

### 3.5 Retail Expenditure

ABS Household Expenditure Survey data was used to estimate the average spend per household by income quintile, from which the total expenditure pool of the catchment has been derived. The model combines propensity to spend on commodities based on household income quintiles to derive the total Shop/Retail expenditure in the area. Given projected household growth, Shop/Retail expenditure is estimated to increase from \$339 million in 2022 to \$495 million in 2032, reflecting growth of 46 per cent (Figure 8). By 2037, trade area shop-retail expenditure is predicted to reach \$565 million – an increase of 66 per cent from current levels. This large increase in catchment expenditure reflects the significant expansion in residential dwellings expected to occur in Forrestdale over the next 10 years. Some of this turnover is projected to be lost to online leakage; however, this is expected to be less prominent in respect to convenience retail than other types, such as comparison retailing. The effect of online leakage on the viability of the proposed development is expected to be minimal.

Figure 8. Catchment Area Shop/Retail Expenditure Pool, 2022 to 2045



Source: ABS Census 2016, ABS HHES Survey 2015/2016, Pracsys 2022



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## 4 RETAIL SUPPLY

### 4.1 Current Supply

This section provides an overview of the competitive environment facing the proposed development at Anstey Road. Being a local centre, the proposed centre is likely to compete principally with those centres in close proximity.

Existing retail floorspace supply within the trade area has been derived through data from multiple sources, including:

- The Department of Planning Land Use Survey (2015/17)
- Property Council Shopping Centre Directory (2018)
- Secondary Research (various structure plans, property manager websites etc.)

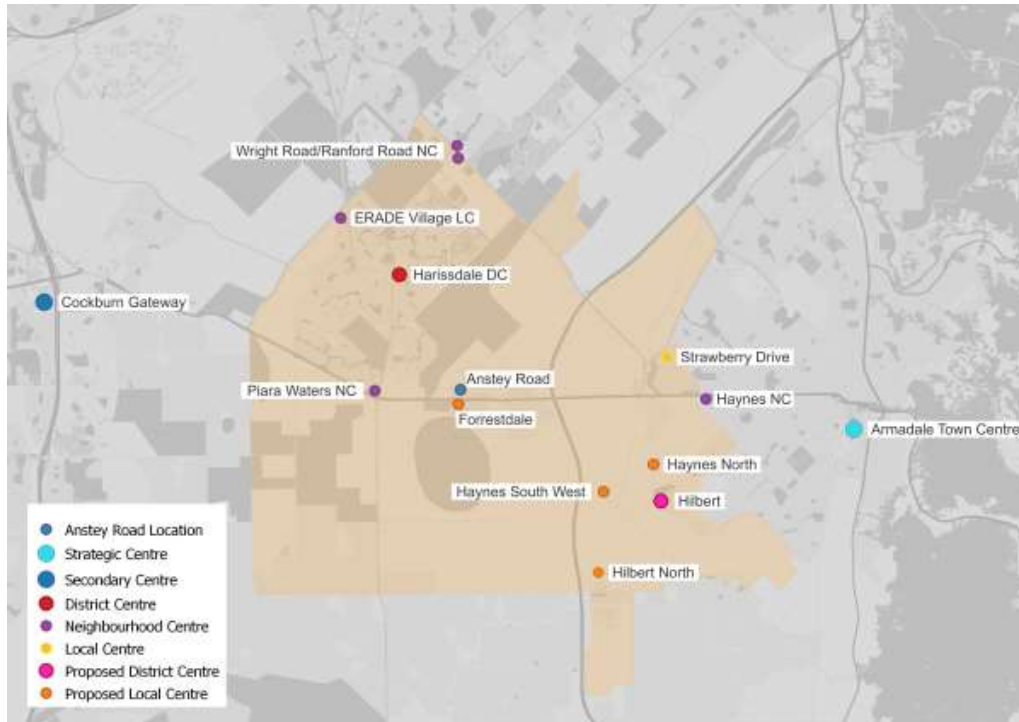
A total of six developments containing Shop/Retail floorspace within five kilometres of the proposed development were included in the analysis to ensure a comprehensive assessment of current local retail supply. Two additional large centres with a wider catchment located outside of the 5km area were included in the gravity modelling to ensure the retail supply is accurately represented. A selection of centres within the supply network are illustrated below (Figure 9). The trade area and surrounding area includes a wide range of retail offerings, from Strategic and Secondary centres such as Armadale and Cockburn Gateway, to mixed-used industrial business areas, and various neighbourhood and local level centres. Most centres within the 5km trade area are neighbourhood and local centres that provide for daily and weekly household shopping needs.



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Figure 9. Trade Area Current & Future Retail Supply Network



Source: DPLH Land Use and Employment Survey 2015/17, Armadale Retail (Commercial) Centres Strategy 2020

The total current Shop/Retail offering within the 5km trade area and surrounds has been estimated at 137,214m<sup>2</sup> (Figure 10).

Figure 10. Trade Area Shop-Retail Floorspace Supply 2021

Centre	Shop-Retail Floorspace (m <sup>2</sup> )
On the Map	
Wright Road / Ranford Road Neighbourhood Centre (City of Armadale Component)	1,438
Harrisdale District Centre	12,200
Wright Road / Ranford Road Neighbourhood Centre (City of Gosnells Component)	6,192
Piara Waters Neighbourhood Centre	550
ERADE Village Local Centre	370
Strawberry Drive	100
Cockburn Gateway	51,322
Armadale T Centre	60,261
Haynes Neighbourhood Centre	4,781
<b>Total Floorspace</b>	<b>137,214</b>

Source: Armadale Local Commercial Strategy 2020, DPLH Land Use and Employment Survey 2015/17



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## 4.2 Expansions and Planned Developments

There has been an increase in the number and scale of planned retail expansions since the State government has relaxed its restrictions on retail floorspace development in 2010. A desktop analysis and review of planning documentation within the City of Armadale and City of Gosnells local government areas was undertaken to identify any planned future Shop-Retail floorspace developments within the trade area and surrounds (Figure 9. Trade Area Current & Future Retail Supply Network. This review identified 10 future retail developments or expansions in the region (Figure 11). A conservatively high estimate of additional Shop/Retail and Other Retail floorspace owing to these expansions has been used to consider the long-term ability of the catchment to support the proposed centre size.

Figure 11. Trade Area Shop-Retail Floorspace Expansions and Developments

Centre	Previous NLA (m <sup>2</sup> )	Expanded NLA (m <sup>2</sup> )	Additional NLA (m <sup>2</sup> )	Year of Expansion
Piara Waters Neighbourhood Centre	550	5,709	5,159	4,298 in 2026 5,709 in 2026
Harrisdale District Centre	12,200	25,000	12,800	22,000 in 2026 25,000 in 2031
ERADE Village Local Centre	370	2,170	1,800	2,170 in 2025
Forrestdale	0	500	500	2026
Haynes Southwest	0	200	200	2026
Haynes Neighbourhood Centre	4,781	6,200	2,538	2026
Haynes North	0	400	400	2026
Hilbert	0	20,000	20,000	5,000 in 2026 20,000 in 2031
Hilbert North	0	700	700	2026
Cockburn Gateway	51,322	90,000	38,668	72,300 in 2026 90,000 in 2036
Armadale T Centre	60,261	100,000	39,739	70,000 in 2026 90,000 in 2036 100,000 in 2041
Anstey Rd (Lot 3 and 301)	0	180	180	2025

Source: Armadale Retail (Commercial) Strategy 2020, element 2020



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## 5 RETAIL NEEDS ASSESSMENT AND IMPACT TEST

This section identifies the potential supportable retail floorspace at the proposed site and then measures the potential impact of the proposed uses on the activity centre hierarchy.

### 5.1 Gravity Modelling and Model Calibration

The retail needs assessment uses gravity modelling to estimate the quantity of Shop/Retail floorspace supportable at the project site. The retail gravity model incorporates the most up to date data on household expenditure from the ABS, retail floorspace supply from the Department of Planning, Lands and Heritage and retail floorspace from secondary sources to identify recent expansions and planned centres.

Gravity model estimates of centre turnover were calibrated against known or modelled turnover data where possible. Key centres used to calibrate the model are listed below, with their respective turnover levels (Figure 12. Centres with Available Turnover Data or Published Productivity Estimates). Where centres were near the border or outside of the trade area, the approximate proportion of their expenditure expected to be derived from the trade area was used to adjust their turnover.

Figure 12. Centres with Available Turnover Data or Published Productivity Estimates

Centre	Turnover (\$)	% Turnover from Catchment
Cockburn Gateway <sup>5</sup>	431,790,000	12%
Armadale T Centre	404,170,527	15%
Harrisdale <sup>6</sup> District Centre	109,600,000	90%
Wright Road / Ranford Road Neighbourhood Centre (City of Armadale Component)	9,347,000	50%
Piara Waters Neighbourhood Centre	4,275,700	90%
ERADE Village Local Centre	2,665,590	75%
Haynes Neighbourhood Centre	36,950,000	40%

Source: Cockburn Gateway 2019, Stockland 2019-20, Armadale Retail (Commercial) Centres Strategy 2020

Retail productivity benchmarks or modelled productivity estimates from the Armadale Retail (Commercial) Centres Strategy were used to calibrate centre turnover where actual data was not available (Figure 14).

### 5.2 Supportable Turnover

#### Shop/Retail Assessment

The Anstey Rd centre is planned as a local centre; SPP4.2 (2010) identified local centres as supporting approximately 1,500m<sup>2</sup> Shop/Retail floorspace Net Lettable Area (NLA).<sup>7</sup> The supportable Shop/Retail

<sup>5</sup> Cockburn Gateway Shopping Centre 2019, 'Asset Profile Flyer' Available from: [https://specialtymallleasing.com.au/ctrpdf/30/PCG316\\_Asset\\_Profile\\_Flyer-SML\\_COCKBURN.pdf](https://specialtymallleasing.com.au/ctrpdf/30/PCG316_Asset_Profile_Flyer-SML_COCKBURN.pdf)

<sup>6</sup> Stockland 2019, 'Property Portfolio'. Available from: <https://www.stockland.com.au/investor-centre/our-portfolio>

<sup>7</sup> All floorspace estimates are in Net Lettable Area terms



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floorspace at the site was therefore tested by assessing whether the turnover available at 500m<sup>2</sup>, 1,000m<sup>2</sup> and 1,500m<sup>2</sup> of Shop/Retail floorspace was sufficient for the centre to be viable over the next 15 years (Figure 13). All testing included the Fast food and Service station developments on lot 3 and 301 Anstey Rd (180m<sup>2</sup> retail NLA proposed) that could be viewed as an extension of the Anstey Rd local centre; although the uses are more likely to cater for the needs of passing traffic rather than local residents. The expected floorspace productivity of each development size in five-year increments was then compared to benchmark floorspace productivity levels for a range of uses and productivity estimates for similar developments from the Armadale Retail (Commercial) Centres Strategy 2020 (the ARC Strategy) (Figure 14 and Figure 15).

Figure 13. Proposed Centre Productivity (\$/m<sup>2</sup>)

Floorspace m <sup>2</sup>	2022	2027	2032	2037
680 (500m <sup>2</sup> proposed site)	9,663	8,047	8,468	8,573
1,180 (1,000m <sup>2</sup> proposed site)	9,397	7,903	8,336	8,453
1,680 (1,500m <sup>2</sup> proposed site)	9,152	7,765	8,209	8,338

Source: Pracsys 2022

Figure 14. Retail Benchmark Productivity

Retail Category	Productivity (\$/m <sup>2</sup> )	Note
Take Home Food	10,749	Grocery
Take Home Liquor	9,674	Bottle shop
Convenience Retail	7,524	Deli / pharmacy
Dine Out Food	6,987	Restaurant
Clothing/Footwear	5,374	Comparison

Source: Colliers 2017

Figure 15. Retail Centre Productivity Benchmarks

Local Centres	2021	2026	2031	2036
Forrestdale	\$7,497	\$7,395	\$7,614	\$7,890
Haynes South West	-	\$7,097	\$7,282	\$7,642
Hilbert North	-	\$6,796	\$7,030	\$7,393

Source: Armadale Retail (Commercial) Centres Strategy 2020

Note: A productivity estimate for the Anstey Road centre was not identified in the Armadale Retail (Commercial) Centres Strategy 2020.

The floorspace productivity of a Shop/Retail development at Anstey Road is predicted to be very high in 2022, reaching almost \$9,700m<sup>2</sup> for a 500m<sup>2</sup> development and \$9,200m<sup>2</sup> for a 1,500m<sup>2</sup> development. It is assumed that several centres in the trade area will be developed or expand by 2026 and onwards. With these centres considered, the expected floorspace productivity of Lot 84 is reduced, particularly in 2027; the proposed centre still achieves higher turnover than most benchmarks even at 1,500m<sup>2</sup>. As the catchment



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population continues to grow after 2027, **the centre's performance improves** and performs better than benchmarks at all sizes tested. This means the proposed centre is expected to be viable at up to 1,500m<sup>2</sup>, even when the fuel station and takeaway food uses proposed at Lot 3 and 301 Anstey Rd are included to make a total of 1,680m<sup>2</sup>.

The predicted floorspace productivity of Lot 84 in 2032 is high enough to support a mix of floorspace types that could include Take Home Food (e.g. supermarket), Dining Out Food (e.g. restaurant) and / or Clothing/Footwear (e.g. comparison) retail, up to the identified 1,500m<sup>2</sup>. It could also support a total of 1,300m<sup>2</sup> supermarket only floorspace (front of house)<sup>8</sup> based on the identified viable floorspace productivity level. While the model identifies a dip in productivity in 2027 due to the significant assumed floorspace expansions, it is temporary, with strong recovery regardless of the size of the proposed centre.

It is recommended that the Lot 84 development is supportable at 1,500m<sup>2</sup> of Shop/Retail floorspace (excluding the Lot 3 and 301 Anstey Road uses). It is also likely that the demand addressed by Lot 3 and 301 Anstey Road uses will come from outside the local area and the supportable floorspace required to meet community need will be greater than 1,500m<sup>2</sup> (excluding the 180m<sup>2</sup> of retail NLA at Lot 3 and 301 Anstey Road).

The results should be seen as complementary to the ARC Strategy. The findings of this assessment provide a more granular investigation of the population growth being proposed in close proximity to the Anstey Rd local centre and the demand that this population creates locally. The smaller model and specific timing and quantum of development provided by the ULDO indicate that the supportable floorspace at the location is greater than what was identified in the ARC Strategy. It should be noted that the proposed centre on its own is within the size expected of a local centre under the State Planning Framework. The proposed 180m<sup>2</sup> of retail uses at Lots 3 and 301 Anstey Rd are uses that derive expenditure from passing traffic (fuel and takeaway food). The analysis has conservatively included these as part of the centre for modelling purposes. While these are technically within the same centre according to the City's Strategy, they do not address the role of a local centre in providing walkable access to daily shopping needs.

## 5.3 Modelling Impacts

### Market Share

The impact is calculated using the estimated floorspace productivity of the development in 2025. All new centres and centre expansions included in 2027 have been included in 2025 to provide a complete assessment of impact. In 2025 the proposed development is expected to turnover approximately \$5 million at 680m<sup>2</sup>, up to \$12 million at 1,680m<sup>2</sup>. **Turnover relative to the catchment's total Shop/Retail expenditure is insignificant, making up approximately 1% of total catchment turnover at 680m<sup>2</sup> and 3% at 1,680m<sup>2</sup>.**

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<sup>8</sup> Back of house floorspace is additional to the Net Lettable Area



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## Impact Assessment

**Turnover impact represents the reduction in a centre's turnover resulting from new competition.** Two scenarios are modelled, one with the proposed development and one without. The two levels of turnover across relevant centres are then compared to estimate the impact the proposed development is expected to have.

