CITY OF PERTH

LOCAL PLANNING STRATEGY

PART ONE - THE STRATEGY

May 2023

CITY OF PERTH
LOCAL PLANNING STRATEGY

CERTIFICATION FOR ADVERTISING

Certified for advertising by the Western Australian Planning Commission on the **22 January 2022**.

Signed for and on behalf of the Western Australian Planning Commission

DELEGATED UNDER S.16 OF
THE PLANNING AND DEVELOPMENT ACT 2005

COUNCIL RECOMMENDED / SUBMITTED FOR APPROVAL

Supported for submission to the Western Australian Planning Commission for endorsement by resolution of City of Perth at the ordinary Meeting of Council held on the **13 December 2022**.

LORD MAYOR

CHIEF EXECUTIVE OFFICER

ENDORSEMENT OF LOCAL PLANNING STRATEGY

Endorsed by the Western Australian Planning Commission on _____

Signed for and on behalf of the Western Australian Planning Commission

an officer of the Commission duly authorised by the Commission (pursuant to the Planning and Development Act 2005)

PREPARATION

The City of Perth Local Planning Strategy has been prepared in accordance with Part 3 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

The City of Perth Local Planning Strategy has been prepared by the City of Perth in association with:

THEME	CONTRIBUTIONS
Document Preparation	Taylor Burrell Barnett, 2021
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Community, Urban Growth and Settlement	Intermethod, 2018 Hassell, 2019 Urbis, 2018 Hames Sharley, 2020 Taylor Burrell Barnett, 2021
Economy and Employment	Pracsys, 2017, 2020 Colliers, 2019
Environment	Cameron Chisholm Nicol, 2018
Infrastructure	City of Perth, 2018

REFERENCE	VERSION	DATE
Version 1	Draft for Council Consideration	13 July 2021
Version 2	Draft for WAPC Certification	22 January 2022
Version 3	Final Draft for WAPC Endorsement	13 December 2022
Final	Final Endorsed Version	30 May 2023

23-162.05/2023

ACKNOWLEDGMENT OF COUNTRY

We acknowledge the Whadjuk Nyoongar people, Traditional Owners of the lands and waters where the City of Perth is today and pay our respects to Elders past and present. Nyoongar peoples are the original inhabitants and Traditional Owners of the South West of Western Australia.

While Nyoongar is identified as a single language there are variations in both pronunciation and spelling – Noongar, Nyungar, Nyoongar, Nyoongah, Nyungah, Nyugah, Yungar and Noonga. The City of Perth uses 'Nyoongar' which is reflected throughout this document except when specifically referring to an external organisation that utilises alternative spelling.

Wandandi Artist Sandra Hill's Stolen Generations Artwork 'Mia Mia' in Wellington Square

Perth Waterfront

EXECUTIVE SUMMARY

The Local Planning Strategy (the Strategy) is one of the key guiding documents for the growth of Perth city over the next 10-15 years. It will provide the strategic basis for the preparation of the City of Perth's new Local Planning Scheme and planning policies.

The Strategy will support the City in fulfilling its role to recognise, promote and enhance the social, environmental, economic and cultural setting of the city for the community, both now and into the future.

Liveable, sustainable and prosperous – this is the aspiration for Perth.

The Strategy provides a range of planning directions and actions at a city wide and neighbourhood level that seek to:

1. Create a LIVEABLE city of neighbourhoods where people love to live, work and play.
2. Build a SUSTAINABLE city that can meet growing economic, social and environmental challenges.
3. Strengthen Perth city as a PROPSPEROUS globally competitive economic, social, cultural and civic centre.

Create a LIVEABLE city of neighbourhoods where people love to live, work and play.

Highly liveable, mixed-use neighbourhoods will be created which provide for a diverse range of activities and provide a full offering of goods and services which meet the needs of the community.

Each neighbourhood will have a strong sense of place and community.

Residential growth will be centered around flourishing neighbourhood centres and areas with high levels of accessibility and amenity.

Built form and public spaces will be designed to strengthen the unique heritage, character and attractiveness of each neighbourhood.

Quality and diverse housing and well-planned community services and facilities will improve the overall livability and desirability of the city's neighbourhoods. To enable local living opportunities and to reduce car dependency, active and public transport that better connects the city's neighbourhoods and highly walkable environments will be prioritised.

Build a SUSTAINABLE city that can meet growing economic, social and environmental challenges.

Ensuring the sustainability of Perth city will enable the community and its buildings, spaces and infrastructure to adapt to future economic, social and environmental changes.

Improved land use diversification will help Perth city withstand economic cycles, and land-use planning will mitigate and adapt to adverse climate change impacts.

Perth city's cultural diversity will be celebrated and provide a foundation for ongoing social stability and community cohesion.

Strengthen Perth city as a PROPSPEROUS globally competitive economic, social, cultural and civic centre.

Perth city will grow as a competitive destination and preferred location for business. The local planning framework will provide for economic growth and diversity by bolstering development opportunities in key locations and allowing for wide a range of land uses. It will be flexible to allow for innovation and adaptation to meet changing social, economic and environmental circumstances.

Perth city's unique natural and cultural assets will be protected and enhanced providing for a rich cultural and visitor experience. The local planning framework will encourage improved access to and use of the Swan River and Kings Park as well a wide range of creative and cultural uses.

Land uses, services, amenities and infrastructure which are expected of a globally competitive capital city and which meet the needs of residents, workers, visitors and students will be promoted.

State-City partnerships will guide complex land use planning as well as the funding and delivery of key infrastructure which will result in major city transformations.

Yagan square, Central Perth

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1.0 INTRODUCTION

Perth is the only Australian capital city located on the edge of the Indian Ocean and shares an approximate time zone with 60 per cent of the world's population and the rapidly growing and maturing economies of South East Asia.

As the capital city, Perth city is a focal point of economic activity in Western Australia. It provides services, facilities and development opportunities to a broad range of stakeholders including residents, businesses, workers, students and local, national and international visitors.

Under the Planning and Development (Local Planning Schemes) Regulations 2015, every local government is required to prepare a Local Planning Strategy that:

- Sets out the long-term planning directions for the local government;
- Applies any state or regional planning policy that is relevant to the local planning strategy; and
- Provides the rationale for any zoning or classification of land under the local planning scheme.

The Strategy forms the strategic basis for the preparation of the new City of Perth Local Planning Scheme No. 3 (the new Scheme) and planning policies.

PART 1 – LOCAL PLANNING STRATEGY

This part provides:

- The City of Perth's vision for Perth city, which will guide land use and development;
- City-wide planning directions and actions premised upon the themes of Community and Urban Growth, Economy and Employment, Environment and Infrastructure;
- Neighbourhood planning directions and actions to deliver the desired outcomes within Perth city's six neighbourhoods; and
- A framework for implementation and periodic review.

PART 2 – BACKGROUND ANALYSIS REPORT

This part provides:

- A summary of the State and regional planning frameworks relevant to Perth city;
- A summary of the local planning framework;
- An analysis of the city-wide planning issues and opportunities; and
- An analysis of the planning issues and opportunities for each of the six Perth city neighbourhoods.

TECHNICAL APPENDICES

These support Parts 1 and 2 including;

- City-wide local Profile Analysis; and
- Neighbourhood Profiles and Analysis.

The Strategy applies to the area shown in **Figure 1** – Location Map and **Figure 4** – Local Planning Strategy Map.

This Strategy comes into operation on the day on which it is endorsed by the Western Australian Planning Commission.

Figure 1 - Location Map

The Strategy is a 15-year look-ahead to 2036 to guide the growth and development of Perth city. It lays the foundation for the effective planning, management and delivery of development, infrastructure, facilities, places and spaces. Implementing actions of the Strategy will help the City lead growth, become resilient in economic cycles and capitalise on shifting climatic conditions, and demographic and global megatrends.

The Strategy demonstrates the ability to meet the minimum dwelling and floorspace requirements of the State Government's plan for Perth and Peel @ 3.5 million people by 2050.

Figure 2 illustrates the relationship between the Strategy and the State planning framework.

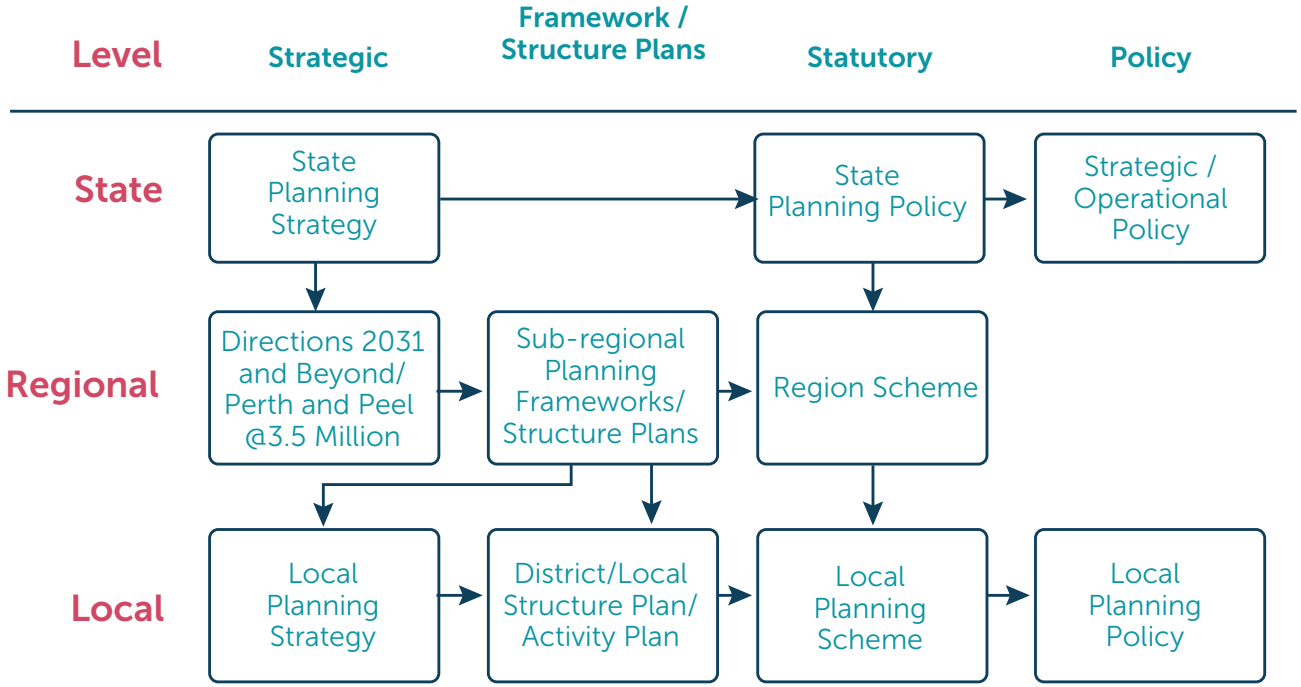


Figure 2 - Western Australian planning system framework (WAPC 2010)

Lake Vasto, East Perth

2.0

STRATEGY APPROACH

The Local Planning Strategy has been prepared in line with the strategic goals articulated in the City's Strategic Community Plan.

The Local Planning Strategy will be implemented alongside several other issue specific strategies being prepared under the City's Strategic Integrated Planning and Reporting Framework.

It is important that this Strategy is read alongside other City strategies and plans which will help the City achieve its vision of being a liveable, sustainable and prosperous city.

2.1 VISION

As Western Australia's capital city, Perth is the civic, cultural and economic heart of the State, and a gateway to Asia and beyond. This Strategy recognises the City's role as the State's capital city, and the unique collection of neighbourhoods which form the foundation for its growing communities of the future.

Perth's waterfront, beautiful natural environment and unique and diverse ecosystem shapes our distinct cultural identity and the way we live, work and play.

The Strategy is an important element to enact the City's vision for Perth which is to create:

"A liveable, sustainable and prosperous city — this is our aspiration for Perth. We want our community to be as safe as possible, to be inclusive, active, vibrant and connected. We want to live in a healthy environment. and we all want to be part of an economically successful, flourishing and thriving city."

Central to this vision, the City is seeking to enhance itself as a place for people. A city which continues to be the preferred location for business and centre of commerce; a place where people want to return time and again for the unique experiences that a capital city offers. A place where everyone is welcome.

Our ambition is that Perth will be home to 55,000 residents by 2036. Beyond that, Perth will continue to grow in a sustainable manner where in the future more than 90,000 people will live in the capital city.

Implementing actions of the Strategy will help the City of Perth lead growth, become resilient in economic cycles and capitalise on shifting climatic conditions, demographic and global megatrends.

The Strategy is also a catalyst for the strengthening of relationship with State Government, as envisaged under the *City of Perth Act 2016*. Strong relationships and collaboration between City of Perth stakeholders and key decision-making bodies will ensure the strategy is implemented in a structured, inclusive and sustainable way.

Beyond responding to immediate and emerging issues, the Strategy has considered the characteristics that will make the city a more liveable, sustainable and prosperous place.

These characteristics have helped to understand what Perth can be and inform the planning directions required to be achieved within the next 15-years and beyond:

1. A Defined City Heart

Successful cities have a defined central area which is the focus place for people to meet and gather.

2. Connected and Accessible

Cities that are greatly accessible, have a range of services and amenities, which can be easily reached either by active or efficient public transport.

3. Economically Ambitious

Cities with diverse economies are more likely to withstand changes in market conditions.

4. Critical Mass

A collection of people and activities in central nodes is what makes cities buzz; residents, retailers, hospitality, culture and entertainment thrive and draw people and business in.

5. Safe and Inclusive

Cities which offer safe environments and varied services and activities to a range of people across many demographics and cultures are successful in creating places where people of all walks of life choose to be.

6. Play to Your Strengths

Those cities which celebrate and build on the resources, infrastructure and natural assets they have are able to carve their niche on the global map.

7. Diverse Living Options

Liveable cities are those which offer a range of housing options which meet the needs of existing and future residents and offer people the opportunity to stay throughout their life.

8. Attractive

Cities which look and feel good and provide a high level of amenity in terms of their built and natural places and spaces are the ones which attract residents, workers, businesses and visitors.

9. Hidden Gems

Surprises within a city are what make them unique and set them apart from their counterparts. These unique city findings are what draw people in and invite them to explore.

10. Sustainable Development

Globally competitive and resilient cities are those that have pioneered efforts to combat climate change. The City of Perth has joined the global movement of cities' commitments to plan for, manage and mitigate the predicted impacts of climate change and will continue to do so into the future.

11. Unified vision

A shared vision which all levels of government, stakeholders, private sector and community buy into.

2.2 PLANNING DIRECTION

The Strategy provides a range of planning directions and actions at a city-wide and neighbourhood level that respond to the three pillars of the City's vision for a liveable, sustainable and proposes city. These directions guide the actions sought to be addressed by the Strategy for the next 15-years:

Liveable

Our community is safe, socially cohesive, inclusive and activated.

Sustainable

We have a healthy environment where nature, social and economic systems are in balance.

Prosperous

We are a successful, flourishing and thriving city.

Liveable

Create a liveable city of neighbourhoods where people love to live, work and play, by:

- Significantly increase the number of residents to bring additional life to the city and ensure there is sufficient capacity to accommodate housing growth targets across the city.
- Create a thriving residential community in the heart of the city.
- Create vibrant neighbourhood centers, providing for the daily and weekly needs of residents, workers and visitors with life during the day, night and on weekends.
- Reinvigorate the Capital City Retail Area with life during the day and night and on weekends.
- Ensure development positively contributes to the public realm and desired character of the Perth city neighbourhoods.
- Improve movement to and across Perth city neighbourhoods.
- Improve Perth city's connection to and use of the Swan River.
- Improve connection with and use of Kings Park.
- Increasing access and use of Perth city's natural assets.

Sustainable

Build a sustainable city that can meet growing economic, social and environmental challenges, by:

- Ensuring that the city is well serviced by infrastructure to support the envisaged population and business growth and density of development.
- Ensuring high quality, functional and attractive development with high standards of environmentally sustainable design.
- Protecting the natural environment and increase Perth city's resilience to climate change.
- Increasing the greening of the city and expand its tree canopy.
- Encouraging sustainable modes of transport.
- Ensuring that there is adequate community infrastructure to support the needs of residents, workers and visitors.
- Increasing the diversity of housing options and supply of affordable housing to provide for a greater diversity of residents and households.

Prosperous

Strengthen Perth city as a prosperous globally competitive economic, social, cultural and civic centre, by:

- Providing for business and employment growth ensuring the city retains its special social, economic, cultural and civic role as the capital of Western Australia.
- Ensuring the primacy of the Capital City Office Area.
- Supporting the vitality of the Capital City Retail Area.
- Ensuring Northbridge remains the State's premier entertainment area.
- Supporting the growth of University of Western Australia (UWA), Queen Elizabeth II Medical Centre (QEIIMC) as a thriving medical, research and education precinct.
- Supporting businesses and employment diversity
- Capitalising on key transport infrastructure.
- Reduce unnecessary planning regulation to make it easier to do business in the city.
- Supporting creative, cultural and tourism activities through the new Scheme and local planning policies.
- Protecting and integrate the unique heritage and character elements of the area into urban renewal.
- Conserving and respect the cultural heritage of Perth city including Aboriginal cultural heritage.
- Strengthening creative, cultural and tourism activity.
- Supporting cultural institutions and activities.

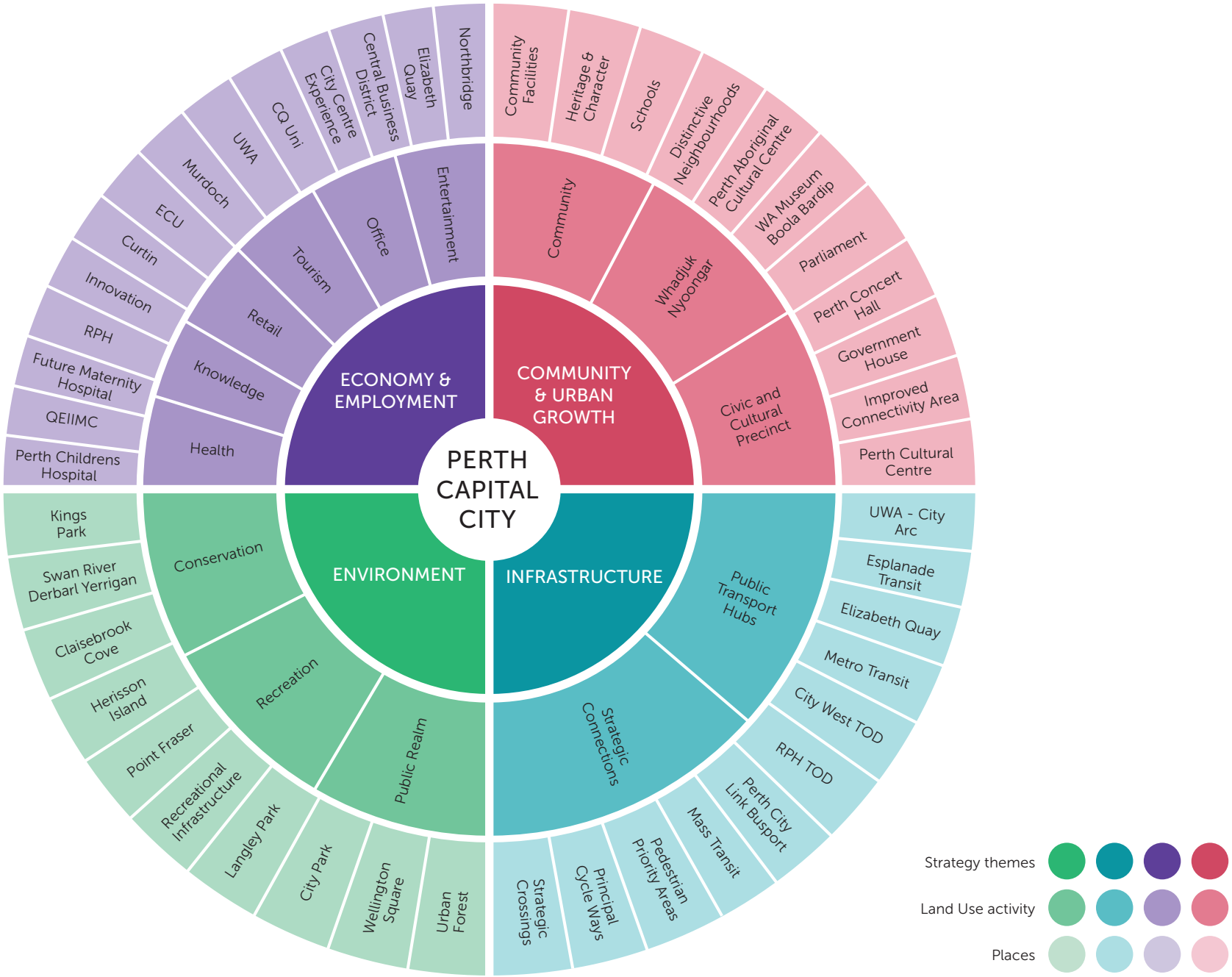
2.3 CAPITAL CITY

Perth city plays a key role in the economic, social and environmental fabric of Western Australia. It is the centre for civic, cultural, administrative, tourism and commercial services, and the hub of greater Perth's public transport system. UWA, QEIIMC and Royal Perth Hospital contribute to Perth city's significant health, education and research offerings.

The Perth Cultural Centre and other significant cultural and creative venues contribute to Perth city being a key entertainment destination. Kings Park, the Swan River, the WACA, Gloucester Park, and many other places across Perth city neighbourhoods offer regional recreation opportunities and sporting facilities. These key landmarks and land uses combined with its unique waterfront setting, its rich history and heritage, natural and built environment, open spaces and new developments attract over 205,750 people on any typical weekday (City of Perth, 2016). Around 134,500 of these people work in the city (REMPLAN, 2021) and over 25,000 attend UWA or QEIIMC.

Figure 3 illustrates the various Capital City land uses, and places with reference to the Strategy's key themes. Planning directions and actions relating to Perth city's Capital City role are embedded throughout the Strategy. Given the importance of this Capital City role, the Strategy proposes several planning directions and actions which may not be delivered solely through the local planning scheme and policies. It is important for the City to advocate and plan for future land use intensification, infrastructure improvements and projects of State significance, in partnership with other State Authorities and the private sector. It is likely that as these major projects and initiatives will require future strategies and scheme amendments to strengthen Perth City as the primary economic, social, cultural and civic centre in Western Australia.

Figure 3 -
Capital City Qualities



2.3.1 Strengthen Perth City as the Primary Economic, Social, Cultural and Civic Centre of WA

Perth city is an economic engine room and the centre for employment, social and cultural experiences for Greater Perth and Western Australia. Perth is the global gateway to Australia on the Indian Ocean and is in the same time zone as approximately 60% of the world's population. Perth city's economy generates an estimated $83.2 billion in Gross State Product (GSP) which represents 22% of GSP generated in Greater Perth and 15% of GSP generated in Western Australia.

Given this significant economic role and function, it is vital that the Capital City land use areas including offices, retail, civic and entertainment are not only protected but able to grow to their full potential.

This strategy seeks to provide sufficient flexibility in the planning framework and new Scheme to allow for innovation, adaptation and multi-purpose outcomes whilst maintaining sufficient guidance to safeguard the economic and employment future of the Capital City.

2.3.2 Foster the Connection of Neighbourhoods and Land Uses

Great cities of the world are connected and integrated to support vitality, knowledge exchange and a strong sense of place. In planning for the future of Perth Capital City emphasis will be placed upon improving strategic linkages between the Capital City Activity Areas, the UWA-QEIIMC Specialised Centre and the Neighbourhood Centres. The Strategy stresses the need to prioritise the movement of pedestrians and cyclists in the Central Perth Neighbourhood, around transit stations and in Neighbourhood Centres. The Strategy recommends investigating extending key public transit routes east-west and north-south.

2.3.3 Education and Health Clusters

2.3.3.1 UWA-QEIIMC SPECIALISED CENTRE

As the most significant cluster of tertiary education, research and health facilities in the southern hemisphere, the UWA and QEIIMC campuses have the potential to be a major centre of knowledge and innovation and a key driver of economic and employment growth for Perth. A precinct plan is being prepared for the Specialised Centre to support activity synergies and the clustering of compatible land uses. The Neighbourhood plan for Crawley-Nedlands outlines the key considerations to address in a precinct structure plan.

2.3.3.2 ROYAL PERTH HOSPITAL AND CURTIN UNIVERSITY

As one of the city's most important medical institutions and key economic driver for the city, the Royal Perth Hospital has an ongoing role as a medical and research facility.

The expansion of Curtin University as an element of the Perth City Deal is a significant component for the future growth of this precinct. As a major landholding of State significance, the City will collaborate closely with the State Government for future planning for the area considering (amongst other matters):

- The heritage status and significance of the Royal Perth Hospital;
- Addressing the severance issues to the movement network resulting from the train line;
- Capturing the highest and best use of existing State and City owned land; and
- Encouraging the clustering of land uses which attract workers into the area.

The City will continue to collaborate with Royal Perth Hospital and State government agencies on the future planning and development of the area.

2.3.4 Capital City Waterfront

The Swan River and the foreshore have iconic cultural, environmental and aesthetic qualities. The waterfront is a key attraction for the local community and visitors alike. To balance visitation and access to the attraction with the intrinsic values of the location, a holistic approach to planning is required. Key places along the waterfront can be supported and enhanced with strong connections and improved access by public transport. A Swan River foreshore masterplan is being prepared and is intended to balance the needs of diverse stakeholder groups, connects the key elements and places along the waterfront and presents a world class destination.

2.3.5 Celebrate our Cultural Uniqueness

Perth city has been a place of human settlement for thousands of years. Its rich cultural make-up is influenced by the Whadjuk Nyoongar culture and the various groups that have occupied Perth post-settlement. Future planning for the Capital City provides opportunities to highlight and enhance these qualities and to support greater understanding of Perth's heritage, culture and tourism potential. It is recommended that the cultural activity hubs and iconic landmarks of Perth, including the Cultural Precinct, waterfront, universities and schools, Kings Park and civic parks and gardens be considered as part of a holistic vision for and celebration of Capital City culture.

2.3.6 Perth City Deal

The Federal and State Government announced the Perth City Deal in September 2020. It proposes a partnership with the City to invest in projects that deliver economic stimulus (over $1.5 billion) within Perth city's neighbourhoods. These projects include:

- A new Edith Cowan University Cultural and Creative Industries Education CBD Campus abutting Yagan Square;
- Investment in the Curtin University's Historical Heart Cluster, including the expansion of the Graduate School of Business and Law School; the creation of a healthcare and clinical training facility; and the expansion of the university's capacity to deliver short courses and post graduate programs;
- Investment in Perth's cultural attractions, including the Perth Cultural Centre rejuvenation, the Perth Concert Hall Redevelopment and the WACA redevelopment;
- Investment towards the celebration of the State's rich Aboriginal culture; and
- The Perth Greater CBD Transport Plan.

The Perth City Deal will support Perth city's longterm prosperity via delivering improved livability, cultural and tourism outcomes that attracts residents, skilled workers, students and visitors.

2.3.7 Covid-19

Although significant economic, residential and social growth is anticipated for Perth city, the impact of Covid-19 and the lasting ramifications this pandemic may have on markets is unknown. Regular reviews and monitoring of the Strategy will ensure that the City is agile and able to respond to changing circumstances as they unfold.

2.4 VISION IMPLEMENTATION

The City acknowledges that planning for the capital city is complex and multifaceted, involving a range of stakeholders, agencies and decision-making authorities with influence over the growth and shape of the city.

During the development of this Strategy, it has been essential for the City to consider and align, with other influencing stakeholder views and projects, and the Strategy has identified, where possible, opportunities for collaboration to achieve strategic outcomes.

The form and content permitted to be contained within the Local Planning Strategy is prescribed by the Western Australian Planning Commission's Local Planning Strategy Guidelines 2020. As a result, the Strategy's role in influencing change in Perth city is limited to the land under the City's control and land use change or direction sought to be implemented through the local planning framework.

Greater State and Local Government collaboration is needed to define major infrastructure and transformational projects to unlock the city's potential and deliver essential infrastructure, attract investment, and cater to its growing population.

The *City of Perth Act 2016* has paved the way for change in the way Perth city operates and is governed. There is the opportunity to better harness the powers of the Act to improve collaboration between stakeholders and formalise governance structures.

Under the *City of Perth Act 2016*, the Capital City Planning Committee is intended to oversee and provide planning direction for planning in the Perth central area. The City intends to continue to work closely with State Government and the Committee on various projects, which will assist in aligning stakeholder priorities and commitments for the capital city.

Tables 36 and 37 specify the key actions and timeframe required to implement changes to the planning framework in support of achieving the vision for Perth.

