

## Draft Local Planning Strategy Summary

The Town and its planning consultants Taylor Burrell Barnett have prepared a Draft Local Planning Strategy (Strategy) to guide future planning and development in the Town. Council adopted the Draft Strategy in June 2022 and has recently been given permission to advertise the Strategy by the Department of Planning, Lands and Heritage (Department) on behalf of the Statutory Planning Committee (SPC) of the Western Australian Planning Commission (WAPC).

The Draft Strategy has already been through a rigorous public engagement process as part of its preparation inclusive of a Survey Monkey questionnaire and Visioning and Design Workshops. The current formal consultation is required to meet legislative requirements before the strategy can be progressed through final approval processes.

The Town and its consultants have worked with the Department to refine the Strategy in order to gain approval to advertise for public comment. Through this process, the SPC has requested modifications to the Strategy (which have been incorporated into the Draft), inclusive of the following:

- Inclusion of an additional Planning Investigation Area on the southern side of the Stirling Highway East Urban Corridor to consider transition densities between the Highway and surrounding suburban areas.  
  
Matters to be considered include (but not limited to) bulk, overshadowing, heritage, tree retention and vehicle access.
- Review the planning framework for Stirling Highway.
- Incorporation of land along Stirling Highway (east of the Town Centre) under the Metropolitan Region Scheme (MRS) into the new the Local Planning Scheme (following final approval of the Strategy).
- Implementation arrangements for the Draft Loch Street Station Precinct Structure Plan and Swanbourne Planning Study in the new Local Planning Scheme.
- Include an action in the Strategy to ensure that split coded residential areas are transitioned to a single density code under the new Local Planning Scheme.
- Acknowledge the Claremont Royal Agricultural Society Showgrounds Improvement Plan process.
- Updating the Strategy to include a Public Open Space Strategy once completed.

The planning imperatives for the Draft Strategy are to:

- Outline the 15-year vision for how land use change and development will occur within the Town.
- Establish a vision with regard to the Town's Strategic Community Plan (Claremont Ahead 2021-2031).
- Balance community aspirations for future land use change and development with the requirements of planning legislation and policy.
- Express how the broader State planning requirements can be applied and ultimately implemented at a local level.

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YOUR COMMUNITY—YOUR SAY



The Draft Strategy achieves a delicate balance between the Department's goals of consolidation and density growth and the Town's main objectives of:

- Keeping the residential development yield to a sensitive minimum, building on existing strategic plans for the Town Centre, Stirling Highway and Transit Orientated Design Precincts around Swanbourne, Claremont and Loch Street Stations.
- Protection of Heritage character and tree canopy of established residential areas.

The Draft Strategy will be an important local planning framework document which will guide the development and planning in the Town by setting the framework for the Local Planning Scheme, together with the development of local planning policies.

The Draft Strategy sets out a key vision for the Town and establishes subsequent Principles and Objectives which guide the Town's preferred approach towards land use planning.

The Draft Strategy incorporates a key Local Planning Strategy Map which provides a spatial overview of the proposed planning directions for the Town to achieve the vision of the Strategy. The Draft Strategy is based on the opportunities and constraints analysis for growth undertaken in the background analysis report. This demonstrates that the Town has sufficient capacity to accommodate forecasted demand for employment floorspace to support economic growth as well as meeting and exceeding the Perth and Peel @3.5m dwelling targets in the longer term. Locations for future growth will be guided by the Strategy's vision, principles and objectives.

The Draft Strategy proposes to enhance liveability in the Town across the five planning areas (Claremont Town Centre, Stirling Highway East, Claremont Station Precinct, Loch Street Station Precinct and Swanbourne Station Precinct) and three investigation areas (the southern portion of Stirling Highway East, Stirling Highway West and the Royal Agricultural Society Showgrounds).

The Town's population has significantly increased over the past 20 years with more people wanting to live closer to the city, where they are closer to a range of services, public transport, education, employment and entertainment. This brings with it vibrancy and activation, and will provide greater support for local businesses especially after hours and on the weekends.

Following the conclusion of the consultation period, all submissions will be considered by Council in accordance with State legislation, together with any proposed modifications to the Strategy. Final approval of the Strategy will then be considered by the WAPC.

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## Frequently Asked Questions

### What is a Local Planning Strategy?

A Strategy is a document designed to guide development in a local authority area. In this case the Strategy proposes to form the framework for the preparation of a new Local Planning Scheme. Strategies are required to be prepared and advertised in accordance with State legislation under provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regs).

### Why prepare a Local Planning Strategy?

The Town is required to prepare the strategy as a precursor to the review of Local Planning Scheme No. 3 through the preparation of a new Local Planning Scheme.

### What are the LPS Regs?

The LPS Regs are State controlled regulations which override a number of the Town's Local Planning Scheme requirements.

### What does an R-coding mean?

Residential development density is measured as an R-code and requirements are provided in the State legislated Residential Design Codes (Volumes 1 and 2). The number assigned to the R-coding normally represents the number of dwelling to be accommodated within a hectare of land. This is more complex when it relates to apartments as the density is more commonly controlled through the size of dwellings compared to a plot ratio requirement (ratio of building compared to site area) and in mixed-use environments, where they are expressed as a range of RAC (activity centre) codings.

### What role does Council play in the Local Planning Strategy process?

Council has only endorsed the Strategy for the purpose of public consultation at this point. Given the importance of this document, the Council requested that the standard consultation period of 21 days be extended to 60 days. Once all submissions have been lodged and collated, a report with any necessary changes to the Strategy will be submitted for Council consideration and recommendations will be forwarded to the WAPC.

### Who approves the Local Planning Strategy and how long is it valid?

The WAPC determines the outcome of a Strategy, which will operate for a minimum of 15 years.

### What if my property is proposed to be up-coded by the Local Planning Strategy?

Once the Strategy is approved, the Town will progress to prepare a new Local Planning Scheme to provide the legislative framework to implement the visions of the Strategy. In addition, local planning policies will be prepared to guide development outcomes as appropriate. The current Local Planning Scheme No. 3 provisions will remain in force until such time as the new Local Planning Scheme provisions are prepared by the Town, advertised and approved by the Minister. These requirements cannot be varied unless expressly allowed by other legislation such as through consideration of heritage matters under deemed provision 12 of the LPS Regs or through a State Development Assessment Unit application determined by the WAPC (or a Special Matters Development Assessment Panel application if current proposals by the State are approved).

### What role can I play in the Local Planning Strategy process?

You can consider the proposals and make your submission based on how you feel the Strategy will impact on you personally and the area as a whole.

### Can I discuss the proposals contained in the Local Planning Strategy with an officer at the Town?

Yes. You are most welcome to discuss details with officers from the Town's Planning office. Please call the Town on 9285 4300 and you will be directed through to most appropriate person to answer your queries.

### What happens next?

The Town will consider all submissions and then make a recommendation to Council on how to proceed with the Strategy, including any modifications that should be made. Council will then consider the matter at a full Council meeting. Any person who made a submission on the Strategy will be invited to attend the Council meeting and make a deputation or ask further questions directly to Council.