### *Impact Assessment Steps<sup>9</sup>*

- Define first year of proposed development operation; estimated to be 2025
- Model shop-retail turnover for all centres, including expansions and new centres, in 2025 (to be conservative all expansions by 2027 were included)
- Include proposed development shop-retail floorspace in model for years 2025, 2027 & 2032
- Model shop-retail turnover for all centres including proposed development in 2025, 2027 & 2032
- Calculate the change in shop-retail turnover for all centres in 2025 and analyse change by 2027 & 2032
- Estimate % change in shop-retail turnover for each centre and compare to draft SPP4.2 impact levels and how they change over time

The impact on individual centres will depend on many factors, including current performance levels, the degree of dependence of one store on another and the competitive response. The impact assessment is therefore representative and an indication of likely turnover declines.

The sustainability of a centre is typically considered significantly impacted when its turnover is reduced by more than 10%.<sup>10</sup> Figure 16. Selected Centres – displays the results of the impact test for the proposed development at Anstey Road using a gravity model approach. The results reveal the difference in retail turnover owing to the development of the Anstey Road local centre at different floorspace amounts.

The impact test has been conducted at a proposed size of 1,680m<sup>2</sup> in 2025, against turnovers of the same **centre's in 2025** with the proposed 180m<sup>2</sup> retail floorspace at the Anstey centre (Figure 16).

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<sup>9</sup> For more details on Gravity Modelling specifically, please see Section 8, Appendix 1: Gravity Modelling Methodology

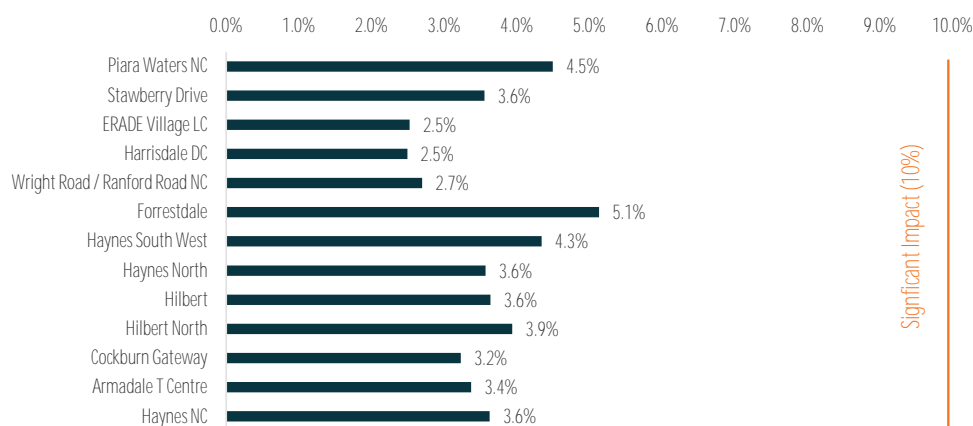
<sup>10</sup> As defined by the draft SPP4.2 Implementation Guidelines



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Figure 16. Selected Centres – Impact Test Results



Source: Pracsys 2022

The impacts should be interpreted as the change in turnover at a centre based on the turnover drawn from the identified study area. For instance it is assumed that the Armadale Town Centre draws 15% of its turnover from the trade area; this is the impact on that 15% of turnover, not the total turnover of the Armadale Town Centre.

The impact on all centres is below the 10% significant impact and moderate impact thresholds identified in the draft SPP4.2 guidelines (and the revised SPP4.2 (2023) Impact Guidelines). This reflects the small scale of the development. Over time the identified impacts are wholly mitigated by population growth and additional expenditure in the trade area and all centres achieve increases in turnover to baseline by 2027 and significant increases in turnover compared to the baseline by 2032. This reflects the increase expenditure at the proposed development drawing largely from the significant population increase from surrounding residential developments (Figure 17).

Figure 17. Turnover Impact in 2025, 2027 and 2032

Centre	Change in Turnover from 2025 Baseline (%)		
	2025	2027	2032
Piara Waters NC	-4.5%	3.3%	42.5% <sup>11</sup>
Strawberry Drive	-3.6%	3.9%	3.9%
ERADE NC	-2.5%	2.9%	10.1%
Harrisdale DC	-2.5%	3.3%	11.2%
Wright Road / Ranford Road NC	-2.7%	3.2%	10.2%
Forrestdale	-5.1%	3.9%	8.9%
Haynes South West	-4.3%	5.1%	6.3%
Haynes North	-3.6%	4.4%	1.6%

<sup>11</sup> Large jump due to assumed stage 2 expansion in 2031



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Centre	Change in Turnover from 2025 Baseline (%)		
Hilbert	-3.6%	4.5%	308.1% <sup>12</sup>
Hilbert North	-3.9%	4.7%	2.3%
Cockburn Gateway	-3.2%	3.2%	9.3%
Armadale T Centre	-3.4%	3.9%	3.3%
Haynes NC	-3.6%	5.5%	11.0%

Source: Pracsys 2022

The impacts show that the proposed uses will not affect the viability of surrounding centres, both current and planned.

## 5.4 Competitive Response

Whether actual impacts on retail centres are similar to estimated impacts largely depends on the competitive response. The competitive response is usually targeted at improving the foot traffic and therefore turnover of a centre and can be affected at a centre level or an individual tenant level. At the centre level, the response can include but is not limited to: centre refurbishment and redevelopment, tenancy re-mixing and marketing events. At the tenant level, the response may involve store refurbishment, improving the level of customer service, improving in-store management, advertising and pricing. How competitors respond will naturally affect the level of impact that is experienced as a result of the proposed development. All these factors have a potential to significantly reduce the impact of the proposed development at Anstey Road.

<sup>12</sup> Centre now assumed to expand from 5,000m<sup>2</sup> to 20,000m<sup>2</sup> in 2031



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## 6 IMPACT ON COMMUNITY

### 6.1 Economic Benefits

The proposed development at Anstey Rd will provide ongoing employment benefits resulting from operations of the proposed retail offerings. It is estimated that by 2032 the proposed development will support 90 Full Time Equivalent jobs based on an additional 1,500m<sup>2</sup>. Some of this employment will be a transfer from within the trade area while some will reflect new employment opportunities for locals.

### 6.2 Community Benefits

The proposed development will support walkable access to Shop/Retail uses for the significant population being supported by neighbouring residential developments. The proposed development will offer a variety of different retail offerings and encourage healthy competition in the area, all of which will benefit customers. This creates balance and equity of access as larger numbers of people are able to access the goods and services they desire in a timelier fashion.

The proposed development aligns with objectives in the draft SPP4.2 and the ARC Strategy. Specifically, it provides access to daily shopping needs for future residents within a walkable catchment, addresses community need efficiently and equitably and reduces the need for private car trips. The additional 3,470 persons directly adjacent to the centre will create significant demand for daily shopping trips. The proposed centre is located centrally to all of the surrounding residential developments with approximately 50% of the proposed developable area within 400m of the centre, providing high levels of walkability.

Without the proposed development the objectives identified above could not be met, specifically: the current uses proposed at Lot 3 and 301 Anstey would not address daily shopping needs; the Forrestdale local centre has not progressed with any planning and is not of sufficient scale to meet daily shopping demand (particularly as it shares a boundary with residential dwellings); and, the nearest offering to provide for daily shopping needs is over 1.4 km to the west (the future Nicholson Road North centre) and almost 5km to the east (Haynes Neighbourhood Centre). The proposed development will provide appropriate activity centre uses to create a liveable community and address Local and State planning objectives.

The benefits associated with the proposed development are likely to be a welcome addition from both an economic and community benefit perspective by providing employment, reducing travel time, providing variety, encouraging healthy competition and creating a case for equitable access.



Retail Needs Assessment for Lot 84, 16 Anstey Road Forrestdale



## 7 CONCLUSION

This report assesses the proposed development at Lot 84, 16 Anstey Road Forrestdale, in the City of Armadale, its trade area and competition to estimate the need for and potential impacts of the development on the retail network.

### Retail Needs Assessment

Population is likely to expand significantly in the 5km catchment around the proposed site over the next 10 years and beyond due to significant residential developments, and the trade area population has relatively high incomes that are likely to support increased disposable expenditure for retail items.

There are also many proposed expansions and developments to be completed in the trade area over the next 10 years which will meet the demand of the Trade Area population. Anstey Rd local centre is strategically positioned to address the daily shopping needs of directly adjacent residential developments.

Retail demand was assessed through gravity modelling, accounting for all centres identified in the trade area, as well as new developments and expansions. The analysis identified that up to an additional 1,500m<sup>2</sup> of Shop/Retail floorspace would be supportable at the site currently with this level of floorspace remaining viable once competing centres are completed by 2027. This accounted for the nearby fast food and service station developments on lot 3 and 301 Anstey Road, which amounts to 180m<sup>2</sup> of retail floorspace. Population-driven demand will continue to expand in the trade area, supporting the viability of the site through the fifteen-year timeframe of the analysis.

### Impact Test

Modelling has shown that the estimated impacts are less than the moderate (5%, apart from Forrestdale at 5.1%) and well below the 10% significant impact threshold identified by the draft SPP4.2 (2020) and current SPP4.2 (2023); the sustainability of the centre hierarchy will be preserved. A number of factors contribute to this finding, including:

- The development is small and would not achieve a concentration that would draw customers away from larger surrounding centres, relying predominantly on local expenditure
- The development is in an expanding residential area that will have high population levels mitigating the impact on nearby centres
- There are few centres in immediate proximity to the proposed development
- A profitable competitive environment

Overall, the development is expected to be a positive contribution to the retail network as it will create significant economic and community benefit. Local residents will benefit through walkable access to daily shopping amenity, reduced travel times for daily shopping trips, increased variety and healthy competition that will not undermine the activity centre hierarchy. This benefits all households and allows a larger share of income to be directed to other activities.

The Proposed Development aligns with draft SPP4.2 and ARC Strategy objectives and can be recommended for approval.



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## 8 APPENDIX 1: GRAVITY MODELLING METHODOLOGY

Gravity models allow for the measurement of spatial interaction as a function of distance to determine the probability of a given customer shopping at a centre and provide an approximation of trade area and sales potential for a development. This modelling technique uses the distance between a household and each centre, and a measure of 'attractiveness' to define the probability model. The 'attractiveness' of a centre has been defined by total floorspace and the distance has been calculated by measuring straight-line distances between each centre and population. The gravity model probability formula is shown in Figure 18.

Figure 18. Gravity Model Probability Formula

$$P_{ij} = \frac{\frac{A_{jk}^a}{D_{ij}^\beta}}{\sum_{j=1}^m \frac{A_{jk}^a}{D_{ij}^\beta}}$$

$P_{ij}$  = Probability of customer living/working in statistical area i shopping at complex j.  
 $A_i$  = Area of floorspace in centre, j in square metres, according to the type of supply, k.  
 $D_{ij}$  = Distance between statistical area of households, i and complex j.  
 $a$  = Area exponent  
 $\beta$  = Distance exponent  
 $k$  = Type of supply or expenditure, either Convenience or Comparison  
 $i$  = Statistical area ( $i=1, \dots, n$ )  
 $j$  = Complexes ( $j=1, \dots, m$ )

Source: Carter, C (1993) 'Assumptions Underlying the Retail Gravity Model', *Appraisal Journal*, Vol 61, No 4, pp510; Pracsys (2020)



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Figure 19. Gravity Model Demand Formula

$$D_{kj} = \sum_{i=1}^n (P_{ij} * E_i)$$

$D_{kj}$  = Demand for retail category k, at centre j.  
 $E_i$  = Expenditure pool of statistical area i.

**Source:** Carter, C (1993) 'Assumptions Underlying the Retail Gravity Model', *Appraisal Journal*, Vol 61, No 4, pp510; Pracsys (2020)

Figure 19 shows that the demand for retail category k<sup>13</sup>, at centre j, is equal to the sum of the probabilities of customers living in statistical areas i to n, multiplied by the expenditure pool of statistical area i. In other words, the demand for retail is a function of the probability of customer from particular statistical area attending the centre multiplied by the expenditure pool of that statistical area. The expenditure pool is derived through the population multiplied by its income distribution.

In its core form gravity modelling provides a clearer, reproducible outcome that can be easily assessed. However, it does not consider local factors, including:

- The comparative value proposition of centres (e.g. the presence of an 'anchor' attractor that draws significant market share);
- The brand preference of users; or
- The efficiency of transport networks, as well as geographical barriers (e.g. in some cases it may be easier for customers to access a centre that lies physically further away).

## 8.1 Drivers of Retail Floorspace Supply and Demand

Demand changes can result in increased or decreased expenditure. The potential causes of demand changes are shown in Figure 20. These largely show that an increasing population increases demand, and vice versa. There are significant amounts of commercial floorspace, especially office floorspace, flagged for the central sub-region of Perth and beyond. There will also be significant numbers of new dwellings provided across Perth. This increase in residents has the potential to boost demand for goods and services in the area.

<sup>13</sup> Retail categories are determined by their PLUC code and whether they are convenience or comparison goods. Convenience goods are day-to-day items such as groceries, pharmaceuticals and fast food. Comparison goods are items where consumers are willing to travel further distances, and are bought less frequently such as clothing, furniture, electronics, or other household items.

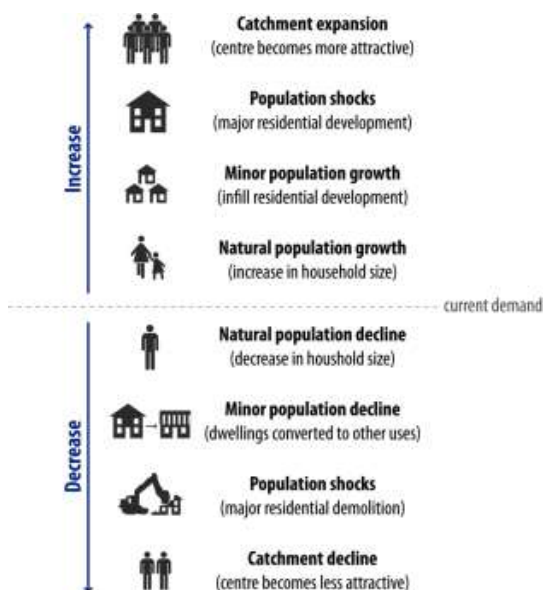


Retail Needs Assessment for Lot 84, 16 Anstey Road Forrestdale



Demand can also increase from rising incomes, or wealth, because people have more disposable income to spend on retail. Demand can also be increased by reducing leakage. Leakage for retail is largely caused by online retail, as well as travelling.

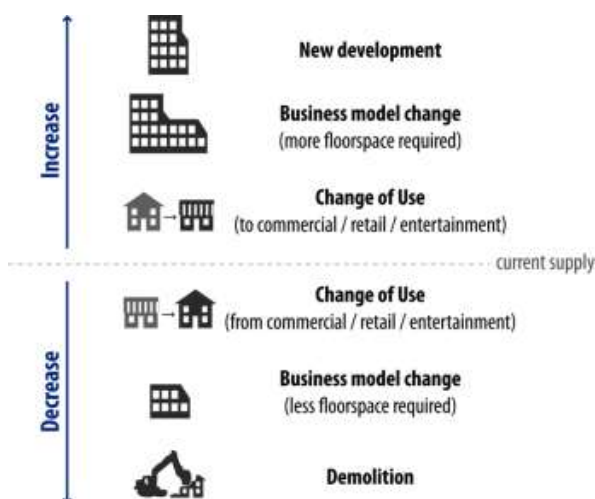
Figure 20. Drivers of Retail Floorspace Demand



Source: Pracsys 2020

Supply changes can result in increased or decreased retail floorspace. The potential causes of supply changes are shown in Figure 19.

