Tell us what you think
Local Planning Strategy

Community Open Day

Welcome! Please look around at the information and provide your input by completing a survey and talking to the project team.

A Vision for Cambridge

In 2018 as a component of the preparation of the Strategic Community Plan the Town of Cambridge adopted the following vision for their community:

Cambridge: The Best Liveable Suburbs

The Town is endowed with a range of housing, employment, and lifestyle opportunities. Our inner-city charm, character laden suburbs, extensive parkland and quality streetscapes reflect who we are, what we value and what we offer. Our activity hubs, mixed-use areas and events create a sense of community, belonging and wellbeing for residents of all ages. These are all community values we seek to protect and enhance into the future.

Dialogue with the Community

| March 2017 | Initial engagement to inform preparation of a local planning strategy for the Town of Cambridge. |
| Late 2018 | Consideration of community feedback and endorsement of Draft Local Planning Strategy for submission to WAPC. |
| Early 2019 | WAPC review and endorsement for formal public advertising by the Town of Cambridge (with potential modifications). |
| Mid 2019 | Formal advertising of Draft Local Planning Strategy in accordance with WAPC approval. |
| Mid 2019 | Council consideration of community feedback and submission to WAPC for final approval (with potential modifications). |
| Late 2019 | WAPC approval of final Local Planning Strategy (with potential modifications). |
Perth & Peel @ 3.5 Million

Perth and Peel @ 3.5 million sets a target of:

- 800,000 new homes in Perth and Peel Region;
- 380,000 homes (47 percent of total) to be provided through infill development; and
- 480,000 additional jobs.

Central Sub-regional Planning Framework

The Central Sub-regional Planning Framework proposes for the Town of Cambridge:

- A target of 6,830 additional dwellings;
- Approximately 75 percent of this growth to occur in ‘urban consolidation areas’ such as activity centres, corridors and transit station precincts; and
- Approximately 25 percent to occur through incremental growth within broader suburban areas.

Local Planning Framework

The Local Planning Strategy is informed by the Town’s recently adopted Strategic Community Plan, and will in turn inform the preparation of:

- Subsequent detailed strategic plans for critical elements, including economic development, movement network, open space and community infrastructure, infrastructure funding, character and heritage and sustainability;
- Activity centre plans and precinct plans for activity centres, neighbourhood centres, urban corridors and local centres;
- A review of the statutory controls in place under the local planning scheme to reflect the strategic vision; and
- A review of detailed policies and design guidelines which provide guidance for land use, built form and site design.
Tell us what you think
Local Planning Strategy

Planning Principles & Objectives

HOUSING
Facilitate the delivery of well-considered, integrated housing growth which transitions from established suburban areas, meets the needs of changing communities and provides housing choice and a quality lifestyle for all residents of Cambridge.

Growth: 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 meeting and improved character within the surrounding area.

ECONOMY AND EMPLOYMENT
Promote employment and economic growth by ensuring planning provisions support a diversity in businesses and services which are appropriately located in key areas.

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 motivate that encourages business and employment growth.

PUBLIC REALM AND OPEN SPACE
Improve the usability and accessibility of open space areas and the public realm to improve amenity and encourage active lifestyles and community wellbeing.

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

Regional Accessibility: To improve 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.

COMMUNITY INFRASTRUCTURE AND FACILITIES
Ensure the provision of high quality community infrastructure and facilities that are responsive to the changing needs of the community and reinforce a sense of place within that community.

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.

CHARACTER AND HERITAGE
Recognise and protect the established heritage and character of suburban and urban areas and facilitate the conservation and celebration of key heritage sites, streets and precincts.

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.

TRAFFIC AND TRANSPORT
Increase the opportunity to diversify travel methods in order to encourage modal shifts that will reduce traffic congestion and improve the health and wellbeing of residents.

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 services to encourage modal shift.

Cycling and Walking: To increase walkability and cycleability to reduce traffic congestion and improve the health and wellbeing of residents.

UTILITY AND SERVICE INFRASTRUCTURE
Facilitate the delivery and advancement of essential service infrastructure and encourage environmentally sustainable developments throughout the Town.

Infrastructure Upgrade: To plan for upgrades to essential service infrastructure to support the growth of key 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 modification of development throughout the Town.

NATURAL ASSET MANAGEMENT
Encourage the preservation and protection of the Town’s natural assets and ensure that future land use and development does not compromise the environmental integrity of these assets.

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

Tourism Development: To support the viability of business and employment growth.

Retaining and celebrating the character and heritage of our local areas.

Making movement easier and more efficient for residents and visitors.
Housing

Planning Principle and Objectives

Facilitate the delivery of well-considered, integrated housing growth which transitions from established suburban areas, meets the needs of changing communities and provides housing choice and a quality lifestyle for all residents of Cambridge.

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.

Key Actions

The Town proposes to undertake the key actions outlined in the following table.

Spatial Considerations and Actions

1. Through the implementation of the West Leederville Activity Centre Plan the activity centre will grow to accommodate medium and high density living opportunities in a mixed-use urban centre.

2. Through the implementation of the West Leederville Activity Centre Plan the activity centre will transition to accommodate medium and high density living opportunities in a mixed-use centre.

3. Through the preparation of an activity centre plan, future forums and workshops will evolve over time to become an activity centre which accommodates medium and high density mixed use development.

4. Intensification of Neighbourhood Centres will focus on redevelopment of existing commercial areas to accommodate mixed use development in a multi-storey built form which transitions to the surrounding established suburban environment.

