

Frequently Asked Questions

Strategic Community Plan, Local Planning Strategy & Precinct Structure Plan

Why is the Town of Claremont undertaking this process?

The Town is undertaking community consultation to get community input into the development of three important plans:

- Strategic Community Plan Review
- Local Planning Strategy
- Precinct Structure Plan for the Town Centre

The Town prepares a Strategic Community Plan (SCP) to help guide the future shape and direction of our Town. The process of review, as set out by the Department of Local Government, requires consultation with the community to ensure that the previously established priorities and aspirations are kept current and relevant. This, together with a review of our internal and external plans and policies, has provided the opportunity to assess our progress on the existing SCP adopted in 2017.

The Town has been guided by the Local Planning Strategy 'Clearly Claremont' since its endorsement by the Western Australian Planning Commission (WAPC) in 2010. Given the time that has passed since the endorsement of 'Clearly Claremont' and subsequent changes to current and contemporary planning frameworks and outcomes, the Town is preparing a new Local Planning Strategy and a Town Centre Precinct Structure Plan to guide the future growth of the town. This process is underpinned by a Community Engagement project to collect community feedback on the future ambitions of the Town, its residents, businesses, and visitors.

What is a Strategic Community Plan?

The Strategic Community Plan (SCP) 'Claremont Ahead' sets out in broad terms the visions, aspirations and objectives of the community. Claremont Ahead forms the basis for the Town's projects and endeavours and is the Town's over-arching strategic document through to 2031.

How detailed is a Strategic Community Plan?

The Strategic Community Plan is a high-level document that outlines the vision and mission for the Town for the next four years.

What information is contained in a Strategic Community Plan?

The Strategic Community Plan outlines the Town's strategic direction, mission, vision and values, and aligns our activities to this strategy. The SCP clearly links the community's aspirations with the Council's vision and long-term strategy. From this Plan Administration develops a Corporate Business Plan that integrates resourcing plans and specific Council plans.

Why do we need a Strategic Community Plan?

The Strategic Community Plan is part of the Integrated Planning Framework, a legislated requirement of all local governments. Integrated Planning and Reporting gives local governments a framework for establishing local priorities and to link this information to operational functions.

Who approves a Strategic Community Plan?

The Strategic Community Plan is prepared by the Town's Administration in consultation with the community. The plan is then presented to Council for approval.

What is a Local Planning Strategy?

A Local Planning Strategy (LPS) is a plan that provides a vision for the Town's future growth and development. Each Local Government is required by the *Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)* to prepare an LPS, and it must:

- set out the Town's long-term planning directions
- apply any relevant State or regional planning policies, and
- provide rationale for zonings and other classifications of land under the Local Planning Scheme.

How detailed is a Local Planning Strategy?

A LPS is a high-level strategic document; which provides general direction on matters such as how and where population growth will occur, employment should be generated, community facilities should be provided and how access and movement will be managed.

The LPS does not provide detailed control or guidance on streetscapes, built form, specific land use controls or community infrastructure. These matters will be addressed in more detailed policies and strategies which follow, such as Local Structure Plans, Precinct Structure Plans and Local Planning Policies, as well as the Local Planning Scheme.

What information is contained in a Local Planning Strategy?

A Local Planning Strategy is a two-part document.

Part One includes a spatial plan (LPS map) and a set of intentions and strategies that will assist the Town in implementing the vision. Part One represents the Town's position on planning matters and is used in the formulation of the Local Planning Scheme and Local Planning Policies and other subsequent plans and projects which may follow.

Part Two contains all relevant background information and an analysis of the issues the Town is facing. Part Two provides the rationale for Part One. It is set out in chapters that cover the different topics that are relevant to urban planning including planning context, physical environment, population and housing, economy and employment, retail and commerce, tourism, recreation and open space, community facilities, urban design character and heritage, traffic and transport and infrastructure services.

Why do we need a Local Planning Strategy?

Firstly, the Town is required to prepare a LPS under the *Planning and Development (Local Planning Schemes) Regulations 2015*, as a precursor to preparing a Local Planning Scheme.

Secondly, a LPS is a very important planning tool for the Town as it helps to provide:

- all community stakeholders with an understanding of the Town's direction for future land use and development
- clear guidance to the Town and all government decision-makers to make decisions more in line with the Town's adopted direction, and
- better context for prioritising capital works expenditure and leveraging funding for community infrastructure.

The LPS will also seek to address the Town's requirement to develop options to meet 'minimum' housing targets under the State Government's *Directions 2031, Perth and Peel @ 3.5 Million* and the *Central Sub-Regional Planning Framework*.

What is the difference between a Local Planning Strategy and a Local Planning Scheme?