Figure 21. Drivers of Retail Floorspace Supply



Source: Pracsys 2020



SCHEDULE OF SUBMISSIONS - PROPOSED STRUCTURE PLAN AMENDMENT 1 – ANSTEY KEANE URBAN DEVELOPMENT PRECINCT EAST STRUCTURE PLAN			
NO.	SUPPORT, OBJECT, COMMENT	SUMMARY OF SUBMISSION	RECOMMENDATION
1	Support	1.1 Support the Additional Local Centre Zoning adjacent to Lot 500 and Lot 800 Local Centre Zone. Encourage Direct Vehicle and Pedestrian Access between properties.	Noted.
2	Support	2.1 A local centre with amenities and shopping centres will be greatly beneficial to the community. Full support for controls surrounding security and anti-social behaviour.	Noted.
3	Object	<p>Objects to the introduction of 1,500m<sup>2</sup> of additional shop-retail floor space within the Anstey Keane Urban Development Precinct for the following reasons:</p> <p>3.1 The 'Industrial Business' land located at the corner of Allen Road and Macfarlane Road identified in the Structure Plan was already deemed by the City of Armadale and the Western Australian Planning Commission (WAPC) as providing an appropriate amount of non-residential land. Amendment 1 will undermine the ability to deliver retail uses in this location, conflicting with this previous decision.</p> <p>3.2 Amendment 113 to the City's Town Planning Scheme No.4 (LPS4) and the City's subsequent local centre approval over Lot 3 Armadale Road and Lot 301 Anstey Road was also deemed to satisfy the retail demand from the Anstey Urban Cell.</p> <p>3.3 The City's Retail (Commercial) Centres Strategy 2020 places an upper limit of 500m<sup>2</sup> of shop-retail floor space in this location, which is already accounted for and being delivered within this urban cell.</p> <p>The above matters are discussed in further detail under the corresponding headings below.</p> <p><b>Industrial-Business – Anstey Keane Urban Development Precinct East Structure Plan</b></p> <p>The Structure Plan already makes adequate provision for retail land uses at the corner of Allen Road and Macfarlane Road, with the intent to provide a non-residential transition between the industrial activities of the adjoining Forrestdale Business Park and future residents within the Structure Plan area while also providing commercial and retail opportunities within this cell.</p> <p>Whilst there was an initial assumption against the potential for additional commercial uses as reflected in the City's <i>Local Planning Strategy (2016)</i>, the Structure Plan was supported by a 'Non-residential Land Use Option' report prepared by Shrapnel Urban Planning which</p>	Refer to the comments and recommendations provided on Issues 1, 2 and 3 in the report in the Development Services Committee agenda.



	<p>demonstrated that zoning of this land ‘Industrial Business’ in the Structure Plan was appropriate, providing for a significant number of complimentary land uses including shop-retail activities.</p> <p>The report confirmed that the location and configuration of the centre was the appropriate location for such uses, with Keane Road (now renamed Macfarlane Road) offering a higher level of visibility / passing traffic than anywhere else in the Structure Plan area.</p> <p>In acknowledgment that the City’s Local Planning Strategy did not identify any retail floorspace within the Structure Plan area and to ensure the viability of the City’s existing commercial centres were not compromised, the City requested that the Part 2 Structure Plan report be amended to clarify that in accordance with <i>State Planning Policy 4.2 Activity Centres for Perth and Peel</i>, a Retail Sustainability Assessment must be prepared in support of any future development application(s) that propose any ‘shop-retail’ floor area, to allow the City to assess the need and appropriateness of such land uses given its context. Importantly, this was only applicable for the site at the corner of Allen Road and Macfarlane Road and not Lot 500.</p> <p>Amendment 1 would undermine the ability to deliver on retail and commercial uses in this location, particularly given the City’s position (which was subsequently supported by the WAPC) to limit non-retail uses in the precinct given the planned centre hierarchy in the surrounding locality. Further commentary in this regard is provided below.</p> <p><b>Amendment 113 to Local Planning Scheme No.4</b></p> <p>The Retail Needs Assessment (RNA) undertaken as part of Amendment 113 demonstrated that the rezoning of Lot 3 Armadale Road and Lot 301 Anstey Road to ‘Local Centre’ was enough to satisfy the retail demands of the Forrestdale / Piara Waters / Harrisdale locality, taking into account the potential for retail and commercial land uses at the corner of Allen Road and Mcfarlane Road.</p> <p>The RNA prepared by Macroplan as part of Amendment 113 made this very clear, highlighting that the locality was already well serviced by larger neighbourhood and district centres, and that the Anstey Road East Urban Precinct could only accommodate a smaller scale local centre without compromising the function and viability of these other retail centres within the City of Armadale. The subsequent development approval over Lot 3 Armadale Road and Lot 301 Anstey Road was granted on this basis the site was considered to adequately service the needs of the growing trade area population within Forrestdale, particularly within the emerging Anstey Road Urban Precinct due its small scale which was able to be easily absorbed into the retail supply of the area.</p> <p>Whilst the Southern River / Forrestdale / Brookdale / Wungong District Structure Plan makes provision for retail floorspace to be defined at the detailed planning stage, this has already been</p>	
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	<p>exhausted as part of Amendment 113. With this in mind, Amendment 1 conflicts with the preceding retail analysis undertaken as part of Amendment 113 and the Structure Plan before it, and that Amendment 1 will undermine the viability of existing and emerging centres in the locality.</p> <p><b>Retail (Commercial) Centres Strategy 2020</b></p> <p>Throughout every stage of planning for the Anstey Keane Urban Development Precinct, there has been no identified need for a local centre in the area, supported by the City's <i>Retail (Commercial) Centres Strategy 2020</i> which places an upper limit of 500m<sup>2</sup> of shop-retail floor space in the precinct.</p> <p>As noted above, the 500m<sup>2</sup> floor space cap has subsequently been accounted for by the Anstey Keane Urban Development Precinct East Structure Plan, Amendment 113 and the subsequent approval of a mixed commercial development at Lot 3 Armadale Road and Lot 301 Anstey Road. This is particularly relevant in the context of the expansion of the neighbourhood centre at Lot 806 Nicholson Road, Piara Waters – located less than 1.2km from the Anstey Road East Urban Precinct. The centre which will include 3,677m<sup>2</sup> of NLA already provides a range of commercial activities and will satisfy the broader retail needs of the Forrestdale / Piara Waters / Harrisdale locality.</p> <p>To avoid impacting the viability of this centre (and the wider activity centre hierarchy), the local centre approval for Lot 3 Armadale Road and Lot 301 Anstey Road restricted commercial activities to smaller scale fuel, convenience oriented and takeaway food uses to a maximum of 500m<sup>2</sup> NLA. Whilst the City's <i>Retail (Commercial) Centres Strategy 2020 and SPP4.2</i> provide for a maximum shop-retail floor space of 1,500m<sup>2</sup> for local centres, there has been a longstanding acknowledgement that the Anstey Road centre was not capable of accommodating such an amount – in large part due to the existing capacity within the Anstey Keane Urban Development Precinct East Structure Plan to accommodate such uses.</p> <p>Amendment 1 and the introduction of an additional 1,500m<sup>2</sup> of retail floorspace would not only undermine existing, committed and planned public and private investment in the area but also the established and planned activity centre hierarchy in the locality.</p> <p><b>Summary</b></p> <p>In summary, we do not support the proposal for the reasons mentioned above. The proposal undermines the intent of preceding local structure planning in the Anstey Keane Urban Development Precinct and its approval would unreasonably impacts the established activity centre hierarchy.</p>	
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4	Support	<p>4.1 Support the proposal for zoning to local centre. The zoning change is considered to be for an appropriate location and will be a benefit to the current and future residents. The local centre will integrate well with the future child care premises, fast food outlet and service station developments which have all been granted development approval in recent years.</p>	Noted
5	Object	<p>5.1 Notes that the site on the corner at 12 Anstey Road and 799 Armadale Road was subject to Scheme Amendment 113 to rezone the site to Local Centre. The amendment was only finalized in 2021. The site the subject of the Local Centre is 3791m<sup>2</sup>.</p> <p>5.2 The above site has approval for a service station and fast-food outlets. While we do not have access to the approved plans, the preliminary plans included 600m<sup>2</sup> of retail floor area.</p> <p>A review of recent aerial photography indicates that no works have been undertaken on site. We assume the development application was approved in 2021. The Structure Plan Amendment site at 16 Anstey Road is 8797m<sup>2</sup> in area.</p> <p>5.3 The combined area of the Local Centre, as per Amendment 113 and this amendment is 12,588m<sup>2</sup>. This is a significant size for a local centre. The City's Local Planning Strategy does not identify a local centre on the subject site. The proposed amendment is not consistent with the City's Armadale Retail (Commercial) Centres Strategy 2020, which identifies the local centre on the adjoining site (12 Anstey Road and 799 Armadale Road) with a maximum retail floor area of 500m<sup>2</sup>.</p> <p>The amendment documents suggests that the structure plan amendment site will provide for the future establishment of a local centre on the amendment site, however, a local centre is already permitted on the adjoining site, being the land the subject of Amendment No. 113 (12 Anstey Road and 799 Armadale Road).</p> <p>The amendment also seems to rely on the fact that the service station and fast-food outlets will proceed, which is not guaranteed, and we note that no work has been undertaken on the site since approval.</p> <p>The amendment also suggests that a maximum of 1500m<sup>2</sup> of retail floor space will be permitted on the amendment site. This appears to be in addition to the 600m<sup>2</sup> approved on the adjoining site. If the approved development does not proceed does this also mean that the currently zoned Local Centre site could achieve a similar level of retail floorspace (i.e combined 2000-3000m<sup>2</sup>).</p> <p>There is no limitation on the total retail floor space for the Local Centre as a whole, rather each sites appears to suggest that they can both achieve 1500m<sup>2</sup> on their respective sites. If the amendment is approved, the Structure Plan amendment needs to include a maximum retail floor area in the amendment and this needs to be consistent with the City's Armadale</p>	<p>Refer to the comments and recommendations provided on Issues 2, 3, 4 and 5 in the report in the Development Services Committee agenda.</p>



	<p>Retail (Commercial) Centres Strategy 2020 and apply over the whole local centre.</p> <p><b>5.4 Impact on Armadale Central Shopping Centre</b></p> <p>Armadale Central has seen a steady decline of retail turnover over the last ten years which has resulted in a fall of centre rents which has a direct correlation to the centres GRV. When the centre opened Woolworths turnover peaked in 2012/13 at \$51 million where it has steadily declined due to the oversupply of retail and cannibalisation of competing centres (Haynes, Kelmscott, Byford) out of the CBD - In 2018/19 Woolworths declined to its lowest point of \$35million.</p> <p>This fall in turnover has had a direct impact on rents at the centre with most net effective rents sitting between \$150/m<sup>2</sup> - \$250/m<sup>2</sup> which is 25% of what they were when the centre was first built. The additional retail being offered will continue to see the decline of the Armadale CBD. The CBD is now at its worst that The landowner has seen in 12 years with a lack of foot traffic and an increase in vacancy.</p> <p><b>5.4 Objections</b></p> <p>The landowner has the following specific objections to the structure plan amendment:</p> <p>The City's current Local Planning Strategy does not identify a local centre on the subject site.</p> <p>The City's Armadale Retail (Commercial) Centres Strategy 2020 identifies the local centre on 12 Anstey Road and 799 Armadale Road and not on the subject site.</p> <p>Strategy identifies a maximum of 500m<sup>2</sup> retail floorspace for the local centre. The Strategy is a recent document and the City should not make decisions against the strategy given its recent adoption.</p> <p>The amendment documentation appears to suggest 1500m<sup>2</sup> on the subject site plus the approved retail floor area on 12 Anstey Road and 799 Armadale Road. This would suggest more than 2000m<sup>2</sup> of retail floor area for the local centre and a 300% increase on the retail floor area identified in the Armadale Retail (Commercial) Centers Strategy 2020.</p> <p>The City is preparing its new Local Planning Strategy and the amendment should not proceed until the City has finalized its new Local Planning Strategy as it pre-empt's an outcome for the site, which may not be supported in the LPS. In fact, the outcome proposed by the amendment should not be supported in the new LPS given that it does not meet the outcomes of the Armadale Retail (Commercial) Centers Strategy 2020.</p> <p>The Armadale Central Shopping Centre has experienced a steady decline over the last 10 years, which has resulted in less foot traffic, lower rents and increases in vacancies. The City needs to ensure that its Strategic Regional Centre maintains both its importance and</p>	
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		viability. The Amendment should not be approved.	
6	Object	<p>Stockland supports the established hierarchy of centres that have been defined for the wider locality under the guidance of <i>State Planning Policy 4.2 – Metropolitan Centres for Perth and Peel</i>, to ensure the full range of shopping needs of the community are met. Stockland <b>object</b> to the proposed changes as per the reasons outlined within the submission below.</p> <p>6.1 The proposal is not consistent with the long-standing planning framework for the locality and would allow for the local centre to grow significantly larger than has previously been foreshadowed in any planning document. The ability for the Harrisdale district centre to develop to its intended size and function to support the district level community need would be substantially compromised, and result in a fragmentation of activity and remove the ability to generate a critical mass necessary to create a vibrant urban centre.</p> <p>The wider Southern River/Forrestdale/Harrisdale/Wungong locality represents complex transformation of rural land to urban purposes that has been achieved via incremental land assembly across nearly three decades. The success of the locality has been largely due to the comprehensive planning that has been dutifully undertaken by the Western Australian Planning Commission (WAPC) and the City of Armadale (City) over many years.</p> <p>The locality has been comprehensively planned and is being rolled out in an orderly and co-ordinated manner. In fact, there are few areas in the Perth metropolitan area that have been developed in such a well-planned manner. To the City's credit, they have maintained an up to date range of planning documents that have ensured that development is undertaken by a significant range of independent land developers in a manner that in line with a clear and consistent overarching vision.</p> <p>In recent years Stockland has prepared an appropriate planning framework for the development of the Harrisdale activity centre. This has included updates to Harrisdale Activity Centre Structure Plan and preparation of associated Local Development Plans to guide the built form to ensure they meet modern the expectations of community. These updates have been undertaken in order to reflect the District Centre status of Harrisdale activity centre under SPP 4.2, and ensure that the area continues to be guided by comprehensive planning in accordance with the long established prevailing planning framework.</p> <p>The Harrisdale Activity Centre is located on Nicholson Road 2.5 km from the existing local centre on the corner of Anstey Road and Armadale Road.</p> <p>6.2 Location</p> <p>The proposed modifications seek to characterise the proposal as a new local centre that would be developed generally in accordance with the location and intent outlined in the</p>	<p>Refer to the comments and recommendations provided on Issues 2, 3, 5, 6, 7, 8, 9 and 10 in the report in the Development Services Committee agenda.</p>