3.0 LOCAL PLANNING STRATEGY

The Local Planning Strategy Map shown in **Figure 4** is intended to provide a spatial overview of the proposed planning directions for Perth city to achieve the Strategy vision.

The Strategy is based on the opportunities and constraints analysis for growth undertaken in the background analysis report **Part 2** and **Appendix A** and **B**. This demonstrates that Perth city has sufficient capacity to accommodate forecasted demand for employment floorspace to support economic growth as well as to meet and exceed the Perth and Peel dwelling targets in the longer term, with proportionate progress towards this target during the lifespan of the Strategy.

Locations for future growth will be guided by the Strategy's urban consolidation principles.

Enhancing the liveability of Perth city's neighbourhoods as well as improving connections between them are key focuses of the Strategy.

Perth city's resident population has significantly increased over the past 20 years with more people wanting to live in the city where they are close to a range of services, public transport, employment and study opportunities, activities and entertainment.

More people living as well as working and visiting Perth city will bring more life to it and improve its vibrancy. Increasing the resident base, will also provide greater economic support for local businesses especially at night and on weekends and help Perth city to become more self-sustaining and resilient.

The elements shown and annotated on the Local Planning Strategy Map are not intended to be exhaustive, and are supported by the city wide theme plans in **Section 4.0** and the neighbourhood plans in **Section 5.0.**

Murray Street Mall, Central Perth

LEGEND

Boundaries

- City of Perth Local Government
- DevelopmentWA Redevelopment Areas

Community and Urban Growth

- Activity Centre - Neighbourhood (200m Walkable Catchment)
- Transit Precinct (400m Walkable Catchment)
- Improved Connectivity Area
- Refer Neighbourhood Plans for further detail

Precinct Planning Areas

- McIver-Claisebrook
- Riverside
- City West
- UWA-QEIIMC Specialised Centre (Indicative Boundary)

Economy and Employment

- Capital City Office Area
- Capital City Retail Area
- Capital City Entertainment Area
- Northbridge Special Entertainment Precinct
- Health
- Captial City Civic and Cultural Activity
- Education
- Event
- Tourist Attraction

Environment

- Regional Parks and Recreation
- Parks and Recreation
- Waterways

Infrastructure

- Railway Line
- Railway Station
- Transit Investigation Area
- Bus Station
- Ferry Station
- Ferry Route
- Primary Regional Roads
- Other Regional Roads
- Strategic Connection
- Mass Transit Proposed (Indicative)
- Matagarup Bridge
- Future Pedestrian and Cyclist Bridge

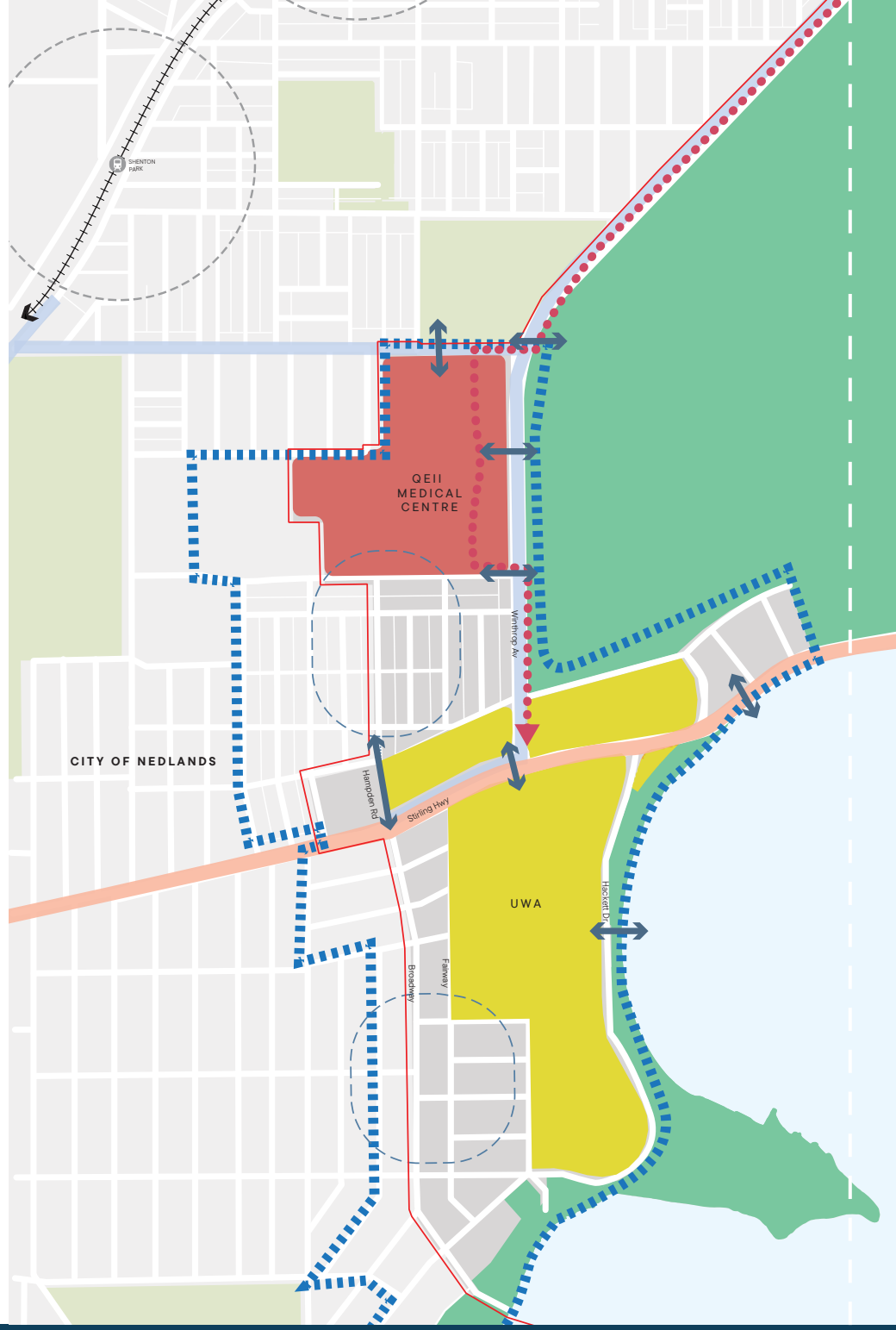
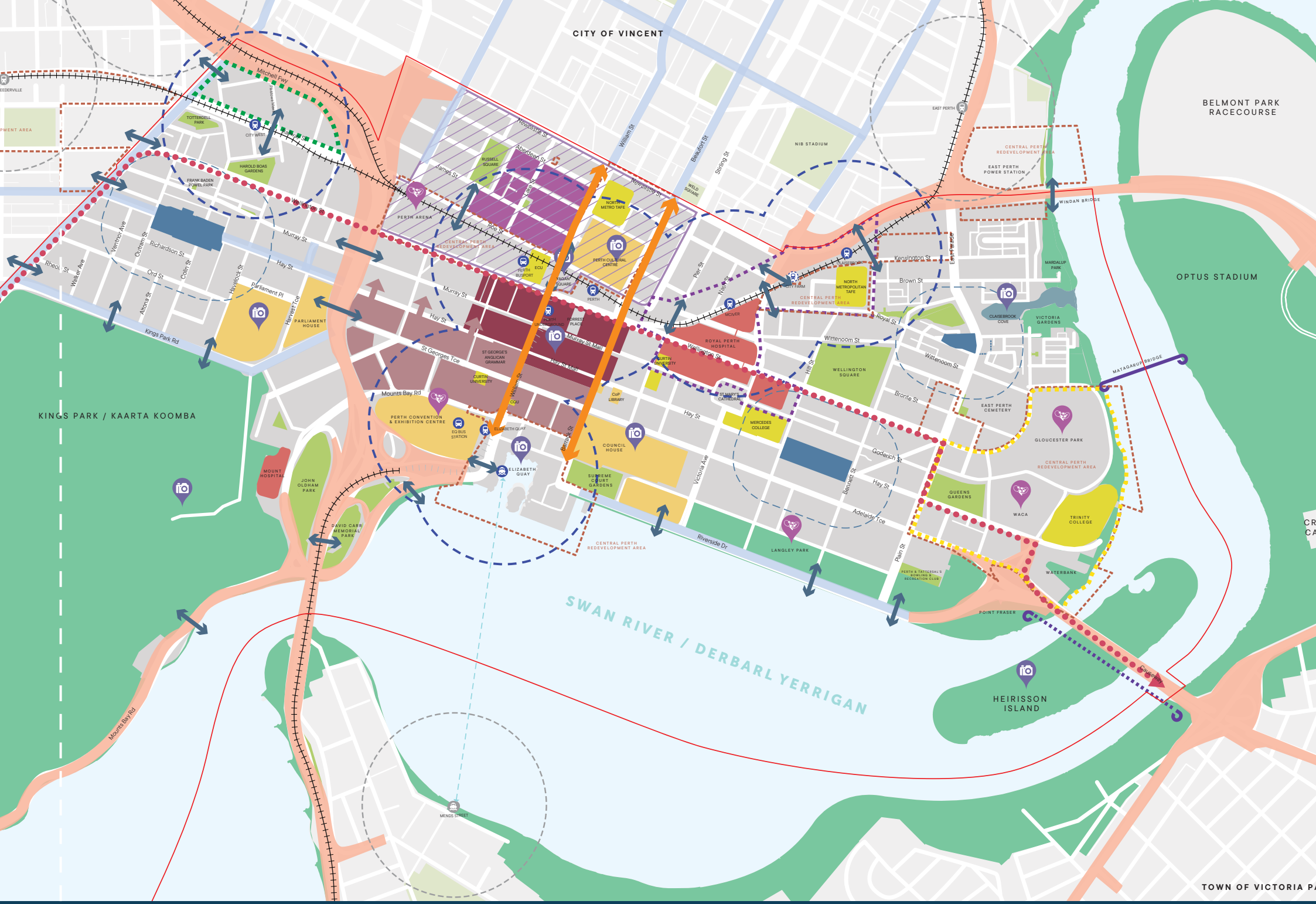


Figure 4 - Local Planning Strategy Map


CITY OF VINCENT
BELMONT PARK RACECOURSE
OPTUS STADIUM
KINGS PARK / KAARTA KOOMBA
SWAN RIVER / DERBARL YERRIGAN
HEIRISSON ISLAND
TOWN OF VICTORIA PA
Mitchell Fwy
Newcastle St
Aberdeen St
James St
William St
Beaufort St
Stirling St
Roe St
Wellington St
Murray St
Hay St
Parliament Pl
Kings Park Rd
St Georges Tce
Mounts Bay Rd
Riverside Dr
Adelaide Tce
Goderich St
Brown St
Kensington St
Royal St
Wittenoom St
Bronte St
Hill St
Pier St
Barrack St
Victoria Ave
Bennett St
Plain St
Harvest Tce
Havelock St
Colin St
Ord St
Altona St
Walker Ave
Rheola St
Richardson St
Oxham St
Venthor Ave
Mounts Bay Rd
Causeway
Windan Bridge
Matagarup Bridge
EEDERVILLE
EAST PERTH
CITY WEST
TOTTERDELL PARK
HAROLD BOAS GARDENS
FRANK BADEN POWEL PARK
PERTH ARENA
RUSSELL SQUARE
NORTH METRO TAFE
WELD SQUARE
NIB STADIUM
EAST PERTH POWER STATION
CENTRAL PERTH REDEVELOPMENT AREA
PERTH CULTURAL CENTRE
PERTH BUSPORT
ECU
PERTH
MOIVER
NORTH METROPOLITAN TAFE
MARDALUP PARK
CLAISEBROOK COVE
VICTORIA GARDENS
ROYAL PERTH HOSPITAL
CURTIN UNIVERSITY
WELLINGTON SQUARE
ST GEORGE'S ANGLICAN GRAMMAR
PARLIAMENT HOUSE
PERTH CONVENTION & EXHIBITION CENTRE
EQ BUS STATION
ELIZABETH QUAY
CUP LIBRARY
ST MARY'S CATHEDRAL
MERCEDES COLLEGE
COUNCIL HOUSE
SUPREME COURT GARDENS
EAST PERTH CEMETERY
GLOUCESTER PARK
QUEENS GARDENS
WACA
TRINITY COLLEGE
LANGLEY PARK
PERTH & TATTERSAL'S BOWLING & RECREATION CLUB
WATERBANK
POINT FRASER
MOUNT HOSPITAL
JOHN OLDHAM PARK
DAVID CARR MEMORIAL PARK
MENDS STREET

4.0 ISSUES AND OPPORTUNITIES

For each planning issue identified, planning directions and actions have been outlined.

The Planning directions identified are short statements that specify what is to be achieved or desired for the issue/opportunity. Each planning direction is supported by an action(s), that clearly and concisely outlines what is proposed and how it is to be undertaken, rationale and time frame.

Timeframes proposed are to be interpreted as follows:

- Short term 1-5 years
- Medium term 5-10 years
- Long term 10-15 years
- Ongoing - beyond the timeframe of the Strategy.

4.1 OVERVIEW

Consistent with the State Planning Framework, planning issues of relevance to the strategy are presented under the following themes:

- **Community and urban growth**
- **Economy and employment**
- **Environment**
- **Infrastructure**

A large proportion of Perth city's urban and economic growth is expected to occur within the Development WA scheme areas which currently sit outside the City Scheme and planning framework.

Many of these areas are intended to be transitioned back to the City over the coming years. The Strategy recognises these redevelopment precincts, however does not make recommendations in relation to land use, urban form, facilities and infrastructure. Prior to normalisation, and incorporation into the new Scheme, a full review will be required of the planning framework over these area's after to ensure that there is alignment with the Strategy's strategic and neighbourhood planning directions.

4.2 COMMUNITY, URBAN GROWTH AND SETTLEMENT

4.2.1 Population growth

Perth city's resident population has significantly increased over the past 20 years with more and more people wanting to live in the city where they are close to a range of services, public transport, employment and study opportunities, activities and entertainment.

More people living as well as working and visiting Perth city will bring life to the city and improve its vibrancy. Increasing Perth city's resident base, will also provide greater economic support for local businesses especially at night and on weekends and help the city become more self-sustaining and resilient.

As at 2016, when the last census was recorded, Perth city had a resident population of approximately 27,000 people. According to Forecast.id, this population increased to approximately 32,900 people by 2021.

The State Government's Central Sub-regional Planning Framework has set a target for this population to grow to approximately 53,320 people by 2050 (Western Australian Planning

Commission, 2018). This equates to a population of approximately 42,500 people by 2036. The City is on track to meet the State Government's targets with forecasts based on a business-as-usual scenario indicating that Perth city's population will grow to approximately 43,000 people by 2036 (Forecast.id, 2021). The City is seeking to achieve a more ambitious population however of approximately 55,000 residents by 2036 in line with its Strategic Community Plan target of 90,000 residents by 2050.

The forecast and target population is expected to be distributed across Perth city neighbourhoods as follows in **Table 1.**

Table 1: Population Growth by Neighbourhood

Neighbourhood	Population Growth by Neighbourhood		
	2016	2036	
		BAU Forecast	Target
Central Perth	5,672	11,915	12,375
Claisebrook	3,938	5,840	6,875
Crawley-Nedlands	5,141	6,770	6,800-7,300
East Perth	7,288	10,466	15,125
Northbridge	2,053	3,867	4,125
West Perth	2,858	4,160	9,625
TOTAL CITY OF PERTH	26,950	43,018	54,925-55,425

Note: Population and dwelling growth targets for Crawley-Nedlands will be informed by future structure planning.
BAU stands for business as usual

4.2.2 Housing Growth

There were approximately 12,282 dwellings in Perth city during the last census in 2016. According to Forecast.id estimates, this increased to 14,550 dwellings in 2021.

To house the City of Perth's population target, there will be a need for approximately 27,350 dwellings by 2036.

Dwelling targets for each neighbourhood have been derived from the neighbourhood population forecasts and targets and through capacity analysis refer **Part 2 - Section 4.2.1.1** and are outlined in **Table 2.**

Table 2: Dwelling Growth by Neighbourhood

Neighbourhood	Dwelling Growth by Neighbourhood		
	2016	2036	
		BAU Forecast	Target
Central Perth	2,596	5,482	6,219
Claisebrook	1,945	3,040	3,516
Crawley-Nedlands	1,554	2,001	2,400-2,600
East Perth	3,651	5,406	7,776
Northbridge	928	1,480	2,019
West Perth	1,608	2,261	5,326
TOTAL CITY OF PERTH	12,282	19,670	27,256-27,456

Note: Dwelling numbers refer to occupied dwellings only (Source: Forecast.id, 2021).
BAU stands for business as usual

Refer to **Part 2 Section 4.2 – Community, Urban Growth and Settlement** (**Figure 7, 8** and **Table 7**) for further detail.

To achieve housing growth, the new Scheme will need to provide the capacity and incentives for this to occur refer **Part 2 - Section 4.2.1.1.** Housing growth will be distributed within each neighbourhood taking into consideration the urban consolidation principles set out in **Section 4.2.4 Built Environment**.

4.2.3 Housing Diversity and Affordability

The provision of a wide range of housing types allows for the retention of residents through various stages of their lifecycles and make for more inclusive and cohesive communities.

Consistent with the high intensity nature of development in large parts of Perth city, over 80% of the dwellings in the city in 2016 were high density dwellings (i.e., three storeys or more). The overwhelming majority (94.4%) of dwellings were between one to three bedrooms, with two-bedroom dwelling representing almost 50% of all housing stock.

A housing needs assessment (Department of Communities and City of Perth, 2020) identifies the need to increase the proportion of the following housing types within Perth city, at an affordable price point:

- Apartments with at least three bedrooms, particularly to accommodate families and intergenerational households.

- Specialist housing to cater for senior residents and those living with disabilities.
- Alternate dwelling types and tenure models such as co-living (including student housing), dual-key and build-to-rent options to cater to a diverse population seeking alternate housing needs and lifestyles.

The planning framework has a limited role in addressing issues related to homelessness. However, encouraging the delivery of diverse and affordable housing can assist individuals and families progressing out of crisis and transitional accommodation.

Ways in which affordable artist live/work spaces can be provided are also being investigated by the City. Housing diversity will be sought across Perth city's neighbourhoods.

The new Scheme will introduce bonus plot ratio provisions to encourage these aims.

4.2.4 Built Environment

The Strategy proposes significant growth within Perth city over the next 10 to 15 years. New development can improve liveability, efficiency and identity, and accommodating and distributing this growth must be carefully considered. The State Government's Perth and Peel @ 3.5 Million planning framework's urban consolidation principles for Greater Perth have been refined and adapted for the city as follows:

CITY URBAN CONSOLIDATION PRINCIPLES

Consolidate intensity development to make better use of land around:

- The Central Perth Capital City Office area along St Georges Terrace to reinforce its primacy;
- Neighbourhood centres and nodes (200m walkable catchment);
- Transit station/precincts (bus and rail) and public transport (400m walkable catchment); and
- Open spaces.

Protect the following:

- Environmental values and assets;
- Character and heritage value and quality;
- Comfortable microclimates within key pedestrian areas and open spaces;
- Comfortable intensity/scale of development in neighbourhood centres;
- Buffers that assist in mitigating the impact of bushfire and flood; and
- A gradation of intensity/scale of development down to the river.

A number of areas of the city have been identified for potential intensification based on the urban consolidation principles. These areas are shown on **Figure 5** Urban Growth Map as Intensification Investigation Areas. Plot ratio increases will be investigated in these areas as part of the preparation of the new Scheme taking into consideration-built form outcomes.

URBAN SETTING

The urban environment in Perth city can be broadly split into two categories as follows:

Buildings in urban centre setting: Areas where buildings are generally built to the street and lot boundaries. The continuation of a building-edge along the street reinforces the urban character of the area. These areas provide high levels of activity and interest through a direct interface between the public and private realms.

Buildings in landscape setting: Areas where buildings are setback from the street and other lot boundaries within high quality in ground landscaping. Landscaping is integrated into building and site design enhancing the landscape character of the area. These areas provide high levels of natural amenity.

These settings will inform development provisions in the new Scheme and planning policies. The Strategy identifies locations for the application of the category Buildings in Landscape Setting on the Neighbourhood Maps. All other areas on the plans shall be assumed to be Buildings in Urban Centre Setting.

Indicative building heights have been depicted in the Strategy as follows in **Table 3**:

Table 3: Indicative Building Heights

Scale	Indicative Number of Storeys
High	Over 16
Medium-High	Up to 16
Medium	Up to 12
Low-Medium	Up to 8
Low	Up to 4

The scale and number of storeys have been provided as a guide only and will be further considered as part of the new Scheme and planning policies.

BUILDING DESIGN

The design principles of State Planning Policy 7.0 Design of the Built Environment (SPP 7.0) as well as the following principles will underpin the new Scheme and planning policies with respect to the design of buildings and spaces.

Building design should:

- Help to define and enhance the public realm, creating streets and public spaces that are attractive, inviting and feel safe.
- Conserve and compliment heritage places and areas.
- Make a positive contribution to the existing and/ or desired future character of the area.
- Deliver spaces that are functional, designed to suit their intended purpose and adaptable over time.
- Ensure high levels of internal amenity for building occupants, providing optimal privacy, shading, thermal performance, natural light and ventilation.
- Promote inclusive and universal design to ensure buildings are accessible and cater for the whole community.
- Mitigate negative impacts on neighbouring development.
- Provide and protect views from the public realm to the sky and important landmarks and contribute to an attractive city skyline.
- Protect and enhance the microclimate within streets and other public spaces having regard to the impacts of buildings on wind, sunlight, light and heat radiation.
- Be integrated with on-site planting to enhance the microclimate, biodiversity and character of the area.
- Deliver a coherent and attractive outcome.

HERITAGE AND CHARACTER

The City has a rich array of heritage places. There are currently 18 Aboriginal sites in the City registered under the *Aboriginal Heritage Act 1972/ Aboriginal Cultural Heritage Bill 2021* and 333 places included on the City of Perth's heritage lists, with 51% of these also being of State significance. State Planning Policy 3.5 (SPP 3.5) Historic Heritage Conservation will underpin the conservation of heritage places. The new Scheme and planning policies will ensure that future development is sensitively woven into our heritage and cultural fabric, builds on Perth city's uniqueness and celebrates our cultural diversity.

A number of character areas have been identified across Perth city. These areas have unique built and landscape elements that create a special sense of place and streetscape. They are not heritage areas, although some may have heritage places and areas located within them. The new Scheme and planning policies will seek to ensure that important elements of their character are reinforced and enhanced in new development.

Four areas previously identified by the Council for possible inclusion as Heritage Areas (identified on relevant Neighbourhood Maps as Heritage Investigation Areas).

4.2.5 Sustainable Buildings

The Strategic Community Plan aspires to promote world- class architecture within the City. New developments must contribute positively to the Capital City environment and demonstrate leadership and creativity in design quality. The City will be reviewing current design planning provisions to meet its growing and evolving needs and align with best practice to achieve Capital City objectives in environmentally sustainable design and adaptable built form.

The Sustainability Strategy seeks to achieve net zero emissions within the community. The City aspires to be a driver of environmentally sustainable design and accelerate the delivery of net zero emissions. The Environmentally Sustainable Design Options Analysis undertaken for the City recommends that 4 and 5-star Green Star ratings be mandated depending on construction costs, while 6-star Green Star ratings be incentivised in the new Scheme. Some options that can contribute to a higher green star rating include solar panels, water efficient fixtures, natural ventilation, heating and cooling etc. Electric vehicle charging stations should also be encouraged in new developments.

Adaptable building design is vital in meeting the ongoing and increasingly rapid changes in environmental, economic and social conditions. New buildings and spaces should be designed to be functionally agile and ready to respond to different patterns of use and specific user requirements throughout the building's lifetime.

Adaptable use of buildings also requires a response beyond the planning framework to overcome the financial and structural obstacles which have prevented developers and landowners from repurposing their buildings to date.

4.2.6 Public Open Space

Public open space performs many essential roles within the City. It is critical in meeting the community's active and passive recreational needs and protecting and enhancing natural ecosystems. Well designed and managed spaces are vital in a liveable city, delivering numerous environmental and social benefits.

As the City continues to grow, there will be greater demand on Perth city's public open space for a wide variety of uses.

The City is well serviced by public open space, with approximately 545ha (41 %) of its total land area being dedicated for local, neighbourhood, district and regional parks. Kings Park makes up 400ha of public open space.

There are also other areas of open space within the City on land which is owned or managed by the State Government and large private institutions or integrated into developments on private property.

Public open space and these other forms of open space are generally well distributed across the city however there are gaps in provision in some areas as shown in **Figure 6** – Community Infrastructure, Public Open Space and Facilities.

Where possible, the City will protect existing areas through appropriate reservation under the new Scheme and explore planning mechanisms for the delivery of new public open spaces where there is an identified need as indicated on the City-Wide Open Space Plan. An Open Space Framework will also be prepared to further guide the provision, use and development of public open space.

4.2.7 Community Infrastructure

Community infrastructure provides opportunities for a range of social and recreational activities and lays the foundation for a strong and connected community.

Given the significant resident population growth envisaged for the City, it is important to ensure that there is adequate community infrastructure for the future.

The City currently has three formal community centres as well as two special purpose centres as shown on **Figure 6** – Community Infrastructure and Open Space. These are supported by a number of private secondary schools and regional-level institutions and facilities that cater for a broad range of users including the city's residents. Perth city does not currently have any public primary or secondary schools.

Community infrastructure planning is traditionally based on forecasting resident needs. In a capital city environment however, consideration needs to be given to not only residents but the many workers, students and visitors that the city attracts.

In the absence of multi-user benchmarking suitable for a capital city, the City has undertaken benchmarking of community infrastructure based on Perth city's resident population forecasts and targets (City of Perth, 2020). The community infrastructure most likely to be required by 2036 is set out in **Table 4**.

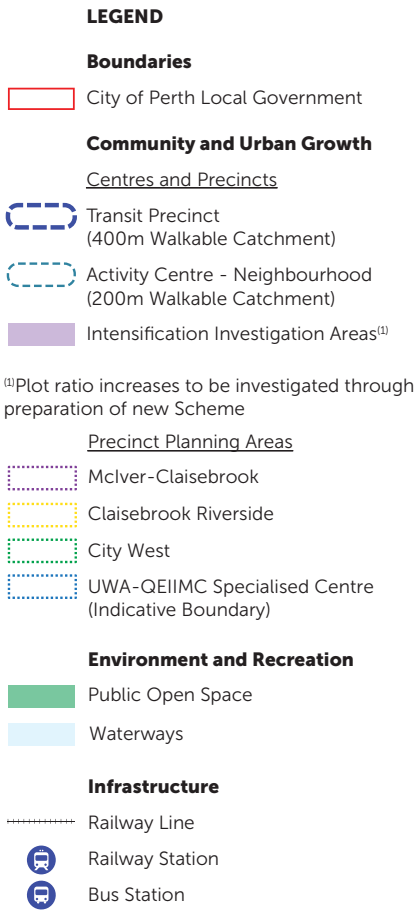
Table 4: Community Infrastructure Needs

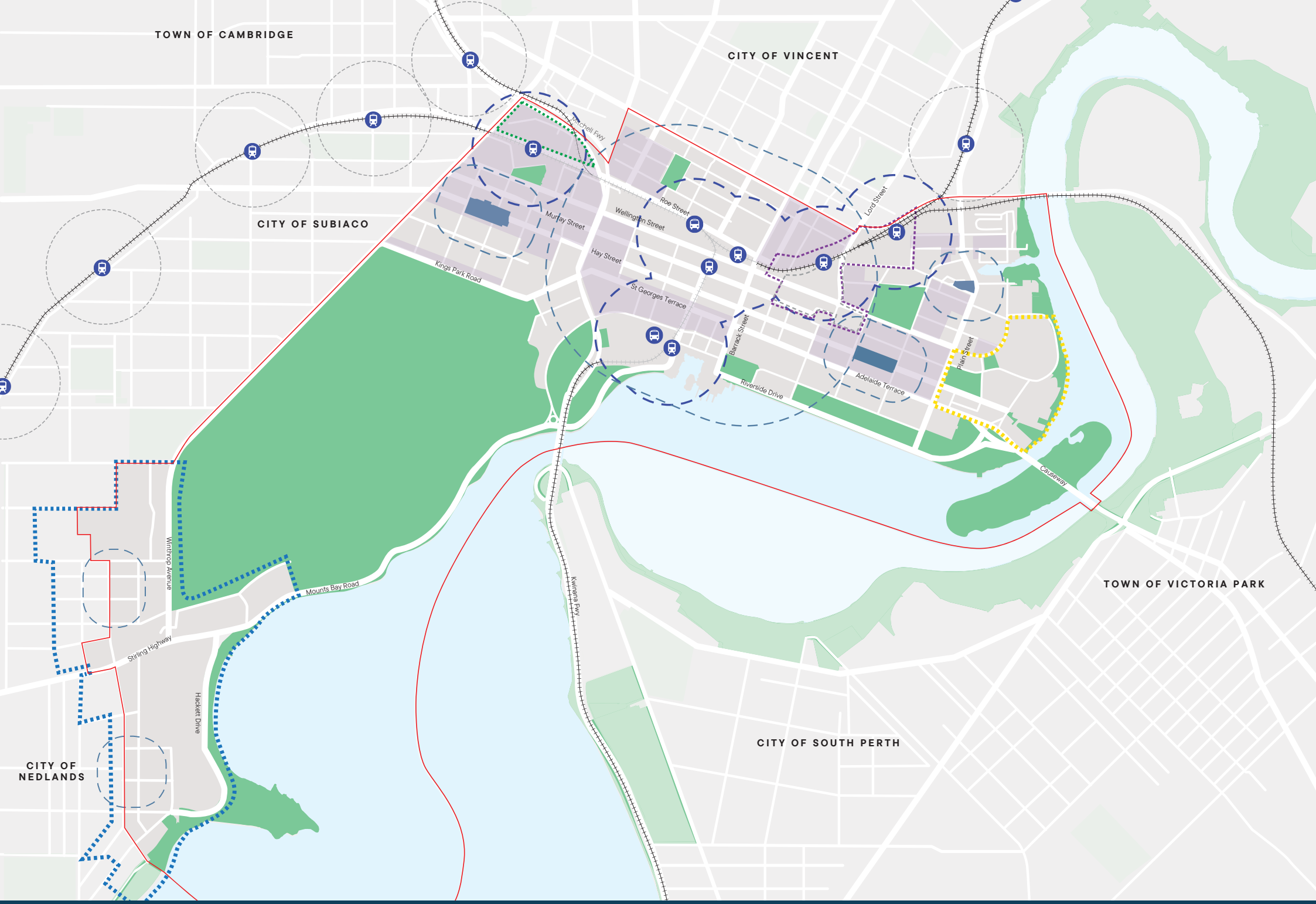
	RESPONSIBILITY	THRESHOLD	ESTIMATED TIMEFRAME
Primary School (Public)	State Government	400 + City of Perth residents aged 5 – 11 years old	2026
Secondary School (Public)	State Government	1000 + City of Perth residents aged 12 – 17 years old	2036
Community Centres	City of Perth	5,000 City of Perth residents without local access to a community centre	2020 – ongoing

Further consideration of Perth city's community infrastructure needs and how these will be delivered will occur in preparing the City of Perth's Community Infrastructure Plan.

