

## **Armadale Strategic Metropolitan Centre Structure Plan and Car Parking Strategy – Frequently Asked Question's**

### **Why is the City preparing a Strategic Metropolitan Centre Structure Plan?**

The Structure Plan is being prepared to ensure Armadale develops as a more active, intense and diverse city centre with the over-riding principle to attract more people to it – more residents, more workers and more visitors.

Armadale has been identified as a Strategic Metropolitan Centre; by the State Government under State Planning Policy 4.2 – Activity Centres for Perth and Peel, As such, the City is required to develop a structure plan to guide the growth of the City Centre.

### **What is a Strategic Metropolitan Centre Structure Plan?**

The Armadale Strategic Metropolitan Centre (City Centre) is maturing, but there are areas within the centre of the city and its periphery that require further planning to guide and stimulate growth and renewal, to ensure the City Centre reaches its full potential. The City Centre will need to cater for an expected doubling of the population in the Armadale Municipality over the next 20 years and similar growth in its wider sub region.

An activity centre structure plan will provide a planning framework that will give the Council a tool to guide any decisions for future development of the City Centre. This framework will need to address issues such as regional and local context, transport and movement networks, land use and infrastructure, urban form (the layout and design of the area), resource conservation, heritage, staging and implementation.

### **Can development still occur within the City Centre without a Structure Plan?**

SPP 4.2 requires that an activity centre structure plan be endorsed before approval for major development is granted; unless exceptional circumstances exist that justify the approval of such development. SPP 4.2 defines 'major development' as:

*Development of any building or extension/s to an existing building where the building or extensions are used or proposed to be used for shop-retail purposes and where the shop-retail net lettable area of the:*

- *Proposed building is more than 10,000m<sup>2</sup>*
- *Extension/s is more than 5,000m<sup>2</sup>*

While this means that a large-scale expansion to the shopping centres cannot be approved without having a structure plan in place, applications for smaller scale retail expansions or development or applications for other types of development can still be considered and approved. As such, we are preparing the City Centre for future growth opportunities.

### **Who is preparing the Structure Plan?**

The City has engaged a multi disciplinary team of consultants to prepare the Structure Plan. This team is being led by Hassell, an urban design and planning consultancy that has experience in this area.

### **Why can't we leave things as they are?**

Analysis shows that the City Centre is currently under-performing in terms of employment, education, the density of residential dwellings as well as in comparison retail floor space (goods that people 'shop around' for household goods, clothing etc) as compared to other similar sized centres in Perth. In order to cater for increased population growth, provide a higher level of service to our community, encourage new businesses and be more competitive with other centres, we are preparing this structure plan.

### **What is the main challenge facing Armadale?**

Critical to Armadale's future will be how it responds to the changing economic landscape. The implications of this changing economic landscape pose a number of challenges for retail and entertainment land uses in Armadale. As part of the structure planning process the City aims to work with its local community to identify opportunities that will make Armadale an even better place to live, work and play. As part of the project team for the Structure Plan, urban economists will provide economic and employment strategy, market advice and retail sustainability assessment.

### **How will the Structure Plan be developed?**

A series of plans will be developed to reinforce the City Centre's existing structure and be a place that we like to be in. The plans will show key movement and activity spines within the activity centre. Overlaid onto that will be a public space framework, whereby focus points for activity, or hotspots, can be created within the public realm, around which activity and built form can be intensified. Within this framework, opportunity and landmark sites will be identified to accommodate increased development intensity, which will ensure that State Policy requirements are met.

### **What about Armadale's heritage?**

Both Aboriginal and European heritage needs to be considered when preparing a Structure Plan such as this one. There are a number of buildings and areas within the City Centre that have been identified and given a heritage classification in the City's Municipal Heritage Inventory (MHI). Future development will need to take into account the recommendations of the Management Category classification of these buildings, places or objects under the MHI.

### **Are there likely to be any effects on traffic when the structure plan is implemented?**

As the City Centre develops over time and the population of the City of Armadale increases (eg the growth of the emerging suburbs of Haynes and Hilbert), there is expected to be some increased traffic in and around the centre. As part of the project team for the Structure Plan, transport and engineering specialists will investigate parking and transport strategies to deal with this issue.

### **My property is located within the City Centre or directly adjacent to it. What does this mean for me?**

If your property is located within the City Centre this does not mean that you will be compelled to develop your property. You will likely gain some additional development opportunities, but whether or not you act upon these is entirely up to you.

If your property abuts the City Centre you may be affected by development that occurs in the future on the land within the centre. Any effects the proposed development will have on properties in the vicinity of the centre will be carefully taken into account by the City when it makes its decision on the proposed structure plan.

**When will we start to see physical changes?**

A Structure Plan is a long-term framework, which will help to guide public and private investment and will allow the City Centre to evolve over the years. The City of Armadale will work closely with the community, landowners and other stakeholders to commence the revitalisation of the City Centre in both the short and long term.

**How can I get involved?**

There are a number of ways to get involved including a series of community engagement sessions that will be held during preparation of the Structure Plan and Car Parking Strategy and formal public consultation once a draft of the Structure Plan and Carparking Strategy documents has been prepared and endorsed by the Council for the purpose of advertising. At this stage it is expected that formal public consultation period will occur around April 2018.

**What happens after the close of consultation?**

At the close of the consultation period, any feedback received will be analysed help determine whether to endorse the structure plan. The feedback will also be provided to the Western Australian Planning Commission to allow the Commission to make its own decision on the structure plan.

**What is the intended outcome from this planning process?**

To transform the Armadale City Centre from a suburban centre to a competitive and desirable place to live and work, servicing the needs of the south eastern metropolitan region.