5. Existing Development Sites will continue to provide opportunity for smaller detached dwellings, townhouse villa product and smaller apartment developments.

6. Local Centres along Grantham Street and Zabrocki Street will develop existing commercial areas to accommodate small mixed-use development in a mid-storey built form which transitions to the surrounding established suburban environment.

7. Potential Future Development Sites will subject to further investigation and detailed planning, provide potential for additional residential development and deliver opportunity for smaller detached dwellings, townhouse villa developments and apartment developments.
Tell us what you think
Local Planning Strategy

Economy and Employment

Planning Principle and Objectives
Promote employment and economic growth by ensuring planning provisions support a diversity in businesses and services which are appropriately located in key areas.

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.

Key Actions
The Town proposes to undertake the key actions outlined in the following table:

<table>
<thead>
<tr>
<th>Key Action</th>
<th>Location</th>
<th>Indicative Timescale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business and Employment Growth</td>
<td>Understand the preparation of an economic development strategy to identify and coordinate efforts to grow and support businesses and employment within the Town.</td>
<td>Immediate</td>
</tr>
<tr>
<td>Knowledge Centre</td>
<td>Investigate opportunities to support the establishment and operation of some based businesses throughout the Town.</td>
<td>Short Term (1-3 years)</td>
</tr>
<tr>
<td>Consumer</td>
<td>Investigate opportunities to provide and locate complementary and support services to key attractors for locals and visitors, including short stay accommodations, transportation and visitor services.</td>
<td>Medium Term (5-10 years)</td>
</tr>
<tr>
<td>Activity Centre</td>
<td>Floreat and implement the West Leederville Activity Centre Plan to ensure that the development of the urban corridor and surrounding precincts facilitate the proposed growth in a manner which provides a high quality public realm, excellent connectivity and a high quality of life for residents, businesses and visitors.</td>
<td>Immediate</td>
</tr>
<tr>
<td>Urban Interface</td>
<td>Cambridge Street Urban Corridor: to collaborate with stakeholders, undertake detailed analysis of opportunities for land use development in a multi-storey built form which transitions to the surrounding established suburban environment.</td>
<td>Medium Term (5-10 years)</td>
</tr>
<tr>
<td>waterside</td>
<td>Cambridge Street Urban Corridor: to collaborate with stakeholders, undertake detailed analysis of opportunities for mixed use development in a multi-storey built form which transitions to the surrounding established suburban environment.</td>
<td>Medium Term (5-10 years)</td>
</tr>
<tr>
<td>Local Centres</td>
<td>in collaboration with stakeholders undertake detailed analysis of opportunities for mixed use development of the centres to facilitate residential and retail commercial development to provide housing opportunities and employment to the local community.</td>
<td>Medium Term (5-10 years)</td>
</tr>
<tr>
<td>Medical Precinct</td>
<td>Undertake detailed planning of the St John of God Health site and surrounding medical precinct to facilitate growth and redevelopment of health related situations and residential opportunities.</td>
<td>Short Term (1-3 years)</td>
</tr>
</tbody>
</table>

Spatial Considerations and Actions

1. Through the implementation of the West Leederville Activity Centre Plan, the activity centre will grow to accommodate medium and high density living opportunities in a mixed use centre.
2. Through the preparation of a activity centre plans, Floreat Town and surrounding will evolve over time to become an activity centre which accommodates medium and high density mixed use development.
3. The Cambridge Street Urban Corridor will evolve over time to accommodate medium and high density living opportunities and reinforce local centres and nodes of activity.
4. Urbanisation of Neighbourhood Centres will focus on the implementation of existing zonal aims to accommodate mixed use development in a multi-storey built form which transitions to the surrounding established suburban environment.
5. Existing Development Sites will continue to provide opportunities for smaller detached dwellings, townhouses, infill and smaller apartment developments.
### Planning Principle and Objectives

Recognise and protect the established heritage and character of suburban and urban areas and facilitate the conservation and celebration of key heritage sites, streets and precincts.

- **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.

### Key Actions

The Town proposes to undertake the key actions outlined in the following table:

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Action</th>
<th>Indicative Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>Character Streets and Character Precincts</td>
<td>In collaboration with the local community undertake a review of streets and precincts within the Town of Cambridge to identify the specific values and attributes within those streets and precincts that exemplify the character of those areas and the aspects worthy of protection and celebration.</td>
<td>Short Term (1-3 years)</td>
</tr>
<tr>
<td>State Heritage List</td>
<td>In collaboration with the Heritage Council continue to protect the retention and restoration of State Heritage List buildings, and regularly review the Town’s Municipal Inventory (now referred to as the Local Government Inventory) to identify further properties worthy of consideration as a component of the State Heritage List.</td>
<td>Short Term (1-3 years)</td>
</tr>
<tr>
<td>Municipal Inventory / Heritage List</td>
<td>Finalise the review of the Municipal Inventory and Heritage List and identify the schedule for ongoing review.</td>
<td>Immediate</td>
</tr>
<tr>
<td>Indigenous Heritage</td>
<td>Ensure that indigenous heritage sites are protected from inappropriate development or land use in coordination with the Department of Aboriginal Affairs.</td>
<td>Ongoing</td>
</tr>
</tbody>
</table>

### Spatial Considerations and Actions

1. **City Beach** is largely characterised by open and landscaped spaces at reserve integrated with residential developments based on the ‘Garden Suburbs’ principle. Due to the high desirability of the coastal location City Beach has experienced a high rate of development with every 1950s developments being replaced with larger modern dwellings which have come to characterise the area. The character of this area must be maintained with the provision of setbacks, with subdivision design reflecting the principles of ‘Garden Suburbs’. It is comprised of architectural styles from the 1950s and 1960s which are unique to Perth and synonymous with the traditional character of the housing has been maintained, in part, through the introduction of infill which continues to be an increase in the number of buildings in the area.