The City of Perth along with the State and Federal Governments are working with the WACA on future opportunities to include a multi-purpose sports venue to enhance liveability of Perth city.

Figure 5 - Urban Growth Map




TOWN OF CAMBRIDGE
CITY OF VINCENT
CITY OF SUBIACO
Mitchell Fwy
Roe Street
Wellington Street
Murray Street
Hay Street
Kings Park Road
St Georges Terrace
Lord Street
Barrack Street
Riverside Drive
Adelaide Terrace
Plain Street
Causeway
Winthrop Avenue
Mounts Bay Road
Stirling Highway
Hackett Drive
Kwinana Fwy
TOWN OF VICTORIA PARK
CITY OF SOUTH PERTH
CITY OF NEDLANDS

Claisebrook Cove, Claisebrook

Figure 6 - Community Infrastructure and Public Open Space Map

LEGEND

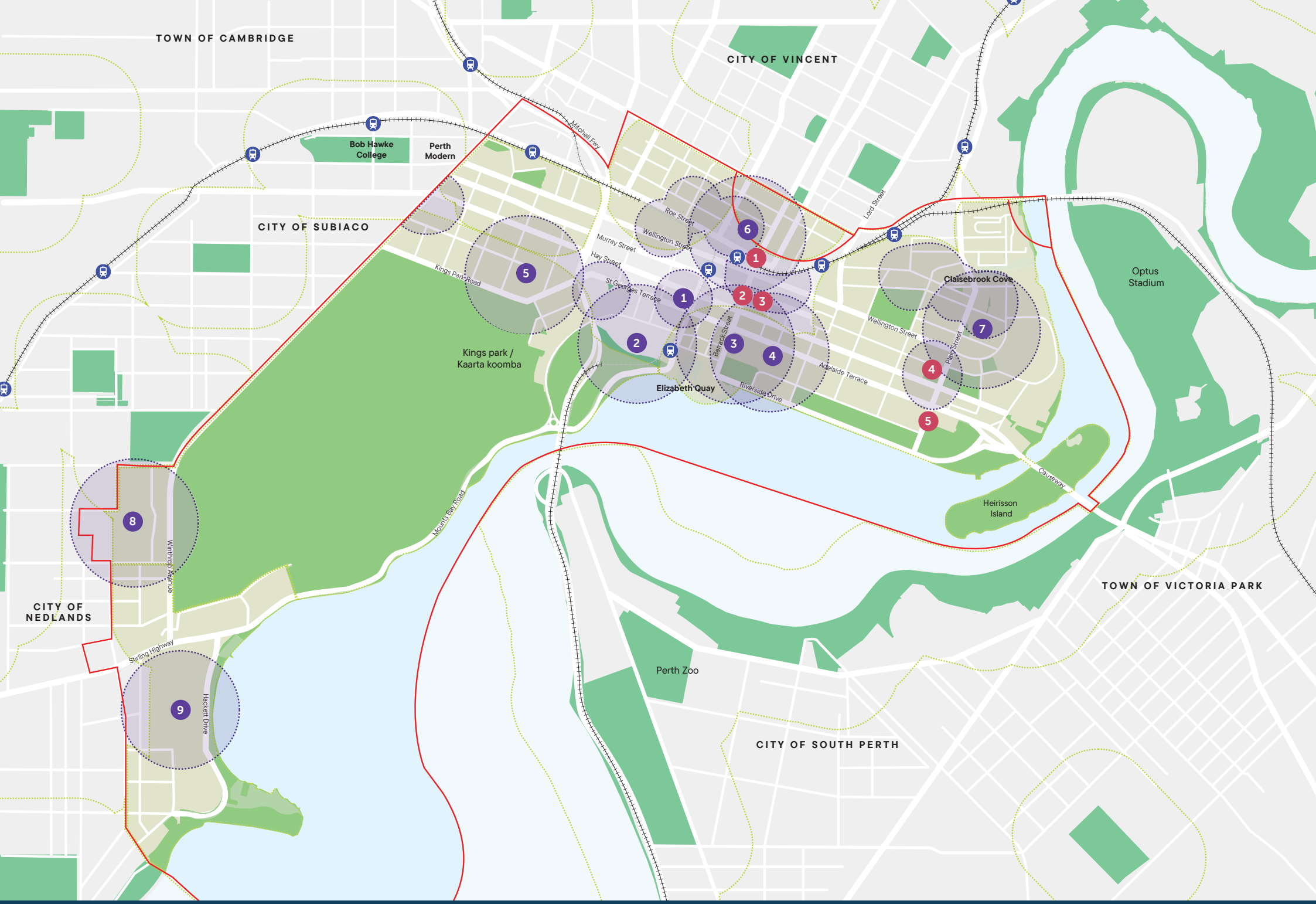
- Public Open Space
- Public Open Space Ped Shed
- Public Open Space Ped Shed Context
- Other Open Space and Pocket-Park Ped Shed
- Open Space Gap
- Railway Line
- Railway Station

Other Open Spaces

1. Central Park
2. Convention Centre
3. Stirling Gardens
4. Government House Gardens
5. Parliament Precinct
6. Perth Cultural Centre
7. East Perth Cemetery
8. QEIIMC Medical Centre
9. University of WA

Community Spaces

1. Citiplace
   - Perth Airport Link destination station
   - Community Centre
   - Child Care Centre
2. Perth Town Hall
   - Event Space
   - Function Centre
3. City of Perth Library
   - Library
   - Meeting Room
4. Rod Evans Centre
5. Tatersalls Bowling Club
   - Bowling Recreation
   - Function Space


TOWN OF CAMBRIDGE
CITY OF VINCENT
CITY OF SUBIACO
Bob Hawke College
Perth Modern
Mitchell Fwy
Roe Street
Wellington Street
Murray Street
Hay Street
St Georges Terrace
Kings Park Road
Lord Street
Claisebrook Cove
Optus Stadium
Kings park / Kaarta koomba
Elizabeth Quay
Barrack Street
Adelaide Terrace
Riverside Drive
Plain Street
Causeway
Heirisson Island
Mounts Bay Road
Winthrop Avenue
Stirling Highway
Hackett Drive
CITY OF NEDLANDS
TOWN OF VICTORIA PARK
Perth Zoo
CITY OF SOUTH PERTH
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4.2.8 Planning Directions and Actions

The planning directions specify what is to be achieved or desired for the Community and Urban Growth issues and opportunities. Each planning direction is supported by an action(s), that clearly and concisely outlines what is proposed and how it is to be undertaken, the rationale, and associated timeframe.

Table 5: Community and Urban Growth– Planning Directions and Actions

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Population and Housing Growth Significantly increase the number of residents to bring additional life to the city, the strategy includes a resident population target of 55,000 by 2036 (doubling of Perth city's population between 2016 and 2036) and opportunities for further population growth beyond that timeframe in accordance with the vision of the Strategic Community Plan.	Significantly increase the number of residents to bring additional life to the City and ensure that there is sufficient capacity to accommodate housing growth targets across the city.	**CUG1** a. Review existing plot ratio, including residential bonus plot ratio provisions (particularly in the Intensification Investigation Areas and areas with high amenity and redevelopment potential) to ensure that there is sufficient capacity to accommodate residential growth targets across Perth city.	**Part 2 – Section 4.2.1 and 4.2.2** Supporting infill and consolidation targets	Short term
Housing Diversity and Affordability Facilitate an environment for improved liveability and amenity through the provision of a range of housing types and lifestyle choices to support a diverse demographic including families.	Increase the diversity of housing options and supply of affordable housing to provide for a greater diversity of residents and households.	**CUG2** a. Introduce bonus plot ratio provisions to encourage a diverse range of housing types including: i. Three-bedroom dwellings that suit families; ii. Aged and adaptable housing; iii. Student and other specialist co-living housing; iv. Affordable housing including live/work spaces; and v. Inclusive and universal design.	**Part 2 – Section 4.2.2.1 and 4.2.2.2** Accommodate a range of demographics/ household types and providing choices to live, work and recreate within neighbourhoods.	Short term

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Built Environment The City is seeking to create a well-planned, stimulating, attractive and functional built form environment that helps make Perth city a great place to be.	Ensure that development positively contributes to the public realm and desired character of the Perth city neighbourhoods.	**CUG3** a. Enhance the physical connections and public realm within Central Perth focused on Barrack Street and William Street, from the Swan River to the Perth Cultural Centre. b. Where plot ratio increases are being considered (i.e. in the Intensification Investigation Areas) undertake built form modelling to determine what level of increase can be accommodated without compromising desired built form and character outcomes. c. Introduce built form provisions for character areas where they do not exist to ensure that important built and landscape elements of their character are reinforced and enhanced in new development. d. In areas where the streetscape character and amenity is lacking, investigate land use, built form and design options to address this and incorporate increased greening. e. Review the existing built form and design provisions to align with urban settings and landscape settings categories. f. Identify important view corridors between the public realm and significant natural and built landmarks which are worthy of protection and introduce built form provisions to ensure their protection. g. Investigate the exclusion of basement car parking from the new Scheme definition of plot ratio to encourage this over above ground parking. h. Review existing built form provisions to: i. Minimise wind impacts and apply appropriate standards; ii. Minimise overshadowing of pedestrian priority streets and key public spaces; and iii. Minimise heat and light reflection.	**Part 2 – Section 4.2.3** Buildings and urban spaces have a significant impact on Perth city's liveability, productivity and sustainability. The built environment is also the most recognisable and influential element expressing Perth city's identity, character and sense of place. High quality public realm in Perth city centres and neighbourhoods will also make them more attractive destinations.	Short term
Sustainable Buildings High quality and sustainable design will ensure that buildings positively contribute to Perth city's amenity and unique appeal while being adaptable and resilient.	Ensure high quality, functional and attractive development with high standards of environmentally sustainable design.	**CUG4** a. Introduce planning provisions to improve the environmentally sustainable design of developments. b. Investigate bonus plot ratio provisions for competitive design processes to facilitate design excellence on prominent sites and for large developments and projects of strategic importance. c. Review existing Scheme plot ratio provisions to allow for minor variations to maximum plot ratio to enable refurbishments of and alterations to existing buildings. d. Introduce planning policy provisions to ensure that student housing and other forms of co-living housing are designed to provide appropriate standards of amenity. e. Investigate the appropriateness of applying the R-Codes in areas of high intensity and diverse land use. f. Investigate if planning incentives should be used to achieve environmentally sustainable design outcomes in new developments and encourage the adaptive reuse of existing buildings. g. Investigate how built form planning provisions can help achieve net zero emissions in line with the City's Sustainability Strategy.	**Part 2 – Section 4.2.3.2** Ensuring quality build form and appropriate sustainability measures befitting for a capital city .	Short term

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Cultural Heritage Perth city has rich cultural heritage which requires protection..	To conserve and respect the cultural heritage of Perth city including Aboriginal cultural heritage.	**CUG5** a. Investigate ways to reflect Whadjuk Nyoongar culture, spirituality and history in new development. b. Prepare Local Heritage Survey and review existing planning provisions for heritage places and areas to ensure that they are comprehensive and reflect best practice. c. Review existing planning provisions for the awarding of heritage bonus plot ratio and transfer plot ratio to improve conservation outcomes.	**Part 2 – Section 4.2.3.3** Ensuring the strategy is inclusive of cultural context..	Short term
Public Open Space Some public open spaces in Perth city are not optimally used and certain areas do not have convenient access to open space.	Ensure the community has access to an adequate and diverse range of public open space to meet its needs.	**CUG6** a. Ensure the protection of existing open space areas through appropriate reservation under the new Scheme. b. Prepare an Open Space Framework to guide the provision, use and development of Perth city's public open space. c. Investigate the use of existing bonus plot ratio and/or the establishment of a Development Contribution Plan to assist in the delivery of new public open spaces where there is an identified need or gap in the catchments as indicated on **Figure 6.** d. Investigate through the Strategic Property Review the potential for any City owned or managed land: i. Currently used as open space to be reserved under the local planning scheme for public open space if it is not already; and ii. To be used for public open space where there is an identified need as indicated on **Figure 6.**	**Part 2 – Section 4.2.2.5** Improving the quality, usability and distribution of open space will enhance the amenity of Perth city and support a healthy lifestyle for its residents and visitors .	Short-Medium Term
Community Infrastructure The offer of community infrastructure in Perth city has not kept pace with the needs of its growing resident, worker and visitor population.	Ensure that there is adequate community infrastructure to support the needs of residents, workers and visitors	**CUG7** a. Undertake a Social Needs Analysis to inform a future Community Infrastructure Plan. b. Investigate the establishment of bonus plot ratio and/or a Development Contribution Plan to assist in the delivery of community infrastructure. c. Advocate to the State Government for the provision of a public primary school and secondary school within the city.	**Part 2 – Section 4.2.2.4** The careful planning and coordination of community infrastructure is essential to meet the social and recreational needs of Perth city's residents, workers and visitors.	Short-Medium Term

4.3 ECONOMY AND EMPLOYMENT

4.3.1 Hierarchy of Activity Centres and Activity Focus Areas

The State Government's Central sub-regional planning framework and State Planning Policy 4.2 – Activity Centre recognise Perth (including East Perth, Northbridge and West Perth) as the Capital City and the UWA and QEIIMC as being a Specialised Activity Centre.

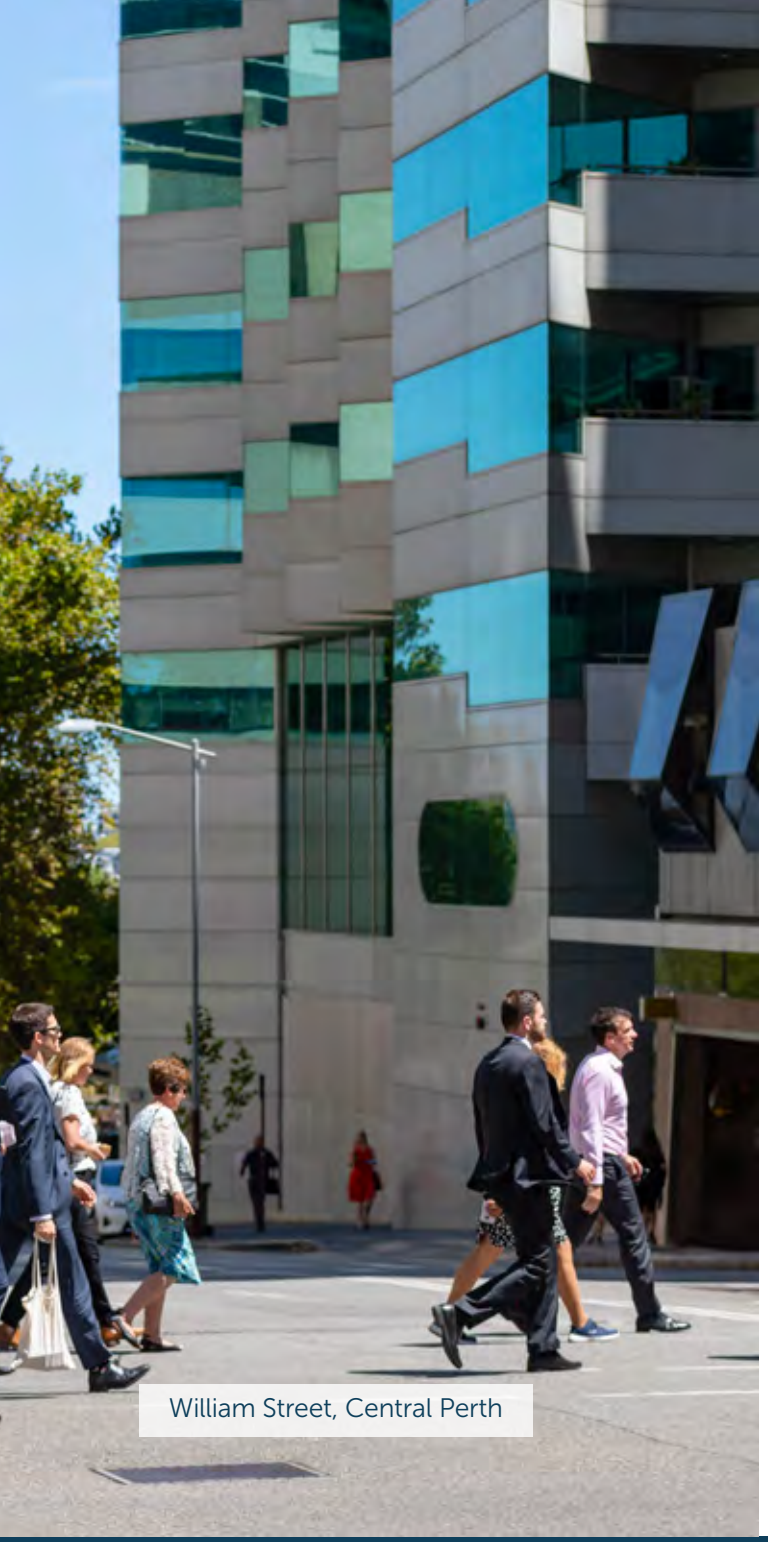
Whilst a mix of land uses are promoted across large parts of the city, there are a number of core or focus areas within the Central Perth neighbourhood supporting the Capital City economy and a number of neighbourhood scale centres supporting local convenience and mixed-use activity as shown in **Figure 7** Economy and Employment. These activity focus areas will need to be recognised and reflected in the zoning and land use permissibility in the new Scheme.

The areas around neighbourhood centres are proposed to be investigated for possible additional development and intensification facilitated through the planning framework.

Table 6: Activity Focus Areas

Activity Focus Areas	Role
Capital City Office (within the Central Perth neighbourhood)	The primary focus for office uses as the centre of commerce and administration for Greater Perth and the State.
Capital City Retail (within the Central Perth neighbourhood)	The primary focus for retail uses for Greater Perth along with other uses such as food and beverage, entertainment and cultural uses which provide for day time, night time and weekend activity.
Capital City Entertainment (within the Northbridge neighbourhood)	The primary focus for entertainment, cultural and creative uses for Greater Perth, along with retail, food and beverage.
Capital City Civic and Cultural Areas (within Central Perth and Northbridge neighbourhoods)	The primary focus for civic and cultural uses for Greater Perth, which provide for day time, night time and weekend activity.
Secondary Office (within the West Perth neighbourhood)	The secondary focus for office uses and other commercial uses that are compatible and complementary to residential uses.
UWA/QEIIMC Specialised Centre	The focus for regionally significant economic and institutional activities as well as knowledge-based industries supporting both health and tertiary education activities.
Neighbourhood Centres: • Royal Street (within the Claisebrook neighbourhood) • Hay Street (within the East Perth neighbourhood) • Hay Street (within the West Perth neighbourhood) • Broadway (within the Crawley-Nedlands neighbourhood) • Hampden Road (within the Crawley-Nedlands neighbourhood)	Provide for a range of goods and services to support the neighbourhood's daily and weekly needs.

Note: The suitability of Broadway and Hampden Road as Neighbourhood Centres will be informed by future precinct planning.



William Street, Central Perth

CAPITAL CITY OFFICE AREA

The City of Perth must ensure its primary office area is appropriately protected into the future to retain its role as the primary centre of business within Greater Perth and the State. This means ensuring there is sufficient capacity within the plot ratio density controls under the new Scheme to accommodate office growth. Consideration should also be given to removing residential bonus plot ratio incentives within this area under the new Scheme as large apartment buildings with multiple landowners, have potential to sterilise land and limit office growth opportunities.

CAPITAL CITY RETAIL AREA

The growth and evolution of suburban retail centres has seen the Primary Retail Area come under increasing competition for shopper traffic which is likely to be compounded by the growth of online retail. To remain competitive, the Primary Retail Area needs to evolve and accommodate a wider range of uses such as food and beverage, entertainment and cultural uses which provide for day time, night time and weekend activity.

A 2018 analysis of Perth city centres, including the Capital City Retail area, Capital City Entertainment area, and Neighbourhood Centres, found that not all residents within the city have adequate access to the services and amenities needed in their day to day lives. Many of the centres had low levels of pedestrian activity and evening activity and some centres were too extensive in length which resulted in a dilution of activity (Intermethod, 2018).

Increasing the number of residents and workers in and around Perth city centres will be essential to build the critical mass to support a full range of goods and services. High quality public realm in the centres will also make them more attractive destinations.

There is a need to ensure that Perth city centres are strengthened by avoiding extensive linear development of centres as well as out of centre retail development.

CAPITAL CITY ENTERTAINMENT AREA

Northbridge plays a significant economic and cultural role with its concentration of entertainment venues and cultural facilities. Collectively, this blend of land uses has created the largest cultural and entertainment precinct in WA. The City will continue to work with the State Government to ensure the protection of this important precinct through both changes to the Environmental Protection (Noise) Regulations and the City's current planning framework.

CAPITAL CITY CIVIC AND CULTURAL AREAS

Central Perth and Northbridge play a significant civic and cultural role with its concentration of civic and cultural facilities and areas throughout, which creates the cultural and civic hub of the State. The City will continue to work with the State Government to ensure this is reinforced and strengthened through the enhancement of the Capital City Civic and Cultural area and areas throughout Central Perth.

4.3.2 Employment Growth

The State Government's Perth and Peel @ 3.5million Central Sub-regional Planning Frameworks (March 2018) included targets of 204,690 more workers and 285,840 more jobs for the Central sub-region between 2011 and 2050. Whilst a specific target was not provided for city, the framework did specify a target for the UWA-QEIIMC Specialised Centre of 6,520 additional jobs by 2050 (Western Australian Planning Commission, 2018).

Employment across all local industry sectors in Perth city was estimated at 149,475 jobs (Colliers International, 2019).

Table 7 shows the current employment numbers in 2016 per Neighbourhood and possible changes by 2038 based on a business-as-usual scenario. Promoting economic diversification is likely to add an additional 9,890 workers by 2038 (refer **Part 2 Appendix A section 1.3.1.10**). But it is noted that this figure does not take into consideration the long-term impact of COVID-19, which is largely unknown.

Table 7: Employment Forecast per Neighbourhood (Colliers International, 2019)

Neighbourhood	Existing Workers (2016)	Additional workers to 2038	Estimated total workers 2038
Central Perth	84,840	39,405	124,245
Claisebrook	7,128	3,311	10,439
Crawley - Nedlands	13,893	6,453	20,346
East Perth	9,711	4,510	14,221
Northbridge	11,960	5,502	17,462
West Perth	21,477	9,975	31,452
TOTAL	**149,009**	**69,156**	**218,165**

In 2038, the additional employment floorspace demand for Perth city will equate to approximately 1.56 million square metres of floorspace. It is anticipated that around 80 per cent of this space will be required for office use. The new Scheme will need ensure that its plot ratios provide sufficient capacity to accommodate this floorspace, refer **Table 8** Employment Floorspace Demand by Neighbourhood and **Part 2 - Section 4.2.1.1**.

Table 8: Employment Floorspace Demand by Neighbourhood (Colliers International, 2019)

Neighbourhood	Estimated Total Floorspace 2018 (m^2)	Additional Floorspace Demand 2038 (m^2)	Total Floorspace 2038 (m^2)
Central Perth	2,173,742	931,521	3,105,263
Claisebrook	156,821	66,926	223,747
Crawley - Nedlands	624,452	31,632	656,084
East Perth	224,793	107,196	331,989
Northbridge	448,455	155,470	603,925
West Perth	509,986	266,137	776,123
TOTAL	**4,138,249**	**1,558,882**	**5,697,131**

4.3.3 Land Use Diversity

The resources and energy sector and specialised support services are Perth city's competitive edge and will continue to be an important contributor to the economy. But there is great value in seeking to grow in other key sectors including:

- Tourism and Food and Beverage
- Education (international)
- Medical Health and Life Sciences particularly around UWA/QEIIMC and Royal Perth Hospital
- Community Services particularly in Central Perth (Pracsys, 2017)

Whilst the new Scheme can influence what land uses emerge through land use permissibility and by offering bonus plot ratio for specific land use outcomes, it has limited ability to attract specific industries. An Economic Development Strategy can however assist in guiding economic diversification and determining land use priorities across Perth city.

The specific land uses which are eligible for bonus plot ratio need to be regularly reviewed taking into consideration strategic land uses priorities and market delivery. Land use incentives are currently provided under the existing Scheme for residential and short stay accommodation in select areas of the city. Whilst residential incentives are still considered warranted given Perth city's residential population target, the incentives for short stay accommodation are no longer considered needed as many hotels have been delivered since their introduction and they have successfully achieved their purpose.

Managing land use conflict such as adverse noise impacts will also be critical as the population increases and land use diversifies. Managing these conflicts will be a crucial consideration for neighbourhoods such as Northbridge and Central Perth.

