

Frequently Asked Questions

Local Planning Strategy

What is a Local Planning Strategy?

A Local Planning Strategy 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 a Local Planning Strategy, 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.

Why is the Town of Claremont undertaking this process?

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 has prepared a new Local Planning Strategy to guide the future growth of the Town. This process is underpinned by a Community Engagement program to collect community feedback on the future ambitions of the Town, its residents, businesses, and visitors.

How detailed is a Local Planning Strategy?

A Local Planning Strategy 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 Local Planning Strategy does not provide detailed control or guidance on zoning, 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 (local planning strategy 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 Local Planning Strategy under the *Planning and Development (Local Planning Schemes) Regulations 2015*, as a precursor to preparing a Local Planning Scheme.

Secondly, a Local Planning Strategy is an 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 Local Planning Strategy will also seek to address the Town's requirement to develop options to meet and exceed '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. The Local Planning Strategy 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 planning approvals. The Local Planning Strategy 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 Western Australian Planning Commission (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 Local Planning Strategy 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. Local governments 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 Local Planning 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 has undertaken community engagement to inform the preparation of the draft Local Planning Strategy in the form of a community survey and workshops.

Once a draft Local Planning Strategy is prepared it is submitted to the WAPC for certification that it meets all the requirements of the Regulations; it is then formally advertised for public comment for a minimum of 21 days. In this instance, Council have requested that the formal consultation period be extended from 21 days as prescribed under the Regulations to a minimum of 60 days.

Once the advertising period is concluded, public submissions are then considered by Council, and the Town will finalise the Local Planning Strategy, possibly with modifications resulting from the public comment, and then send the Local Planning Strategy, together with the submissions received, to the WAPC for final endorsement.

What will the engagement and consultation process for the Local Planning Strategy be?

The Town undertook a community engagement program to enable the community to contribute their thoughts in terms of aspirations, ideas, likes and dislikes, which helped inform the preparation of the draft Local Planning Strategy. This program offered several opportunities for community members to have their say prior to the draft Local Planning Strategy being prepared, including:

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

The community will again be consulted when a draft for the Local Planning Strategy is publicly advertised, subject to WAPC certification.

How can I have my say?

Once the WAPC certifies the draft Local Planning Strategy for consultation, the Town will seek further community input.

Where can I find more information?

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