A Local Planning Strategy is essentially a 'road map' of the future growth directions for the town. It is visionary; it looks towards the community needs over the medium to long-term so that planning for them can start in the short-term. The LPS is intended to guide future decisions in relation to rezoning, residential density changes and funding for future services and infrastructure

A Local Planning Scheme is a statutory document that sets out zonings and other classifications over land and provides rules and requirements that control land use and development in the Town, as well as the processes that must be followed to obtain development approvals. The LPS will inform the preparation of a new Local Planning Scheme for the Town.

Why do we need more houses?

Most of the Town's existing residential areas are characterised by single family homes. It is considered beneficial to increase housing diversity and choice while being careful to protect the quality and character of our residential streets.

In addition, the State Government has prepared the 'Perth & Peel @ 3.5 Million' growth strategy, which is intended to strategically plan for a future City population of 3.5 million people. In order to accommodate this population growth in an efficient and sustainable manner without significant growth on the fringe, the State Government has established 'minimum' targets for residential intensification within existing urban areas.

All local governments are required to plan for the development of additional dwellings, primarily through consolidation of existing urban centres, along transport corridors and around railway stations, with comparatively good access to public transport, facilities, and amenities. While this is a long-term growth vision, it is important to plan for it now to ensure it is done in the most efficient and sustainable way, and that the added demands on services and facilities is properly accommodated.

Hasn't the Town already achieved its residential growth target?

Yes the Town has achieved its target of 1,300 new dwellings, however this target is a 'minimum' and the WAPC requires that where possible, all local governments prepare plans to accommodate additional housing in strategically located areas such as in centres, along transport corridors and around railway stations where good design principles can be applied to improve the sustainability of urban areas. These matters are to be balanced with other objectives of protecting the existing character and heritage of the urban areas, open space, tree protection and other environmental values.

What does the Strategy do apart from plan for additional housing?

Planning for growth and change in housing supply is just one part of a Local Planning Strategy. The LPS also considers many other aspects that make up the community fabric, including community facilities, recreational needs, environmental factors, commercial services, employment, and traffic, cycle, and pedestrian movement systems. Planning for the future growth and change in the Town's population needs to analyse the implications in terms of future needs for all of these things, and the value of having a long-term plan is that future requirements can be predicted and properly planned for as, when and where they are needed. Councils and other Government Agencies can also set long term funding strategies that assist in managing the costs of future services.

Who approves a Local Planning Strategy?

A Local Planning Strategy is prepared by the Town; however, it must ultimately be endorsed by the WAPC. The WAPC is also required to certify that the initial draft Strategy meets all the requirements of the Regulations and is consistent with the State Planning Framework before it can be released for formal public comment.

What is the process for preparing and adopting a Local Planning Strategy?

Prior to preparing a Local Planning Strategy the Town undertakes background analysis and community engagement to properly understand the various needs and wants of the community, future growth trends, impacts of State Government strategies etc. Many influencing factors will conflict with each other, and the challenge of a LPS is to find a suitable and sustainable balance between contrasting community views and also conform to government policy requirements. The Town is currently undertaking community engagement to inform the preparation of the draft LPS.

Once a draft LPS is prepared it is submitted to the WAPC for certification that it meets all the requirements of the Regulations; it is then advertised for public comment for 60 days. Public submissions are then considered by Council, and the Town will finalise the LPS, possibly with modifications resulting from the public comment, and then send the LPS, together with the submissions received, to the WAPC for final endorsement. The diagram on the following page illustrates the process in more detail.



What is a Precinct and a Precinct Structure Plan?

Precincts are areas that require a higher level of planning and design focus due to their complexity, whether through mixed-use components, quality public transport infrastructure, higher levels of density, an activity centre designation or character, heritage and/or ecological value.

A Precinct Structure Plan (PSP) is a document prepared and approved under the provisions of a Local Planning Scheme. A PSP outlines land use, density and development (including built form), access arrangements, infrastructure, environmental assets and community facilities at a precinct scale to facilitate future subdivision and development.

What information is contained in a Precinct Structure Plan?

A Precinct Structure Plan is a two-part document.

Part One is the implementation component of the PSP, which contains the Structure Plan map (a plan showing the spatial layout of the Precinct, with relevant planning designations) and outlines the purpose and intent of the PSP. Part One outlines the requirements that will be applied when assessing subdivision and development applications over the land to which the PSP relates.

The purpose of Part Two is to support the PSP contained in Part One by providing the background and explanatory information used to prepare the PSP. Part Two contains site and context analysis; stakeholder and community participation; vision; design elements related to urban ecology, urban structure, public realm, movement, land use and built form; and includes technical appendices to inform the implementation of the PSP provisions.