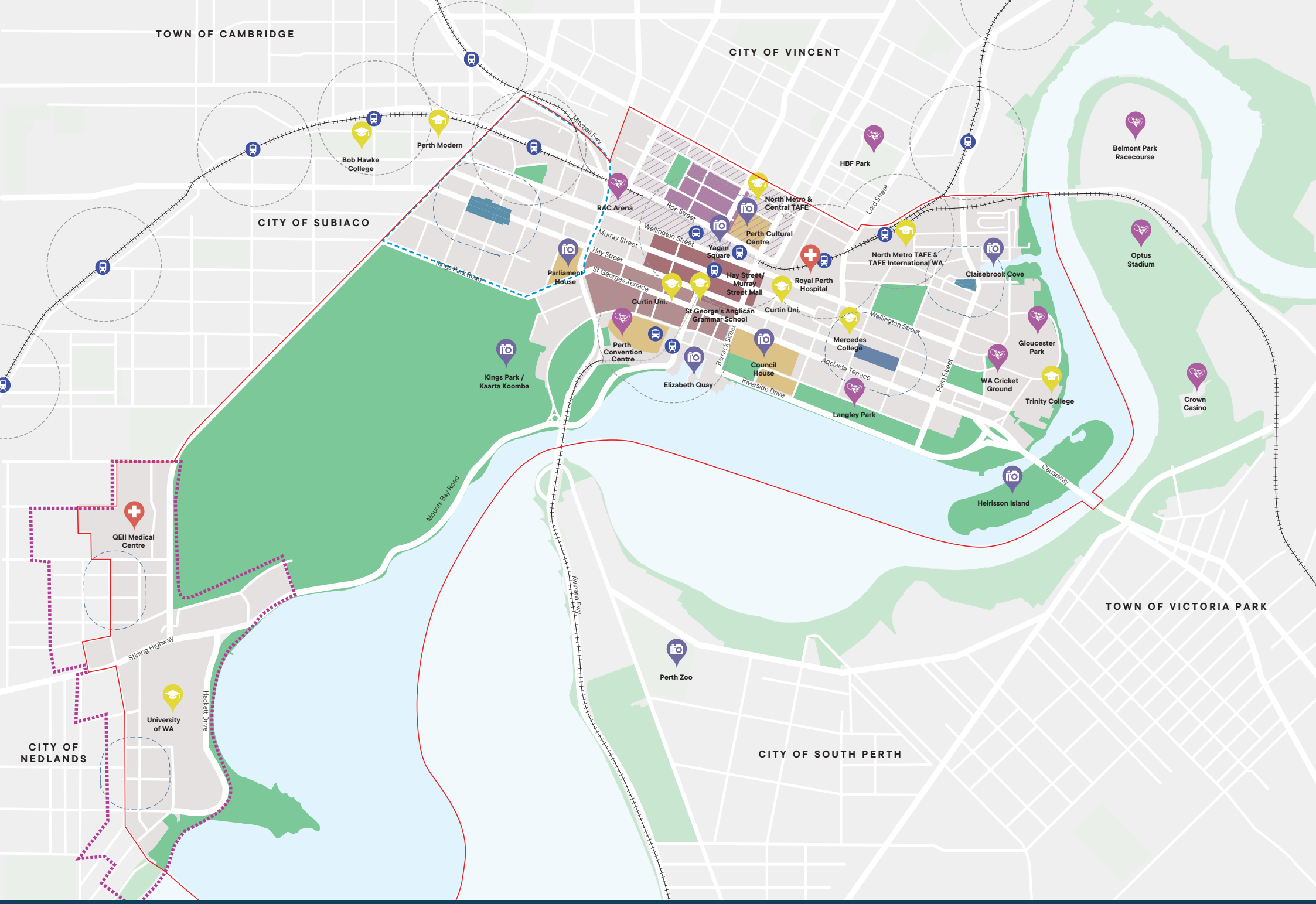
4.3.4 Reducing Regulation

High vacancy rates and falling rents have encouraged an increase in refurbishments to attract tenants. This increase is particularly relevant to C and D grade office buildings, where office space quality improvements are becoming necessary to attract tenants. For this reason, it is essential that future land-use planning and change-of- use processes do not limit opportunities to convert these buildings to other uses.

Figure 7 - Economy and Employment Map

LEGEND

- Capital City Civic & Cultural Activity
- Capital City Office Area
- Capital City Retail Area
- Capital City Entertainment Area
- Northbridge Special Entertainment Precinct
- Secondary Office Area
- UWA-QEIIMC Specialised Centre (Indicative Boundary)
- Activity Centre - Neighbourhood (200m Walkable Catchment)
- Urban Areas
- Public Open Space
- Railway Line
- Railway Station
- Bus Station
- Event
- Education
- Health
- Tourist Attractions


TOWN OF CAMBRIDGE
CITY OF VINCENT
CITY OF SUBIACO
CITY OF NEDLANDS
TOWN OF VICTORIA PARK
CITY OF SOUTH PERTH
Bob Hawke College
Perth Modern
Mitchell Fwy
RAC Arena
Roe Street
Wellington Street
Murray Street
Hay Street
St Georges Terrace
Kings Park Road
Parliament House
Yagan Square
Hay Street/ Murray Street Mall
Perth Cultural Centre
North Metro & Central TAFE
HBF Park
Lord Street
Royal Perth Hospital
Curtin Uni.
St George's Anglican Grammar School
Perth Convention Centre
Elizabeth Quay
Barrack Street
Council House
Riverside Drive
Adelaide Terrace
Mercedes College
Langley Park
Plain Street
North Metro TAFE & TAFE International WA
Claisebrook Cove
Belmont Park Racecourse
Optus Stadium
Gloucester Park
WA Cricket Ground
Trinity College
Crown Casino
Heirisson Island
Causeway
Kings Park / Kaarta Koomba
Mounts Bay Road
QEII Medical Centre
Stirling Highway
Hackett Drive
University of WA
Kwinana Fwy
Perth Zoo

4.3.5 Planning Directions and Actions

The planning directions specify what is to be achieved or desired for the Economy and Employment issues and opportunities. Each planning direction is supported by an action(s), that clearly and concisely outlines what is proposed and how it is to be undertaken, the rationale, and associated timeframe.

Table 9: Economy and Employment – Planning Directions and Actions

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
A Hierarchy of Diverse and Thriving Centres Widespread mixed use development throughout Perth city has diluted activity and can undermine the role and performance of key centres.	To support the vitality of the Capital City Retail and Entertainment Areas as well as Neighbourhood Centres to ensure that they thrive and meet community and economic needs.	**EE1** a. Strengthen the vitality of Neighbourhood Centres through: i. Reviewing existing plot ratios to ensure there is a sufficient population surrounding Perth city's Neighbourhood Centres; ii. Encouraging land uses that meet the daily and weekly needs of residents; iii. Supporting the development of new community facilities and services. iv. Investigate the gradual activation of laneway networks in appropriate locations within the Capital City Activity Areas and Neighbourhood Centres; and v. Public realm improvements that reflect the important status of Neighbourhood Centres as local focal points. b. Protect the viability of the Capital City Retail Area and Neighbourhood Centres by: i. Review existing retail land use permissibility outside of these areas to ensure that they do not undermine the role and function of the Capital City Retail Area and Neighbourhood Centres; and ii. Introduce planning provisions to require applications for significant retail developments outside of the Capital City Retail Area or Neighbourhood Centres to prepare an Impact Test.	**Part 2 – Section 4.3.1.8** To maintain and enhance: • Perth city's role as the centre for retail and entertainment in WA; and • The role of neighbourhood centres as the key focal point for local retail, cultural, entertainment and community services.	Short term

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Business and Employment Growth Maintain and enhance the primacy of Perth city as the primary centre of commerce, shopping entertainment and culture within Greater Perth and the State.	Provide for business and employment growth ensuring the city retains its special social, economic, cultural and civic role as the capital of Western Australia.	**EE2** a. Review existing plot ratio provisions (particularly in Intensification Investigation Areas) to ensure that there is sufficient capacity to accommodate business and employment growth forecasts across Perth city. b. Refer to action NB1(a) to work with the State government to ensure protection of the Northbridge special entertainment precinct. c. Refer to action CP1(b) for potential removal of residential plot ratio bonus incentives in the Capital City Office Area. d. Work with key stakeholders to support objectives of the City's Economic Development Strategy to: i. Support the establishment, expansion and relocation of major health, innovation, research and institutions in the city; ii. Leverage knowledge economy opportunities; and iii. Ensure the planning framework is adaptable to leverage opportunities that arise through State and/or Federal funding programs.	**Part 2 – Section 4.3.1** State Planning Policy 4.2 identifies Perth Capital City as the premier activity centre and the most intensively concentrated commercial area across Western Australia.	Short term
Business and Employment Diversity Over reliance on single economic sectors increases Perth city's vulnerability to economic downturns, which impacts on worker numbers, office vacancy rates, and the overall city vibrancy.	Support businesses and employment diversity.	**EE3** a. Review existing land use permissibility to enable land use diversity in Perth city neighbourhoods with a focus on: i. Supporting new investment, emerging industries and large business opportunities; ii. Activating underutilized properties and landholdings; and iii. Supporting activation and extended hour destinations. b. Remove existing bonus plot ratio provisions for hotels and other short stay accommodation. c. Review existing land use permissibility to ensure that all land uses which may have significant amenity impacts require development approval, enabling conditions to be imposed on their operation where appropriate.	**Part 2 – Section 4.3.1.4** Cities with diverse economies are more likely to withstand changes in market conditions and offer a wider range of activities and services to support visitation and population growth.	Short term

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Cultural Activity While Perth city has large cultural precincts, there are some gaps in the spaces and places available for creative activity across the neighbourhoods.	To support cultural institutions and activities	**EE4** a. Develop a Cultural Infrastructure Plan to integrate with the State Government's plan, starting with an audit of existing and projected supply and demand for cultural infrastructure and creative spaces in Perth city. b. Investigate the establishment of bonus plot ratio and/or a Development Contribution Plan to assist in the delivery of cultural infrastructure. c. Review planning provisions to ensure that a range of creative and cultural uses can be accommodated across Perth city, particularly in Central Perth and Northbridge.	**Part 2 – Section 4.3.1.5** Creative enterprises deliver significant benefits to city life through community connection, cultural identity and economic uplift.	Short to Medium term
Reducing Regulation Ensure regulations are not limiting employment and business growth.	Reduce unnecessary planning regulation to make it easier to do business in the city.	**EE5** a. Ensure the new planning framework supports ongoing Perth city investment, business growth and industry innovation through a flexible approach to land use and the consideration of scheme amendments on their merit. b. Remove the need for development approval of temporary land uses which are unlikely to have any significant amenity impacts. c. Place the majority of development controls, with the exception of land use permissibilities, maximum plot ratio and maximum bonus plot ratio, within local planning policies rather than the new Scheme. d. Refer to Action I1c relating to the review of the Perth Parking Policy.	**Part 2 – Section 4.3.1** A flexible approach will be necessary in the planning framework in order to maintain and attract business growth and diversity to support employment requirements.	Short term

FOR LEASE
2 Freeway
ENTRIES 800

Ozone Reserve, East Perth

4.4 ENVIRONMENT

4.4.1 Natural Assets and Climate Change

Climate change in the Perth city will result in higher temperatures, less rainfall, more frequent and extreme weather events and conditions conducive to bushfires, and rising water levels in the Swan River. The new Scheme will play an active role in responding to and mitigating climate change via environmentally sustainable design requirements, promoting greening in private developments, encouraging resource efficiency and renewable energy, and water sensitive design.

With the increasing risk of bushfires across the State, the State Planning Policy No. 3.7 - Planning in Bushfire Prone Areas (SPP 3.7) requires local governments to address relevant bushfire hazards when considering new development. Kings Park and parts of the Graham Farmer Freeway reserve are identified as bushfire prone areas (refer to Figure 8 –Environment Map) by the Department of Fire and Emergency Services (DFES), and Heirisson Island and Pelican Point also contain significant bushland. When preparing the new Scheme, land use permissibility in and adjoining these areas will be reviewed to ensure they align with SPP 3.7.

Generally, intensification of development within bushfire prone areas is not proposed. However, any proposed development within a bushfire prone area will be assessed against *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* through subsequent planning processes.

Rising sea levels and the risk and frequency of flooding events are also predicted to increase. Significant areas of the Perth foreshore were reclaimed in the past and sit within floodplains affected by 1:100 year storm events (refer to Figure 8 –Environment Map). The new planning framework will include appropriate mechanisms to manage any related risks when undertaking development in these areas.

The location of the city amongst reclaimed foreshore and wetlands also means that the impacts of acid sulfate soils need to be addressed and managed when considering new development in certain areas. The need for specific planning provisions will be investigated when preparing the new Scheme.

4.4.2 Swan River/Derbarl Yerrigan and Kings Park/Kaarta Koomba

Both the Swan River and Kings Park provide an iconic backdrop for Western Australia's capital city. They are places of natural beauty that are highly valued environmental, cultural and recreational assets of State, regional and local significance.

Various government agencies are responsible for the planning and management of these assets. A collaborative approach between these agencies is essential to ensure that the best outcomes for the community and the environment can be realised in the future. The protection and enhancement of their quality and significance for future generations needs to be paramount. Improving connections and interfaces to them is also important so that they can be easily accessed and enjoyed more. This will be addressed in the new Scheme and also pursued with the relevant agencies.

The Perth Water Buneenboro Locality Plan has been prepared by the Department of Biodiversity, Conservation and Attractions and the Swan River Trust in collaboration with seven state and local government agencies. It applies to the section of the Swan River and its foreshore between the Narrows and Windan Bridges and will provide a framework for the future use and development of this area. The City will progress master planning for the section of foreshore between Elizabeth Quay and Point Fraser that will have due regard to the Perth Water Buneenboro Locality Plan.

Government House, Central Perth

4.4.3 Urban Greening

Trees and vegetation deliver a wide range of environmental, social and economic benefits. They capture and store carbon, reduce temperatures and stormwater runoff, improve air and water quality and support biodiversity. They create more comfortable and attractive streets, improve physical and mental health, reduce heating and cooling costs and increase property values.

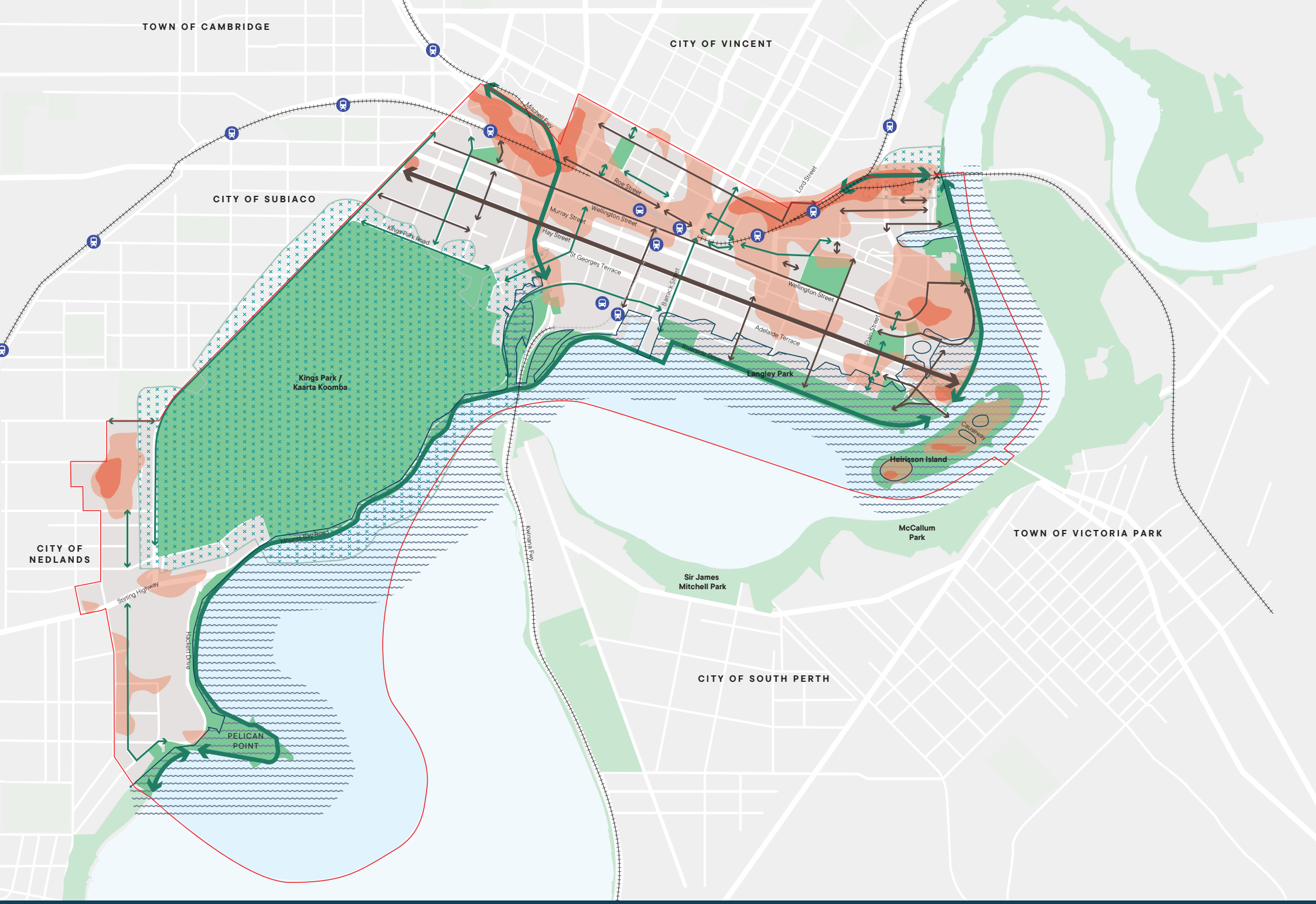
These green links align with the Primary and Secondary Biodiversity Links identified in the City's Green Infrastructure and Biodiversity Study. A number of urban heat island hot spot areas and priority green links have been identified within the city (refer to **Figure 8 –Environment Map**). The City of Perth's Urban Forest Plan has facilitated the planting of over a thousand street trees, initially in these areas and then more broadly across Perth city, and the planting of many more is planned. But the Urban Forest Plan recognises that planting trees in the public realm is not enough.

The new Scheme will look to ensure the protection and planting of more trees and vegetation on private land, with priority given to the hot spot areas and priority green links and strengthening the relationship between the private and public realm. Innovative approaches to the incorporation of vegetation into high-density inner- city areas will be encouraged, including green walls and roofs.

Figure 8 - Environment Map

LEGEND

- Primary Biodiversity Links
- Secondary Biodiversity Links
- Primary Urban Links
- Secondary Urban Links
- Urban Heat Island Hotspots
- Bushfire Prone Areas
- Public Open Space
- Floodplain 1:100
- Railway Line
- Railway Station
- Bus Station


TOWN OF CAMBRIDGE
CITY OF VINCENT
CITY OF SUBIACO
CITY OF NEDLANDS
TOWN OF VICTORIA PARK
CITY OF SOUTH PERTH
Mitchell Fwy
Roe Street
Lord Street
Murray Street
Wellington Street
Hay Street
St Georges Terrace
Barrack Street
Adelaide Terrace
Plain Street
Kings Park Road
Kings Park / Kaarta Koomba
Langley Park
Causeway
Heirisson Island
McCallum Park
Sir James Mitchell Park
Kwinana Fwy
Stirling Highway
Hackett Drive
PELICAN POINT

4.4.4 Planning Directions and Actions

The planning directions specify what is to be achieved or desired for the Environment issues and opportunities. Each planning direction is supported by an action(s), that clearly and concisely outlines what is proposed and how it is to be undertaken, the rationale, and associated timeframe.

Table 10: Environment – Planning Directions and Actions

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Natural Environment The natural environment underpins our health and well-being as well as sense of identity, place and culture however is being subjected to increasing challenges.	Protect the natural environment and increase Perth city's resilience to climate change.	**E1** a. Introduce planning provisions for development in flood prone areas as shown on the Strategy's Environment Plan (**Figure 8**) to mitigate potential impacts of flooding. b. Review existing land use permissibility to ensure that any sensitive land uses in bushfire prone areas as shown on the Strategy's Environment Plan (**Figure 8**) align with State Planning Policy 3.7 and its associated guidelines (as amended). c. Investigate the introduction of planning provisions to mitigate the impacts of acid sulfate soils on the natural and built environment.	**Part 2 - Section 4.4.1.1** The protection and wise management of the natural environment and resources is essential to the future of the city as acknowledged in State Planning Policy No. 2.0 – Environment and Natural Resources (SPP 2.0).	Short term

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Swan River/Derbarl Yerrigan and Kings Park/ Kaarta Koomba Kings Park and the Swan River are highly valued assets of Perth city, and attract visitors from across Greater Perth.	Increase access and use of Perth city's natural assets.	**E2** a. Review existing land use and built form controls along the streets leading to the Swan River to ensure that they are conducive to creating an attractive and comfortable pedestrian environment. b. Undertake a foreshore masterplan to address: i. Improved walking and active transport connectivity to the river's edge; ii. Maintain the primary purpose of the foreshore as a public, environmental, recreational and cultural heritage asset, and increase activation and use; iii. Encourage private investment, micro-businesses and tourism within activity nodes; iv. Recognise, celebrate and protect historical and cultural qualities of the river and its foreshore, including the importance of the riverfront to the Whadjuk Nyoongar community; v. Protect and enhance the biodiversity and environmental values of the river and foreshore; vi. Respond to and mitigate sea level rise and flood risks; vii. Consider opportunities for activation of the riverfront through different treatments of the foreshore edge and water activities; and viii. Enhance and revitalise Langley Park to improve its contribution to activity and city life, and the function of Langley Park and its relationship to the water. c. Work with the Botanic Gardens and Parks Authority to investigate opportunities to improve access to Kings Park.	**Part 2 - Section 4.4.1.2** To ensure the coordinated planning of Kings Park and the Swan River across the various responsible authorities.	Medium term
Urban Greening It is important that the design quality and sustainability of landscaping in Perth city is maximised to optimise the benefits to the environment and the community.	Increase the greening of the city and expand its tree canopy.	**E3** a. Review existing planning policy provisions to increase the amount of landscaping on private property and improve its design and quality. b. Identify significant trees worthy of special protection and introduce planning provisions to ensure their retention. c. Investigate the viability of green roofs and walls in the city with a view to introducing bonus plot ratio to encourage their delivery. d. Update planning provisions to focus on water sensitive design and the identification of species that support biodiversity and best cool our spaces. e. Strengthen and enhance green links and levels of canopy cover through the implementation of the City of Perth's Urban Forest Plan.	**Part 2 - Section 4.4.1.3** Strengthening and enhancing green links and levels of canopy cover through the city over public and private assets through implementation of the City of Perth's Urban Forest Plan	Short term

Perth Underground, Central Perth

4.5 INFRASTRUCTURE

4.5.1 Sustainable Transport

The new Scheme and planning policies have limited influence on the nature and design of the road and public transport networks but can encourage the utilisation of active and public transport over the private car.

Public transport nodes, particularly train and bus stations, are focal points of activity in Perth city. In line with the principles identified in the State's Perth and Peel @ 3.5 Million, the urban consolidation principles identified in this Strategy (refer **Section 4.3.4**) seek to make better use of land around these public transport nodes. This will be achieved through intensification of a mix of land uses, the review of plot ratio provisions under the new Scheme and by working with the State Government to better integrate development and public transport. Detailed planning is proposed over the areas surrounding the:

- McIver train station and Claisebrook train station and a potential consolidated new train station;
- City West train station;
- Perth train station;
- Elizabeth Quay train station and busport; and
- QEII Medical Centre Campus.

With this Strategy proposing significant growth in Perth city, car parking provision will need to be carefully managed. Residential car parking requirements come under the remit of the City and options to reduce residential car parking provision will be considered in the new Scheme and planning policies. This framework will also consider requirements for new transport technologies such as electric vehicles and car share.

The State Government's Perth Parking Policy limits commercial car parking and public parking provision in Perth city based on land area and location (except in Crawley-Nedlands).

A review of the Perth Parking Policy is required to ensure that while managing the parking, it does not discourage sustainable upgrades of existing buildings or business investment in Perth city.

In Crawley-Nedlands parking provision, and transport more generally, will be addressed as part of the detailed planning for the QEIIMC-UWA Specialised Centre.

An effective way to support active transport is to ensure that new development provides suitable end of trip facilities. The requirements for end of trip facilities will be updated in the new Scheme and planning policies to align with best practice.

4.5.2 Connectivity

At the centre of Greater Perth, Perth city is relatively well connected to a range of transport options, but more needs to be done to ensure easy and safe movement of residents, workers and visitors to and within the city now and in the future. Again, the new Scheme and planning policies have limited influence on this, but the City has a key advocacy role to play.

As we move towards a Greater Perth population of 3.5 million, significant improvements to the public transport network will be required to address congestion on our roads. The Department of Transport is preparing Phase Two of the Perth Greater CBD Transport Plan and the City is preparing an Integrated Transport Strategy. As part of this work, long term options for a more effective public transport system to and between Perth city's transit precincts, specialised centre and neighbourhoods needs to be investigated.

Consideration should also be given to those areas outside the 400m walkable catchment as indicated on **Figure 9** - Infrastructure Map.

Major road and rail infrastructure form physical barriers to movement between our neighbourhoods and to adjacent local government areas. The Perth City Link has started to resolve severance between Central Perth and Northbridge, but there is still much more to be done with improved connections required in a number of areas as indicated on **Figure 9** – Infrastructure Map. Strategic connections have also been identified in **Figure 4**.

The Strategy and the various Neighbourhood Plans (refer **Figures 11-16**) seek to:

- Strengthen connections throughout Perth city and between neighbourhoods and key attractions;
- Improve existing severance issues;
- Improve the pedestrian and cyclist environment; and
- Reduce car dependency.

The City will continue to advocate for these to be addressed as part of future detailed planning and infrastructure works.

The Swan River is a natural physical barrier to movement to the south and east of Perth city. The completion of the Matagarup Bridge has improved access to the east. The new riding and walking bridge proposed to follow the Causeway alignment (identified in Phase One of the Perth Greater CBD Transport Plan) will improve access from the south east and at the same time enable more people to enjoy the river foreshore. The City will advocate for further improvements to active and public transport access to city neighbourhoods via the Swan River.

An important part of Perth city's pedestrian network are arcades, walkways and laneways on private land. Some of these are part of older developments and some have been provided more recently in return for bonus plot ratio. In recent years some important north south links in the Central Perth neighbourhood have been lost, highlighting the need for appropriate planning provisions in the new Scheme and planning policies to protect important pedestrian links in the future. There is also a need for guidance in the new Scheme and planning policies on the granting of bonus plot ratio for new pedestrian links to ensure they are located where they will be of most benefit. Desired locations will generally be where the pedestrian link:

- Increases pedestrian permeability by providing connections through large street blocks;
- Improves the level of connectivity without having an adverse impact upon the existing street network by unnecessarily duplicating preferred routes;
- Provides an important connection between key destinations;
- Alleviates overcrowding in nearby streets and laneways; and
- Provides convenient pedestrian access that is universally accessible, safe and comfortable to use.

Figure 9 - Infrastructure Map identifies pedestrian priority areas where new development should have particular regard to creating high levels of pedestrian interest and amenity that encourage people to linger longer.

The Hay Street Pedestrian Walkway and Road Reserve Widening Policy specifically facilitates widening for increased footpath width to accommodate higher pedestrian volumes. This Policy requires review to determine its ongoing relevance given changing priorities, many sections of Hay Street have now been widened and widening is not desirable in some character areas.

As the capital city and focal point of activity in Western Australia, Perth city must also accommodate aviation access and ensure its associated infrastructure is considered within the local planning framework.

4.5.3 Servicing

As development within Perth city increases and densifies, there will be increased servicing, management and maintenance demands. Identifying innovative ways to achieve service efficiency that doesn't compromise the appearance and amenity of our city will become increasingly important.

Designing for servicing and waste collection in developments can be particularly challenging, particularly on small sites and in high density, mixed use areas. Consideration of these aspects of a development need to be considered early in the design process to ensure high quality outcomes are achieved. Planning provisions will be updated to provide clarity around the requirements and allow for innovative solutions.

Perth city's laneways provide important access for servicing, helping to reduce congestion on our streets. Some also provide important pedestrian connections/ walkways or have a cultural function as activated spaces. The City will investigate opportunities to make servicing more efficient and safer and to reduce conflict between competing activities.

Utilities and service infrastructure within Perth city can accommodate expected growth in line with the Central Sub-regional Planning Framework. However the City of Perth is seeking to pursue a higher resident population than that envisaged under this framework. The City will be guided by Infrastructure WA and its strategy and work closely with service providers in preparing the new Scheme to determine future infrastructure needs, timing and triggers.

Figure 9 - Infrastructure Map

LEGEND

- Future Pedestrian and Cyclist Bridge
- Strategic connections
- Principal Shared Path
- High Frequency Bus Routes & CAT
- Pedestrian Priority Areas
- Matagarup Bridge
- Public Open Space
- Railway Line
- Railway Station
- Transit Investigation Area (400m Walkable Catchment)
- Bus Station
- Ferry Station
- Ferry Route
- Airport Link at Perth Train Station
- Primary Regional Roads
- Other Regional Roads
- Mass Transit Proposed (Indicative)

The alignment of the mass rapid transport route is indicative only. The actual alignment will be determined through detailed planning processes, including the UWA-QEIIMC Specialised Centre Precinct Structure Plan

TOWN OF CAMBRIDGE
CITY OF VINCENT
CITY OF SUBIACO
CITY OF NEDLANDS
TOWN OF VICTORIA PARK
CITY OF SOUTH PERTH
Belmont Park Racecourse
Optus Stadium
Crown Casino
Kings Park / Kaarta Koomba
Elizabeth Quay
Heirisson Island
Perth Zoo
Mitchell Fwy
Wellington Street
Roe Street
Hay Street
Murray Street
St Georges Terrace
Kings Park Road
Lord Street
Plain Street
Barrack Street
Adelaide Terrace
Riverside Drive
Causeway
Mounts Bay Road
Winthrop Avenue
Stirling Highway
Hackett Drive
Kwinana Fwy

4.5.4 Planning Directions and Actions

The planning directions specify what is to be achieved or desired for the Infrastructure issues and opportunities. Each planning direction is supported by an action(s), that clearly and concisely outlines what is proposed and how it is to be undertaken, the rationale, and associated timeframe.