2. **West Leederville** was the second area to be developed in the Town with early development in West Leederville consisting of primarily small timber and iron cottages. This has since been redeveloped which introduced a variety of housing designs and styles into the area. The area is characterised by a central mix of housing styles and designs and a variety of forms, at a medium to medium-dense level. This is representative of the planned age in the planning code which also includes more contemporary housing design features on the city’s built lands.

3. **Floreat** is characterised by low density residential development, primarily separate detached dwellings with considerable street setbacks, with subdivisions design reflecting the principles of ‘Garden Suburbs’. It is comprised of architectural styles from the 1950s and 1960s which are unique to Perth and synonymous with the traditional character of the housing has been maintained, in part, through the introduction of infill which continues to be an increase in the number of buildings.

4. **Kingsley** is largely characterised by low density residential development with many of the suburbs developed by the 1950s and 1960s that have come to characterise the area. The area is characterised by a central mix of housing styles and designs and a variety of forms, at a medium to medium-dense level. This is representative of the planned age in the planning code which also includes more contemporary housing design features.
Tell us what you think
Local Planning Strategy

Traffic and Transport

Planning Principle and Objectives
Increase the opportunity to diversify travel methods in order to encourage modal shifts that will reduce traffic congestion and improve the health and wellbeing of residents.

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.

Key Actions
The Town proposes to undertake the key actions outlined in the following table.

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Action</th>
<th>Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activity Centres and Cambridge Town Centre Corridor</td>
<td>Undertake the review and preparation of further detailed planning in the context of a town and corridor strategy with the aim of reducing traffic congestion within key centres and corridors</td>
<td>Short Term (1-5 years)</td>
</tr>
<tr>
<td>Activity Centres and Cambridge Town Centre Corridor</td>
<td>• Encouraging residents, employees and visitors to use public transport, cycling or walk to destinations instead of using private vehicles; • Managing public and private on parking to reduce opportunities for long-term parking within centres; • Facilitating the provision of end of trip facilities in substantial commercial and mixed use developments to support employment and visitor cycling or walking to key destinations; and • Designing the public realm to make non-car based trips more appealing through the provision of shade and shelter, dedicated infrastructure and safer movements.</td>
<td>Short-Term (1-5 years)</td>
</tr>
<tr>
<td>Town-Wide</td>
<td>In collaboration with the local community and key State Government agencies, undertake the preparation of a movement network strategy in accordance with the Department of Transport guidelines for the preparation of integrated transport plans.</td>
<td>Medium Term (3-5 years)</td>
</tr>
<tr>
<td>Activity Centres and Cambridge Town Centre Corridor</td>
<td>In collaboration with the local community, design redevelopment to provide a greater diversity of development which will support the investment in an improved public infrastructure to support non-car based transport, including end of trip facilities and more frequent bus services.</td>
<td>Medium Term (3-5 years)</td>
</tr>
<tr>
<td>Activity Centres and Cambridge Town Centre Corridor</td>
<td>Investigate the expansion of pedestrian and cycle infrastructure in other areas where City Beach and Floreat are under serviced, particularly to provide greater connectivity along district distributor routes, facilitating the provision of end of trip facilities for cyclists and pedestrians.</td>
<td>Medium Term (3-5 years)</td>
</tr>
<tr>
<td>Activity Centres and Cambridge Town Centre Corridor</td>
<td>Investigate opportunites for expansion of public transport services throughout the western suburbs, with privately run services supported by local businesses and the Town as a potential nodal and removal transport services provided.</td>
<td>Grant Medium Term (1-5 years)</td>
</tr>
<tr>
<td>Activity Centres and Cambridge Town Centre Corridor</td>
<td>Investigate opportunities for further public amenity throughout Wembley and West Labrador to encourage pedestrian and cycle movement.</td>
<td>Medium Term (3-5 years)</td>
</tr>
</tbody>
</table>

Spatial Considerations and Actions

1. The Town will support the Public Transport Authority in increasing the frequency and provision of bus services along high priority and high frequency public transport routes.
2. Opportunities for additional public transport routes through the western part of the Town, particularly linking key recreational and sporting facilities, will be actively pursued by the Town.
3. Increased intensity at key activity centres will support the investment in public infrastructure, including public transport service expansion, public realm improvement and end of trip facilities for cyclists and pedestrians.
4. Investment in cyclist infrastructure to make commuter and recreational routes safer and more efficient that will encourage more residents and visitors to the Town to cycle instead.
Tell us what you think
Local Planning Strategy

Public Realm and Open Space

Planning Principle and Objectives
Improve the usability and accessibility of open space areas and the public realm to improve amenity and encourage active lifestyles and community wellbeing.

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

Regional Accessibility: To improve accessibility and to ensure that all residents within the Town have access to open space and recreation areas.