	<p>freshly adopted <i>Armada Retail (Commercial) Centres Strategy</i> – however – the fact is that the proposal is seeking incremental expansion to the existing centre well beyond the planned scale and function.</p> <p>The WAPC and City have a very well managed framework has been carefully planned to ensure an effective distribution of local centres throughout the locality to maximise the number of dwellings that have a local centre within its catchment, whilst also ensuring the higher order centres are able to function effectively by creating the critical mass and destination appeal.</p> <p>A scheme amendment request was lodged with the City of Armadale in March 2020, to rezone lots 3 and 301 (corner of Anstey and Armadale Road) having a total site area of 3,944 sqm. This amendment was ultimately gazetted on 1 April 2021, moving both lots into the ‘Local Centre’ zone.</p> <p>This application was premised on the basis that it was:</p> <p><i>‘...an opportunity to delivery upon the planned objective of a local centre within the Anstey Road Urban Precinct, being located generally where it was originally envisaged’.</i></p> <p>And</p> <p><i>‘With current planning structure planning and subdivision for the broader Anstey Road Urban Precinct not creating any local retail centre, the amendment bridges this gap by way of providing a local centre within the Precinct’.</i></p> <p>Therefore, the City and WAPC made a decision to back the local centre in the location as now shown on the scheme maps, on the basis that it provided the objective of a number of village centres (local centre) which were to be evenly distributed across the locality to provide the widest access to local (day-today) retail amenity. There was no expectation or desire for this centre to grow, as it was already performing the desired functions. The application was lodged with the concept plan which confirmed the 200 sqm convenience store component that would provide the retail convenience of ‘top up’ or shopping, with the core retailing of the weekly shop should occur at a neighbourhood or district centre.</p> <p>If the expansion to the existing centre was supported it would result in an over provision of the local centre, and a void of local shopping in the remained of Structure Plan area – where there was intended to be two (in addition to a third nearby on the southern side of Armadale Road).</p> <p><b>6.3 Size</b></p> <p>A local centre is the lowest size centre in the designated centres hierarchy. Neighbourhood centres sit above the local centres in the retail hierarchy, and are intended to help provide</p>	
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		<p>for the main daily to weekly household shopping and community needs. Local centres are intended to accommodate the ‘day-to-day’ needs of the local community.</p> <p>The <i>City of Armadale Local Planning Strategy</i> states:</p> <p><i>The most recent version of SPP 4.2 states that a local centre is "any centre with a Shop/Retail floorspace under 1,500 sqm" (SPP 4.2, bottom of Table 2). <b>This is quite clear and it is therefore reasonable to assume that any activity centre with Shop/ Retail floorspace in excess of 1,500 sqm is something other than a local centre, i.e, a neighbourhood centre or above.</b></i></p> <p>Consistent with this, in the Perth metropolitan area, local government typically defined three sizes of local centre:</p> <ul style="list-style-type: none"> <li>• Large local centre – 600 - 1,500 sqm</li> <li>• Medium local centre – 300 - 600 sqm</li> <li>• Small local centre – up to 300 sqm</li> </ul> <p>The centre that has already been approved consists of convenience store floorspace (265 sqm) and fast food floorspace (270 sqm) which total 535 sqm - the upper level for a medium sided local centre. The proposed additional 1,500 sqm would push it to a total floorspace well beyond 2,000 sqm, which would make it the largest local centre in the City of Armadale.</p> <p>It is also noted that the existing ‘medium local centre’ is across a 3,791 sqm lot, where as the proposed amendment seeks to include 8,797 sqm, which is 2.3 times larger. The scale of the increase is clearly too large and will significantly push the amount of land zoned ‘local centre’ well beyond the intent of the zone.</p> <p><b>6.4 Function</b></p> <p>Whilst the proposed ‘activity node’ is intended to be below that of a local centre in the retail hierarchy, it is considered that it would have similar functions. We note that the follow characteristics are provided for Neighbourhood and local centres under SPP4.2:</p> <p><i>5.1.2 (2) Neighbourhood and local centres play an important role in providing <b>walkable</b> access to services and facilities for communities. These centres should be recognised in local planning strategies, and also in structure plans for new urban areas.</i></p> <p>Additionally the City of Armadale outlines the desired characteristics and role of a local centre its <i>Local Commercial Strategy</i> as follows:</p> <p><i>Local Centres</i></p> <p><i>Local Centres are diverse focal points of neighbourhoods where communities are provided</i></p>	
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	<p><i>with access to basic day-to-day goods and services, such as delicatessens and <b>convenience stores</b>, nearby to where people live. Local Centres can vary in size, but usually with a NLA of <b>under 1500m<sup>2</sup></b>, and supply access to <b>small social/community hubs</b>, transport interchanges while being walkable and potentially being mixed-use.</i></p> <p>This role and function is at odds with the applicants stated vision to provide for a larger <b>destination</b> node, as it is clearly intended to perform a destination function, instead of the intended walk-in or passing motorists customers. Additionally, the rezoning of the site from residential to local centre under the structure plan would reduce the dwelling yield from 695 to 675 – a significant reduction that is counter to the intention to increase residential development in the vicinity of local centres and promote walkability.</p> <p><b>6.5 City of Armadale – Local Commercial Strategy</b></p> <p>The City of Armadale’s Local Commercial Strategy placed great emphasis on the design of centres, which is to be led by Liveable Neighbourhoods:</p> <p><i>‘The Liveable Neighbourhoods is an operational policy created by the WAPC that aims to guide the structure planning, and subdivision, of greenfield as well as large brownfield sites. This policy promotes an urban structure of more walkable neighbourhoods. It supports a structure that includes community facilities and services that can be accessed by walking, cycling and public transport through an efficient interconnected movement network. This additionally facilitates employment opportunities and economic stability throughout the hierarchy of activity centres’.</i></p> <p><i>‘The policy states neighbourhoods should be able to support activity centres that have a mix of retail, commercial and community facilities as well as employment opportunities. The Retail (Commercial) Strategy considers the intent of Liveable Neighbourhoods when considering the diversity of land uses within each centre’.</i></p> <p>Liveable Neighbourhoods operates as a neighbourhood design code, to facilitate the development of sustainable communities. Its principle aims that relate to this proposal are:</p> <p>To provide for an urban structure of walkable neighbourhoods clustering to form towns of compatible mixed uses in order to reduce car dependence for access to employment, retail and community facilities.</p> <p>To ensure that walkable neighbourhoods and access to services and facilities are designed for all users, including those with disabilities.</p> <p>To provide for access generally by way of an interconnected network of streets which facilitate safe, efficient and pleasant walking, cycling and driving.</p> <p>The proposal to dramatically increase the size of the centre does not satisfactorily</p>	
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	<p>demonstrate how it will meet the principle aims of Liveable Neighbourhoods.</p> <p><b>6.6 Economic Considerations</b></p> <p>The relevant economic considerations applicable to planning matters are identified within SPP 4.2. Importantly, SPP 4.2 identifies the key considerations from a ‘needs’ perspective within the broader centre hierarchy and the ability for existing and planned centres to fulfil the retail and commercial needs of the current and emerging populations.</p> <p>In relation to the economic reporting that underpins the proposal, we note the following key items:</p> <ol style="list-style-type: none"><li>1. The City recently completed its local commercial strategy which sets the activity centre hierarchy for the area. This is based on future growth projections which don't appear significantly changed from today's expectations. Given that the expectations have largely not changed, the need for a new local centre has not been adequately demonstrated or justified.</li><li>2. As per SPP 4.2 Implementation Guidelines, a needs assessment is required to demonstrate expected gaps in the hierarchy. This has not been undertaken and therefore does not adequately meet the requirements to demonstrate reasonable need.</li><li>3. The retail assessment does not demonstrate that existing and future centres (centres noted in the report as growing by 100,000+ sqm) will not adequately meet retail need. Thus, there is no clear demonstration that proposed centre is required.</li><li>4. Furthermore, the proposed centre turnover is relatively low for convenience shop retail. Analysis uses benchmarks of larger centres and 2017 Colliers analysis. As such, likely turnover impact higher than estimated. Turnover impacts relatively low because of high levels of retail choice in the market already.</li></ol> <p>In summary, the proposal does not adequately provide a sound economic basis or justification for the need for a new local centre. The emergence of a new local centre in this location would undermine the Local Commercial Strategy and the provisions identified within SPP 4.2.</p>	
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## STATE GOVERNMENT AGENCIES

SCHEDULE OF SUBMISSIONS - PROPOSED STRUCTURE PLAN AMENDMENT 1 – ANSTEY KEANE URBAN DEVELOPMENT PRECINCT EAST STRUCTURE PLAN (DD035.2023.00000001.001)				
NO.	SUBMITTER	SUPPORT, OBJECT, COMMENT	SUMMARY OF SUBMISSION	RECOMMENDATION
7	ATCO CE/45699/23	Comment	<p>ATCO Gas Australia (ATCO) has no objection to the proposed application, based on the information and plan provided.</p> <p>7.1 The proposed areas fall within the WAPC Draft Development Control 4.3 Trigger Distance for ATCO Infrastructure (area hachured blue below). Any sensitive land use or high density community use developments within this Trigger Distance of a High Pressure Gas Pipeline requires further consultation with ATCO prior to preliminary designs being finalised. Please consider the WAPC's draft DC4.3 and also the site; PlanWA for development planning.</p> <p>ATCO identifies that the proposed future development may require additional safety measures to be considered, identified and in place for the high pressure gas pipeline risk mitigation.</p> <p>7.2 A range of advice was provided with regard to development adjacent to Critical Asset Infrastructure. Advice provided - Anyone proposing to carry out construction or excavation works within 15 metres of Critical Asset Infrastructure must contact 'Before You Dig Australia' (<a href="http://www.byda.com.au">www.byda.com.au</a>) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&amp;M-PR24- Additional Information for Working Around Gas Infrastructure <a href="https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html">https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html</a></p> <p>7.3 All works occurring within 15 metres of Critical Asset Infrastructure must undergo ATCO Engineering</p>	<p>7.1 Advice passed on to applicant.</p> <p>7.2 Advice passed on to applicant.</p>



			Assessment to determine if additional safety measures are required. Risk mitigation and asset protection measures may be necessary. Notification for the works must be submitted to ATCO via the <a href="#">online web portal</a> .	
8	Telstra CE/45974/23	Comment	8.1 Please be advised that Telstra has no objections to the proposed structure plan amendment - Lot 500, 16 Anstey Road, Forrestdale	8.1 Noted
9	Water Corporation CE/54150/23	Comment	<p>9.1 Reticulated water and sewerage are currently available for the subject area.</p> <p>9.2 The subject area falls within the Forrestdale Drainage Catchment. Our drainage system can only take predevelopment flows. So, the developer will need to compensate any additional flows on their own land.</p> <p>9.3 The developer is expected to provide all water and sewerage reticulation if required. A contribution for water, sewerage and drainage headworks may also be required. In addition, the developer may be required to fund new works or the upgrading of existing works and protection of all works.</p> <p>9.4 The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid.</p>	9.1 Noted – The advice provided has been passed on to the applicant.
10	Department of Water and Environmental Regulation (DWER) CE/54150/23	Comment	10.1 The Department of Water and Environmental Regulation has assessed the above referral and has no objections.	10.1 Noted.
11	Department of Fire and Emergency Services (DFES)	Comment	DFES confirm that there are no objections to the Proposed Structure Plan Amendment - Lot 500, 16 Anstey Road, Forrestdale.	



	CE/58966/23		<p>11.1 DFES did not conduct a full assessment of the proposal for the following reasons:</p> <ul style="list-style-type: none"> <li>- There does not seem to be an intensification of land use triggering the application of SPP 3.7</li> <li>- The Local Structure Plan that compliments the amendment is already approved.</li> <li>- The BMP sent with this referral applies to the Local Structure Plan and is written in 2018 which and does not apply the current version of the <i>Guidelines for Planning in Bushfire Prone Areas 1.4</i>.</li> <li>- The Structure Plan Amendment report details that a new BMP will be needed at DA stage in Section 1.3.6 – State Planning Policy 3.7 Planning in Bushfire Prone Areas.</li> <li>- Should you apply SPP 3.7 at the DA Stage we request the relevant information pursuant to this policy be forwarded to DFES to allow us to review and provide comment prior to the City’s endorsement of the proposal. The City of Armadale will likely send with an updated and current BMP.</li> </ul>	11.1 Noted and advice provided to applicant.
12	<p>Main Roads Western Australia (MRWA)</p> <p>CE/58883/23</p>	Comment	<p>Based on the review of the Transport Impact Assessment (TIA) (Revision r01a, dated 09 December 2022) prepared by Transcore, there is uncertainty regarding the level of traffic impact associated with development of the structure plan area. The TIA is to be revised addressing the following matters:</p> <p>12.1 The TIA suggests 80% of trips are internal trips associated with the structure plan area and only 20% of external trips which are to/from Armadale Road and Weld Street. It is unclear why only a small percentage has been allocated to external trips. Further clarification is required on the assumed trip distribution as these would impact on the magnitude of traffic flows along Armadale Road / Anstey Road / Weld Street intersection.</p> <p>a. The proposed local centre is centrally located to all surrounding residential developments, including the</p>	12.1 Information provided in the Transport Impact Assessment for the Anstey-Keane East Precinct LSP in July 2020 indicates the Anstey-Keane Urban Precinct north of Armadale Road will accommodate approximately 1250 new dwellings plus existing dwellings north of Armadale Rd, for a total in the order of 1300 dwellings. The existing Forrestdale residential areas south of Armadale Road contain approximately 200 dwellings. So if the Anstey-Keane Urban Precinct is fully developed the total local catchment would



			<p>residential dwellings south of Armadale Road. Considering the location of other local centres, it should be reasonable to assume a high percentage of the residential catchment south of Armadale Road will utilise the proposed local centre via Weld Street.</p> <p>b. Table 4 shows the distribution of trips associated with the approved service station and fast-food development adjacent to the proposed local centre, which assumes 20% trips from Anstey Road, 30% trips from Weld Street and the remaining 50% trips equally apportioned between the Armadale Road approaches.</p> <p>12.2 The proposed amendment results in significant net increase of trips generated. Traffic modelling should be undertaken to understand the impacts of the proposed amendment to the surrounding network.</p> <p>12.3 An intersection treatment analysis should be undertaken to identify appropriate turning treatments to facilitate efficient and safe turning movements from Anstey Road into the proposed local centre.</p>	<p>be in the order of 1500 dwellings with approximately 87% located north of Armadale Road. Therefore the assumed trip distribution of 80% from the Anstey-Keane Urban Precinct and 20% from Armadale Road and Weld Street should be considered a reasonable estimate of future trip distribution. (Future urban development of adjacent areas of Forrestdale south of Armadale Road would have its own local centre and would not significantly increase traffic flows to the subject site).</p> <p>It should be noted that Table 4 of the TIA report (Trip distribution for service station) indicated 20% from Weld Street, not 30% as stated by MRWA. It is also not appropriate to compare the trip distribution of the shopping centre and service station sites. The service station site is clearly visible at the Armadale Rd / Anstey Rd / Weld St roundabout, whereas the local centre site will not be easily seen from that intersection. The trip distribution percentages listed for the service station factor in pass-by trips by existing traffic through that roundabout, which are a major factor for service stations, rather than just primary trips from the local catchment.</p> <p>12.2 In terms of traffic distribution, the key finding of the TIA report is that the new local centre will actually result in less traffic on Anstey Road immediately north of Armadale Road because of shopping trips by residents in the Anstey Keane Urban Development Precinct that would be able to be done locally instead of having to drive out of the Precinct. Any increases</p>
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				<p>on individual roads will be less than 100vph and therefore do not warrant further detailed analysis under the WAPC Transport Impact Assessment Guidelines.</p> <p>12.3 The layout of the local centre site in terms of future car parks and driveways is unknown at this stage as the current application is only for rezoning of the site. Traffic analysis of appropriate layout and operation of driveway crossovers onto the adjacent road network will be addressed as part of the future development application for that local centre.</p>
13	<p>Department of Biodiversity, Conservation and Attractions (DBCA)</p> <p>CE/62276/23</p> <p><b>(Late Submission)</b></p>	Comment	<p>DBCA has reviewed the proposed amendment to the Local Structure Plan, alongside the Addendum to the Local Water Management Strategy (Pentium, 2022) and supports the proposal subject to the following matters being addressed.</p> <p><b>Local Water Management Strategy (LWMS)</b></p> <p>13.1 The referral to DBCA included the Local Water Management Strategy (Hyd2o, 2019) and an Addendum to the LWMS, prepared by Pentium in 2022.</p> <p>It is understood that the strategy for managing stormwater runoff generated by the first 15mm of rainfall is to retain stormwater within lots using soakwells (with overflow to discharge to the road pit and pipe network) and road reserve runoff to be collected through pits and pipes that will discharge to biofilters within the POS (Catchment 1) and a bioretention swale adjacent to the Baileys Branch Drain. The LWMS also notes there will be opportunities for median swales and other WSUD measures in wider road reserves and these measures will be appropriately investigated at UWMP stage as detailed engineering processes.</p> <p>It appears that the stormwater strategy relies heavily on the pipe network system. Generally, for small rainfall events, stormwater retention and/or detention should occur as high in the catchment and as close to the run-off source as possible. Further opportunity</p>	<p>13.1 The comments of DBCA have been provided to the applicant for further detailed water planning at the Development Application stage as recommended.</p>