Table 11: Infrastructure – Planning Directions and Actions

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Sustainable Transport Public transport nodes, particularly train stations, are focal points of activity that can be capitalised on through focusing redevelopment in the surrounding areas.	Encourage sustainable modes of transport.	**I1** a. Work with the State Government to investigate how key public transport nodes can be better capitalised upon and land use and transport integration improved. b. Review existing residential car parking provisions to: i. Remove minimum car bay and lower maximum car bay requirements in areas of the city which are well serviced by public transport; and ii. Allow the unbundling of car parking bays from individual apartments. c. Work with the State Government to review the Perth Parking Policy. d. Increase the minimum requirements for end of trip facilities. e. Review existing planning policy provisions to ensure planning is not a barrier to the implementation of new transport technologies.	**Part 2 – Section 4.5.1.1** Better integration of transport infrastructure with land use can encourage the use of active and public transport over the private car.	Short term
Connectivity Perth city is relatively well connected to a range of transport options. However, more needs to be done to ensure easy movement of residents, workers and visitors travelling to and within the city.	Improve movement to and across Perth city neighbourhoods.	**I2** a. Work with the State Government to investigate how public transport can be improved to and within the city, including new east-west mass transit. b. Work with the State Government and adjoining local governments to investigate opportunities to facilitate the growth of water ferry services to better link the city to other tourist and activity destinations. c. Work with the State Government to investigate how physical barriers created by major transport infrastructure and natural assets can be addressed to improve movement to and across the city, and improve utilisation of land. d. Work with the State Government to investigate aviation access requirements as part of the City of Perth's Integrated Transport Strategy. e. Review the existing Hay Street Pedestrian Walkway and Road Reserve Widening Policy to determine its ongoing relevance. f. Introduce planning policy provisions that: i. Identify and require the retention of important existing pedestrian links on private land; and ii. Identify general locations for desired strategic pedestrian links on private land that may warrant the awarding of bonus plot ratio. g. Investigate and confirm bike path routes through a bicycle path plan, having due regard to the Department of Transport's Long-Term Cycle Network.	**Part 2 - Section 4.5.1.2** An effective movement network is essential to the economic, social and environmental prosperity of Perth city.	Short term

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Servicing Opportunity to support Capital City and neighbourhood growth through innovation and effective and efficient servicing.	Ensure that the city is well serviced by infrastructure to support the envisaged population and business growth and density of development.	**I3** a. Liaise with the State Government and service providers to ensure that the city is adequately serviced by infrastructure to support future growth and development. b. Introduce planning policy requirements for loading and servicing bays of both residential and commercial development and ensure these minimise detrimental impact on the public realm. c. Review existing planning policy provisions to ensure that appropriate waste management facilities are incorporated into new development. d. Undertake a study of Perth city's laneways to determine where activation should be prioritised and where there are opportunities to improve access for servicing of developments. e. Work with landowners to understand the future servicing needs of the Capital City Retail Area.	**Part 2 - Section 4.5.1.3** Ensuring adequate and contemporary levels of servicing to support urban and economic growth.	Short term

5.0 NEIGHBOURHOODS

The Strategy proposes a city of six neighbourhoods that each have a strong sense of place and community. The following section of the Strategy outlines the planning directions through vision, priorities, growth targets and land use and urban form intent for each of Perth city's neighbourhoods.

Planning directions and actions are identified to facilitate their growth and development over the next 15 years.

The city includes the suburbs of Perth (part), Northbridge, East Perth (part), West Perth (part), Crawley and Nedlands (part). However, for the purposes of this Strategy the city has been broken up into the following neighbourhoods (refer to **Figure 10** – Perth City Neighbourhood Areas Map):

- **Central Perth**: is the heart of the city and the busiest day time area with the highest economic output and greatest development intensity. It has a diverse mix of uses, including Perth city's Capital City Office area and Capital City Retail area, making it a thriving capital city environment. This land use mix continues to diversify, with increasing residential and visitor accommodation and businesses such as small bars and restaurants, shared working spaces, entertainment and event venues.
- Major attractors include Forrest Place and the Hay and Murray Street Malls, RAC Perth Arena, Perth Concert Hall, Perth Convention and Exhibition Centre, Royal Perth Hospital, Elizabeth Quay, Barrack Square, Yagan Square, Stirling Gardens, Supreme Court Gardens, and the Swan River foreshore.

- **Northbridge**: is a diverse and dynamic neighbourhood with a predominant night-time, entertainment and cultural economy. Its blend of land uses forms the primary cultural and entertainment precinct in Western Australia. Various other land uses are also present, including residential and visitor accommodation, offices and shops.
- Major attractors include the Perth Cultural Centre (with the Art Gallery of WA, the WA Museum and the State Library of WA), the Northbridge Piazza, Russell Square, and the North Metropolitan TAFE (Perth Campus).

- **East Perth**: accommodates a significant proportion of Perth city's residential accommodation as well as a range of visitor accommodation, offices and a mix of commercial activities that contribute to the residential amenity. It is also home to several large-scale facilities and institutions.
- Major attractors include the WACA (Western Australian Cricket Association Ground), Gloucester Park, The Perth Mint, Queens Gardens, Heirisson Island, Matagarup Bridge and the Swan River foreshore.

- **Claisebrook**: comprises a large area of remediated, former industrial land redeveloped into a medium density residential area adjoining the Swan River. Claisebrook Cove and the Royal Street neighbourhood centre are located at its heart, with cafes and bars lining the Cove's edge. Several larger light industrial lots and significant institutional developments are also present.
- Major attractors include Victoria Gardens, Wellington Square, the North Metropolitan TAFE (East Perth Campus) and the Swan River foreshore.

- **West Perth**: is primarily a mixed-use residential and office precinct with retail, restaurant and small-scale commercial facilities centred along Hay Street. A large number of medical specialist and resource-based consulting offices are located in the neighbourhood. Parliament House and supporting State Government offices are situated at the eastern end of the neighbourhood adjoining the Mitchell Freeway.
- Major attractors include Parliament House, Scitech, Watertown, Harold Boas Gardens, Totterdell Park and Kings Park to the south.

- **Crawley-Nedlands**: includes a large proportion of land occupied by the UWA and QEIIMC. The remaining land is predominantly occupied by low-density residential development, interspersed with a mix of medium and high-density student accommodation. Retail areas are focused around Hampden Road and Broadway.
- Major attractors include QEIIMC, UWA, the Royal Perth Yacht Club, the Swan River foreshore and Kings Park to the north west.
- Some detail is not provided for the Crawley-Nedlands neighbourhood as this is subject to further detailed planning in accordance with State Planning Policy 4.2 Activity Centres (SPP4.2).

Figure 10 - Perth City Neighbourhood Areas Map

Elizabeth Quay, Central Perth

5.1 CENTRAL PERTH NEIGHBOURHOOD

5.1.1 Vision

Central Perth hums with activity both day and night. It is a place of commerce and enterprise, culture and artistic endeavour, recreation and entertainment. Its history reveals itself in its streets, open spaces and buildings - as the beating heart of the capital of Western Australia.

5.1.2 Priority

Support the capital city commercial, retail, entertainment, cultural and civic functions of Central Perth and increase the residential population to encourage a stronger weekend and night time economy.

5.1.3 Planning Directions

5.1.3.1 Population, Dwelling and Business Growth

The population, dwelling and business growth forecasts and targets for the Central Perth Neighbourhood are outlined below. It should be noted that these are indicative and will be reviewed as part of further detailed planning.

Table 12: Residential targets and forecasts 2016 – 2036

	Residents	Dwellings[1]
Existing	5,672	2,596
Forecast	11,915	5,482
Minimum Target	12,375	6,219

Note 1: refers to occupied dwellings.

Refer to **Part 2 Section 4.2 – Community, Urban Growth and Settlement** (**Figure 7, 8** and **Table 7**) for further detail.

Table 13: Commercial targets and forecasts 2016 – 2036

	Workers	Commercial Floorspace
Existing	84,840	2,173,742sqm
Forecast	124,245	3,105,263sqm

Refer to **Part 2 - Appendix A (Tables 36** and **38)** for further detail.

A large proportion of Central Perth's growth forecasts are anticipated to occur within DevelopmentWA's Perth City Link and Elizabeth Quay redevelopment precincts. Master planning for these areas anticipates the following development yields:

Perth City Link

- Population – 3,000
- Dwellings – 1,650
- Commercial Floorspace – 220,000sqm

Elizabeth Quay

- Population – 1,400
- Dwellings – 800
- Commercial Floorspace – 225,000sqm

5.1.3.2 Land Use

The land use areas envisioned for the Central Perth Neighbourhood are described below and generally indicated on **Figure 11** Central Perth Neighbourhood Map;

Capital City Office Area centred around St Georges Terrace from from Mitchell Freeway to Barrack Street; the focus of commerce and administration for Greater Perth and the State.

Capital City Retail Area centred around the Hay and Murray Street malls, the focus for retail uses for Greater Perth, with other uses that provide for day, night and weekend activity.

Mixed Use Areas:

- At the west end of Murray and Wellington Streets and along Mounts Bay Road; maintain the mixed- use nature of the area, with greater emphasis on offices and education.
- To the east of Barrack Street, and around Elizabeth Quay, maintain the mixed-use nature of these areas, with greater emphasis on residential and visitor accommodation.

Residential Areas along Mounts Street and Terrace Road: maintain the residential nature of these areas.

5.1.3.3 Urban Form and Character

Indicative urban form (building heights, urban and landscape setting areas) is shown in **Figure 11** Central Perth Neighbourhood Map.

Table 14 provides a summary of the urban form and landscape elements of the character areas to be reinforced in new development. Four character areas have been identified within the neighbourhood.

Table 14: Central Perth Neighbourhood Character Areas

CHARACTER AREA	DESCRIPTION
Hay and Murray Streets Character Area	Traditional fine grain of development with buildings extending to the footpath and comprising narrow tenancies, 2 to 3 storey facades, transparent shopfronts, frequent entries and awnings over the street. Frequent pedestrian connections are provided within the street blocks.
St Georges Terrace Character Area	An area of landmark tower developments focused along an east west boulevard, that are predominant in the city skyline and create an atmosphere of prosperity and status. Frequent pedestrian connections are provided within the street blocks.
Mount Street Character Area	Tree lined residential streets with no through traffic that accommodate narrow, medium rise buildings within a landscaped setting. The gaps between the buildings allow views from the public realm to the distance, and often to the river.
Terrace Road Character Area	A stepped profile of buildings that provide a transition of scale from Langley Park towards the north and respond to the change in topography.

Figure 11: Central Perth Neighbourhood Map

LEGEND

Boundaries

- City of Perth Local Government
- DevelopmentWA Redevelopment Areas

Planning Areas and Actions

- Neighbourhood Areas

Community and Urban Growth

Centres and Precincts

- Activity Centre - Capital City (800m Walkable Catchment) from retail area edge
- Transit Precinct
- Improved Connectivity Area

Precinct Planning Areas

- McIver - Claisebrook

Indicative Land Use and Urban Form

- Capital City Retail
- Capital City Office
- Capital City Civic & Culture Activity
- Northbridge Special Entertainment Precinct
- High Scale Mixed Use (>16 Storeys)
- Medium Scale Mixed Use (<12 Storeys)
- High Scale Residential Use (>16 Storeys)
- Medium Scale Residential Use (<12 Storeys)

Note: The indicative height range and landuses have been identified as a guide only and will be further investigated in the context of neighbourhood and character areas through the planning scheme review.

- Buildings in landscaped setting*

*Where not identified as buildings in landscaped setting are assumed to be buildings in urban setting

Character Areas

- St Georges Terrace
- Hay and Murray Streets
- Mount Street
- Terrace Road

Environment and Recreation

- Public Open Space

Economy and Employment

- Public Purpose

Infrastructure

- Railway Line
- Railway Station
- Transit Investigation Area
- Bus Station
- Ferry Station
- Mass Transit Proposed (indicative)
- Strategic Connection
- Pedestrian Priority Area

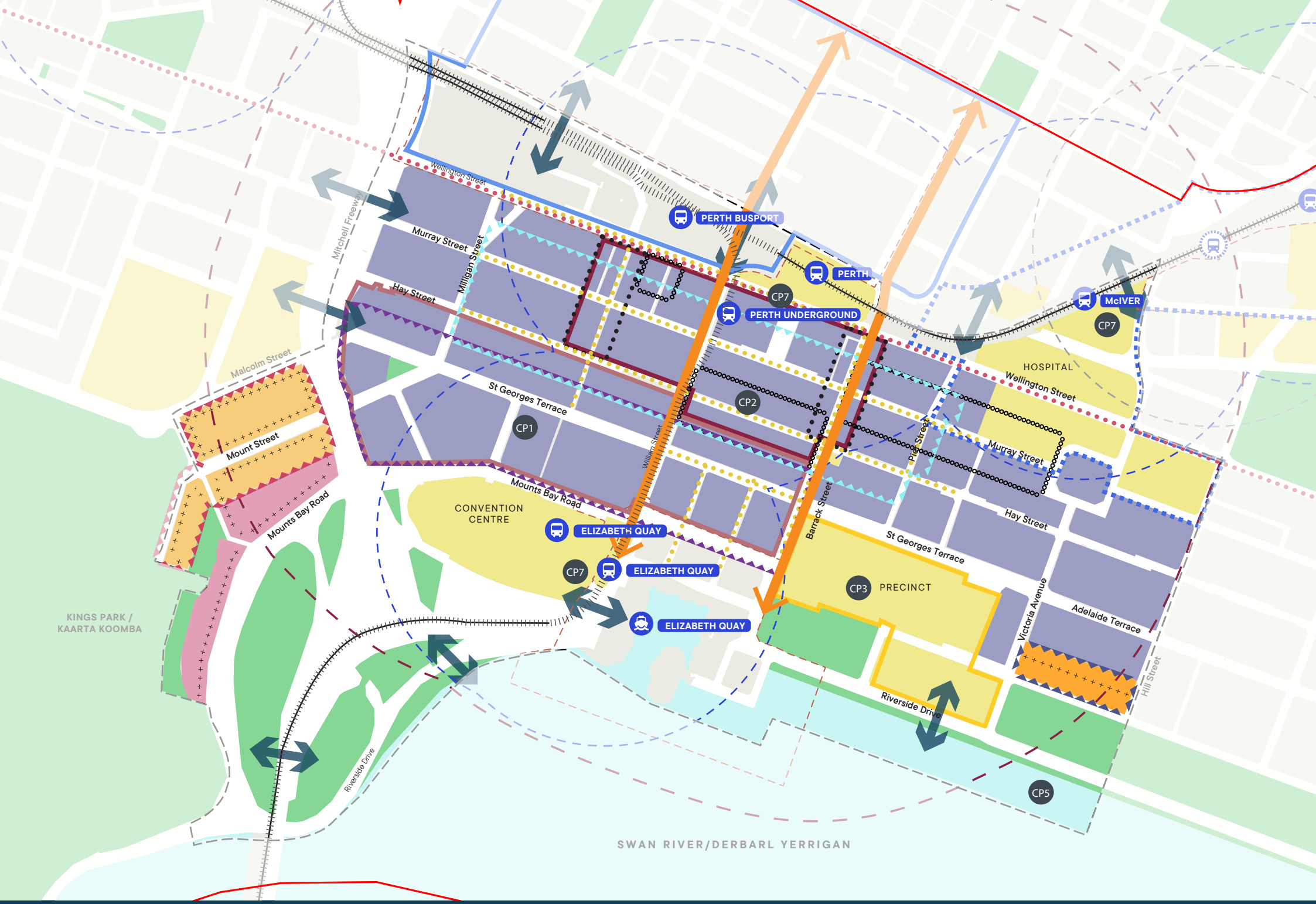
Other

- Existing Heritage Area
- Heritage Investigation Area

CENTRAL PERTH PLANNING ACTIONS:

- CP1 Capital City Office Area
- CP2 Capital City Retail Area
- CP3 Capital City Civic and Cultural Activity
- CP5 Swan River/Derbarl Yerrigan
- CP7 Station Precinct Renewal

Refer **Table 15** Central Perth Planning Directions and Actions for further details.


PERTH BUSPORT
PERTH
PERTH UNDERGROUND
McIVER
ELIZABETH QUAY
ELIZABETH QUAY
ELIZABETH QUAY
CP1
CP2
CP3
CP5
CP7
CP7
CP7
CONVENTION CENTRE
HOSPITAL
PRECINCT
KINGS PARK / KAARTA KOOMBA
SWAN RIVER/DERBARL YERRIGAN
Wellington Street
Mitchell Freeway
Murray Street
Milligan Street
Hay Street
Malcolm Street
St Georges Terrace
Mount Street
Mounts Bay Road
William Street
Barrack Street
Pier Street
Wellington Street
Murray Street
Hay Street
St Georges Terrace
Victoria Avenue
Adelaide Terrace
Hill Street
Riverside Drive
Riverside Drive

5.1.4 Central Perth Neighbourhood Planning Directions and Actions

The planning directions and actions for the Central Perth Neighbourhood are outlined in **Table 15** and illustrated in **Figure 11**. They should be read in conjunction with the Strategy and Theme planning directions and actions outlined in **Sections 3** and **4**.

Table 15: Central Perth Neighbourhood – Planning Directions and Actions

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Capital City Office Area Maintain the primacy of land use focus whilst enabling complimentary mixed use development.	Ensure the primacy of the Capital City Office Area.	**CP1** In the Capital City Office Area: a. Review the existing plot ratio provisions to ensure that there is sufficient capacity to accommodate forecast office growth. b. Consider removing the residential plot ratio bonus incentives in the Capital City Office Area. c. Refer to CUG3(a) relating to improving north-south connectivity and enhancing the physical connection and public realm between the Capital City Office Area and other Capital City activity areas.	**Part 2 – Section 5.2.1.1 and 5.2.1.2** Support and grow the centre of business for the State.	Short term
Capital City Retail Area Maintain the primacy of land use focus whilst enabling complimentary mixed use and visitor accommodation development.	Reinvigorate the Capital City Retail Area with life during the day and night and on weekends.	**CP2** In the Capital City Retail Area: a. Investigate and introduce detailed built form provisions to accommodate new development while protecting and enhancing the area's amenity and unique heritage and character. b. Introduce planning provisions to protect important existing pedestrian links and to create new pedestrian links. c. Review existing land use permissibility to discourage land uses which do not support appropriate levels of activation. d. Support active streets including outdoor dining and seating. e. Refer to action I3(e) relating to improvement of servicing of the Capital City Retail Area. f. Refer to CUG3(a) relating to improving north-south connectivity and enhancing the physical connection and public realm between the Capital City Retail Area and other Capital City activity areas.	**Part 2 – Section 5.2.1.4** Support and grow the primary retail area for the State.	Short term
Capital City Civic and Cultural Activity Opportunity to enhance the visitor attraction and destination land uses.	Strengthen creative, cultural and tourism activity.	**CP3** a. Work with the State Government to develop a plan for the Perth Concert Hall and surrounding area. b. Review planning provisions to ensure that a range of creative and cultural uses can be accommodated within the Central Perth neighbourhood. c. Refer to CUG3(a) relating to improving north-south connectivity and enhancing the physical connection and public realm between the Capital City Civic and Cultural Areas and other Capital City activity areas.	**Part 2 – Section 4.2.2.4 and 4.3.1.5** Support and grow economic and employment diversity and visitor amenity and attractions .	Short term

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Residential Community Enhance the vibrancy of Central Perth whilst balancing the primacy of and demand for non-residential land uses.	Create a thriving residential community in the heart of the city.	**CP4** a. Ensure the design and construction of new residential developments, particularly those in close proximity to the Northbridge Special Entertainment Precinct, incorporate appropriate measures to mitigate any adverse noise impacts. b. Refer to action CUG2(a) re the introduction of bonus plot ratio to encourage housing diversity, and in particular housing for students and essential workers. c. Refer to action CUG1(a) re reviewing plot ratios in relation to residential growth targets.	**Part 2 – Section 4.2.1.1, 4.2.2.1 and 4.2.2.2** Meet the infill requirements for the sub regional frameworks and broad distribution of residential development across the city and provide sufficient population for services and facilities outside office hours.	Short term
Swan River/Derbarl Yerrigan Respect and enhance this key cultural icon of Perth.	Improve Perth city's connection to and use of the Swan River.	**CP5** a. Continue the preparation of a masterplan for the Swan River foreshore (and streets leading to it) between Barrack Square and Point Fraser that addresses the following planning directions; i. Public Asset – Maintain the primary purpose of the Foreshore as a public, environmental and recreational asset; ii. Activation – Optimise the potential for visitation and enjoyment of the unique Swan River environment and link to other waterfront destinations to enhance experience; iii. Pedestrians and Cyclists – provide for and prioritise pedestrian and cyclist access along the foreshore; iv. Built Form Scale – Ensure built form is of an appropriate scale; v. Cultural Heritage Significance – respond to the cultural significance of the area; and vi. Climate Resilience - mitigate rising sea levels and flood risks.	**Part 2 – Section 5.2.1.3** Celebrate Perth city's unique, world class waterfront location and link tourist destinations and cultural values to develop a masterplan for the Swan River.	Medium term

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Heritage and Character Protect and celebrate the unique character of Perth whilst facilitating regeneration and increased activation.	Protect and integrate the unique heritage and character elements of the area into urban renewal.	**CP6** a. Finalise the Barrack Street Heritage Area planning policy and progress the listing of the Hay Street Mall, Queen Street and Murray Street East Heritage Investigation Areas with supporting planning policies, to ensure that they are all appropriately conserved. b. Refine existing and/or introduce planning provisions to ensure that important elements of built and landscape character in the following areas are reinforced and enhanced in new development: i. St Georges Terrace Character Area; ii. Hay and Murray Streets Character Area; iii. Mount Street Character Area; and iv. Terrace Road Character Area. c. Review the existing planning policy provisions that apply to land along Mounts Bay Road west of the freeway to introduce: i. a landscaped street setback to improve interface with John Oldham Park; and ii. maximum building widths to provide frequent views to the scarp. d. Advocate to the State Government for the review of its Parliament House Precinct Policy.	**Part 2 – Section 5.2.1.6 and 5.2.1.7** Celebrate Perth city's unique heritage and character as an asset to the local population and as places of interest for visitors.	Short term
Station Precinct Renewal Better capitalise on key transport infrastructure.	Develop appropriate planning framework and plans for transit-oriented development catchments, rail line and rail station interfaces.	**CP7** a. Work with the State Government to undertake a detailed planning study of the precinct surrounding the McIver and Claisebrook Train Stations that addresses the following planning directions: i. Station Rationalisation: Rationalise the McIver and Claisebrook train stations; ii. Growth Opportunities: Optimise development opportunities on underutilised land to accommodate resident population, business and employment growth; iii. Health, Knowledge, and Innovation: The Royal Perth Hospital is a significant medical and research facility and major employer for Perth. Any future redevelopment of Royal Perth Hospital should consider: • Outcomes of previous masterplanning undertaken for the site. • The heritage status and significance of the Royal Perth Hospital. • Addressing the severance issues caused from the train line. • Considering highest and best use of existing State and City owned land. • Encourage the clustering of land uses which attract workers into the area. iv. Connectivity: Improve movement to and across the Central Perth, Northbridge and Claisebrook neighbourhoods; and v. Public Realm: To enhance the public realm and ensure that development positively contributes to it.	**Part 2 – Section 5.2.1.11** To rationalise and optimise transit stations and transit oriented development in this location.	Medium-Long term

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Station Precinct Renewal (continued) Better capitalise on key transport infrastructure.	Develop appropriate planning framework and plans for transit-oriented development catchments, rail line and rail station interfaces	b. Work with the State Government to undertake a detailed planning study of the Perth Train Station area that addresses the following planning directions: i. Sense of Arrival - Enhance the Perth Train Station as a key international gateway and destination of Perth city; ii. Growth Opportunities - Optimise development opportunities on underutilised land to accommodate resident population, business and employment growth; iii. Connectivity - Strengthen the physical connections north and south of the railway and between the Capital City activity areas; and iv. Public Realm - To enhance the public realm and ensure that development positively contributes to it. c. Work with the State Government to undertake a detailed planning study of the area including the Elizabeth Quay train station, Elizabeth Quay Bus Port and Perth Convention and Exhibition Centre (PCEC), that addresses the following planning directions: i. Swan River: better connect and integrate the precinct with the Swan River; ii. Connectivity: improve ease of movement within the precinct and between the precinct to surrounding areas including Elizabeth Quay and the Capital City Office area; iii. Growth Opportunities: Optimise development opportunities on underutilized land to accommodate residential population, business and employment growth and build upon the tourism offering; and iv. Public Realm: Enhance the public realm and ensure that development positively contributes to it.	**Part 2 – Section 5.2.1.13** To rationalise and optimise transit stations and transit oriented development in this location.	Medium-Long term
Public Open Space Some areas of Central Perth are not well serviced with open space	Increase the supply of public open space.	**CP8** a. Refer to actions CUG6(c) and (d) re increasing public open space in catchment gaps as shown in **Figure 6**.	**Part 2 - Section 4.2.2.5 and 5.2.1.12** Encourage the market delivery of new open space to meet the demands of the growing worker, resident and visitor community.	Short term
Neighbourhood Priorities Consideration needs to be given to neighbourhood priorities that the market is not delivering.	Deliver neighbourhood priorities	**CP9** a. Identify Central Perth neighbourhood priorities (land uses, built form, public realm and infrastructure) and investigate the refinement of existing and/or the introduction of bonus plot ratio provisions to incentivize their delivery where appropriate. b. Update the Central Perth Neighbourhood Place Plan to consider public realm improvements that assist in delivering the neighbourhood priorities and aspirations, including the Main Street Refresh and Forgotten Spaces Laneway Strategy.	**Part 2 – Section 4.2.3 and 5.2.1.12** To encourage the market delivery of neighbourhood priorities.	Short Term

Northbridge Piazza, Northbridge

5.2 NORTHBRIDGE NEIGHBOURHOOD

5.2.1 Vision

Northbridge is the entertainment capital of Perth, attracting people from across the metropolitan area and beyond. They are drawn to its lively and gritty nightlife, combined with its diverse food scene and independent retail offer and creative opportunities.

Northbridge is also the hub of a pulsing culture and arts scene supported by the resident creatives that call this neighbourhood home. There is a true sense of community in this inner-city neighbourhood.

5.2.2 Neighbourhood Priority

Encourage the ongoing growth of the entertainment and cultural function of Northbridge through partnership with State Government. Support the emerging residential population in the eastern portion of the neighbourhood with services and amenities that meet their diverse needs. Incentivising residential development that includes affordable housing for students, key workers and creatives.

5.2.3 Planning Directions

5.2.3.1 Population, Dwelling and Business Growth

The population and business growth forecasts and targets for the Northbridge neighbourhood are outlined below. It should be noted that these are indicative and that these will be reviewed as part of further detailed planning.

Table 16: Residential targets and forecasts 2016 – 2036

	Residents	Dwellings[1]
Existing	2,053	928
Forecast	3,867	1,480
Minimum Target	4,125	2,019

Note 1: refers to occupied dwellings.

Refer to **Part 2 Section 4.2** – Community, Urban Growth and Settlement (**Figures 7** and **8** and **Table 7**) for further detail.

Table 17: Commercial targets and forecasts 2016 – 2036

	Workers	Commercial Floorspace
Existing	11,960	448,455sqm
Forecast	17,462	603,925sqm

Refer to **Part 2 - Appendix A** (**Tables 36** and **38**) for further detail.

5.2.3.2 Land Use

The land uses envisioned for the Northbridge neighbourhood are described below and generally indicated on **Figure 12** Northbridge Neighbourhood Map.

Capital City Entertainment Area located in the core of Northbridge; the focus for entertainment, cultural and creative uses for Greater Perth and the State.

Capital City Civic and Cultural Area between Beaufort and William Streets and adjacent to Perth Central Train Station and Bus Port; a focus for State cultural facilities.

Mixed Use areas:

- West of Stirling Street; maintain the mixed use nature of the area, but with greater emphasis on commercial development.
- East of Stirling Street; maintain the mixed use nature of the area but with greater emphasis on residential developmen.

5.2.3.3 Urban Form and Character

Indicative Urban form (building heights as well as urban and landscape setting areas) is shown in **Figure 12** Northbridge Neighbourhood Map.