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

Key Actions
The Town proposes to undertake the key actions outlined in the following table:

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Action</th>
<th>Indicative Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town Wide</td>
<td>In collaboration with the local community undertake the preparation of an Open Space and Community Facilities Strategy to:</td>
<td>Short Term (1-3 years)</td>
</tr>
<tr>
<td></td>
<td>• Assess the current distribution, function, usability and quality of the open space and provide recommendations for upgrades, development or other initiatives;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Identify opportunities to acquire and develop additional open space within residential areas with an identified shortfall to ensure that all residential land is within 400m (5 minute) of public open space;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Assess the current and future demographics and engage with the community, outlining strategies in order to meet the needs and aspirations of the community and users of existing and future public open spaces; and</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Outline key recommendations for the implementation of accessible and appropriate public open space that addresses the increased demand for public open space and responds to the current and future needs of the community.</td>
<td></td>
</tr>
<tr>
<td>Activity, Neighbourhood and Local Centres</td>
<td>In preparing more detailed planning for Activity, Neighbourhood and Local Centres (e.g. Subiaco and Leederville) and review of facilities within the activity centres which is proposed to be addressed with improved linkages to surrounding open space via public realm upgrades, in addition to new pocket parks within the activity centres.</td>
<td>Short Medium Term (1-5 years)</td>
</tr>
<tr>
<td>Public Streets</td>
<td>Implement the Town's Streetscape Plan (as amended) to ensure that tree canopy within the public realm is maintained and increased over time for the benefit of the entire community.</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Development Site</td>
<td>Review opportunities to encourage or require developers to retain mature trees (where required) and/or include in the design of new development or replace mature trees where required to be removed.</td>
<td>Short Term (1-3 years)</td>
</tr>
</tbody>
</table>

Spatial Considerations and Actions

1. Population growth within the West Leederville Activity Centre will result in increased demand for open space and community facilities which will necessitate the creation of new open space areas, improvement of public realm linkages to surrounding open space and community facilities within Subiaco and Leederville, and provision of facilities provided within open space areas.

2. Population growth within the Wembley Activity Centre will result in increased demand for open space and community facilities which is proposed to be addressed with improved linkages to surrounding open space via public realm upgrades, in addition to new pocket parks within the activity centres.

3. Forrest Activity Centre is in close proximity to substantial open space areas, including Forrest Bowling Precinct and Alderny Park, but accessibility is difficult due to the high traffic barriers of Oceanic Drive andincoming place. The Activity Centre Plan will need to address improved connectivity for pedestrians and cyclists to these open space areas.

4. Residential areas that do not fall within 400m (5 minute walk) of open space are to be further reviewed with the intention for the Town to actively acquire and develop for public open space purposes where possible.
Tell us what you think
Local Planning Strategy

Community Infrastructure & Facilities

Planning Principle and Objectives

Ensure the provision of high quality community infrastructure and facilities that are responsive to the changing needs of the community and reinforce a sense of place within that community.

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.

Key Actions

The Town proposes to undertake the key actions outlined in the following table:

