What is a Local Planning Strategy?

A local planning strategy is a document that outlines the Town’s strategic intentions for future planning and development and the strategic basis for a local planning scheme. It establishes key principles and objectives that will be used in considering land use and development in response to changes in population, housing, business, employment, transport, community facilities and infrastructure.

It also establishes key actions to be undertaken by the Town and others to ensure that further detailed planning is undertaken collaboratively and consistent with the principles and objectives outlined.

Why do we need a Local Planning Strategy?

All local governments are required to prepare a Local Planning Strategy under the State Governments’ Planning and Development (Local Planning Schemes) Regulations 2015, before preparing a new Local Planning Scheme.

Why do we need more development?

As part of the State Government’s *Perth & Peel @ 3.5 million* strategic growth plan some 500,000 new homes are required to accommodate the projected population growth of 3.5 million by 2050, which is to be delivered through a mix of infill and greenfield developments. Each local government is required to demonstrate how they will accommodate this growth.

The Town of Cambridge has been set a target to facilitate the development of a minimum of 6,830 additional dwellings by 2050 to support a population of 3.5 million within metropolitan Perth.

When will more detailed planning occur for the urban consolidation and infill precincts?

The Town will progress more detailed land use and development planning for each of the precincts over the next 5 years in collaboration with stakeholders and the local community.

How is development intensification being distributed throughout the Town?

The majority of development intensification is identified within existing centres and urban corridors, as these locations are generally better serviced by transportation infrastructure, local employment opportunities and community facilities to support an increased population. The remaining growth is proposed to occur within identified development sites and via further infill development within existing suburban areas.
Why are there lower and higher dwelling growth estimates?

The dwelling estimates shown in Table 1 of the LPS document are based on a number of factors including the established and estimated built form controls contained within the current planning framework, market demand, land fragmentation, lot size, subdivision potential and construction of ancillary dwellings. The estimates demonstrate that in a lower and higher growth situation the Town can comfortably meet the State Governments population targets.

How is the Town planning for increased service and infrastructure demand as a result of urban consolidation and infill development?

The increased development intensity within urban consolidation and infill precincts will result in an increased demand for public open space, community and educational facilities, transport infrastructure and other services. The planning for delivery of these services and infrastructure is complex and needs to be carefully considered for each precinct.

In progressing detailed planning, the Town will work collaboratively with stakeholders, servicing authorities and other relevant agencies to ensure that the necessary upgrades and expansion of services and infrastructure are planned, funded and delivered to support the proposed intensification within the precinct.

The local planning strategy is the tool by which these stakeholders inform their decision making process and understand the objectives of the Town in realising their vision.

Does this mean my property will be rezoned?

No. The Local Planning Strategy sets out the Town's intentions for planning and development over the next 30 years. Once adopted, it will serve as a reference point for a new local planning scheme to replace the current Town Planning Scheme No. 1. This is a separate process to following the local planning strategy and will be the subject of further consultation.

Can I subdivide my property based on the Local Planning Strategy Map?

The Local Planning Strategy is a high-level document that will not result in any immediate statutory changes. However, future statutory changes will be informed by the LPS. Future subdivision potential may arise as a result of a the preparation of a new local planning scheme or a proposed amendment to the current Town Planning Scheme Map, based on the recommendations of this map.
How will the LPS address matters to do with the public realm, open space, traffic and transport and community infrastructure and facilities over the next 10 - 30 years?

The LPS is a high-level document and will not result in an immediate change. However, it will enable the Council and the community to determine the vision and strategic planning vision over the next 10-30 years.

The Local Planning Strategy is guided by eight planning principles, which have objectives, strategic direction and key actions, as shown on the following pages:

The key actions to be implemented for each theme include indicative timeframes ranging from immediate, short term (1-3 years), medium term (3-5 years) and long term (5-10 years). These actions will take the form of individual projects that will involve public consultation. In some cases, the Town may already be working towards these strategies (for example, the review of the Local Government Inventory of heritage places (formerly called the Municipal Heritage Inventory)).
**Fact Sheet**

**HOUSING**

**Housing Growth:** To facilitate growth of residential density in precincts with strong connectivity to local services and facilities.