These will be reviewed in the preparation of the new Scheme and the implications considered for the Northbridge Neighbourhood.

One character area has been identified within the neighbourhood.

Table 18 provides a summary of the urban form and landscape elements of the character areas to be reinforced in new development.

Table 18: Northbridge Neighbourhood Character Area

CHARACTER AREA	DESCRIPTION
Northbridge Character Area	Traditional fine grained rhythm of development with streetscapes dominated by either: • Narrow two and three storey facades built to the street, with transparent shopfronts and awnings over the footpath. • Narrow frontages with a mix of one and two storey facades setback from the street. • A diversity of building aesthetics with a vibrant mix of materials and colours. • A variety of pedestrian connections and spaces that add complexity and interest.

Fringe Festival, Northbridge

Figure 12: Northbridge Area Map

NORTHBRIDGE PLANNING ACTIONS:

- NB1 Capital City Entertainment Area
- NB2 Capital City Civic and Cultural Activity
- NB5 Station Precinct Renewal

Refer **Table 19** Northbridge Planning Directions and Actions for further details.

LEGEND

Boundaries

- City of Perth Local Government
- DevelopmentWA Redevelopment Areas

Planning Areas and Actions

- Neighbourhood Areas

Community and Urban Growth

Centres and Precincts

- Transit Precinct
- Improved Connectivity Area

Precinct Planning Areas

- McIver - Claisebrook

Indicative Land Use and Urban Form

- Capital City Entertainment Area
- Northbridge Special Entertainment Precinct
- High Scale Mixed Use (>16 Storeys)
- Medium-High Scale Mixed Use (<16 Storeys)
- Medium Scale Mixed Use (<12 Storeys)
- Low-Medium Scale Mixed Use (<8 Storeys)

Note: The indicative height range and landuses have been identified as a guide only and will be further investigated in the context of neighbourhood and character areas through the planning scheme review.

- Buildings in landscaped setting*

*Where not identified as buildings in landscaped setting are assumed to be buildings in urban setting

Character Areas

- Northbridge

Environment and Recreation

- Public Open Space
- Capital City Civic and Cultural Activity

Economy and Employment

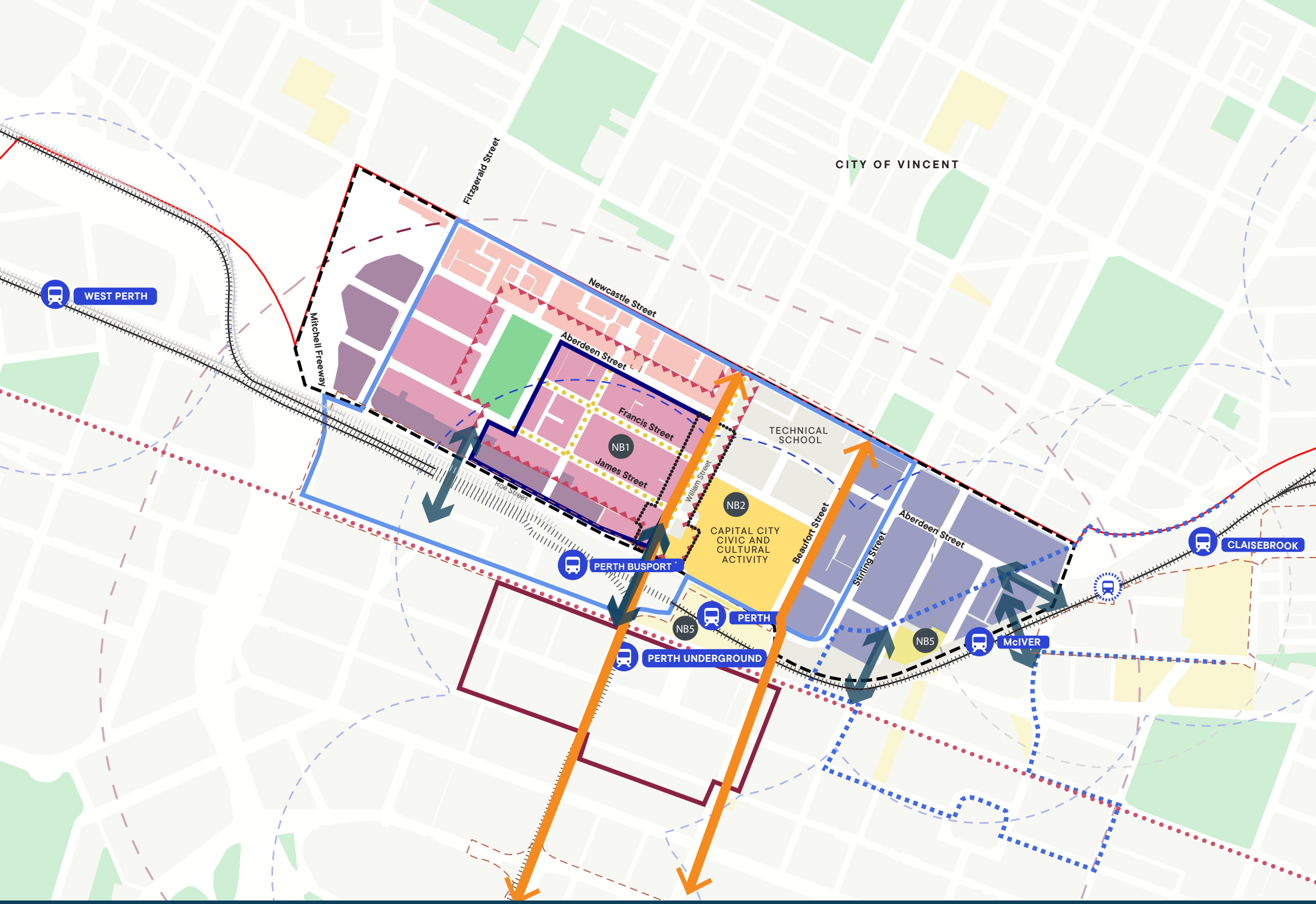
- Public Purpose

Infrastructure

- Railway Line
- Railway Station
- Transit Investigation Area
- Bus Station
- Mass Transit Proposed
- Strategic Connection
- Pedestrian Priority Area

Other

- Existing Heritage


CITY OF VINCENT
Fitzgerald Street
Newcastle Street
Aberdeen Street
Mitchell Freeway
WEST PERTH
Francis Street
James Street
NB1
TECHNICAL SCHOOL
William Street
Roe Street
NB2
CAPITAL CITY CIVIC AND CULTURAL ACTIVITY
Beaufort Street
Stirling Street
Aberdeen Street
PERTH BUSPORT
PERTH
NB5
PERTH UNDERGROUND
NB5
McIVER
CLAISEBROOK

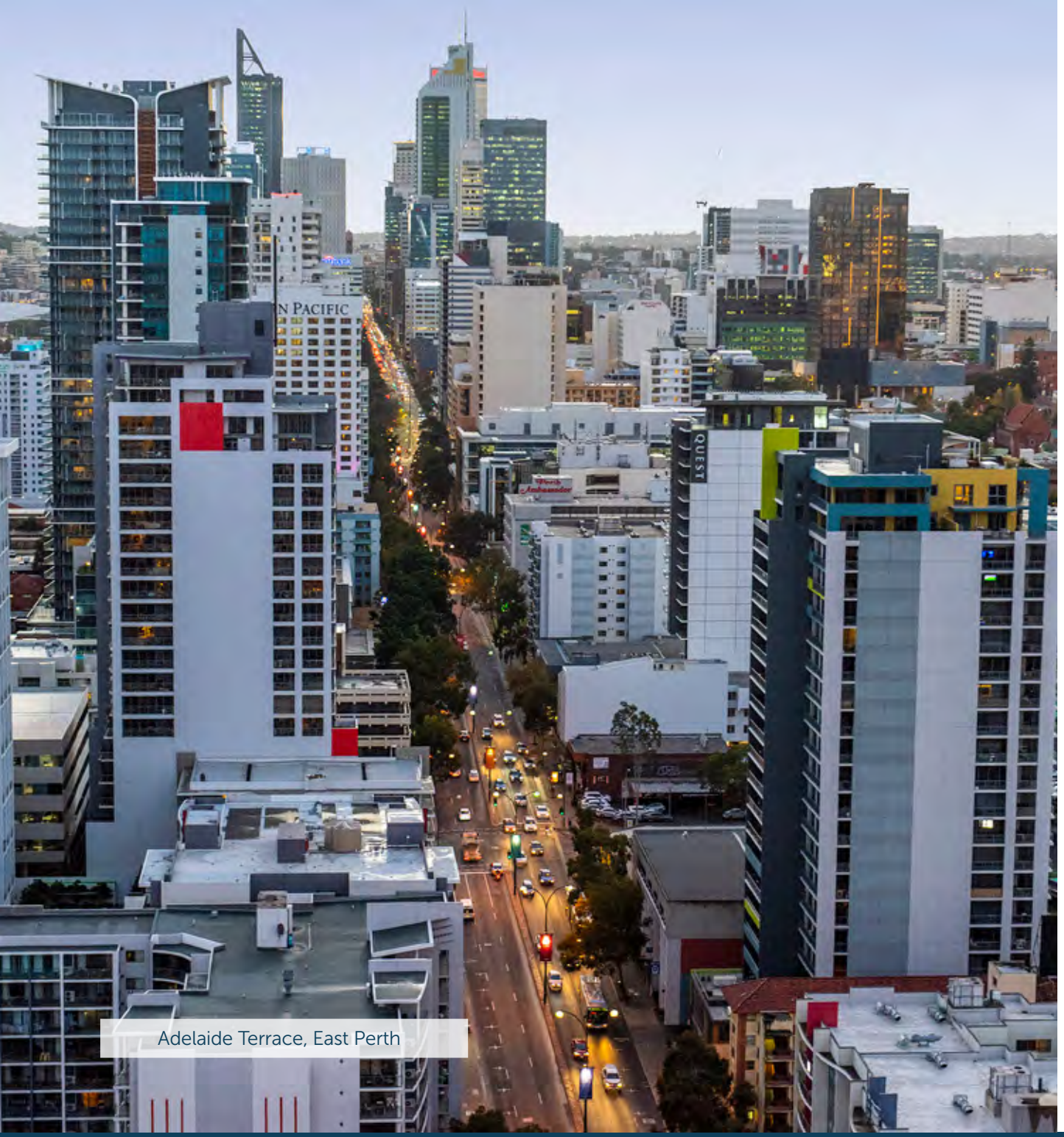
5.2.4 Northbridge Neighbourhood Planning Directions and Actions

The planning directions and actions for the Northbridge Neighbourhood are outlined in **Table 19** and illustrated in **Figure 12**. They should be read in conjunction with the Strategy and Theme planning directions and actions outlined in **Sections 3** and **4**.

Table 19: Northbridge – Planning Directions and Actions

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Capital City Entertainment Area Northbridge faces challenges from the proximity of conflicting land uses, particularly residential development.	Ensure Northbridge remains the State's premier entertainment area.	**NB1** a. Continue to work with the State Government to progress Amendment No 41 to City Planning Scheme No 2 and the proposed amendments to the Environmental (Noise) Regulations 1997 to establish a Special Entertainment Precinct over the Capital City Entertainment Area and surrounds to allow for noise levels and provide for noise attenuation requirements that align with the area's role as the State's premier entertainment area. b. Review existing land use permissibility in the Capital City Entertainment Area to ensure that residential and visitor accommodation are discretionary land uses and require planning approval to enable an assessment of their compatibility with entertainment uses and conditions to be imposed where needed. c. Review existing land use permissibility in the Capital City Entertainment Area to ensure that it allows for a range of retail and other day time land uses. d. Support active streets and the presence of outdoor dining and seating. e. Refer to action CUG3(a) relating to improving north-south connectivity and public realm between the Capital City Entertainment Area and other Capital City activity areas.	**Part 2 – Section 5.2.2.2** To minimize land use conflicts and ensure that Northbridge remains the State's premier entertainment precinct .	Short term
Capital City Civic and Cultural Activity Opportunity to enhance the visitor attraction and destination land uses.	Support creative, cultural and tourism activities through the new Scheme and local planning policies.	**NB2** a. Review planning provisions to ensure that a range of creative and cultural uses can be accommodated within the Northbridge neighbourhood. b. Refer to action CUG3(a) relating to improving north-south connectivity and public realm between the Capital City Entertainment Area and other Capital City activity areas, and action CP7(b) relating to the Perth train station and the enhancement of the connectivity and public realm between the Perth Cultural Centre and other Capital City activity areas.	**Part 2 – Section 4.3.1.5** Leveraging existing opportunities in cultural and creative industries within the neighbourhood to create an innovative hub and support a more diverse economy.	Short term

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Residential Community Enhance the vibrancy of the neighbourhood whilst balancing the primacy of and demand for non-residential land uses.	Establish a new residential community in the eastern end of the neighbourhood, east of Stirling Street.	**NB3** a. Ensure the design and construction of new residential developments, particularly those in close proximity to the Northbridge Special Entertainment Precinct, incorporate appropriate noise attenuation measures to mitigate any adverse noise impacts. b. Refer to action CUG2(a) re the introduction of bonus plot ratio to encourage housing diversity, and in particular housing for students and essential workers. c. Refer to action CUG1(a) re reviewing plot ratios in relation to residential growth targets.	**Part 2 – Sections 4.2.1.1, 5.2.2.2 and 5.2.2.7** To provide for residential growth with appropriate levels of liveability and amenity.	Short term
Heritage and Character Protect and celebrate the unique character of Northbridge whilst facilitating regeneration and increased activation.	Protect and integrate the unique heritage and character elements of the area into urban renewal.	**NB4** a. Redefine the planning provisions that apply to the William Street Heritage Area to ensure that they adequately conserve its cultural heritage significance. b. Review existing planning provisions and introduce new planning provisions to ensure that important elements of built and landscape character of the Northbridge Character Area are reinforced and enhanced in new development.	**Part 2 – Section 5.2.2.4 and 5.2.2.5** Celebrating Northbridge's unique heritage and character as an asset to local population and as places of interest for visitors.	Short term
Station Precinct Renewal Transit oriented development opportunity around key transport infrastructure at the gateway to Perth city.	Better capitalize on key transport infrastructure.	**NB5** a. Refer to action CP7a relating to undertaking a detailed planning study of the McIver - Claisebrook precinct. b. Refer to action CP7b relating to undertaking a detailed planning study of the Perth Train Station area.	**Part 2 – Section 5.2.1.11, 5.2.1.13 and 5.2.2.6** To provide for better land use and transport integration.	Medium/ long term
Neighbourhood Priorities Consideration needs to be given to neighbourhood priorities that the market is not delivering.	Deliver neighbourhood priorities.	**NB6** a. Identify Northbridge Neighbourhood priorities (land uses, built form, public realm and infrastructure) and investigate the refinement of existing and/or the introduction of bonus plot ratio provisions to incentivise their delivery where appropriate. b. Update the Northbridge Neighbourhood Place Plan to consider public realm improvements that assist in delivering the neighbourhood priorities and aspirations, including the Main Street Refresh, Forgotten Spaces Laneway Strategy and Northbridge Laneway Upgrades.	**Part 2 – Section 4.2.3 and 5.2.2.7** To encourage the market delivery of neighbourhood priorities.	Short term



Adelaide Terrace, East Perth

5.3 EAST PERTH NEIGHBOURHOOD

5.3.1 Vision

East Perth is situated on the doorstep of the Swan River. It is the eastern gateway to the Central Perth. East Perth is a vibrant neighbourhood with a bustling neighbourhood centre, community facilities and beautiful parks. East Perth offers diverse housing options and is well placed to accommodate a larger resident population.

5.3.2 Neighbourhood Priority

Improve the identity of East Perth through a defined town centre, community facilities, beautiful streets and an easily walkable neighbourhood that connects people to places.

5.3.3 Planning Directions

5.3.3.1 Population, Dwelling and Business Growth

The population, dwelling and business growth forecasts and targets for the East Perth Neighbourhood are outlined below. It should be noted that these are indicative and will be reviewed as part of further detailed planning.

Table 20: Residential targets and forecasts 2016 – 2036

	Residents	Dwellings[1]
Existing	7,288	3,651
Forecast	10,466	5,406
Minimum Target	15,125	7,776

Note 1: refers to occupied dwellings.

Refer to **Part 2 Section 4.2** – Community, Urban Growth and Settlement (**Figure 7, 8** and **Table 7**) for further detail.

Table 21: Commercial targets and forecasts 2016 – 2036

	Workers	Commercial Floorspace
Existing	9,711	224,793sqm
Forecast	14,221	331,989sqm

Refer to **Part 2 Appendix A** (**Tables 36** and **38**) for further detail.

A large proportion of East Perth's growth forecasts are anticipated to occur within Development WA's Riverside redevelopment precinct. Master planning for this area anticipates the following development yields:

- Population – 7,000
- Dwellings – 4,000
- Commercial Floorspace – 94,000sqm

5.3.3.2 Land Use

The land uses envisioned for the East Perth Neighbourhood are described below and generally indicated on **Figure 13** East Perth Neighbourhood Map:

Neighbourhood Centre along Hay Street generally between Hill and Bennett Streets; focusing on land uses that provide for daily and weekly shopping needs, support day, night and weekend activity – and activity on the street such as outdoor dining.

Mixed Use Area centred along Adelaide Terrace; maintaining the mixed-use nature of the area, but with greater emphasis on residential development.

Residential Areas along Terrace Road and in the area of Goderich and Wellington Streets maintaining the residential nature of these areas.

Terrace Road, East Perth

5.3.3.3 Urban Form and Character

Indicative urban form (building heights as well as urban and landscape setting areas) is shown on the East Perth Neighbourhood map **Figure 13**.

These settings will be reviewed in the preparation of the new Scheme and the implications considered for the East Perth Neighbourhood.

One character area has been identified within the neighbourhood.

Table 22 provides a summary of the urban form and landscape elements of the character area to be reinforced in new development.

Table 22: East Perth Character

CHARACTER AREA	DESCRIPTION
Terrace Road Character Area	A stepped profile of buildings that provide a transition of scale from Langley Park towards the north and respond to the change in topography.

Figure 13: East Perth Neighbourhood Map

EAST PERTH PLANNING ACTIONS:

- EP2 Neighbourhood Centre
- EP4 Swan River/Derbarl Yerrigan
- EP6 Riverside Precinct Urban Renewal

Refer **Table 23** East Perth Planning Directions and Actions for further details.

Boundaries

City of Perth Local Government

DevelopmentWA Redevelopment Areas

Planning Areas and Actions

Neighbourhood Areas

Community and Urban Growth

Centres and Precincts

Activity Centre - Neighbourhood (200m Walkable Catchment)

Strategic Connections

Transit Precinct

Precinct Planning Areas

Riverside

Indicative Land Use and Urban Form

High Scale Mixed Use (>16 Storeys)

High Scale Residential Use (>16 Storeys)

Note: The indicative height range and landuses have been identified as a guide only and will be further investigated in the context of neighbourhood and character areas through the planning scheme review.

Buildings in landscaped setting*

*Where not identified as buildings in landscaped setting are assumed to be buildings in urban setting

Character Areas

Terrace Road

Environment and Recreation

Public Open Space

Economy and Employment

Public Purpose

Infrastructure

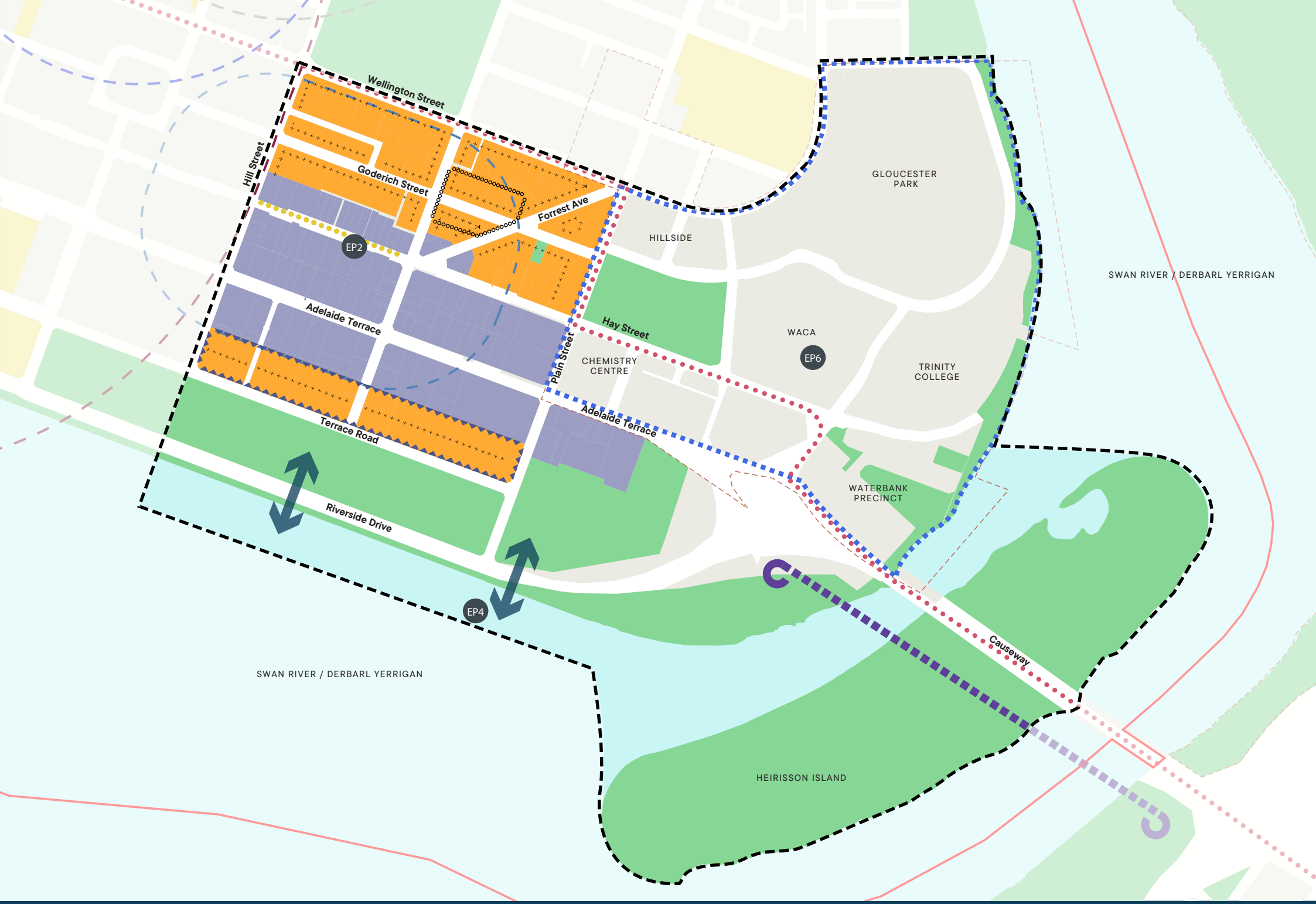
Mass Transit Proposed (indicative)

Pedestrian Priority Area

Future Pedestrian and Cyclist Bridge

Other

Heritage Investigation


Wellington Street
Hill Street
Goderich Street
Forrest Ave
EP2
Adelaide Terrace
Terrace Road
Riverside Drive
EP4
Hay Street
Plain Street
CHEMISTRY CENTRE
HILLSIDE
GLOUCESTER PARK
WACA
EP6
TRINITY COLLEGE
SWAN RIVER / DERBARL YERRIGAN
Adelaide Terrace
WATERBANK PRECINCT
Causeway
HEIRISSON ISLAND
SWAN RIVER / DERBARL YERRIGAN

5.3.4 East Perth Neighbourhood Planning Directions and Actions

The planning directions and actions for the East Perth Neighbourhood are outlined in **Table 23** and illustrated in **Figure 13**. They should be read in conjunction with the Strategy and Theme planning directions and actions outlined in **Sections 3** and **4**.

Table 23: East Perth – Planning Directions and Actions

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Residential Community Enhance the vibrancy of the neighbourhood with additional residents.	Create a thriving residential community.	**EP1** a. Support the ongoing role of existing local and regional community facilities. b. Refer to action CUG2(a) re the introduction of bonus plot ratio to encourage housing diversity, and in particular housing for aged persons. c. Refer to action CUG1(a) re reviewing plot ratios in relation to residential growth targets.	**Part 2 – Section 4.2.1.1, 4.2.2.1, 4.2.2.2** To provide for residential growth with high levels of liveability and amenity.	Short term
Neighbourhood Centre The neighbourhood centre needs to be strengthened and enhanced.	Create a vibrant neighbourhood centre, providing for the daily and weekly needs of residents, workers and visitors with life during the day, night and on weekends.	**EP2** In the Hay Street East neighbourhood centre: a. investigate the introduction of bonus plot ratio incentives to encourage the delivery of a full-line supermarket within or well connected to the centre; b. enhance and improve mid-block pedestrian links to the centre from the north and south respectively. c. review built form controls to enhance the amenity, character and urban greening of the street interface between the public and private realms. d. review existing land use permissibility to discourage land uses which do not support appropriate levels of activation. e. Enhance the public realm and support active streets including outdoor dining and seating. f. Refer to action EE1(a) re reviewing plot ratios around the neighbourhood centre to accommodate residential growth to support the viability of the centre.	**Part 2 – Section 5.2.3.4** To attract and retain a permanent residential population and to enhance visitor experience.	Short term
Public Schools There is a need to provide for the increasing residential population.	Provide a new public primary school and a new public secondary school to support the growing residential community.	**EP3** a. Advocate to the State Government to provide new public school(s) in East Perth.	**Part 2 – Section 4.2.2.4** Ensure adequate provision for education needs for the family household catchment of the neighbourhood.	Short term

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Swan River/Derbarl Yerrigan Respect and enhance this natural and cultural icon of Perth city.	Improve connection to and use of the Swan River.	**EP4** a. Refer to CP5(a) regarding continuing the preparation of the masterplan for the Swan River foreshore (and streets leading to it) between Barrack Square and Point Fraser.	**Part 2 – Section 4.4.1.2** Celebrate the unique, world class waterfront location and link tourist destinations, neighbourhood activity and cultural values to develop a masterplan for the Swan River.	Medium term
Heritage and Character Protect and celebrate the unique character of Perth whilst facilitating regeneration and increased activation.	Protect and integrate the unique heritage and character elements of the area into urban renewal.	**EP5** a. Progress the listing and planning policy provisions for the Goderich Street Heritage Investigation Area to ensure that it is adequately conserved. b. Refine the existing planning policy provisions to ensure that important elements of built and landscape character in the Terrace Road Character Area are reinforced and enhanced in new development.	**Part 2 – Section 5.2.3.2 and 5.2.3.3** Celebrate East Perth's unique heritage and character as an asset to the local population and as places of interest for visitors.	Short term

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Riverside Precinct Urban Renewal Opportunity to capitalise on renewal and redevelopment in an important strategic waterfront location.	Encourage the urban renewal of the sporting precinct.	**EP6** a. Work with the State Government to undertake a detailed planning study of the Riverside precinct that addresses the following planning directions: i. Urban Renewal – encourage the urban renewal of the area building upon the key sporting and education facilities within it; ii. Activation – improve the level of activation of the area during the day, night and on weekends; iii. Public Realm – improve the interface between large institutions and facilities and the public realm; iv. Growth Opportunities – optimise development opportunities on underutilised land; v. Swan River – improve connection to and use of the Swan River. vi. Connectivity – Improve movement between the area and surrounding neighbourhoods; vii. Residential Community – create a thriving residential community; and viii. Community and Recreational Facilities – provide community and recreational facilities to support the residential community.	**Part 2 – Section 5.2.3.5** To encourage investment and redevelopment in the precinct.	Medium term
Neighbourhood Priorities Consideration needs to be given to neighbourhood priorities that the market is not delivering.	Encourage the delivery of neighbourhood priorities.	**EP7** a. Identify East Perth neighbourhood priorities (land uses, built form , public realm and infrastructure) and investigate the refinement of existing and/or the introduction of bonus plot ratio provisions to incentivize their delivery. b. Update the East Perth Neighbourhood Place Plan to consider public realm improvements that assist in delivering the neighbourhood priorities and aspirations, including the Main Street Refresh.	**Section 4.2.3 and 5.2.3.6** To encourage the market delivery of neighbourhood priorities.	Short term

5.4 CLAISEBROOK NEIGHBOURHOOD

5.4.1 Vision

Claisebrook is a thriving residential neighbourhood with unique architecture designed to take advantage of its river setting. It sits beside the Swan River with Claisebrook Cove at the heart. The Cove has restaurants and bars along its southern edge, and the nearby Royal Street Neighbourhood Centre provide residents and visitors with a varied entertainment and retail offering. The neighbourhood provides a range of living opportunities for families, with high quality community, educational and open space facilities to meet the needs of its growing and diverse community.