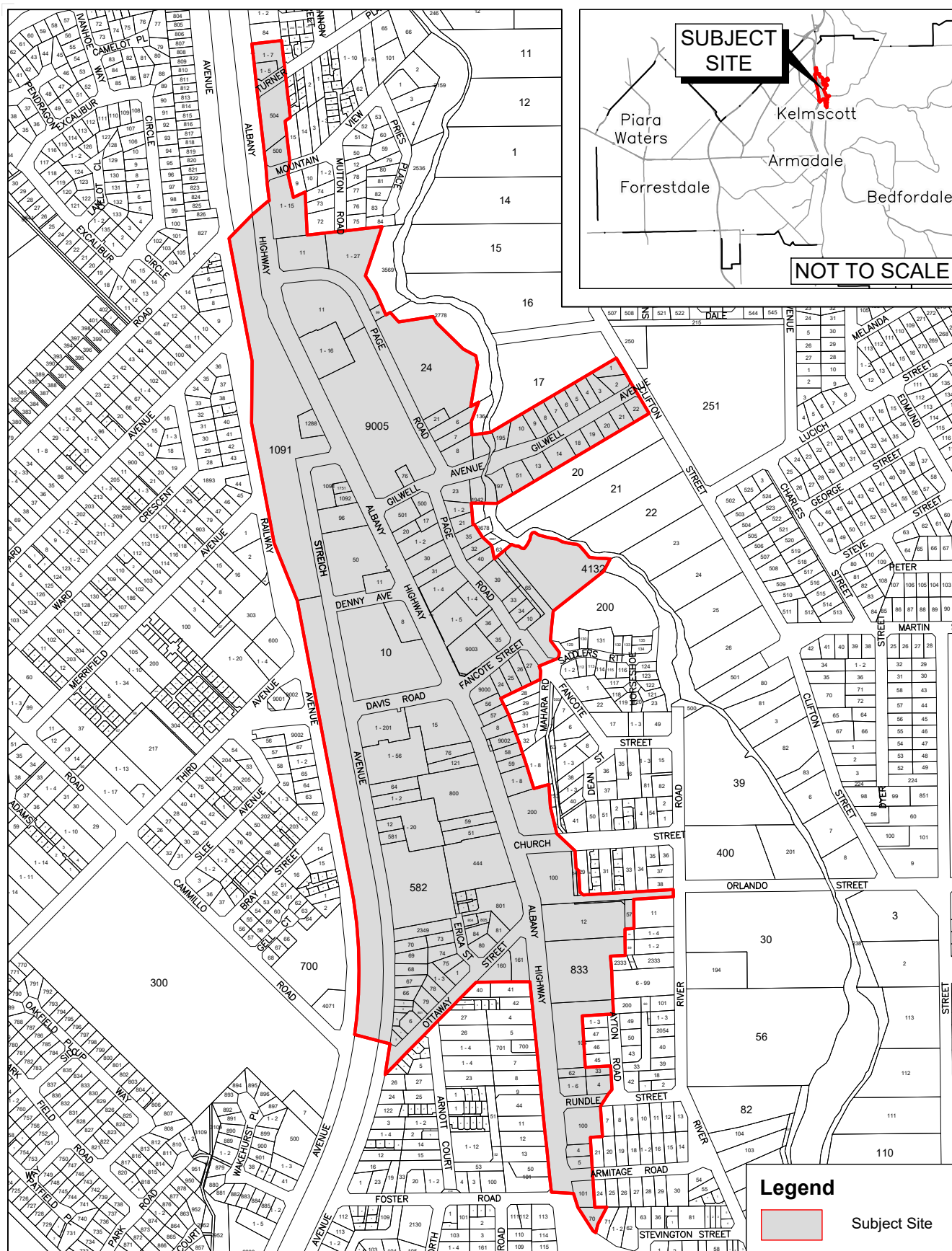
		<p>to retain or detain stormwater runoff from small rainfall events (i.e. first 15mm) within the road reserves (i.e. tree pits, roadside swales and biofilters) should be considered, with piping to be minimised where possible (i.e. increase overland flow).</p> <p>When preparing the Urban Water Management Plan consideration should be given to the change of land use to 'Local centre' and the implication of hardstand areas, including roads and car parking. The use of permeable pavements and vegetated areas, including kerb openings / flush kerbs, tree pits and vegetated swales, facilitates increased retention/detention and treatment of stormwater.</p> <p>It is also noted that Stormwater management over the subject site shall address Corporate Policy Statement 49: Planning for Stormwater Management Affecting the Swan Canning Development Control Area, the Department of Water and Environmental Regulation's Stormwater Management Manual for Western Australia (2004-2007) and Decision Process for Stormwater Management in Western Australia (2017) and water sensitive urban design principles.</p>	
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**Local Government Schedule of Modifications – Amendment No. 1 to Anstey Keane Urban Development Precinct East**

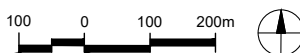
Issue/Section Reference	LG Modification	Justification
<b>1. Structure Plan Report</b>  <b>List of Modifications</b>	Modify “List of Modifications” table to ensure “Residential” area and “dwellings per residential site hectare” is consistent with zoning change impact on number of dwellings per hectare.	Data in list of modification table doesn’t properly represent the changes to Table 1: Structure Plan Summary.
<b>2. Structure Plan Report</b>  <b>Part One : Structure Plan Map</b>	Applicant is to amend plan at a higher resolution comparable to the previous Structure Plan document.  Applicant is to remove additional note on Structure Plan stating “Local road network and public open space is indicative and subject to change and refinement at subdivision stage”.	The resubmitted Structure Plan needs to be comparable in readability as the previous structure plan document.  The additional note added under the legend is unnecessary as the previous note is sufficient.
<b>3. Structure Plan Report</b>  <b>Part One : Section 6.0 and 7.1</b>	“Local Centre” subsection under Section 6.0 is to require subdivision of the subject site prior to development occurring and creation and construction of Rathbone Drive through to Anstey Road.  Add requirements that a detailed analysis of traffic generation and intersection treatments related to the centre development is to be provided at Development Application stage.	It is necessary to ensure that adequate road frontages are provided to the shopping centre and that the centre is accessible from within the Anstey Keane East Precinct.  These additions will clearly outline the requirements the developer will have to meet at DA stage.





## LOCATION PLAN

Kelmscott District Centre Precinct Structure Plan



SCALE 1 : 10000

**Legend**  
Subject Site

DATE 20 September 2023 - REVISION 2301

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Based on information provided by and with the permission of the  
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Aerial photograph supplied by Landgate, Photomaps by Nearmap.

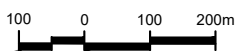
CITY OF **Armadale**





## AERIAL PLAN

Kelmscott District Centre Precinct Structure Plan



SCALE 1 : 10000

DATE 25 January 2023 - REVISION 2301  
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**Explanatory Attachment - Preliminary (Phase 1) Consultation and Statutory (Phase 2) Consultation – Kelmscott District Centre Precinct Structure Plan**

In order to inform the preparation of a draft Precinct Structure Plan suitable for review and comment by the broader residential community, business community and service providers/State Government agencies, the City undertook a range of preliminary consultation with relevant stakeholders during Phase 1 of the project. This also informed Council's consideration of the preferred vision and design outcomes for the Kelmscott District Centre.

Consultation included the following activities:

- **Project notification (and project website):** In June 2021 the City wrote to all landowners, residents and business operators in the identified study area (i.e. future draft Precinct Structure Plan area), within a 200m radius of the study area boundary or within the 400m walkable catchment of the Kelmscott Rail Station Plaza and Kelmscott Plaza Shopping Centre. Notification was also provided to other stakeholders including State Government Departments and State/Federal Members of Parliament. The notification correspondence provided a background overview of the project and invited participation in online community and business owner surveys (held June/July 2021).
- **Online Community and Business Operator survey:** Online surveys were held in June and July 2021 to gather information and inform research for the initial issues, opportunities and constraints analysis. These also informed the future visioning and place plan preparation which were the subject of subsequent community workshops. In addition to the project notification correspondence, the online surveys were advertised in the Examiner Newspaper on the City's website.
- **Councillor Workshops:** Six Councillor workshops were held (five of which were attended by the lead planning consultant) between November 2020 and February 2022 to review engagement outcomes and ensure elected member input and review at each stage of the preliminary consultation and draft Precinct Structure Plan preparation process.
- **Internal Working Group:** Prior to the commencement of the project, the City formed an Internal Working Group to gain cross-organisation input from a variety of business units and provide a forum for updates on consultation outcomes. The Internal Working Group included City officers from business units such as Community Planning, Community Development, Economic Development, Engineering Design, Parks and Reserves, Environment and Statutory and Strategic Planning.
- **External Working Group:** Prior to the commencement of the project, the City formed an External Working Group to secure advice and input from key State Government agencies with a strong interest in the Precinct Structure Plan outcomes because of land assets held, existing capital projects underway or a future decision-making role. The External Working Group comprised representatives of the Department of Planning, Lands and Heritage, Public Transport Authority, Main Roads Western Australia, DevelopmentWA and the Department of Communities. The External Working Group met on four occasions with other updates provided as required. The City and lead planning consultant also met individually with State Government agencies where required.



- Landowner and Business Operator Workshops: Landowners and business operators within the study area were invited to participate in two engagement workshops. The workshops were held in August 2021 and November 2021. The first 'Place Vision' workshop reviewed the issues and opportunities analysis conducted by the lead planning consultant and obtained attendee input on values and aspirations for the study area. The second 'Place Design' workshop reviewed and identified potential development principles and themes for input into a development vision. Building on this feedback, attendees reviewed draft ideas plans prepared by the lead planning consultant to test built form, land use and public realm scenarios.
- Major Landowner meetings: The City and the lead planning consultant met individually with major landowners in May 2021 to introduce the project. These meetings allowed the City to gauge current landowner (re)development intentions, current challenges and future opportunities/vision for the town centre.

In accordance with Council's June 2022 resolution (D3/6/22) the *Planning and Development (Local Planning Schemes) Regulations 2015*, the Precinct Structure Plan was advertised for public review and submissions for 42 days from Monday 8 August 2022 until Monday 19 September 2022 during Phase 2 of the project. Advertising was conducted in the following manner:

- Website notice, with all documents made available on the City's project website.
- Direct advertising was carried out by letters to approximately 1,700 affected and nearby landowners and/or residents,
- Direct advertising to government/service agencies,
- Print advertisements in The Examiner and The West Australian newspapers, and a website notice.
- Promotion of the consultation period through the City's 'ITK' (In The Know) email newsletter (distributed to over 12,400 subscribers),
- Promotion of the advertising period on the City's Facebook social media channel
- Promotion of the consultation period via broadcast emails to the City's list of collated project contacts.

The following table summarises the outcome of the statutory consultation period:

<b>Summary of Submissions</b>	<b>No.</b>
Total No. of submissions received:	33
No. of landowner/developer submissions of conditional support/no objection/comments only:	19
No. of landowner/developer submissions of objection:	0
No. of agency submissions of conditional support/no objection/comments only:	14
No. of agency submissions of objection:	0



***Explanatory Attachment – Overview of the Kelmscott District Centre Precinct Structure Plan***

As reported to Council in June 2022 and February 2023, the Kelmscott District Centre Precinct Structure Plan features are summarised as follows:

- Land Use: The draft Precinct Structure Plan map proposes the following land use areas:
  - Mixed Use Residential focus east of Page Road, Streich Avenue (south of Davis Road), the southern entry along Albany Highway and the Albany Highway/Page Road intersection.
  - Mixed Use Retail Core focus on both sides of Albany Highway generally between Page Road and Fancote Street/Davis Road.
  - Commercial focus to accommodate large format retail and small showrooms along Albany Highway south of Fancote Street/Davis Road.
  - Residential focus areas located on the southern (Ottoway Street) and eastern (Gilwell Avenue) extents.

Mixed land use may comprise residential, commercial, office, retail, food and beverage and entertainment uses that contribute to the vibrancy and activation of the centre. Guidance is provided on ground floor land uses to provide specific activation for particular locations and land use areas.

- Built Form: The following key built form provisions are intended for the Kelmscott District Centre:
  - The core centre area includes maximum heights to six stories, with a limited core area bounded by Albany Highway, Davis Road and Streich Avenue granted potential for nine storey developments subject to specified design criteria and quality outcomes.
  - The scale and form of buildings and outcomes for the pedestrian environment are given consideration, including street front building edges being limited to two to four storey developments and with any allowable additional higher storeys to be setback from these ‘podium’ levels.
  - Setback plans guide minimum distances between podium (including ground) levels to the street boundary, with upper levels setback from the podium edge.
  - Prudent use of minimum building heights for key landmark sites only, at two to four storey developments.
  - Maximum building heights of two to three storey developments for residential areas are consistent with existing provisions under the WAPC’s Residential Design Codes and Apartment Design Codes.
- Public Realm: Identification and, where possible, enhancement of urban spaces (e.g. Station Plaza) and green spaces (Fancote Park and MRS Parks and Recreation Public Open Space north of Saddlers Retreat). Denny Avenue is identified as a pedestrian shared space street and enhanced landscape character for Albany Highway to be achieved within private lots (either via building setbacks or within parking areas).
- Transport and movement: Recognition of road network modifications constructed through the Denny Avenue LXR Project for the draft Precinct Structure Plan’s planning



horizon. Peak hour trip generation for the potential yield scenario increases by 918 and 940 trips to 2041, which is to be expected in a more intensive urban town centre environment. Enhanced pedestrian environment and local pedestrian/cycling path networks are also recognised. Precinct Structure Plan development will leverage and support existing public transport (rail) connections.

- Heritage: Identification and recognition of heritage places in accordance with the City's Local Heritage Survey and the Station Master's House.