Why do we need a Precinct Structure Plan?

Firstly, the Claremont Town Centre is designated as Precinct due to its categorisation as an activity centre under State Planning Policy 4.2 Activity Centres for Perth and Peel and as such, requires the preparation of a Precinct Structure Plan.

Secondly, the PSP will be an important tool to guide the future growth and development of the Claremont Town Centre as it helps to ensure:

- the Precinct responds to and enhances the distinctive characteristics of the local area, contributing to a sense of place where new development integrates into the setting
- development within the Town Centre integrates landscape design that enhances sustainability outcomes and contributes to community well-being, and
- buildings are well designed, contribute positively to the character of the public realm, and provide good amenity at ground level.

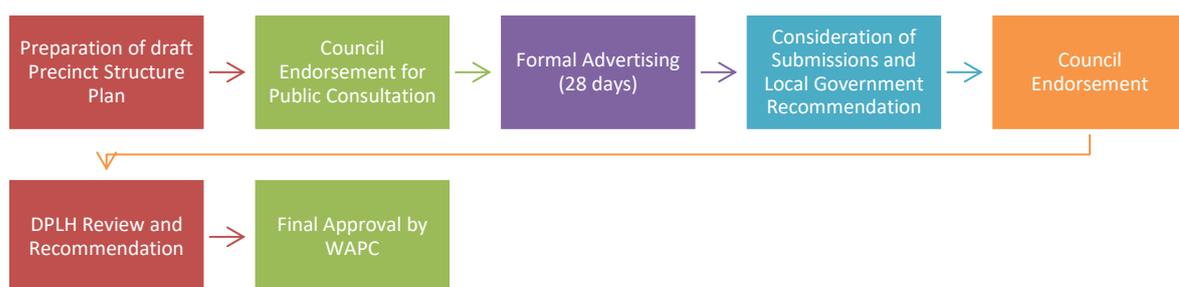
What area is included in the Claremont Town Centre?

Under the Town of Claremont’s Local Planning Scheme No. 3, the Town Centre zoning is currently captured within an area bounded by Gugerri Street to the north; Leura Avenue to the east; Stirling Highway to the south; and Stirling Road to the west. The Department of Planning, Lands and Heritage has advised the Town that the Precinct Structure Plan for the Town Centre is to include land fronting the south side of Stirling Highway between Queenslea Drive and Bay View Terrace, land to the west of Stirling Road, land to the north of the railway line to Shenton Road and land to the east of Leura Avenue to the rear of Mary Street.

What is the process for preparing and approving a Precinct Structure Plan?

Prior to preparing a Precinct Structure Plan, the Town undertakes background analysis which includes, but is not limited to, analysis of Claremont as a secondary activity centre, stakeholder/community engagement to properly understand the various needs and wants of the community, future growth trends and impacts of State Government strategies. A PSP needs to balance community views, compliance with government policy and long-term planning for the future while striving to develop high quality and sustainable design and built form outcomes. The Town is currently undertaking community engagement to inform the preparation of the draft Claremont Town Centre PSP.

Once a draft PSP is prepared it is then advertised for public comment for 42 days. Public submissions are then considered by Council, and the Town will finalise the PSP, inclusive of any modifications resulting from the public comment, and then send the PSP, together with the submissions received, to the WAPC for final endorsement. The diagram on the following page illustrates the process in more detail.



What will the engagement and consultation process for the Strategic Community Plan, Local Planning Strategy & Precinct Structure Plan be?

The Town is currently undertaking a community engagement program to enable the community to contribute their thoughts in terms of aspirations, ideas, likes and dislikes, which will help to inform the preparation of the Strategic Community Plan, Local Planning Strategy and Town Centre Precinct Structure Plan. This program is offering several opportunities for community members to have their say, including:

- A community survey to be conducted in April 2021
- Community vision workshops to be conducted in May 2021, and
- Design workshops to be conducted in June 2021.

For the Local Planning Strategy & Precinct Structure Plan the community will again be consulted when a draft for each document has been prepared and the documents are publicly advertised. The Strategic Community Plan will be made publicly available to the community once it has been accepted by Council.

How can I have my say?

The Town wants to hear about your thoughts and ideas. In particular, at this stage, the Town wants your comments about what you would like to see in your community in the future. Your contribution will help to guide the Town's formulation of the draft Strategic Community Plan, Local Planning Strategy and draft Claremont Town Centre Precinct Structure Plan.

You can have your say by responding to the survey, by attending the workshops, or providing feedback on the draft SCP, draft LPS and draft PSP when they are advertised.

Where can I find more information?

For more information, please visit <https://www.claremont.wa.gov.au/> or contact the Town on 9285 4300.