**Housing Diversity and Affordability:** To increase the diversity of housing choices throughout the Town to cater for a changing demographic and lifestyle choice.

**Built Form Response:** To ensure new built form responds to changing needs of the community and existing and proposed character within the surrounding area.

**CHARACTER AND HERITAGE**

**Suburban Character Precincts:** To celebrate and strengthen the character of suburban precincts throughout the Town.

**Character Streets:** To protect and enhance the integrity of character streets and streetscapes throughout the Town.

**Heritage Sites:** To facilitate the protection and preservation of key heritage features of identified heritage sites.

**ECONOMY AND EMPLOYMENT**

**Vibrant Centres:** To support the viability of business activity in strategic centres, knowledge centres and consumer centres.

**Business Diversity:** To increase the diversity of businesses and services operating throughout the Town to reinforce the resilience of the economy.

**Business and Employment Growth:** To provide flexibility in land use planning and development to facilitate land use change and mixture that encourages business and employment growth.

**TRAFFIC AND TRANSPORT**

**Traffic Congestion and Parking:** To reduce traffic congestion and parking conflicts to increase the efficiency and safety of movement.

**Public Transport:** To expand the public transport network and frequency of service to encourage modal shift.

**Cycling and Walking:** To increase walkability and cyclability to reduce traffic congestion and improve the health and wellbeing of residents.
PUBLIC REALM AND OPEN SPACE

Proximity and Usability: To improve the usability, accessibility and amenity of the public realm and open space areas.

Regional Accessibility: To improve usability and accessibility for residents and visitors throughout the Town to regional open space and sporting facilities.

Tree Canopy: To maintain and expand upon the tree canopy throughout all suburban and urban precincts.

UTILITY AND SERVICE INFRASTRUCTURE

Infrastructure Upgrades: To plan for upgrades to essential service infrastructure to support the growth of infill precincts throughout the Town.

Coordinated Funding: To ensure that public infrastructure upgrades are supported by sustainable funding mechanisms that attribute costs equitably amongst beneficiaries.

Sustainable Built Form Design: To encourage energy efficient and water sensitive urban design technologies in the design, construction and/or modification of development throughout the Town.

COMMUNITY INFRASTRUCTURE AND FACILITIES

Meeting Community Need: To respond to the changing demographic needs of the Town with community infrastructure designed to meet those needs.

Activation of Places: To encourage activation of places within the Town through integration and delivery of community infrastructure and facilities.

Sustainable Funding Mechanisms: To ensure that community infrastructure planning is supported by sustainable funding mechanisms that attribute costs equitably amongst beneficiaries.

NATURAL ASSET MANAGEMENT

Asset Management: To sustainably manage the Town’s natural assets and maintain their environmental integrity.

Tourism Development: To facilitate sustainable tourism opportunities within and adjacent to key natural assets.

Urban Interface: To ensure that fringe development is appropriately planned to minimise land use conflict with key natural assets.
I own a property/live in one of Activity Centres or Urban Corridors, how will this impact my property?

The Activity Centres and Urban Corridors are identified as areas that have the potential to change. Two out of the three activity centres already have activity centre plans prepared to guide any changes that may occur in the future planning. In other areas, changes will only occur as part of future detailed planning projects that will consider built form and residential density. There will be extensive consultation associated with these projects.

Why are the dwelling targets for West Leederville different from earlier documents prepared by the Town?

Planning for the West Leederville activity centre area began in 2010 with the preparation of the West Leederville Planning and Urban Design Study (Study). This Study was adopted by Council in December 2010 and formed the basis for a number of changes to the statutory planning framework, including an amendment to Town Planning Scheme No. 1 (Amendment 27 gazetted in 2016) and changes to the Precinct Policy 6.5: West Leederville.