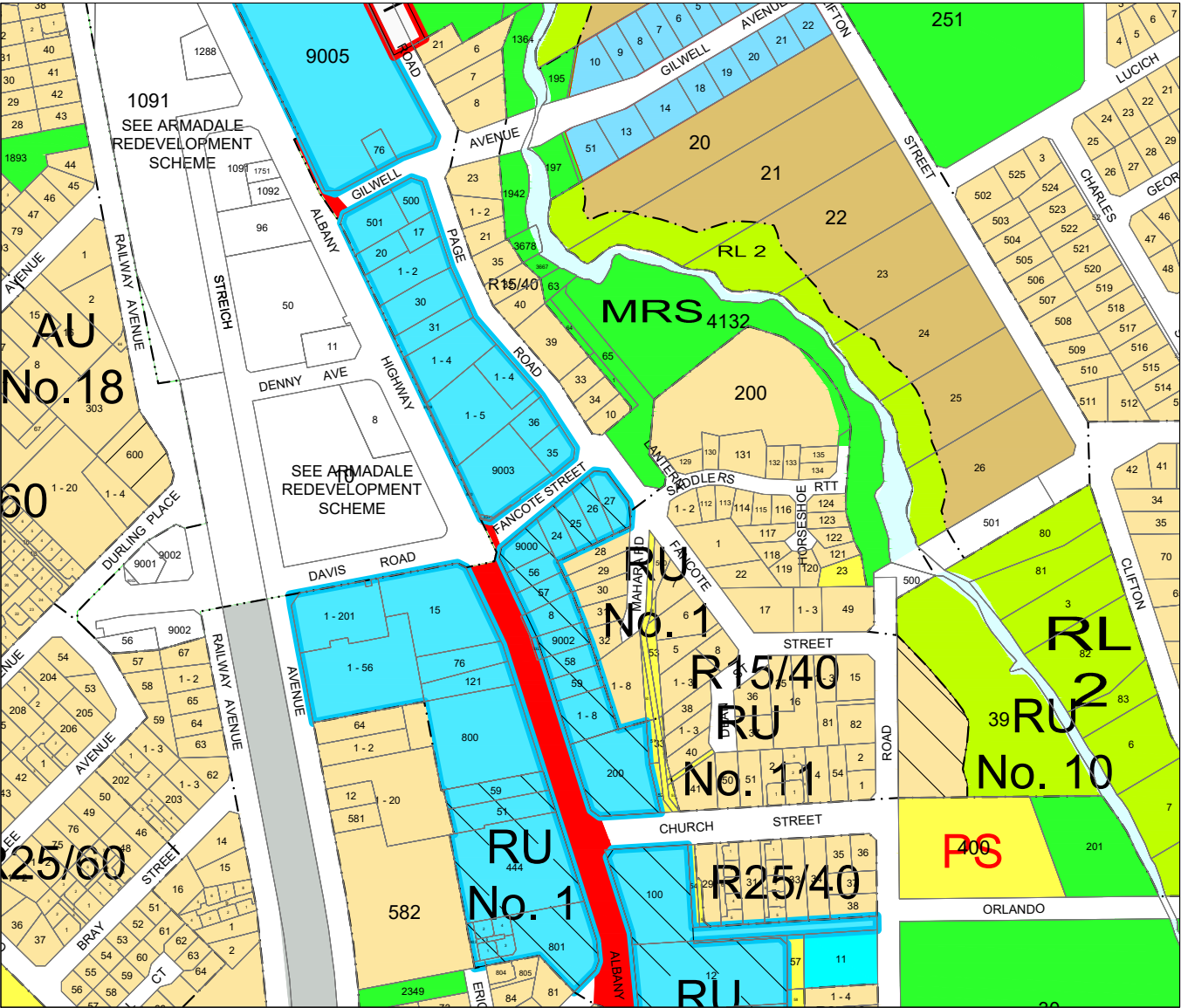
The draft Precinct Structure Plan includes the following documents:

- Structure Plan Maps;
- Structure Plan Part 1 Implementation Section;
- Structure Plan Part 2 Explanatory Section;
- Local Water Management Strategy;
- Movement, Transport and Parking Strategy;
- Bushfire Management Plan;
- Acoustic and Vibration Strategy;
- Retail and Employment Strategy; and
- Servicing Strategy.

The June 2022 Council Report can be referred to for further discussion and explanation of the purpose of each document.



EXISTING ZONING



ZONES

- RESIDENTIAL Including Residential Planning Density Codes
- URBAN DEVELOPMENT ZONE
- RURAL LIVING - 1,2,4,10,20,X
- GENERAL RURAL
- SPECIAL RURAL
- SPECIAL RESIDENTIAL
- MIXED BUSINESS / RESIDENTIAL
- LOCAL CENTRE
- DISTRICT CENTRE
- STRATEGIC REGIONAL CENTRE
- GENERAL INDUSTRY
- INDUSTRIAL BUSINESS
- INDUSTRIAL DEVELOPMENT
- SPECIAL USE
- ADDITIONAL USE
- RESTRICTED USE
- DENSITY CODE BOUNDARY
- SCHEME BOUNDARY

RESERVATIONS

- MRS PARKS & RECREATION (Region)
- PARKS & RECREATION (Local)
- RAILWAYS
- STATE FOREST
- WATERWAYS
- WATER CATCHMENTS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSE (Local)
- PUBLIC PURPOSE (Region)
- PUBLIC PURPOSE Miscellaneous Sub Categories
  - CG Commonwealth Government
  - TS Technical School
  - HS High School
  - PS Primary School
  - H Hospital
  - WSD Water Authority of WA
  - SU Special Use
  - SEC State Energy Commission
  - T Telstra

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from the Department of Planning

PROPOSED ZONING



AMENDMENT No. 124 - Proposal 1  
City of Armadale Town Planning Scheme No. 4

DATE 20 June 2023 - REVISION 2302  
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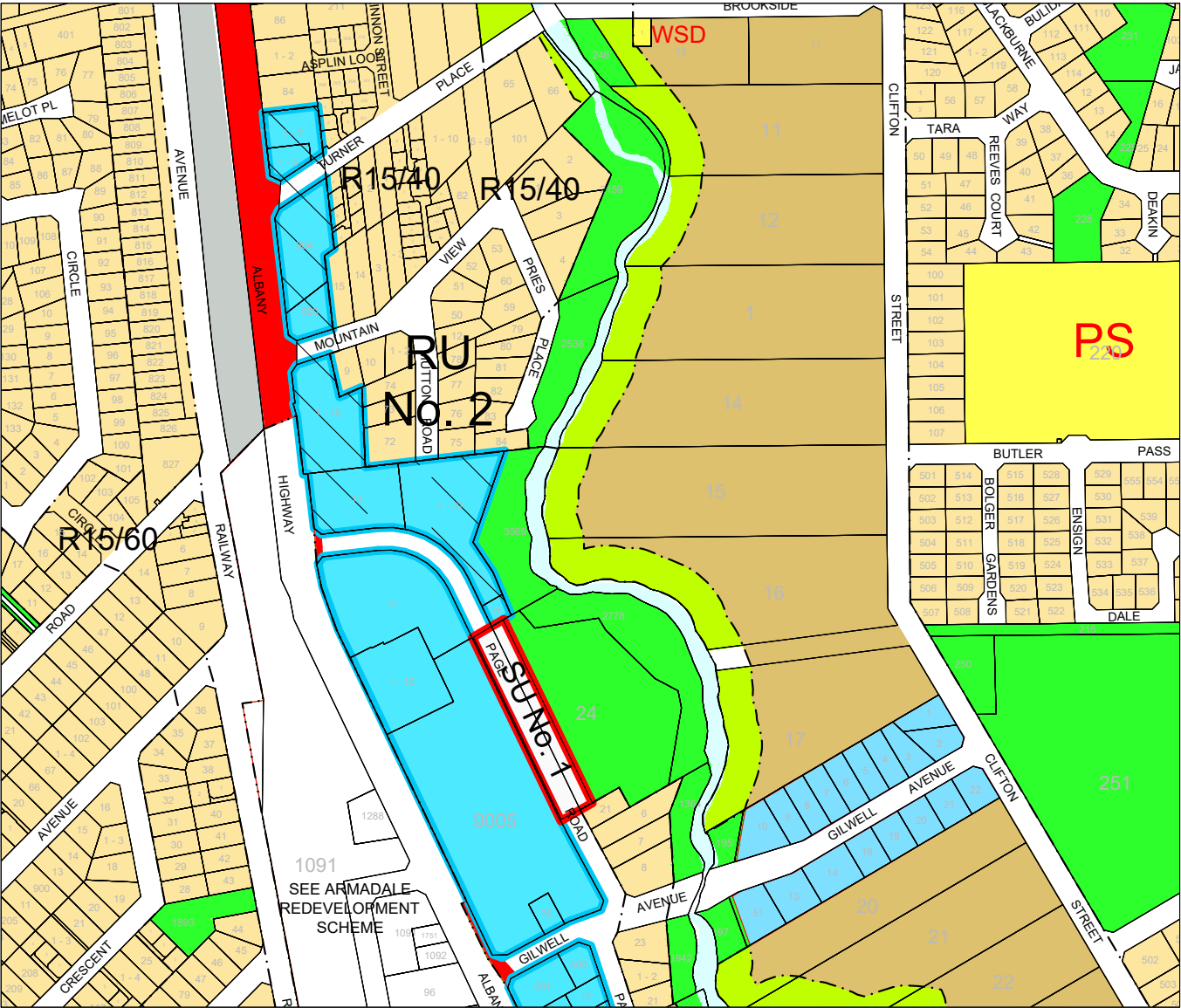


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EXISTING ZONING



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PROPOSED ZONING



AMENDMENT No. 124 - Proposal 2 (Sheet 1 of 3)  
City of Armadale Town Planning Scheme No. 4

DATE 20 September 2023 - REVISION 2303  
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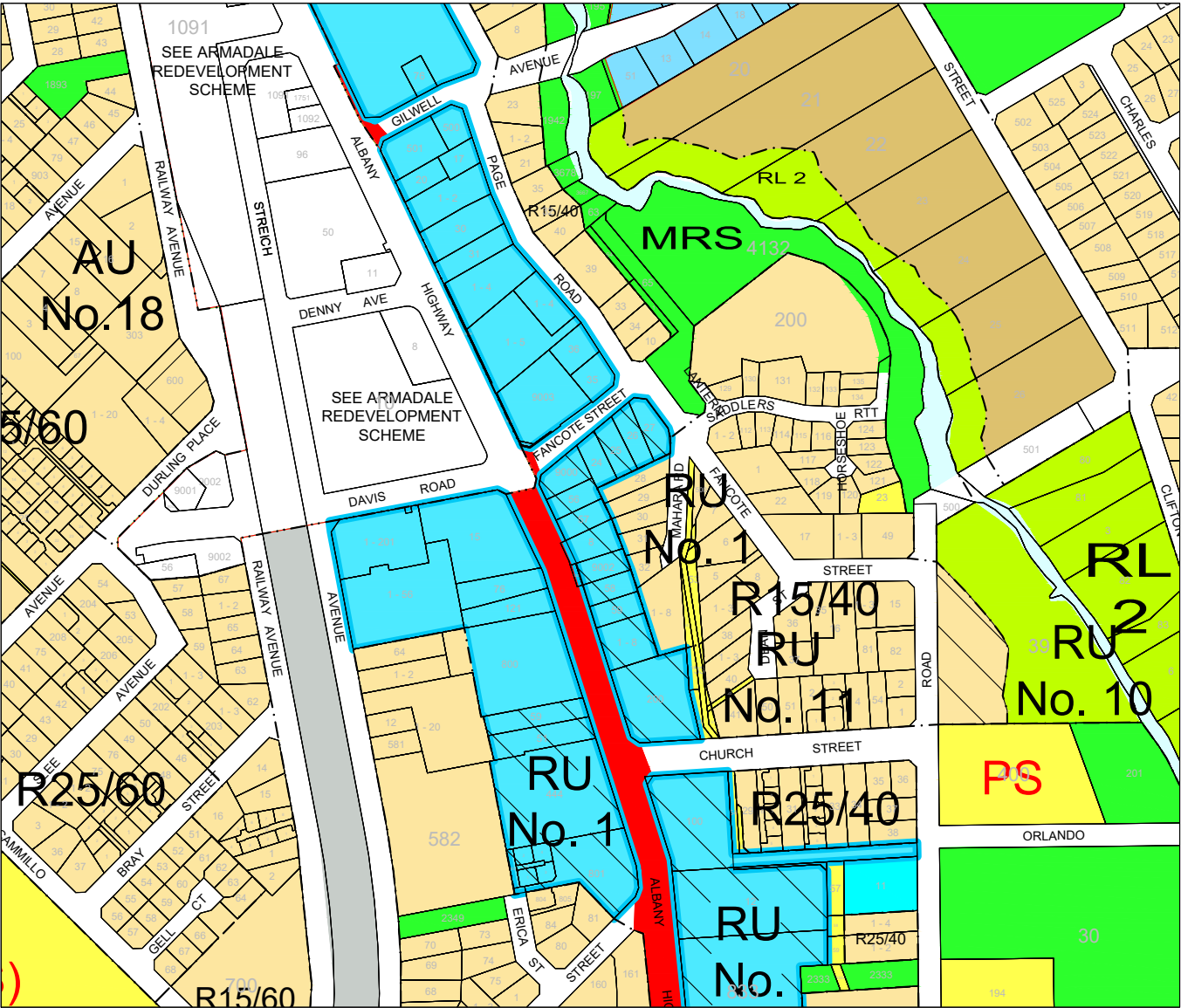