5.4.2 Neighbourhood Priority

Protect local character and amenity and undertake detailed planning for the future use and development of underutilised Government land around the McIver – Claisebrook Train Stations, with a focus on increasing the residential population. To create a diverse community within the neighbourhood, there is a need to facilitate the delivery of community facilities as well as diverse and affordable housing options through incentivisation.

5.4.3 Planning Directions

5.4.3.1 Population, Dwelling and Business Growth

The population, dwelling and business growth forecasts and targets for the Claisebrook Neighbourhood are outlined below. It should be noted that these are indicative and will be reviewed as part of further detailed planning.

Table 24: Residential targets and forecasts 2016 – 2036

	Residents	Dwellings[1]
Existing	3,938	1,945
Forecast	5,840	3,040
Minimum Target	6,875	3,516

Note 1: refers to occupied dwellings.

Refer to **Part 2 Section 4.2** – Community, Urban Growth and Settlement (**Figure 7, 8** and **Table 7**) for further **detail.**

Table 25: Commercial targets and forecasts 2016 – 2036

	Workers	Commercial Floorspace
Existing	7,128	156,821sqm
Forecast	10,439	223,747sqm

Refer to **Part 2 Appendix A** (**Tables 36** and **38**) for further detail.

5.4.3.2 Land Use

The land use areas envisioned for the Claisebrook Neighbourhood are described below and generally indicated on **Figure 14 Claisebrook Neighbourhood Map**:

Neighbourhood Centre along Royal Street between Bennett and Plain Streets and immediately to the south of Claisebrook Cove; focusing on land uses that provide for daily and weekly shopping needs and support day, night and weekend activity.

Mixed Use Areas to the north of the neighbourhood centre focusing on Brown and Kensington Streets and to the west, east and north of Wellington Square; maintaining the mixed use nature of these areas, but with greater emphasis on residential development.

Residential Areas adjacent to the Swan River, north and south of Claisebrook Cove; maintaining the residential nature of the area.

5.4.3.3 Urban Form and Character

Indicative urban form (building heights as well as urban and landscape setting areas) is shown on the Claisebrook Neighbourhood Map **Figure 14**.

These settings will be reviewed in the preparation of the new Scheme and the implications considered for the Claisebrook Neighbourhood.

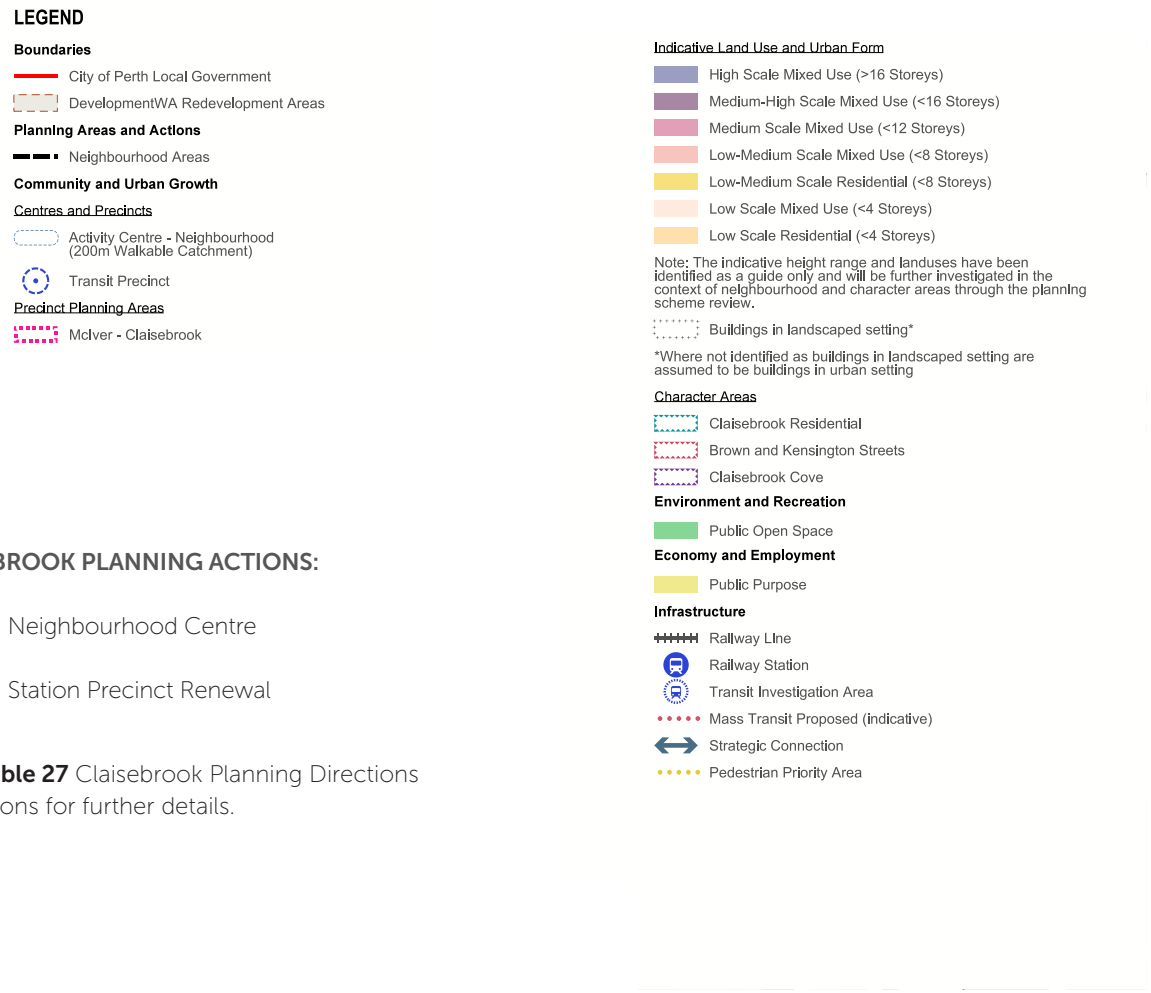
Three character areas have been identified within the neighbourhood.

Table 26 provides a summary of the urban form and landscape elements of the character areas to be reinforced in new development.

Table 26: Claisebrook Neighbourhood Character Areas

CHARACTER AREA	DESCRIPTION
Claisebrook Residential Character Areas	Tree lined residential streets that accommodate a fine grain of low to medium rise residential buildings with many windows and balconies overlooking the street and landscaped front yards.
Brown and Kensington Streets Character Area	Large east west street blocks with numerous light industrial/warehouse buildings, some of which have been repurposed.
Claisebrook Cove Character Area	Medium rise waterfront buildings with alfresco spaces contributing to a coordinated promenade character.

Figure 14: Claisebrook Neighbourhood Map

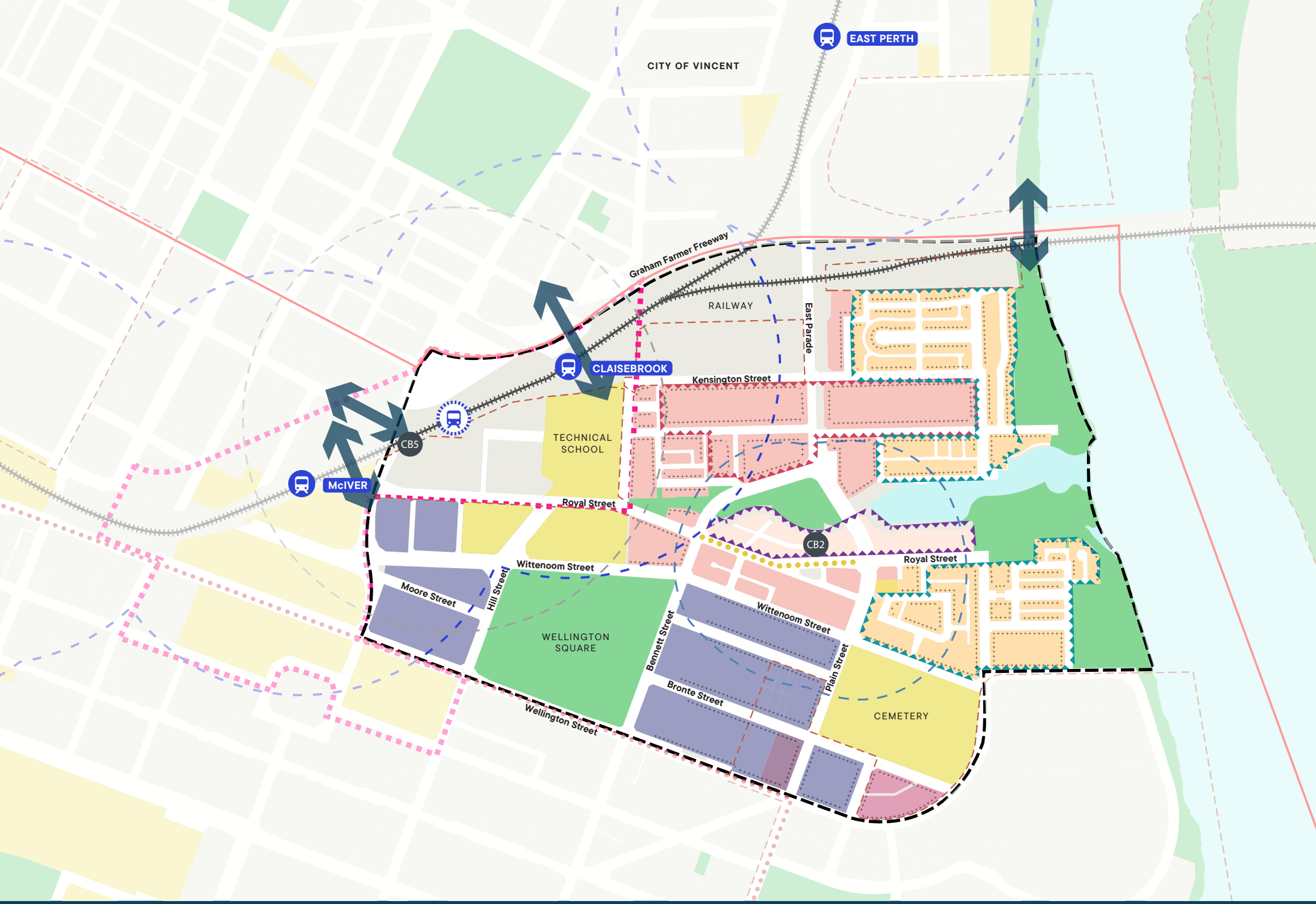


CLAISEBROOK PLANNING ACTIONS:

CB2 Neighbourhood Centre

CB5 Station Precinct Renewal

Refer **Table 27** Claisebrook Planning Directions and Actions for further details.


EAST PERTH
CITY OF VINCENT
Graham Farmer Freeway
RAILWAY
East Parade
CLAISEBROOK
Kensington Street
TECHNICAL SCHOOL
CB5
McIVER
Royal Street
CB2
Royal Street
Wittenoom Street
Moore Street
Hill Street
WELLINGTON SQUARE
Bennett Street
Wittenoom Street
Plain Street
Bronte Street
Wellington Street
CEMETERY

5.4.4 Claisebrook Neighbourhood Planning Directions and Actions

The planning directions and actions for the Claisebrook Neighbourhood are outlined in **Table 27** and illustrated in **Figure 14**. They should be read in conjunction with the Strategy and Theme planning directions and actions outlined in **Sections 3** and **4**.

Table 27: Claisebrook – Planning Directions and Actions

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Residential Community Enhance the vibrancy of the neighbourhood through protecting the primacy of residential uses and balancing the demand for non-residential uses.	Create a thriving residential community.	**CB1** a. Refer to action CUG2(a) re the introduction of bonus plot ratio to encourage housing diversity. b. Refer to action CUG1(a) re reviewing plot ratios in relation to residential growth targets.	**Part 2 – Section 4.2.1.1, 4.2.2.1, 4.2.2.2** To provide for residential growth with high levels of livability and amenity.	Short term
Neighbourhood Centre There is a need to support the centre to better meet the needs of residents and workforce and to concentrate the extent of the centre to improve levels of activation.	Create a vibrant neighbourhood centre, providing for the daily and weekly needs of residents, workers and visitors with life during the day, night and on weekends.	**CB2** In the Royal Street neighbourhood centre: a. Refine the boundaries of the centre to improve the concentration of activity and improve its viability; and b. Review existing land use permissibility to discourage land uses which do not support appropriate levels of activation. c. Enhance the public realm and support active streets including outdoor dining and seating. d. Refer to action EE1(a) re reviewing plot ratios around the neighbourhood centre to accommodate residential growth to support the viability of the centre.	**Part 2 – Section 5.2.4.4** To focus activity within the neighbourhood centre to enhance its viability.	Short term
Swan River/Derbarl Yerrigan Respect and enhance this natural and cultural icon of Perth city.	Improve connection to and use of the Swan River.	**CB3** a. Refer to action E2(a) re the creation of attractive and comfortable pedestrian environments along the streets leading to the Swan River	**Part 2 – Section 4.4.1.2** Celebrate the unique, world class waterfront location and link tourist destinations, neighbourhood activity and cultural values.	Medium term

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Heritage and Character Protect and celebrate the unique character of Claisebrook whilst facilitating regeneration and increased activation.	Protect and integrate the unique heritage and character elements of the area into urban renewal.	**CB4** a. Review existing planning provisions to ensure that important elements of built and landscape character in the following areas are reinforced and enhanced in new development: i. Claisebrook Residential Character Areas, ii. Brown and Kensington Streets Character Area, and iii. Claisebrook Cove Character Area.	**Part 2 – Section 5.2.4.2 and 5.2.4.3** Celebrate Claisebrook's unique heritage and character as an asset to the local population and as places of interest for visitors	Short term
Station Precinct Renewal Better capitalize on key transport infrastructure.	Prepare a precinct plan for McIver-Claisebrook transit-oriented development catchment and rail station.	**CB5** a. Refer to action CP 7a relating to undertaking a detailed planning study of the McIver - Claisebrook precinct.	**Part 2 – Section 5.2.4.6** To rationalise and optimise transit stations and transit oriented development in this location.	Medium term
Neighbourhood Priorities Consideration needs to be given to neighbourhood priorities that the market is not delivering.	Encourage the delivery of neighbourhood priorities	**CB6** a. Identify neighbourhood priorities (land uses, built form, public realm and infrastructure) and investigate the refinement of existing and/or the introduction of bonus plot ratio provisions to incentivize their delivery. b. Update the Claisebrook Neighbourhood Place Plan to consider public realm improvements that assist in delivering the neighbourhood priorities and aspirations, including the Main Street Refresh.	**Part 2 – Section 4.2.3 and 5.2.4.7** To encourage the market delivery of neighbourhood priorities.	Short term
Public Schools There is a need to provide for the increasing residential population.	Provide a new public primary school and a new public secondary school to support the growing residential community.	**CB7** a. Advocate to the State Government to provide new public school(s) in Claisebrook.	**Part 2 – Section 4.2.2.4** Ensure adequate provision for education needs for the family household catchment of the neighbourhood.	Short term

Harold Boas Gardens, West Perth

5.5 WEST PERTH NEIGHBOURHOOD

5.5.1 Vision

Leafy streetscapes and its close relationship with Kings Park have enabled West Perth to feel like an urban village. Its streets are lined with beautifully restored heritage buildings, and its vibrant café-culture, caters to its worker and residential community alike.

5.5.2 Neighbourhood Priority

Increase the residential population to create more vibrancy and activity outside of office hours, while maintaining the neighbourhood's function as a Secondary Office Area. To enable this, it will be vital to facilitate diverse, affordable housing options suited to future residents housing needs.

5.5.3 Planning Directions

5.5.3.1 Population, Dwelling and Business Growth

The population, dwelling and business growth forecasts and targets for the West Perth Neighbourhood are outlined below. It should be noted that these are indicative and will be reviewed as part of further detailed planning.

Table 28: Residential targets and forecasts 2016 – 2036

	Residents	Dwellings[1]
Existing	2,858	1,608
Forecast	4,160	2,261
Minimum Target	9,625	5,326

Note 1: refers to occupied dwellings.

Refer to **Part 2 - Section 4.2** – Community, Urban Growth and Settlement (**Figure 7, 8** and **Table 7**) for further detail.

Table 29: Commercial targets and forecasts 2016 – 2036

	Workers	Commercial Floorspace
Existing	21,477	509,986sqm
Forecast	31,452	776,123sqm

Refer to **Part 2 - Appendix A** (**Tables 36** and **38**) for further detail.

5.5.3.2 Land Use

The land uses envisioned for the West Perth Neighbourhood are described below and generally indicated on **Figure 15** West Perth Neighbourhood Map.

Neighbourhood Centre along Hay Street with a core of activity between Outram and Colin Streets and a surrounding frame of complimentary activities, focusing on activities that promote day, night and weekend activity and intensity of residential development.

Mixed Use Areas:

- To the north and south of the Neighbourhood Centre (south of the railway line) maintaining the mixed use nature of the area with greater emphasis on residential development.
- Between the Freeway and Havelock and Sutherland Streets; maintaining the mixed use nature of the area, but with greater emphasis on residential and commercial/ secondary office development.
- To the north of the railway line, detailed planning is required in this area to support opportunities for transit oriented development, and intensification of residential land uses as well as retail and offices.

5.5.3.3 Urban Form and Character

Indicative urban form is shown on **Figure 15** West Perth Neighbourhood Map.

These will be reviewed in the preparation of the new Scheme and the implications considered for the West Perth Neighbourhood.

Three character areas have been identified within the neighbourhood.

Table 30 provides a summary of the urban form and landscape elements of the character areas to be reinforced in new development.

Table 30: West Perth Neighbourhood Character Areas

CHARACTER AREA	DESCRIPTION
Hay Street West Character Area	Traditional fine grained development with 2 to 3 storey facades built to the street, incorporating narrow and transparent shopfronts with awnings.
Ord and Outram Streets Character Area	Predominantly narrow lots that accommodate a blend of old and new buildings in high quality in ground landscaping with views between them and to the sky.
Kings Park Road Character Area	Tree lined boulevard to the city fronted by prestigious residential and office buildings set in high quality in ground landscaping with views between them and to the sky.

Figure 15: West Perth Neighbourhood Map

WEST PERTH PLANNING ACTIONS:

WP3 Neighbourhood Centre

WP6 City West Precinct

Refer **Table 31** West Perth Planning Directions and Actions for further details.

LEGEND

Boundaries

City of Perth Local Government

DevelopmentWA Redevelopment Areas

Planning Areas and Actions

Neighbourhood Areas

Community and Urban Growth

Centres and Precincts

Activity Centre - Neighbourhood (200m Walkable Catchment)

Transit Precinct (400m Walkable Catchment)

Clause 32 - Parliament House Precinct Policy

Precinct Planning Areas

City West

Indicative Land Use and Urban Form

High Scale Mixed Use (>16 Storeys)

Medium-High Scale Mixed Use (<16 Storeys)

Medium Scale Mixed Use (<12 Storeys)

Note: The indicative height range and landuses have been identified as a guide only and will be further investigated in the context of neighbourhood and character areas through the planning scheme review.

Buildings in landscaped setting*

*Where not identified as buildings in landscaped setting are assumed to be buildings in urban centre setting

Character Areas

Hay Street West

Ord and Outram Streets

Kings Park Road

Environment and Recreation

Public Open Space

Economy and Employment

Public Purpose

Infrastructure

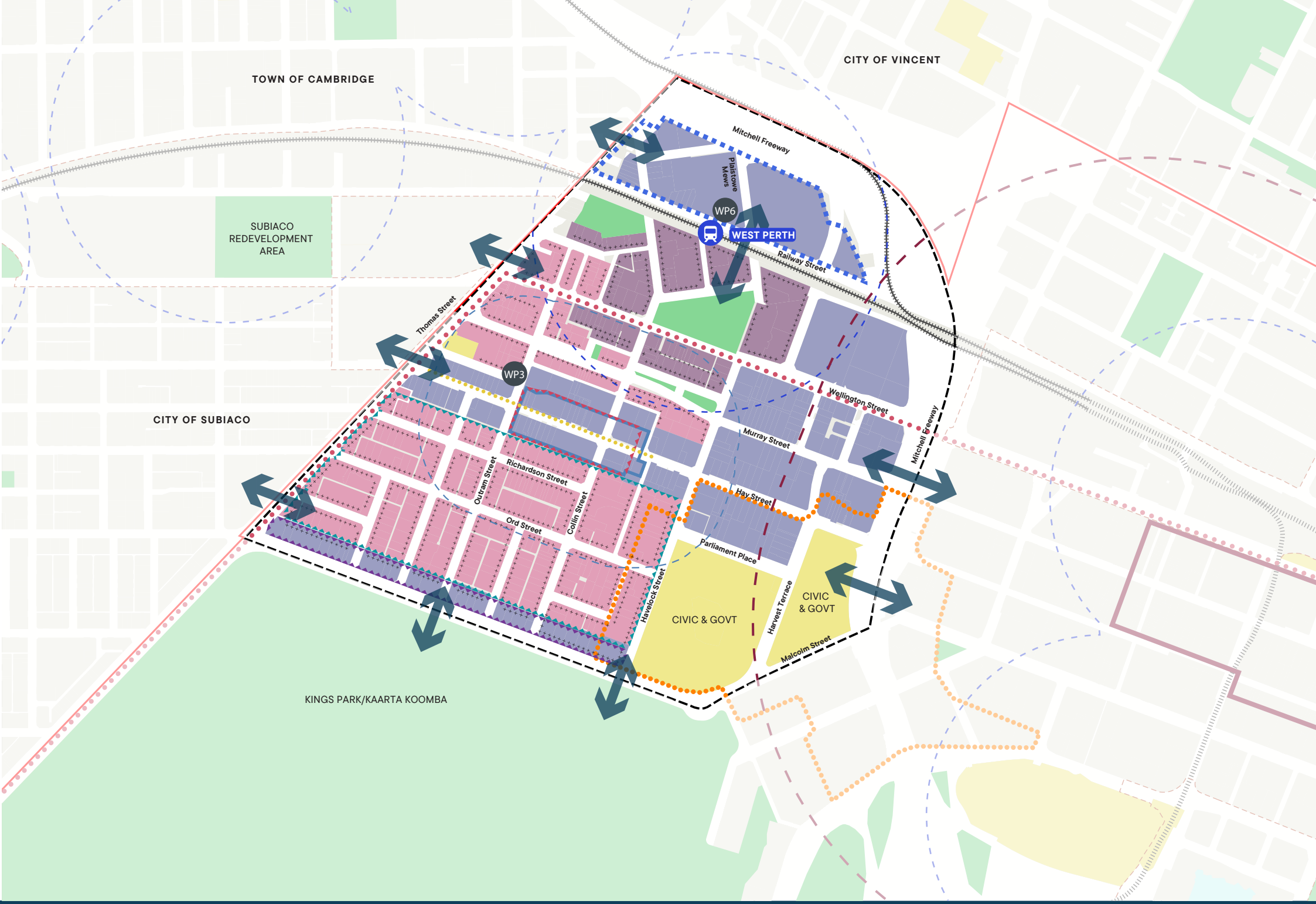
Railway Line

Railway Station

Mass Transit Proposed (indicative)

Strategic Connection

Pedestrian Priority Area


TOWN OF CAMBRIDGE
CITY OF VINCENT
SUBIACO REDEVELOPMENT AREA
CITY OF SUBIACO
KINGS PARK/KAARTA KOOMBA
Mitchell Freeway
Plaistowe Mews
WP6
WEST PERTH
Railway Street
Thomas Street
WP3
Wellington Street
Mitchell Freeway
Murray Street
Richardson Street
Outram Street
Collin Street
Ord Street
Hay Street
Parliament Place
Havelock Street
CIVIC & GOVT
Harvest Terrace
CIVIC & GOVT
Malcolm Street

5.5.4 West Perth Neighbourhood Planning Directions and Actions

The planning directions and actions for the West Perth Neighbourhood are outlined in **Table 31** and illustrated in **Figure 15**. They should be read in conjunction with the Strategy and Theme planning directions and actions outlined in **Sections 3** and **4**.

Table 31: West Perth – Planning Directions and Actions

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Residential Community Enhance the vibrancy of the neighbourhood whilst balancing the primacy of and demand for non-residential land uses.	Create a thriving residential community	**WP1** a. Refer to action CUG2(a) re the introduction of bonus plot ratio to encourage housing diversity. b. Refer to action CUG1(a) re reviewing plot ratios in relation to residential growth targets.	**Part 2 - Section 4.2.1.1, 4.2.2.1 and 4.2.2.2** To provide for residential growth with high levels of liveability and amenity.	Short term
Secondary Office Area West Perth performs an important secondary function for office development within the city and this needs to be supported and enhanced.	Ensure that West Perth continues to perform as a secondary office area for the city.	**WP2** a. Review the existing plot ratio provisions to ensure that there is sufficient capacity to accommodate forecast office growth.	**Part 2 - Section 4.3.1.7 and 5.2.5.1** Important to maintain the secondary office area to support economic activity.	Short term
Neighbourhood Centre There is a need to support the centre to better meet the needs of local residents and workforce and to limit the extent of the centre to improve levels of activation.	Create a vibrant neighbourhood centre, providing for the daily and weekly needs of residents, workers and visitors with life during the day, night and on weekends.	**WP3** In the Hay Street neighbourhood centre: a. Investigate the introduction of bonus plot ratio provisions to encourage the delivery of a supermarket within or well-connected to the centre. b. Investigate the refinement of existing bonus plot ratio provisions to encourage the delivery of a provision of a central community gathering space/town square. c. Refining the scheme zoning boundaries of the centre to improve the concentration of activity and improve its viability. d. Review existing land use permissibility to discourage land uses which do not support appropriate levels of activation. e. Enhance the public realm and support active streets including outdoor dining and seating. f. Refer to action EE1(a) re reviewing plot ratios around the neighbourhood centre to accommodate residential growth to support the viability of the centre.	**Part 2 - Section 5.2.5.4** To enhance the functioning of the neighbourhood centre.	Short term
Kings Park/Kaarta Koomba Enhance access to this cultural icon of Perth whilst recognizing the environmental and bushfire issues which need to be respected.	Improve connection with and use of Kings Park.	**WP4** a. Refer to action E2(c) re improving access to and use of Kings Park.	**Part 2 - Section 4.4.1.2** Celebrate the unique, world class location and link to tourist destinations, neighbourhood activity and cultural values.	Short term

Issue/Opportunity	Planning Direction	Action	Rationale	Timeframe
Heritage and Character Protect and celebrate the unique heritage and character of West Perth whilst facilitating regeneration and increased activation.	Protect and integrate the unique heritage and character elements of the area into urban renewal.	**WP5** a. Develop planning provisions to ensure that important elements of built and landscape character in the following areas are reinforced and enhanced in new development: i. Hay Street West Character Area; ii. Ord and Outram Streets Character Area; and iii. Kings Park Road Character Area. b. Investigate built form provisions in the landscaped setting areas west of Havelock Street to improve redevelopment outcomes on narrow lots.	**Part 2 - Section 5.2.5.2 and 5.2.5.3** Celebrate West Perth's unique heritage and character as an asset to the local population and as places of interest for visitors.	Short term
City West Precinct Better capitalize on key transport infrastructure.	Better capitalise on key transport infrastructure.	**WP6** a. Undertake a detail planning study for the area north of the City West train station that addresses the following planning directions: i. Residential Community – create a thriving residential community; ii. City West Precinct – Better capitalise on opportunities surrounding the City-West train station; iii. Growth Opportunities – optimise development opportunities on underutilised land; iv. Transport Interface – Improve the interface with Thomas Road, Mitchell Freeway and the train line; v. Public Realm – Enhance the public realm and provide additional public open space; and vi. Accessibility – Create a connected place that is walkable and easily accessible from surrounding areas.	**Part 2 - Section 5.2.5.6** To optimise transit stations and transit-oriented development in this location.	Short/Medium term
Neighbourhood Priorities Consideration needs to be given to neighbourhood priorities that the market is not delivering.	Encourage the delivery of neighbourhood priorities.	**WP7** a. Identify neighbourhood priorities (land uses, built form, public realm and infrastructure) and investigate the refinement of existing and/or the introduction of bonus plot ratio provisions to incentivize their delivery. b. Update the West Perth Neighbourhood Place Plan to consider public realm improvements that assist in delivering the neighbourhood priorities and aspirations, including the Main Street Refresh.	**Part 2 - Section 4.2.3 and 5.2.5.7** To encourage the market delivery of neighbourhood priorities.	Short term

Hampden Road, Crawley-Nedlands

5.6 CRAWLEY-NEDLANDS NEIGHBOURHOOD

5.6.1 Vision

Nestled in a sea of trees and Matilda Bay, Crawley-Nedlands foundations are built on the strength of its community and the proximity to the University of Western Australia and the Queen Elizabeth II Medical Centre. The friendly neighbourhood vibe is not only due to its long-term residents but also the permanent presence of students, academics, researchers and health workers bringing life and activity to the neighbourhood.