<table>
<thead>
<tr>
<th>Objective</th>
<th>Action</th>
<th>Indicative timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Need</td>
<td>Investigate and document all existing community facilities within the Town, including type, location, state of repair and amount of use.</td>
<td>Immediate</td>
</tr>
<tr>
<td></td>
<td>Engage with Department of Education to determine future needs for educational facilities. While not a local Government responsibility, any additional capacity required should be identified in the Community Facilities Strategy.</td>
<td>Immediate</td>
</tr>
<tr>
<td></td>
<td>Prepare a Community Facilities Strategy. This strategy should outline Community Needs Analysis, to determine the type and quantity of facilities currently within the Town, future requirements and considerations of different funding mechanisms.</td>
<td>Immediate</td>
</tr>
<tr>
<td></td>
<td>Prepare a Community Infrastructure Plan (CIP) to determine future community infrastructure needs and developing a requirement which should be responsive to proposed future development, i.e. the Local Planning Strategy.</td>
<td>Short Term (1-3 years)</td>
</tr>
<tr>
<td>Education Facilities</td>
<td>Prepare a Local Asset Protection Plan to identify the most effective use of public assets that are well located relative to the future population growth. This could form part of the Community Infrastructure Plan, or not as a separate process.</td>
<td>Short Term (1-3 years)</td>
</tr>
<tr>
<td></td>
<td>Engage with Department of Education to determine future needs for educational facilities.</td>
<td>Immediate</td>
</tr>
<tr>
<td>Future Infrastructure Planning</td>
<td>Investigate opportunities and methods to utilise development incentivisation to deliver new public amenity and facilities through private development. Outcomes may be implemented through updated Activity Centre or Corridor Plans.</td>
<td>Immediate</td>
</tr>
<tr>
<td></td>
<td>Prepare a Community Infrastructure Plan (CIP) to determine future community infrastructure needs and developing a requirement which should be responsive to proposed future development, i.e. the Local Planning Strategy.</td>
<td>Short Term (1-3 years)</td>
</tr>
<tr>
<td>Activation of Spaces</td>
<td>Prepare a Local Asset Protection Plan to identify the most effective use of public assets that are well located relative to the future population growth. This could form part of the Community Infrastructure Plan, or not as a separate process.</td>
<td>Immediate</td>
</tr>
<tr>
<td></td>
<td>Engage with Department of Education to determine future needs for educational facilities.</td>
<td>Immediate</td>
</tr>
<tr>
<td></td>
<td>Prepare a Community Infrastructure Planning Strategy that will analyse the spatial and facility needs associated with community infrastructure, the existing funding model available to the Town, and ultimately provide the options, use of those resources to deliver the facilities in the most timely and cost-effective manner. To occur in a separate phase, or immediately following the completion of the Infrastructure Funding Strategy.</td>
<td>Short Term (1-3 years)</td>
</tr>
<tr>
<td></td>
<td>Prepare an infrastructure funding paper to analyse the various options available to the Town to finance, or recover, the costs involved in providing community infrastructure in the future.</td>
<td>Short Term (1-3 years)</td>
</tr>
<tr>
<td></td>
<td>Prepare an Infrastructure Funding Strategy that will analyse the spatial and facility needs associated with community infrastructure, the existing funding model available to the Town, and ultimately provide the options, use of those resources to deliver the facilities in the most timely and cost-effective manner. To occur in a separate phase, or immediately following the completion of the Infrastructure Funding Strategy.</td>
<td>Short Term (1-3 years)</td>
</tr>
<tr>
<td></td>
<td>Prepare and submit a Community Infrastructure Development Plan.</td>
<td>Short Term (1-3 years)</td>
</tr>
<tr>
<td>Sustainable Funding</td>
<td>Prepare a Community Infrastructure Development Plan that will provide a strategic framework for the development and delivery of community infrastructure in the Town.</td>
<td>Short Term (1-3 years)</td>
</tr>
<tr>
<td></td>
<td>Engage with the Department of Planning, Industry and Infrastructure to develop a Community Facilities Strategy. This strategy should outline Community Needs Analysis, to determine the type and quantity of facilities currently within the Town, future requirements and considerations of different funding mechanisms.</td>
<td>Immediate</td>
</tr>
<tr>
<td></td>
<td>Prepare a Community Infrastructure Plan (CIP) to determine future community infrastructure needs and developing a requirement which should be responsive to proposed future development, i.e. the Local Planning Strategy.</td>
<td>Short Term (1-3 years)</td>
</tr>
<tr>
<td>Funding Sources</td>
<td>Engage with Department of Planning, Industry and Infrastructure to develop a Community Facilities Strategy. This strategy should outline Community Needs Analysis, to determine the type and quantity of facilities currently within the Town, future requirements and considerations of different funding mechanisms.</td>
<td>Immediate</td>
</tr>
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<td></td>
<td>Prepare a Community Infrastructure Plan (CIP) to determine future community infrastructure needs and developing a requirement which should be responsive to proposed future development, i.e. the Local Planning Strategy.</td>
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</tr>
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<td></td>
<td>Prepare a Community Infrastructure Plan (CIP) to determine future community infrastructure needs and developing a requirement which should be responsive to proposed future development, i.e. the Local Planning Strategy.</td>
<td>Short Term (1-3 years)</td>
</tr>
<tr>
<td></td>
<td>Engage with the Department of Planning, Industry and Infrastructure to develop a Community Facilities Strategy. This strategy should outline Community Needs Analysis, to determine the type and quantity of facilities currently within the Town, future requirements and considerations of different funding mechanisms.</td>
<td>Immediate</td>
</tr>
<tr>
<td></td>
<td>Prepare a Community Infrastructure Plan (CIP) to determine future community infrastructure needs and developing a requirement which should be responsive to proposed future development, i.e. the Local Planning Strategy.</td>
<td>Short Term (1-3 years)</td>
</tr>
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<td>Short Term (1-3 years)</td>
</tr>
</tbody>
</table>
Tell us what you think
Local Planning Strategy

Utility and Service Infrastructure

Planning Principle and Objectives
Facilitate the delivery and advancement of essential service infrastructure and encourage environmentally sustainable developments throughout the Town.

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.

Key Actions
The Town proposes to undertake the key actions outlined in the following table.

<table>
<thead>
<tr>
<th>Action</th>
<th>Description</th>
<th>Indicative Timeframe</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water</td>
<td>Continue to work with the Water Corporation to plan for necessary infrastructure upgrades to meet the anticipated demand based on further detailed planning for each of the development precincts.</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Sewer</td>
<td>Continue to work with the Water Corporation to plan for necessary infrastructure upgrades to meet the anticipated demand based on further detailed planning for each of the development precincts.</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Western Power</td>
<td>Continue to work with the Western Power to plan for any infrastructure upgrades to meet the anticipated demand based on further detailed planning for each of the development precincts.</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Natural Gas</td>
<td>Continue to monitor the capacity of natural gas infrastructure and assist service providers in forecasting the need for upgrades.</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Telecommunications</td>
<td>Continue to monitor the progress of the delivery of the NBN throughout the Town and work with businesses to ensure they have access to high speed telecommunications.</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Coordinated Infrastructure Planning</td>
<td>Continue to work with relevant servicing agencies to plan for the necessary funding of infrastructure upgrades in accordance with capital works budgets and identify budgetary shortfalls early in the process for consideration of alternative funding sources.</td>
<td>Short Term (1-5 years)</td>
</tr>
<tr>
<td>Detailed Precinct Planning</td>
<td>Through more detailed planning for development precincts identify opportunities to incentivise sustainable building practices and site design to assist in reducing demand for essential service infrastructure upgrades and limit the impacts on the broader natural and built environment.</td>
<td>Short - Medium Term (1-5 years)</td>
</tr>
</tbody>
</table>

Spatial Considerations and Actions

1. Development of the Floreat Activity Centre has the potential to exceed the capacity of the existing sewer mains, and the Water Corporation will need to model the system to confirm any required upgrades.
2. Aging water reticulation infrastructure will require staged upgrades to support redevelopment within the Cambridge Street area of Wedgeby.
3. The ultimate redevelopment of West Leederville Activity Centre will require staged upgrades of water and sewer infrastructure to replace aging pipes and accommodate increased demand.