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EXISTING ZONING



ZONES

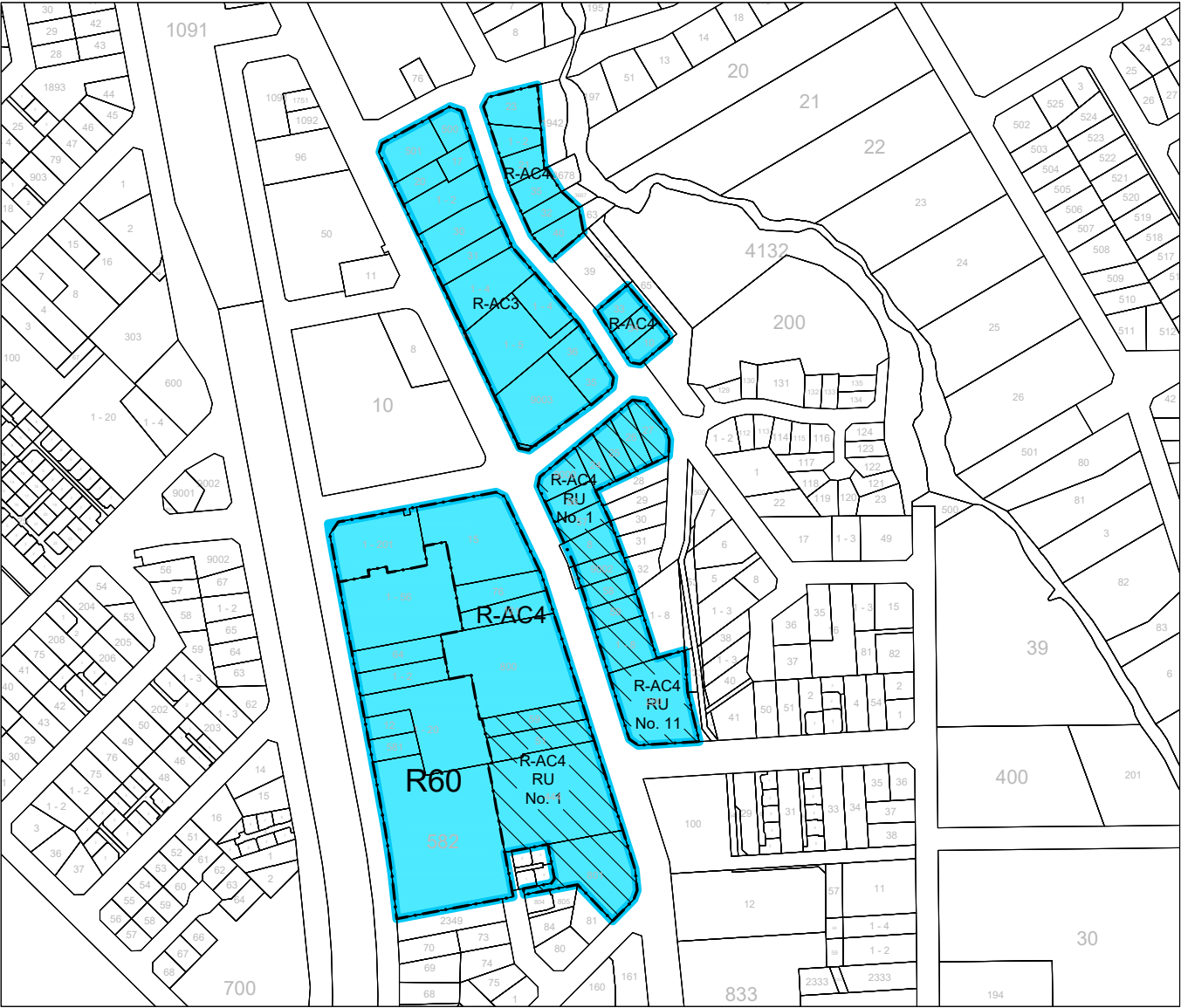
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- GENERAL RURAL
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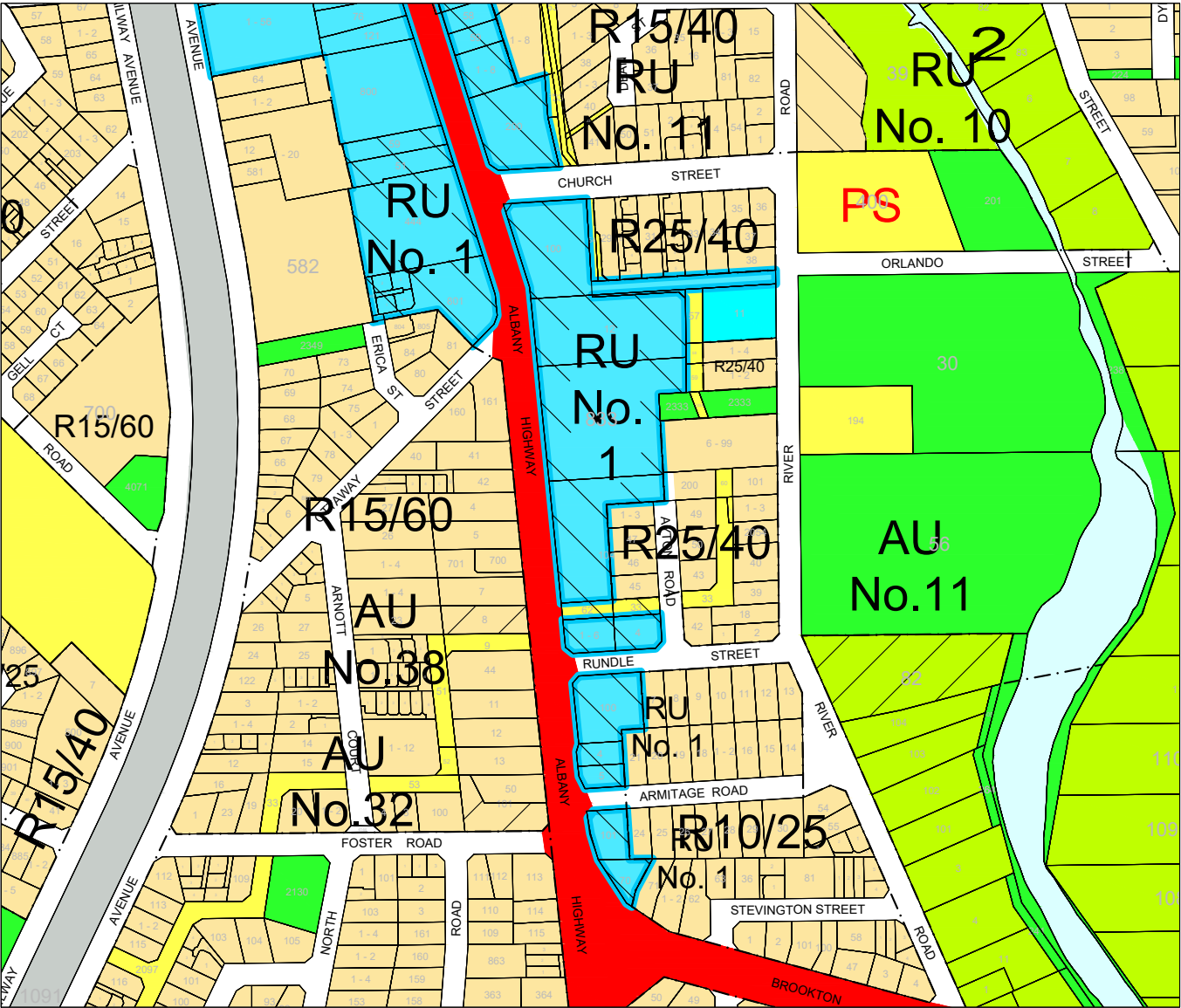


AMENDMENT No. 124 - Proposal 2 (Sheet 2 of 3)  
City of Armadale Town Planning Scheme No. 4





EXISTING ZONING



ZONES

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- URBAN DEVELOPMENT ZONE
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- SPECIAL RESIDENTIAL
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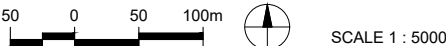
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PROPOSED ZONING

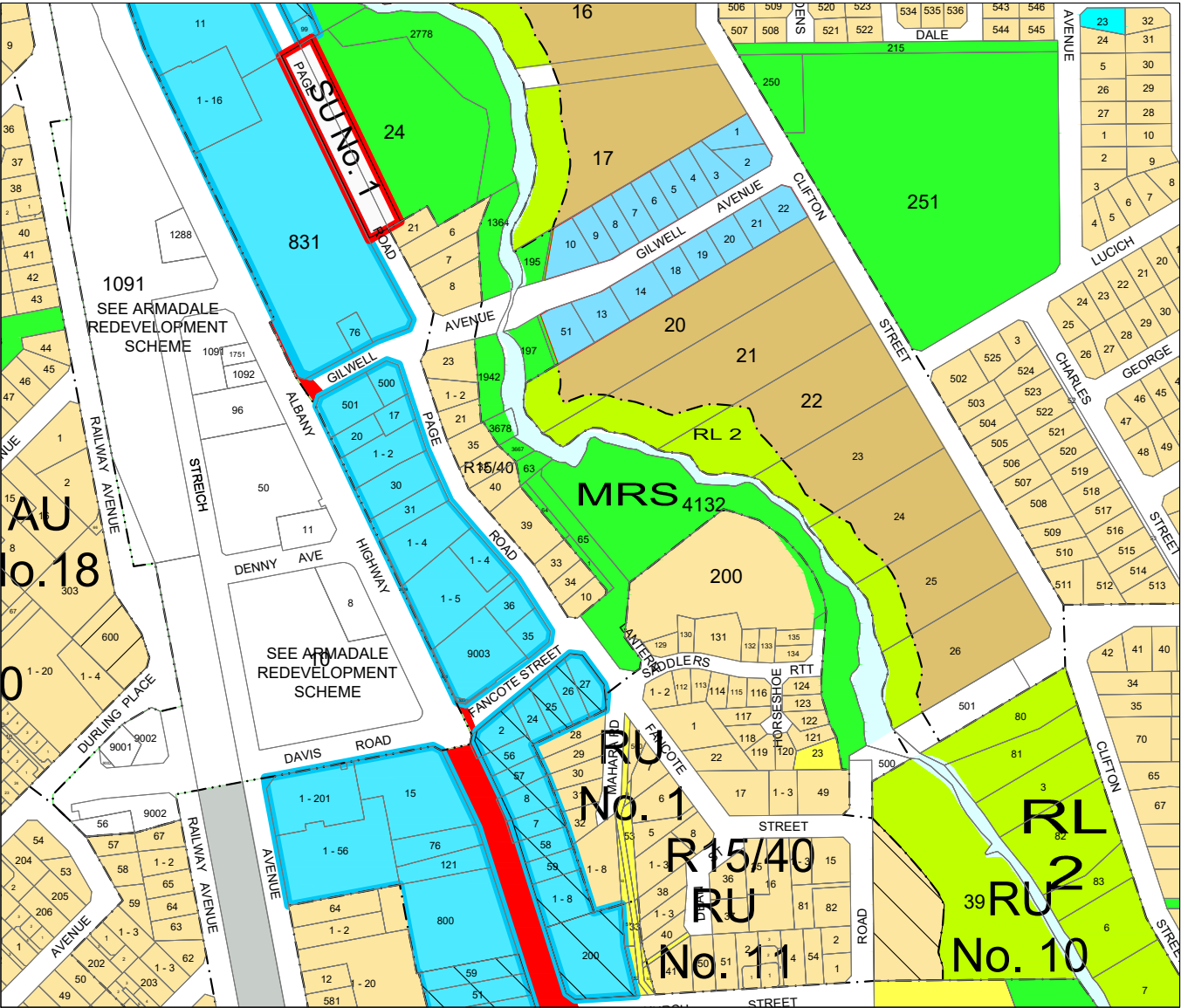


AMENDMENT No. 124 - Proposal 2 (Sheet 3 of 3)  
City of Armadale Town Planning Scheme No. 4





EXISTING ZONING



ZONES

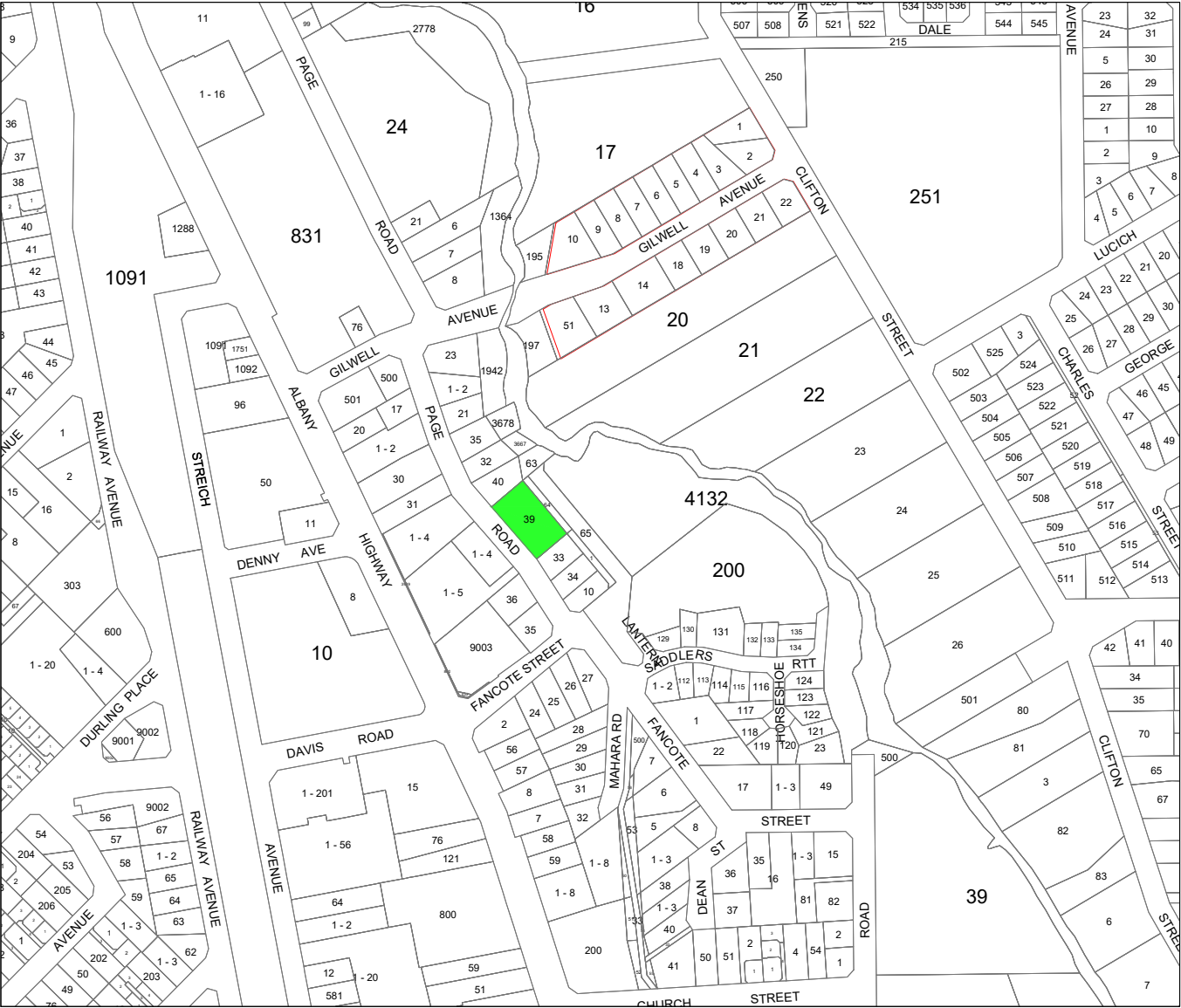
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PROPOSED ZONING



AMENDMENT No. 124 - Proposal 3  
City of Armadale Town Planning Scheme No. 4

DATE 20 June 2023 - REVISION 2302  
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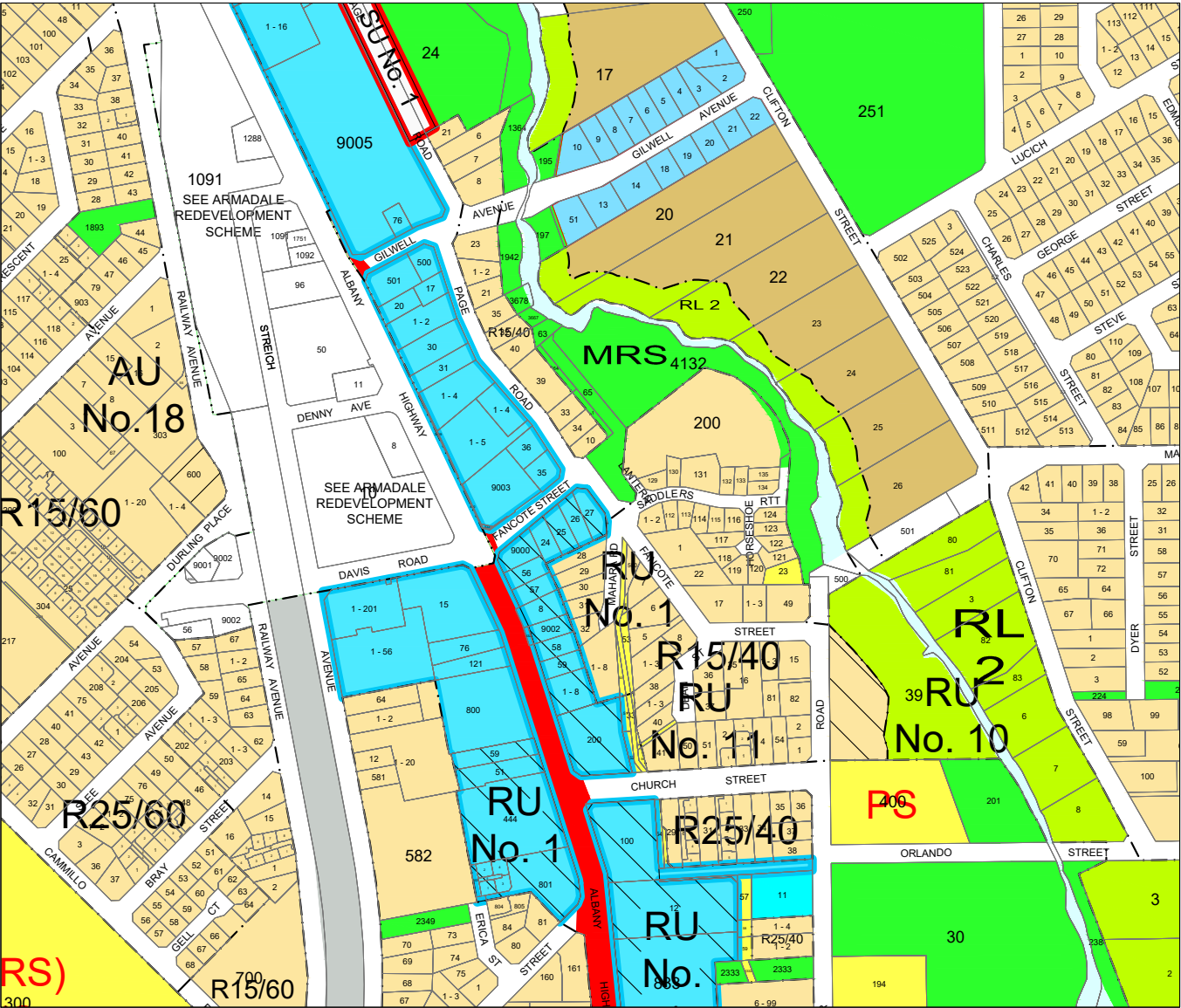