5.6.2 Neighbourhood Priority

Connect the neighbourhood via better transport solutions to enable its institutions to participate in global markets while protecting local liveability, character and supporting housing diversity.

5.6.3 Planning Directions

5.6.3.1 Population, Dwelling and Business Growth

The population, dwelling and business growth forecasts and targets for the Crawley-Nedlands Neighbourhood are outlined below. It should be noted that these are indicative and that these will be reviewed as part of further detailed planning.

Table 32: Residential targets and forecasts 2016 – 2036

	Residents	Dwellings[1]
Existing	5,141	1,554
Forecast	6,770	2,001
Minimum Target	6,800-7,300	2,400-2,600

Note 1: Refers to occupied dwellings.

Note 2: Dwelling and population growth targets for Crawley-Nedlands will be informed by future structure planning

Refer to **Part 2 Section 4.2** – Community, Urban Growth and Settlement (**Figure 7, 8** and **Table 7**) for further detail.

Table 33: Commercial targets and forecasts 2016 – 2036

	Workers	Commercial Floorspace
Existing	13,893	624,452sqm
Forecast	20,346	656,084sqm

Refer to **Part 2 Appendix A** (**Tables 36** and **38**) for further detail.

5.6.3.2 Land Use Urban Form and Character

The land uses as well as the urban form and desired character of the Crawley-Nedlands Neighbourhood will be determined through detailed planning. Three character areas have however been identified within the neighbourhood and are shown on **Figure 16** – Crawley- Nedlands Neighbourhood Map.

Table 34 provides a summary of the built form and landscape elements of these character areas to be reinforced in new development.

Table 34: Crawley-Nedlands Neighbourhood Character Areas

CHARACTER AREA	DESCRIPTION
Mounts Bay Road Character Area	Tree lined residential streets with prestigious high rise apartment buildings that sit within generous landscaped setbacks.
Northern Character Area	Tree lined streets with a consistent fine-grained rhythm of lots and building facades. Front setbacks that are layered with low walls/fences, sometimes carports, landscaped gardens and front verandahs.
Southern Character Area	Street verges and building setbacks that accommodate trees and other planting that create a significant landscape character.

Karella Street, Crawley-Nedlands

Figure 16: Crawley-Nedlands Neighbourhood Map

LEGEND

Boundaries

City of Perth Local Government

Planning Areas and Actions

Neighbourhood Areas

Community and Urban Growth

Centres and Precincts

200m Walkable Catchment

(1) Extent of area to be investigated through precinct plan.

Precinct Planning Areas

UWA-QEIIMC Specialised Centre (Indicative Boundary) (1)

Indicative Land Use and Urban Form

Precinct Plan to investigate and determine indicative landuse, urban form, height and plot ratio.

Character Areas

Northern Character Area

Southern Character Area

Mounts Bay Road Character Area

Environment and Recreation

Public Open Space

Economy and Employment

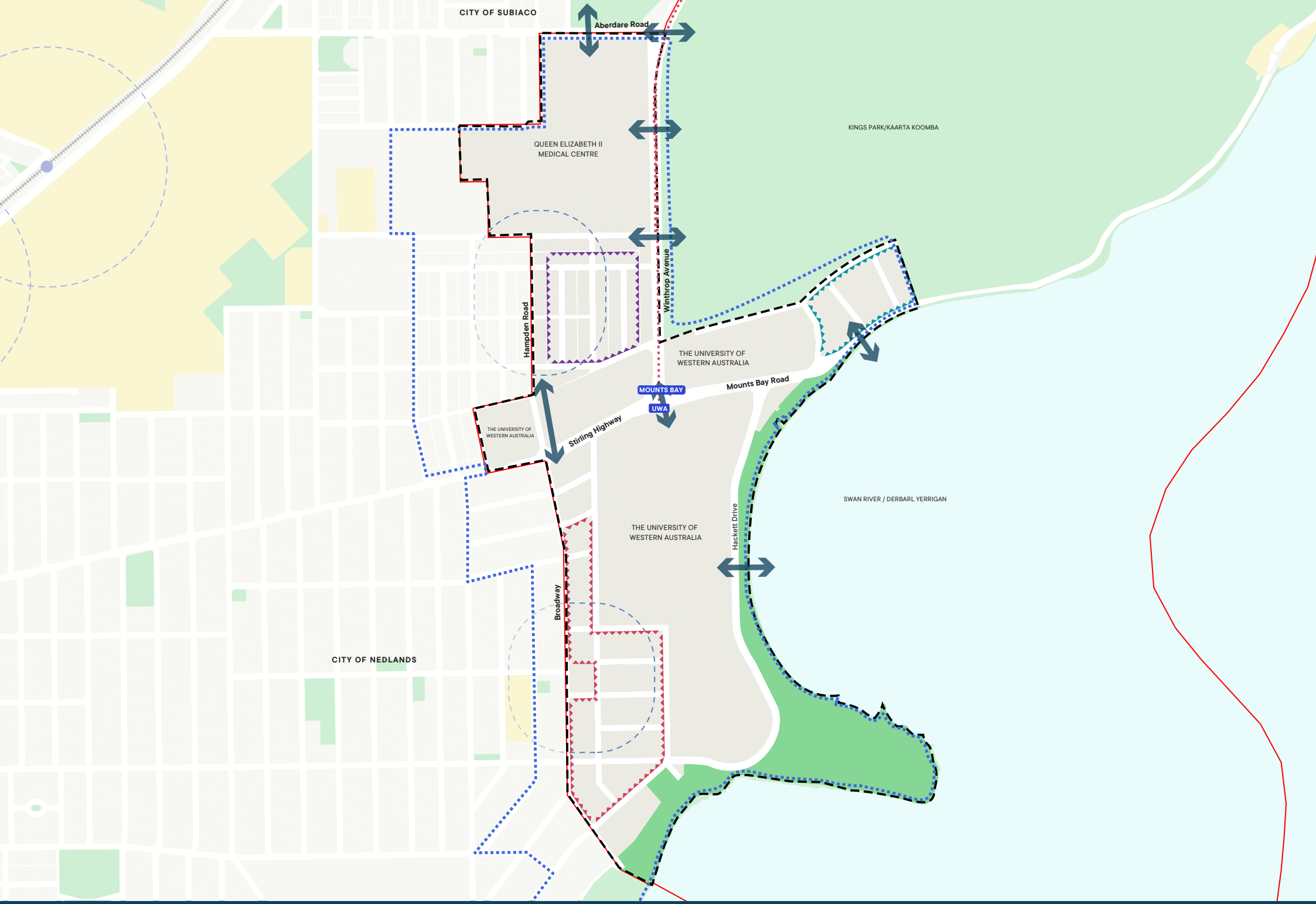
Public Purpose

Infrastructure

Railway Line

Mass Transit Proposed (indicative)

Strategic Connection


CITY OF SUBIACO
Aberdare Road
QUEEN ELIZABETH II
MEDICAL CENTRE
KINGS PARK/KAARTA KOOMBA
Winthrop Avenue
Hampden Road
THE UNIVERSITY OF
WESTERN AUSTRALIA
MOUNTS BAY
UWA
Mounts Bay Road
THE UNIVERSITY OF
WESTERN AUSTRALIA
Stirling Highway
SWAN RIVER / DERBARL YERRIGAN
THE UNIVERSITY OF
WESTERN AUSTRALIA
Hackett Drive
Broadway
CITY OF NEDLANDS

5.6.4 Crawley-Nedlands Neighbourhood Planning Directions and Actions

The planning directions and actions for the Crawley-Nedlands Neighbourhood are outlined in **Table 35** and illustrated in **Figure 16**. They should be read in conjunction with the Strategy and Theme planning directions and actions outlined in **Sections 3** and **4**.

Table 35: Crawley Nedlands– Planning Directions and Actions

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe
Specialised Centre As one of the largest specialised health, reseach and education centre in the southern hemisphere it is important to maintain primacy and enhance opportunities for growth.	Support the growth of the area as a thriving medical, research and education precinct.	**CN1** Work with the State Government, the City of Nedlands and key stakeholders to prepare a Precinct Plan for the UWA-QEIIMC Specialised Centre that addresses the following planning directions for the neighbourhood/planning area: i. Specialised Centre – Encourage the growth of the precinct planning area as a thriving medical, research and education precinct with knowledge-based industries. Support the intellectual property generation and commercialisation in recognition of its role as a Specialised Centre under the State's strategic planning framework; ii. Residential Community – Create a thriving residential community and provide for a diversity of housing; iii. Neighbourhood Centres – Support the neighbourhood centres and ensure that they thrive and meet community needs; iv. Kings Park and Swan River - Improve access and use of Kings Park and Swan River; v. Character - Ensure buildings positively contribute to the public realm and enhance the desired built form character of the neighbourhood; vi. Transition – Provide for a sensitive development transition between the Specialised Centre and surrounding areas to minimize any adverse impacts; vii. Public Realm – Enhance the public realm to create an attractive, comfortable and safe environment which encourages walking and cycling; viii. Connectivity - Create a connected and accessible place particularly between UWA and QEIIMC and back into Central Perth by a range of transport modes; ix. Neighbourhood Priorities - Identify neighbourhood priorities (land uses, built form, public realm and infrastructure) and investigate the refinement of existing and/or the introduction of bonus plot ratio provisions to incentivize their delivery; x. Sustainable Transport – support sustainable transport modes as the primary method of travel to and within the UWA-QEIIMC Specialised Centre; and xi. Community Infrastructure – support the provision of community infrastructure to meet the needs of residents, workers and visitors. xii. Strategic Investment - identify strategic investment opportunities presented by the UWA-QEIIMC Specialised Centre.	**Part 2 – Section 2.2** To meet the requirements of State Planning Policy 4.2 – Activity Centres.	Short term

Issue/ Opportunity	Planning Direction	Action	Rationale	Timeframe
Swan River/ Derbarl Yerrigan Respect and enhance this cultural icon of Perth city.	Improve connection to and use of the Swan River.	**CN2** a. Prepare a masterplan for the Swan River foreshore (and streets leading to it) from the Narrows Bridge to JH Abrahams Reserve. *(note: refer to Action E2(b) for parameters around preparing the foreshore master plan).*	**Part 2 – Section 5.2.6.3** To improve access and use of the Swan River foreshore, future development needs to be planned and coordinated.	Medium term
Neighbourhood Priorities Consideration needs to be given to neighbourhood priorities that the market is not delivering.	Encourage the delivery of neighbourhood priorities.	**CN3** a. Update the Crawley-Nedlands Neighbourhood Place Plan to consider public realm improvements that assist in delivering the neighbourhood priorities and aspirations, including the Main Street Refresh.	**Part 2 - Section 4.2.3** To provide a high-quality public realm that reflects the neighbourhood priorities and aspirations.	Short term

6.0 IMPLEMENTATION AND REVIEW

The key actions, deliverables, stakeholders and indicative timeframes are outlined for matters that apply to the whole of Perth city (**Table 36**) and the Neighbourhoods (**Table 37**). The City will undertake the majority of the actions and will otherwise coordinate the efforts of other stakeholders in the implementation of actions. Where there is opportunity or need for an action to be undertaken earlier than shown in the indicative timeframe the City will work with stakeholders to ensure that opportunities are considered and needs are addressed.

Implementation is intended to occur within specified timeframes.

A comprehensive review of the Strategy and Scheme is to be undertaken every 5 years in the form of a report for review which will include an assessment of status of all actions and their relevance.

Amendments to the Strategy and Scheme may be required to assist the implementation of actions going forward.

It is assumed that the local community (residents and businesses) will be part of the Stakeholder groups for most, if not all of the actions and deliverables outlined below.

Timeframes proposed are to be interpreted as follows:

Short term	**0-5 years**	This means the action is either confirmed or planned within existing Corporate Business Plan for undertaking in the current or next financial year. Actions identified for implementation through the Local Planning Scheme No.3 and Local Planning Policies all fall within this timeframe.
Medium term	**5-10 years**	This means there may be a larger strategic body of work that needs to be undertaken prior to the action being delivered, or there is an opportunity or need to schedule the project in the Corporate Business Plan to: • Address an identified risk or issue that could worsen if not resolved. • Act upon a unique or emerging opportunity that is time critical. • Collaborate with relevant stakeholders. • Align with other projects or initiatives underway or near commencement. • Leverage market demand. • Satisfy legislative requirements.
Long term	**10-15 years**	This means the action should be taken, however, there is no trigger or opportunity for immediate action, or its commencement might be contingent upon other actions.

Table 36: Key Action Summary and Implementation Schedule for actions that relate to city-wide

THEME	KEY ACTION SUMMARY	SECTION REFERENCE FOR FURTHER INFORMATION	STAKEHOLDERS	KEY DELIVERABLES	INDICATIVE TIMEFRAME
COMMUNITY, URBAN GROWTH AND SETTLEMENT					
Population and Housing Growth	Ensure sufficient capacity to accommodate population and housing growth targets and capital city intensity	Part 1 Section 4.3.8	City of Perth, State Government Agencies, Department of Planning, Lands and Heritage, DevelopmentWA, Private Sector, Development Industry, Peak Bodies.	Scheme Review	Short Term
Housing Diversity and Affordability	Make provision for diverse housing options and supply of affordable housing	Part 1 Section 4.3.8	City of Perth, State Government Agencies, DevelopmentWA, Department of Communities, Private Sector, Development Industry, Peak Bodies	Scheme and Policy Review	Short Term
Built Environment	Investigate intensification opportunities in accordance with urban consolidation and built form principles	Part 1 Section 4.3.8	City of Perth, State Government Agencies, DevelopmentWA, Private Sector, Peak Bodies	Scheme and Policy Review	Short Term
Building Design	Ensure high standards of sustainable design	Part 1 Section 4.3.8	City of Perth, State Government Agencies, DevelopmentWA, Private Sector, Peak Bodies	Scheme and Policy Review	Short Term
Cultural Heritage and Character	Inform the provision of appropriate development in response to cultural heritage and desired character and public realm	Part 1 Section 4.3.8	City of Perth, State Government Agencies, Traditional Owners	Scheme and Policy Review, Local Heritage Survey	Short Term
Public Open Space	Make provision for adequate and diverse range of public open space	Part 1 Section 4.3.8	City of Perth, State Government Agencies, DevelopmentWA, Private Sector, adjoining Local Governments	Scheme and Policy Review, Open Space Framework	Short-Medium Term
Community Infrastructure	Make provision for adequate community infrastructure to meet future need	Part 1 Section 4.3.8	City of Perth, State Government Agencies, DevelopmentWA, Private Sector, adjoining Local Governments	Community Infrastructure Plan Development Contribution Plan/ Scheme	Short-Medium Term

THEME	KEY ACTION SUMMARY	SECTION REFERENCE FOR FURTHER INFORMATION	STAKEHOLDERS	KEY DELIVERABLES	INDICATIVE TIMEFRAME
ECONOMY AND EMPLOYMENT					
Hierarchy of Diverse and Thriving Centres	Review plot ratios and planning provisions to support the vitality of the core land uses in the Capital City Areas and Neighbourhood Centres	Part 1 Section 4.4.5	City of Perth, Private Sector	Scheme and Policy Review, Impact Test	Short Term
Business and Employment Growth	Review plot ratios and planning provisions to ensure sufficient capacity to meet targets	Part 1 Section 4.4.5	City of Perth, State Government Agencies, Department of Planning, Lands and Heritage, DevelopmentWA, Private Sector, Development Industry,Peak Bodies	Scheme and Policy Review	Short Term
Business and Employment Diversity	Review existing land use permissibility to ensure adequate provisions for diversity of employment	Part 1 Section 4.4.5	City of Perth, Department of Planning, Lands and Heritage, Private Sector, adjoining Local Governments	Scheme and Policy Review, Economic Development Strategy	Short Term
Cultural Activity	Plan for cultural infrastructure and allow for creative and cultural land uses	Part 1 Section 4.4.5	City of Perth, Department of Planning, Lands and Heritage, Department of Local Government, Sport and Cultural Industries, Private Sector	Scheme and Policy Review Cultural Infrastructure Plan	Medium Term
Reducing Regulation	Reduce requirements for approvals where possible and practical	Part 1 Section 4.4.5	City of Perth, Department of Planning, Lands and Heritage, Private Sector, Development Industry, Peak Bodies	Scheme and Policy Review	Short Term

THEME	KEY ACTION SUMMARY	SECTION REFERENCE FOR FURTHER INFORMATION	STAKEHOLDERS	KEY DELIVERABLES	INDICATIVE TIMEFRAME
ENVIRONMENT					
Natural Environment	Review existing land use permissibility to ensure adequate provisions to meet environmental requirements for flood, acid sulfate soils and bush fire prone areas and sensitive locations.	Part 1 Section 4.5.4	City of Perth, Department of Planning, Lands and Heritage, State Government Agencies, Department of Environment	Scheme and Policy Review	Short Term
Swan River/ Derbarl Yerrigan and Kings Park/ Kaarta Koomba	Review planning provisions and prepare masterplan for Swan River foreshore and investigate opportunities to improve access to and use of Kings Park.	Part 1 Section 4.5.4	City of Perth, Department of Planning, Lands and Heritage, State Government Agencies, Swan River Trust, Botanic Gardens and Parks, Traditional Owners, adjoining Local Governments	Scheme and Policy Review Masterplan for Swan River	Medium Term
Urban Greening	Review existing planning provisions to ensure adequate provisions to support tree retention, green links and landscaped development outcomes	Part 1 Section 4.5.4	City of Perth	Scheme and Policy Review City Urban Forest Plan	Short Term
INFRASTRUCTURE					
Sustainable Transport	Work with State Government to improve public transport and land use integration.	Part 1 Section 4.6.4	City of Perth, State Government Agencies, PTA, Industry Sector, Peak Bodies	Scheme and Policy Review Input to Perth Parking Policy Review	Short Term
Connectivity	Work with State Government to improve movement across Perth city.	Part 1 Section 4.6.4	City of Perth, State Government Agencies, PTA, Main Roads WA, Development WA, Peak Bodies, Private Sector, adjoining Local Governments, Department of Transport	Policy Review Input into Perth Greater CBD Transport Plan	Short Term
Servicing	Review planning provisions to ensure appropriate services and waste management.	Part 1 Section 4.6.4	City of Perth, State Government Agencies, Service and Utility providers	Scheme and Policy Review	Short Term

Table 37: Key Action Summary and Implementation Schedule for actions that relate to Neighbourhoods

THEME	KEY ACTION SUMMARY	SECTION REFERENCE FOR FURTHER INFORMATION	STAKEHOLDERS	KEY DELIVERABLES	INDICATIVE TIMEFRAME
CENTRAL PERTH					
Capital City Office Area	Review existing plot ratios and planning provisions to ensure adequate capacity for growth.	Part 1 Section 5.1.4	City of Perth, Department of Planning, Lands and Heritage, Private Sector, Development Industry, Peak Bodies	Scheme and Policy Review	Short Term
Capital City Retail Area	Review planning provisions to ensure activation of area and protection of heritage and character.	Part 1 Section 5.1.4	City of Perth, Department of Planning, Lands and Heritage, Private Sector, Development Industry, Peak Bodies	Scheme and Policy Review	Short Term
Capital City Civic and Cultural Activity	Work with State Government and key stake-holders to plan for the future of Perth Concert Hall Precinct, creative industry and cultural activity growth.	Part 1 Section 5.1.4	City of Perth, State Government Agencies	Scheme and Policy Review	Short Term
Residential Community	Review planning framework to facilitate diversity in residential development to meet future household and demographic demand.	Part 1 Section 5.1.4	City of Perth, State Government Agencies, department of Communities, Development WA	Scheme and Policy Review	Short Term
Swan River/ Derbarl Yerrigan	To prepare a masterplan for the Swan River foreshore between Barrack Street and Point Fraser.	Part 1 Section 5.1.4	City of Perth, Department of Planning, Lands and Heritage, State Government Agencies, Swan River Trust, Traditional Owners, adjoining Local Governments	Masterplan for Swan River foreshore	Medium Term
Heritage and Character	Review planning framework and provisions to reflect desired neighbourhood heritage and character.	Part 1 Section 5.1.4	City of Perth, Department of Planning, Lands and Heritage, State Government Agencies	Scheme and Policy Review	Short Term
Station Precinct Renewal	Work with the State Government to undertake detailed planning studies of • McIver-Claisebrook precinct • Perth Train Station area • Elizabeth Quay Train Station and Busport area	Part 1 Section 5.1.4	City of Perth, Department of Planning, Lands and Heritage, State Government Agencies, PTA, MRWA, Development WA	Detailed Planning Studies	Medium-Long Term

THEME	KEY ACTION SUMMARY	SECTION REFERENCE FOR FURTHER INFORMATION	STAKEHOLDERS	KEY DELIVERABLES	INDICATIVE TIMEFRAME
Public Space	Review planning framework to identify planning provisions to facilitate additional public open space.	Part 1 Section 5.1.4	City of Perth	Open Space Framework Scheme and Policy Review	Short Term
Neighbourhood Priorities	Review existing plot ratio provisions to incentivise delivery of neighbourhood priorities.	Part 1 Section 5.1.4	City of Perth	Scheme and Policy Review	Short Term
NORTHBRIDGE					
Capital City Entertainment Area	Work with State Government on legislative reform. Review land use permissibility and building attenuation standards.	Part 1 Section 5.2.4	City of Perth, State Government, adjoining Local Governments	Amendment No. 41 to CPS 2 Scheme and Policy Review	Short Term
Residential Community	Review planning framework to provide adequate measures for noise attenuation and to facilitate diversity in residential development to meet future household and demographic demand.	Part 1 Section 5.2.4	City of Perth, State Government Agencies, Department of Communities, Development WA	Scheme and Policy Review	Medium Term
Heritage and Character	Review planning framework and provisions to reflect desired neighbourhood heritage and character.	Part 1 Section 5.2.4	City of Perth, Department of Planning, Lands and Heritage, State Government Agencies	Scheme and Policy Review	Short Term
Station Precinct Renewal	Work with the State Government to undertake detailed planning studies of: • McIver-Claisebrook Precinct • Perth Train Station Area	Part 1 Section 5.2.4	City of Perth, Department of Planning, Lands and Heritage, State Government Agencies, PTA, MRWA, Development WA	Scheme and Policy Review Detailed planning studies	Medium-Long Term
Neighbourhood Priorities	Review existing plot ratio provisions to incentivise delivery of neighbourhood priorities.	Part 1 Section 5.2.4	City of Perth	Scheme and Policy Review	Short Term

THEME	KEY ACTION SUMMARY	SECTION REFERENCE FOR FURTHER INFORMATION	STAKEHOLDERS	KEY DELIVERABLES	INDICATIVE TIMEFRAME
EAST PERTH					
Residential Community	Review planning framework to facilitate diversity in residential development to meet future household and demographic demand.	Part 1 Section 5.3.4	City of Perth, State Government Agencies, Development WA	Scheme and Policy Review	Short Term
Neighbourhood Centre	Review planning framework, plot ratios and land use permissibility to facilitate to growth and activation.	Part 1 Section 5.3.4	City of Perth	Scheme and Policy Review	Short Term
Primary/ Secondary Schools	Advocate to the State Government to provide new public schools to support the growing population.	Part 1 Section 5.3.4	City of Perth, State Government Agencies, Department of Education	Advocacy	Short Term
Swan River/ Derbarl Yerrigan	To prepare a masterplan for the Swan River foreshore between Barrack Street and Point Fraser.	Part 1 Section 5.3.4	City of Perth, Department of Planning, Lands and Heritage, State Government Agencies, Swan River Trust, Traditional Owners, adjoining Local Governments	Masterplan for Swan River foreshore	Medium Term
Heritage and Character	Review planning framework and provisions to reflect desired neighbourhood heritage and character.	Part 1 Section 5.3.4	City of Perth, Department of Planning, Lands and Heritage, State Government Agencies, Development WA	Scheme and Policy Review	Short Term
Riverside Precinct Urban Renewal	Work with State Government to undertake a detailed planning study for the Riverside Precinct.	Part 1 Section 5.3.4	City of Perth, Department of Planning, Lands and Heritage, State Government Agencies, Development WA	Detailed planning study	Medium Term
Neighbourhood Priorities	Review existing plot ratio provisions to incentivise delivery of neighbourhood priorities.	Part 1 Section 5.3.4	City of Perth	Scheme and Policy Review	Short Term

THEME	KEY ACTION SUMMARY	SECTION REFERENCE FOR FURTHER INFORMATION	STAKEHOLDERS	KEY DELIVERABLES	INDICATIVE TIMEFRAME
CLAISEBROOK					
Residential Community	Review planning provisions to facilitate diversity in residential development to meet future household and demographic demand and support the Royal Street Neighbourhood Centre.	Part 1 Section 5.4.4	City of Perth, State Government Agencies, Development WA	Scheme and Policy Review	Short Term
Neighbourhood Centre	Review planning provisions to facilitate growth and activation of Royal Street Neighbourhood Centre.	Part 1 Section 5.4.4	City of Perth	Scheme and Policy Review	Short Term
Swan River/ Derbarl Yerrigan	Improve pedestrian environment of the streets leading to the Swan River.	Part 1 Section 5.4.4	City of Perth, Department of Planning, Lands and Heritage, Development WA, adjoining Local Governments	Scheme and Policy Review Input into the Perth Greater CBD Transport Plan	Medium Term
Heritage and Character	Review planning framework and provisions to reflect desired neighbourhood heritage and character.	Part 1 Section 5.4.4	City of Perth, Department of Planning, Lands and Heritage, State Government Agencies, Development WA	Scheme and Policy Review	Short Term
Station Precinct Renewal	Work with the State Government to undertake a detailed planning study of the: • McIver-Claisebrook Precinct	Part 1 Section 5.4.4	City of Perth, Department of Planning, Lands and Heritage, State Government Agencies, PTA, MRWA, Development WA	Detailed planning study	Medium Term
Neighbourhood Priorities	Review existing plot provisions to incentivise delivery of neighbourhood priorities.	Part 1 Section 5.4.4	City of Perth	Scheme and Policy Review	Short Term
WEST PERTH					
Residential Community	Review planning framework to facilitate diversity in residential development to meet future household and demographic demand and support Hay Street Neighbourhood Centre.	Part 1 Section 5.5.4	City of Perth, State Government Agencies	Scheme and Policy Review	Short Term

THEME	KEY ACTION SUMMARY	SECTION REFERENCE FOR FURTHER INFORMATION	STAKEHOLDERS	KEY DELIVERABLES	INDICATIVE TIMEFRAME
Secondary Office Area	Review plot ratio provisions to ensure capacity for office growth.	Part 1 Section 5.5.4	City of Perth	Scheme and Policy Review	Short Term
Neighbourhood Centre	Review planning provisions to facilitate growth and activation of Hay Street Neighbourhood Centre and the delivery of a supermarket.	Part 1 Section 5.5.4	City of Perth	Scheme and Policy Review	Short Term
Kings Park/ Kaarta Koomba	Work with State Government to investigate improved access and use of Kings Park.	Part 1 Section 5.5.4	City of Perth, State Government Agencies, MRWA, Botanic Gardens and Parks	Advocacy	Short Term
Heritage and Character	Review planning provisions to reflect desired neighbourhood heritage and character.	Part 1 Section 5.5.4	City of Perth, Department of Planning, Lands and Heritage, State Government Agencies	Scheme and Policy Review	Short Term
City West Station Precinct Renewal	Work with the State Government to undertake detailed planning studies of City West Precinct.	Part 1 Section 5.5.4	City of Perth, Department of Planning, Lands and Heritage, State Government Agencies, PTA, MRWA	Detailed planning study	Short-Medium Term
Neighbourhood Priorities	Review existing plot provisions to incentivise delivery of neighbourhood priorities.	Part 1 Section 5.5.4	City of Perth	Scheme and Policy Review	Short Term
CRAWLEY-NEDLANDS					
Specialised Centre	Work with State and Local Government Agencies to prepare a Precinct Plan for the UWA-QEIIMC Specialised Activity Centre.	Part 1 Section 5.6.4	City of Perth, State Government Agencies, City of Nedlands, City of Subiaco, UWA, QEIIMC Medical, Swan River Trust, Botanic Parks and Gardens, MRWA, Department of Transport, Public Transport Authority	Precinct Plan Masterplan for Swan River	Short-Medium Term

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