Table 10: Key actions to be undertaken with respect to Utility and Service Infrastructure in the Town of Cambridge.

The Neighbourhood Centre is served by a 230 mm sewer main, and the Water Corporation will need to model the system to confirm any required upgrades.

Gorton Road Neighbourhood Centre is served by the Glen Road pump station located within the shopping centre site. The location of the pump station and its buffer 150.00 m will need to be considered when developing the site. It will need to be confirmed whether development triggers an upgrade to the pump station.

The Neighbourhood Centre is served by a 230 mm sewer that takes discharge from a sewer pressure main. It is likely that this sewer is close to capacity, so it will need to be confirmed by the Water Corporation that the development will not cause this pipe’s capacity to be exceeded.
Tell us what you think
Local Planning Strategy

Natural Asset Management

Planning Principle and Objectives
Encourage the preservation and protection of the Town’s natural assets and ensure that future land use and development does not compromise the environmental integrity of these assets.

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.

Key Actions
The Town proposes to undertake the key actions outlined in the following table:

<table>
<thead>
<tr>
<th>Objective</th>
<th>Action</th>
<th>Timeframe</th>
</tr>
</thead>
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<tr>
<td>Conservation Category Wetlands</td>
<td>In collaboration with relevant State agencies and the community, continue the conservation and restoration of Lake Monger Reserve and Perry Lakes Reserve.</td>
<td>Short-term (1-5 years)</td>
</tr>
<tr>
<td>Coastal hazards</td>
<td>Undertake a Coastal Hazard Mitigation and Action Plan (CHAMP) and lead development and enhancement in areas of risk, manage accordingly in the beach, estuarine system and estuarine system and removal of natural hazards.</td>
<td>Ongoing</td>
</tr>
<tr>
<td>Groundwater</td>
<td>Undertake a program for public realm/road links and develop a program for public realm/road links and develop a program for public realm/road links and develop a program for public realm/road links.</td>
<td>Ongoing</td>
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Spatial Considerations and Actions

1. Potential future development sites are all within areas identified as being bushfire prone. The management of this bushfire risk will be a key consideration in the progression of detailed analysis and planning for these sites prior to any changes in zoning or development controls.

2. Many of the Town’s environmental assets are also significant tourist attractions, and the balance between the protection of the assets and provision of tourist facilities requires careful consideration by the Town and State Government management authorities (where applicable).
Tell us what you think
Local Planning Strategy

Activity Centres

West Leederville Activity Centre

**PRECINCT VISION**
West Leederville Activity Centre will retain its role as the urban hub and diverse urban area within the Town. Leveraging its strategic advantages as a centre well serviced by public transport, close to the Perth CBD and a significant employment generator, West Leederville’s resident population and its business activity is proposed to grow. Growth will occur in accordance with the West Leederville Activity Centre Plan (as amended), with expansion of population and businesses accommodated in mixed use, multi-storey buildings between two and ten storeys.

**KEY ACTIONS**
Finalise and implement the West Leederville Activity Centre Plan to incorporate population and business growth projections and coordinate planning for infrastructure and services to support proposed growth.

Wembley Activity Centre

**PRECINCT VISION**
The Wembley Activity Centre will continue its role as a thriving urban hub and a focal point within a broader suburban environment. The activity centre will undergo redevelopment over time to increase opportunities for residential, retail, hospitality and commercial uses to join the Wembley community. Growth will occur in accordance with the Wembley Activity Centre Plan, with new development to provide high quality built form in the order of two to seven storeys.

**KEY ACTIONS**
Implement the final Wembley Activity Centre Activity Centre Plan and undertake periodic reviews of the plan to ensure that development outcomes are in accordance with expectations for the public and private realm.

Floreat District Centre

**PRECINCT VISION**
Floreat Activity Centre will transform into an attractive and vibrant mixed-use precinct with a broad range of residential and commercial/retail uses. The Floreat Forum Shopping Centre and the Cambridge Library forms a key part of the activity centre and will be redeveloped to provide high density residential between two and five storeys, with density grading down to the existing suburban environment.

**KEY ACTIONS**
In collaboration with key stakeholders the Town of Cambridge will prepare an Activity Centre Plan for the Floreat Activity Centre to guide future amendments to the statutory planning framework, necessary infrastructure upgrade considerations and detailed built form and public realm design considerations.

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**SPATIAL CONSIDERATIONS FOR WEST LEEDERVILLE ACTIVITY CENTRE**
1. Ensure a sensitive transition from the activity centre into surrounding areas to maintain the character of each zone and avoid creating negative impacts.
2. Improve connectivity with surrounding residential areas and open spaces, particularly Hammond Park.
3. Minimize the impact of future intensification on adjoining residential areas.
4. Opportunity to create additional public space in the Floreat Forum Shopping Centre and Hammond Park.