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EXISTING ZONING



ZONES

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- RURAL LIVING - 1,2,4,10,20,X
- GENERAL RURAL
- SPECIAL RURAL
- SPECIAL RESIDENTIAL
- MIXED BUSINESS / RESIDENTIAL
- LOCAL CENTRE
- DISTRICT CENTRE
- STRATEGIC REGIONAL CENTRE
- GENERAL INDUSTRY
- INDUSTRIAL BUSINESS
- INDUSTRIAL DEVELOPMENT
- SPECIAL USE
- ADDITIONAL USE
- RESTRICTED USE
- DENSITY CODE BOUNDARY
- SCHEME BOUNDARY

RESERVATIONS

- MRS PARKS & RECREATION (Region)
- PARKS & RECREATION (Local)
- RAILWAYS
- STATE FOREST
- WATERWAYS
- WATER CATCHMENTS
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PUBLIC PURPOSE (Local)
- PUBLIC PURPOSE (Region)
- PUBLIC PURPOSE Miscellaneous Sub Categories
- CG Commonwealth Government
- TS Technical School
- HS High School
- PS Primary School
- H Hospital
- WSD Water Authority of WA
- SU Special Use
- SEC State Energy Commission
- T Telstra

NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from the Department of Planning

PROPOSED ZONING



AMENDMENT No. 124 - Proposal 4  
City of Armadale Town Planning Scheme No. 4





EXISTING ZONING



ZONES

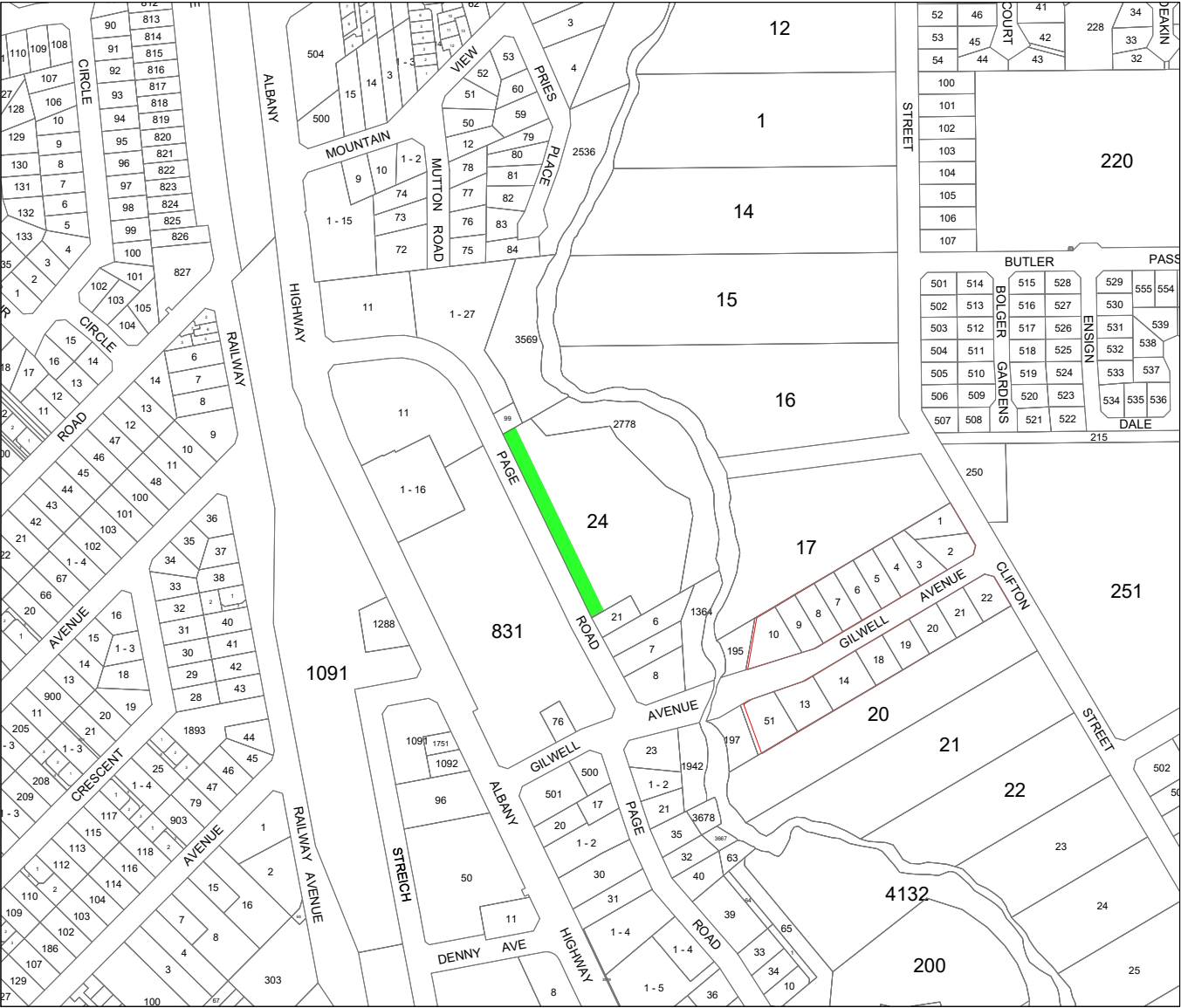
- RESIDENTIAL Including Residential Planning Density Codes
- URBAN DEVELOPMENT ZONE
- RURAL LIVING - 1,2,4,10,20,X
- GENERAL RURAL
- SPECIAL RURAL
- SPECIAL RESIDENTIAL
- MIXED BUSINESS / RESIDENTIAL
- LOCAL CENTRE
- DISTRICT CENTRE
- STRATEGIC REGIONAL CENTRE
- GENERAL INDUSTRY
- INDUSTRIAL BUSINESS
- INDUSTRIAL DEVELOPMENT
- SPECIAL USE
- ADDITIONAL USE
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RESERVATIONS

- MRS PARKS & RECREATION (Region)
- PARKS & RECREATION (Local)
- RAILWAYS
- STATE FOREST
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- WATER CATCHMENTS
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- OTHER REGIONAL ROADS
- PUBLIC PURPOSE (Local)
- PUBLIC PURPOSE (Region)
- PUBLIC PURPOSE Miscellaneous Sub Categories
  - CG Commonwealth Government
  - TS Technical School
  - HS High School
  - PS Primary School
  - H Hospital
  - WSD Water Authority of WA
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NOTE: The reservations are shown diagrammatically and do not purport to represent the road reservations shown in the Metropolitan Region Scheme and information in respect to road widening requirements for these roads should be obtained from the Department of Planning

PROPOSED ZONING

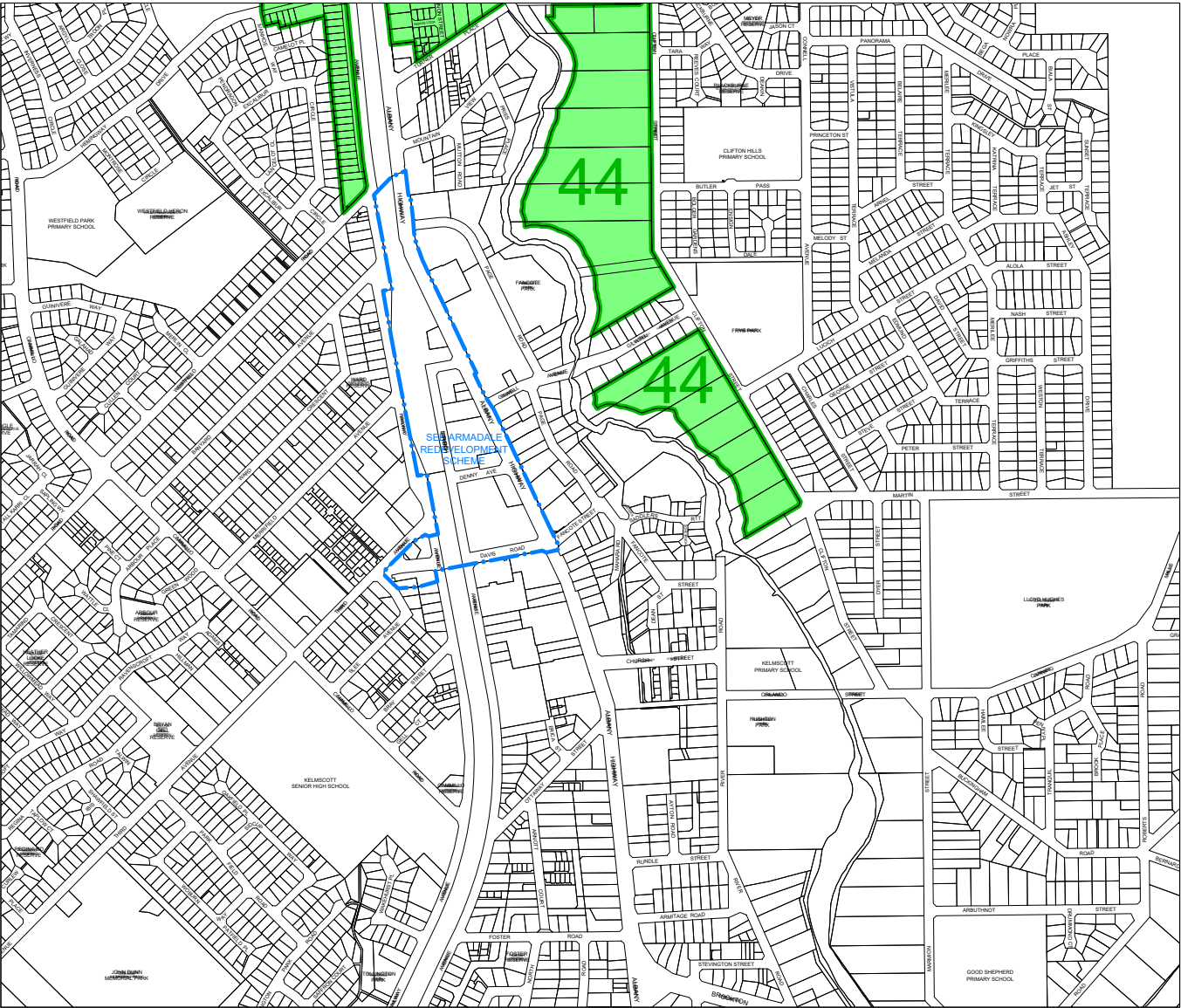


AMENDMENT No. 124 - Proposal 5  
City of Armadale Town Planning Scheme No. 4









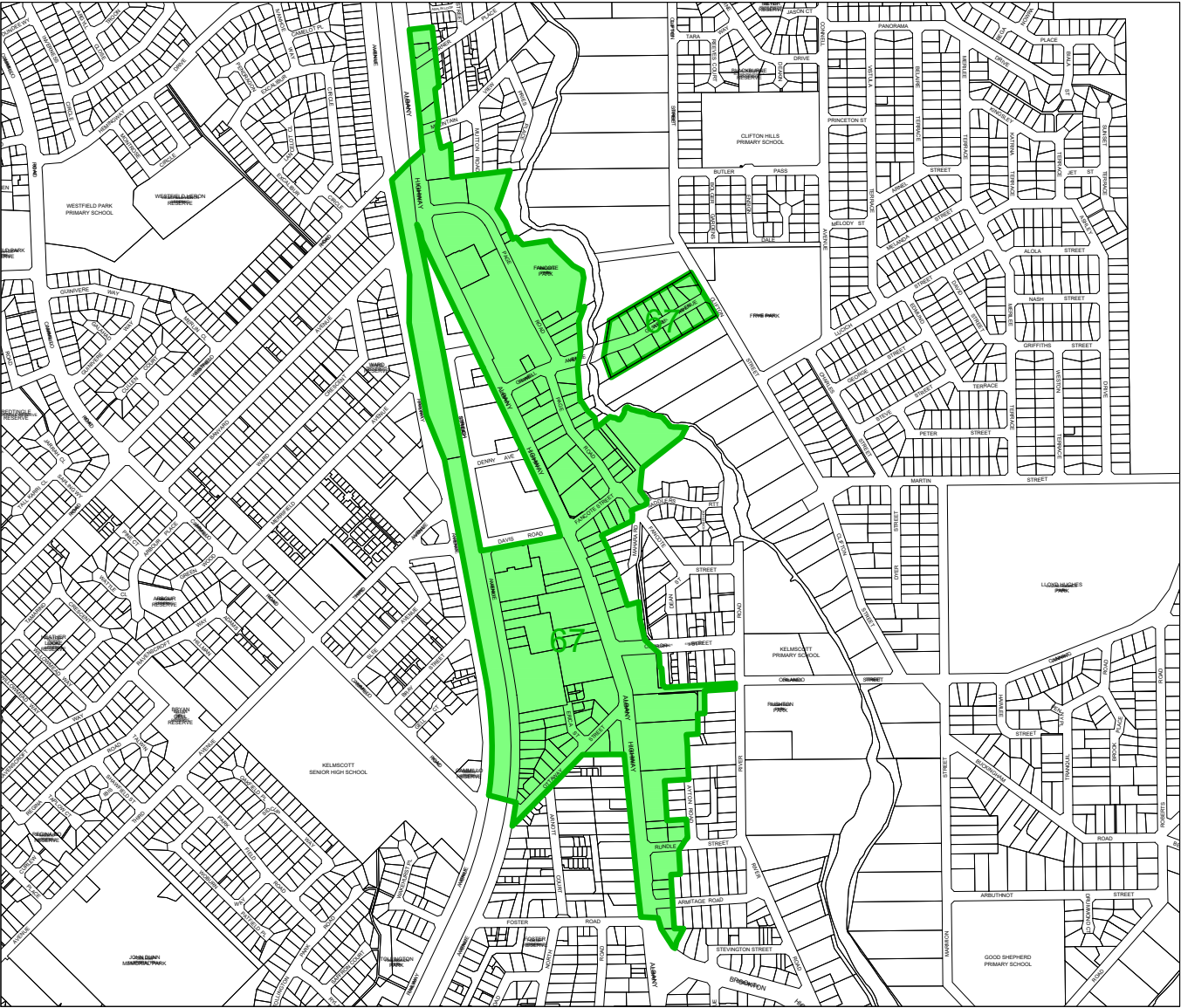
EXISTING ZONING - SPECIAL CONTROL AREA MAP 3



LEGEND

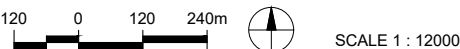
-  Development Area (Structure Plan) (Schedule 8)
-  Development Contribution Area (Schedule 9A & 9B)
-  Environmental Conditions (Schedule 6)
-  Armadale Redevelopment Area Boundary

PROPOSED ZONING - SPECIAL CONTROL AREA MAP 3



**AMENDMENT No. 124 - Proposal 6**  
City of Armadale Town Planning Scheme No. 4  
Special Control Area Map 3

DATE 12 April 2023 - REVISION 2301  
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