The Study focussed primarily on urban design and land use outcomes for the area and whilst an indicative target of 1,000 dwellings is stated in the Study, there was no detailed assessment of likely residential dwelling yield within the area. In fact, at the time of the Study, there was considerable market demand for office and commercial floorspace and there was concern that development in the area wouldn't be able to achieve an appropriate residential density to complement the commercial floorspace. Mandatory floorspace controls for residential development were included in the Study and Precinct Policy to achieve this mix.

More recently the Study was converted to the West Leederville Activity Centre Plan (ACP) and submitted to the Western Australian Planning Commission (WAPC) for assessment, with the WAPC advising the Town in May 2018 that modifications and reformatting of the West Leederville ACP are necessary prior to adoption. One specific modification required is further detailed analysis of the residential dwelling yield for the area.

The draft LPS contains a detailed analysis of the residential dwelling yield for the area, based on:

- the existing built form controls of the Study, Precinct Policy and draft West Leederville ACP;
- the current market demand for residential development; and
- recent approvals within the area.

This work has identified the potential for a greater yield based on there being no change to the existing planning requirements.
I own property close to the Neighbourhood and Local Centres, will I be affected?

The Neighbourhood and Local Centres have some potential to change. New development must be responsive to its surroundings. As part of any detailed planning for these centres, the amenity of adjacent suburban areas will be given high priority.

What is the next step for detailed planning?

Future planning may involve the preparation of one or more planning instruments, including:

- Activity Centre Plans;
- Local Development Plans;
- Urban design studies;
- Planning policies; or
- Scheme amendments.

Each planning instrument has consultation associated with it.

What has occurred since consultation on the Local Planning Strategy took place in April 2017?

In April 2017, the Town sought community feedback on three options for housing distribution, in accordance with the State Government’s requirements. 959 submissions were received during this feedback period, which has informed the development of a LPS.

This feedback has informed the development of a draft Local Planning Strategy, as well as:

- Meetings with State Government agencies (Department of Education, Department of Planning, Lands and Heritage);
- Elected Member briefings;
- Finalisation of Activity Centre Plans for Wembley and West Leederville;
- Updating information based upon recent releases (ABS 2016 Census data);

This has resulted in the Town preparing a draft Local Planning Strategy, which is made up of two parts:

- Part 1 - Local Planning Strategy, which provides:
  - the Town’s vision, planning principles and objectives which are to guide land use and development;
• Strategies and actions to deliver the desired outcomes within identified areas; and
• A framework for implementation and period review.

- Part 2 - Background Analysis Report, which provides:
  - A summary of the relevant State and regional planning context;
  - A summary of the relevant local planning considerations; and
  - Local profile and key issues/opportunities which have been identified through analysis of the major influences on planning for the future.

What happened to the draft 'Community Preferred Scenario Plan'?

Following the community engagement that took place in April 2017, a draft 'Community Preferred Scenario Plan' was prepared based on the feedback and to facilitate further discussion with Council. The draft 'Community Preferred Scenario Plan' was not endorsed by Council at the time and consequently does not have any formal status.

I commented last time, do I need to have my say again?
As this consultation relates to the Local Planning Strategy document, the Town would appreciate your feedback.

If I comment now, will I be asked to have my say on the document again?
Yes, as this is preliminary advertising, the LPS will need to be submitted to the Western Australian Planning Commission for certification and permission to advertise. The formally advertised document/LPS may not be the same following submission to the WAPC and the Town cannot rely on comments received individually.

Where can I find more information?
For more information please visit [www.cambridge.wa.gov.au/Town-Council/Community-Consultation/Local-Planning-Strategy](http://www.cambridge.wa.gov.au/Town-Council/Community-Consultation/Local-Planning-Strategy) or contact the Town's Planning Services on 9347 6000.