**SPATIAL CONSIDERATIONS FOR WEMBLEY ACTIVITY CENTRE**
1. Ensure a sensitive transition from the activity centre into surrounding areas to maintain the character of each zone and avoid creating negative impacts.
2. Improve connectivity with surrounding residential areas and open spaces, particularly Hammond Park.
3. Minimize the impact of future intensification on adjoining residential areas.
4. Opportunity to create additional public space in the Floreat Forum Shopping Centre and Hammond Park.

**SPATIAL CONSIDERATIONS FOR FLOREAT ACTIVITY CENTRE**
1. Ensure future development does not have a negative impact on the adjoining residential areas, reflecting a sensitive transition between land uses.
2. Opportunity to enhance existing open space that supports social interaction, outdoor recreation and access.
3. Weave commercial and residential land uses into the street and promote walkability through a cohesive urban design and integration of streets and public open spaces.
4. Capture opportunities for potential commercial and non-residential uses within the activity centre.

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Local Planning Strategy

Urban Corridors

Cambridge Street Urban Corridor

**PRECINCT VISION**
The Cambridge Street Urban Corridor is a well renowned corridor through the urban areas of the Town and the primary route for public transport connections. The corridor connects the three activity centres in addition to accommodating several local centres and the St John of God Medical Precinct.

It is envisioned the corridor will facilitate increased residential and commercial development opportunities, with the local centres and medical precinct accommodating mixed use development and the urban corridor precincts accommodating apartment and townhouse style residential development.

**KEY ACTIONS**
Through the preparation of an Activity Corridor Plan the Town will undertake further investigation of built form concepts and public realm upgrades to facilitate the proposed development, which will ultimately guide future amendments to the statutory planning framework, necessary infrastructure upgrade considerations and detailed built form and public realm design considerations.

![Image: Detailed planning for the Cambridge Street Urban Corridor must focus on creating a more pedestrian and cyclist friendly environment, creating high quality and interesting built form and prioritising access to and efficiency of public transport.

**SPATIAL CONSIDERATIONS FOR CAMBRIDGE STREET URBAN CORRIDOR**

1. Ensure a cohesive movement network that minimises user conflicts with pedestrians and cyclists sharing right of way of the street and is easily accessible via public transportation, particularly within medical and mixed use precincts.
2. Opportunity to enhance the public open space network that is easily accessible and supports a variety of visual and functional needs of the community.
3. Ensure street frontages are activated and support a positive pedestrian experience, particularly throughout the medical and mixed use precincts.
4. Opportunities for local centres to act as focal points along the corridor, prioritising commercial and retail land uses which support local community needs and provides for employment opportunities.

**ESTIMATE**

- New Dwellings: 650 - 850
- Additional 10,000m²

![Image: Cambridge Street Urban Corridor study area overview map with key features and activity centres marked.](link)
Tell us what you think
Local Planning Strategy

Neighbourhood and Local Centres

Gayton Road Neighbourhood Centre

PRECINCT VISION
The Gayton Road Neighbourhood Centre is envisioned to become a centre that supports a diverse range of land uses and residential opportunities, creating a desirable and interesting place for people to interact. Redevelopment of the precinct will focus on the creation of mixed use, multi-storey development. It is anticipated that street level land uses will focus on retail, hospitality and commercial uses with some undercroft parking, with upper levels available for apartment living. Design of the built form will be responsive to the history of the precinct, the surrounding suburban environment and the adjacent areas of open space.

KEY ACTIONS
In collaboration with key stakeholders the Town will undertake concept planning for the redevelopment of the centre to inform the preparation of detailed area planning and design guidelines, along with any necessary statutory amendments, which will guide the ultimate redevelopment of the precinct.

Ocean Village Neighbourhood Centre

PRECINCT VISION
The Ocean Village precinct is considered to be underutilized and suitable for redevelopment as a mixed use, multi-storey centre which reflects both its importance as a neighbourhood centre for the surrounding precinct, and its proximity to significant open space and amenity.

The existing commercial precinct is anticipated to provide commercial and retail opportunities at ground level with apartment living above. Adjacent residential zoned land will also be considered for higher density residential development to assist in transforming the centre to the surrounding suburban environment.

KEY ACTIONS
In collaboration with key stakeholders the Town will undertake concept planning for the redevelopment of the centre to inform the preparation of detailed area planning and design guidelines, along with any necessary statutory amendments, which will guide the ultimate redevelopment of the precinct.

Local Centres

PRECINCT VISION
The Local Centre precincts are envisioned to redevelop over time as small scale mixed use centres which accommodate land uses that cater for the local community’s daily needs.

The existing commercial precincts are anticipated to provide commercial and retail opportunities at ground level with apartment living above. Development will need to be sensitive to adjacent suburban residential areas both in terms of the building bulk and scale proposed and the impact of commercial uses on residential amenity.

KEY ACTIONS
In collaboration with key stakeholders the Town will undertake concept planning for the redevelopment of the centres to inform the preparation of detailed area planning and design guidelines, along with any necessary statutory amendments, which will guide the ultimate redevelopment of the centres.
**Tell us what you think**

**Local Planning Strategy**

**Other Residential Development**

**EXISTING DEVELOPMENT SITES**

There are a number of existing development sites within the Town that will continue to develop in accordance with their approved planning framework. An overview of these projects, and their identified development potential, is outlined as follows:

- **Perry Lakes**
  The redevelopment of the Perry Lakes Stadium site and surrounds has been ongoing since 2006 and is being facilitated by LandCorp. The detailed area plan facilitates the development of approximately 600 new dwellings and builds on the site’s sporting history and ties in with Floreat’s garden nature.
  Planning controls for Perry Lakes were transferred to the State Government under the Perry Lakes Redevelopment Act 2006. Planning control transferred back to the Town in November 2016.

- **Ocean Mia**
  Ocean Mia Estate is located in City Beach, bounded by The Boulevard and Kalgan Drive, west of Bold Park. The Estate comprised 66 individual lots and two grouped dwellings sites, over which there is to be a minimum of 91 dwellings.

- **St John’s Wood**
  LandCorp recently completed the St John’s Wood Estate on land known as Area G in Mt Claremont.
  The development comprised 68 lots, two of which are for grouped dwellings, the remainder for single dwellings and an area of public open space to integrate with the existing Daran Park.

- **Paradise Walk**
  Paradise Walk, on the former City of Perth railway site on Salgado Road, commenced development in 2016. An Outline Development Plan (ODP) sets out the residential density and dwelling targets, public open space and local road and access networks for the site. The plan is based on a minimum housing target of 200 dwellings and housing target of 350 dwellings.

- **SUBURBAN RESIDENTIAL AREAS**
  
  **Residential Development**
  The Town of Cambridge is renowned for being a beautiful suburban environment, largely due to the differing character of its four key suburbs, diversity of housing types and tree lined and well landscaped streets. There is a substantial residential subdivision capacity within the existing residential projects, with an estimated 556 green field lots with subdivision potential based on their existing zoning.
  Assuming that 60-80 percent of these lots are redeveloped over the next 20-30 years to each accommodate a minimum of one additional dwelling, the subdivision areas are expected to accommodate a further 340 – 460 additional dwellings over this period.
  To ensure that the additional development can be accommodated with minimal impact on the existing suburban character, the Town will be undertaking further planning to ensure that new development is controlled in a manner which will ensure cohesiveness with the prevailing character of an area, and streetscapes are maintained and improved through further investment in the public realm.

- **Ancillary Dwellings**
  Ancillary dwellings, or ‘granny flats’, are increasingly viewed as an alternative housing option as they provide opportunity to create increased residential space without requiring the creation of additional land parcels.
  To encourage landowners to consider investing in suitable ancillary dwellings, the Town will investigate measures aimed at incentivising their development. These incentives may include plot ratio bonuses to allow ancillary dwellings larger than the 70m² maximum under the R-Codes to provide greater flexibility in living arrangement.
  It is anticipated that such development will be particularly appealing within areas like City Beach and Floreat, where subdivision potential is limited but residential land parcels are comparatively large and may have space to accommodate an ancillary dwelling.

- **POTENTIAL FUTURE DEVELOPMENT SITES**
  The Town has identified a number of parcels of government owned land that may be surplus to needs and as such available for development. The sites are described as follows:

  - **Worley Golf Course**
    The Town has identified two portions of existing bushland within the Worley Golf Course that are considered surplus to the needs of the facility. These portions of land are owned by the Town of Cambridge and, subject to analyses of environmental significance, site constraints (e.g. Western Power substations) and development feasibility, may be available for residential development.
    If progressed it is anticipated the two sites could accommodate medium density residential development with an indicative yield of 450 – 600 new dwellings.

  - **Old Quarry Site**
    The Old Quarry Site on the Boulevard in City Beach immediately abuts the Ocean Mia estate and overlooks the Perth CBD and Bold Park. This land is owned by the Town and is currently used as informal open space, but is considered surplus to local and regional open space needs.
    Subject to consideration of alternate use and analyses of site constraints and development feasibility, the site may be available for residential development, and is anticipated to provide a medium density residential development yield of 50 – 100 dwellings.

  - **Town Administrative Centre**
    The Town’s administration centre is in close proximity to Bold Park, Albertbury Park and the residential areas of Floreat. It is anticipated that the existing administration facility may have reached useful life prior to 2050, and at that time the land accommodating the facility may be available for residential development.
    If progressed it is anticipated the site could accommodate medium density residential development with an indicative yield of 150 – 200 dwellings.

  - **Templetonia Crescent**
    The Town owns two parcels of land on Templetonia Crescent in City Beach which total 2.2 hectares in size. The westernmost site currently accommodates the Civic Centre facility, whilst the western most site is vacant and undeveloped land.
    Subject to consideration of alternate use and analyses of site constraints and development feasibility, the two sites are potentially available for residential development.
    If progressed it is anticipated the site could accommodate medium density residential development with an indicative yield of 90 - 100 dwellings.

  - **Wembley Golf Course**
    The Town has identified two portions of existing bushland within the Wembley Golf Course that are considered surplus to the needs of the facility. These portions of land are owned by the Town of Cambridge and, subject to analyses of environmental significance, site constraints (e.g. Western Power substations) and development feasibility, may be available for residential development.
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    If progressed it is anticipated the site could accommodate medium density residential development with an indicative yield of 90 - 100 dwellings.
Frequently Asked Questions

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 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.

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.

Have your voice heard!
The Town of Cambridge is seeking your feedback on the draft Local Planning Strategy. Engagement will be open from **Monday 20th August until Monday 17th September 2018**.

Participate in the consultation online by visiting the Town of Cambridge website.
You’ll find a copy of the draft Local Planning Strategy report, engagement brochure, information sheets and more.
Read through our Frequently Asked Questions, ask us a question and provide us with your feedback.
Visit **www.cambridge.wa.gov.au**