

LOCAL PLANNING STRATEGY



Preparation

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

The Strategy was prepared on behalf of the Town of Cambridge by:



In association with:

Flyt | [Traffic and Transport Planning](#)

Emerge Associates | [Environmental Planning](#)

The Civil Group | [Infrastructure and Service Analysis](#)

MGA Town Planners | [Retail Needs Analysis](#)

Pracsys | [Economic Development Analysis](#)

Project Reference: 16/048

Version Control Table

Reference	Version	Date
Version 0	Draft for Council Consideration	July 2018
Version 1	Draft for WAPC Certification	January 2019
Version 2	Draft for Formal Consultation	February 2020
Version 3	Draft for WAPC Endorsement	June 2020
Version 4	Final Draft for WAPC Endorsement	November 2020
Final	Final Endorsed Version	April 2021

ADVERTISING

The Town of Cambridge Local Planning Strategy certified for advertising on 13 February 2020

Signed for and on behalf of the Western Australian Planning Commission

A handwritten signature in blue ink, appearing to read 'Alhwell'.

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

Date: 13/02/2020

ADOPTED

The Town of Cambridge hereby adopts the Local Planning Strategy, at the Ordinary meeting of the Council held on the 26th day of May 2020

A handwritten signature in blue ink, appearing to read 'Keri Shannon'.

KERI SHANNON
Mayor
Town of Cambridge

A handwritten signature in blue ink, appearing to read 'John Giorgi'.

JOHN GIORGI, JP
CHIEF EXECUTIVE OFFICER
TOWN OF CAMBRIDGE

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on _____ DATE

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

Date: 29/04/2021

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Image: The Town of Cambridge abuts the local governments of the City of Subiaco, City of Nedlands, City of Stirling, the City of Vincent and the City of Perth.

EXECUTIVE SUMMARY

The Town of Cambridge Local Planning Strategy has been prepared in accordance with the Town's statutory requirements under the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The purpose of the Strategy is to enable the Council and the community to determine the vision and strategic planning direction for the Town of Cambridge for the next 10 to 15 years and beyond.

In accordance with the Western Australian Planning Commission's (WAPC's) *Local Planning Guidelines* the Strategy has been arranged in two main parts:

Part 1 – Local Planning Strategy

This part provides:

- The Town's vision, planning principles and objectives which are to guide land use and development;
- Strategies and actions to deliver the desired outcomes within identified areas;
- A framework for implementation and periodic review.

Part 2 – Background Analysis Report

This part provides:

- A summary of the relevant State and regional planning context;
- A summary of the relevant local planning considerations;
- Local profile and key issues/opportunities which have been identified through analysis of the major influences on planning for the future.

The Town's vision for their community is summarised as follows:

Cambridge: The Best Liveable Suburbs

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

The Strategy focuses on the following eight key strategic themes and principles that are of significant importance to the Cambridge community:

- 1. Housing:** Facilitate the delivery of well-considered, integrated housing growth which transitions from established suburban areas, meets the needs of changing communities and provides housing choice and a quality lifestyle for all residents of Cambridge.
- 2. Economy and Employment:** Promote employment and economic growth by ensuring planning provisions support a diversity in businesses and services which are appropriately located in key areas.
- 3. Character and Heritage:** Recognise and protect the established heritage and character of suburban and urban areas and facilitate the conservation and celebration of key heritage places, streets and precincts.
- 4. Traffic and Transport:** Increase the opportunity to diversify travel methods in order to encourage modal shifts that will reduce traffic congestion and improve the health and wellbeing of residents.
- 5. Public Realm and Open Space:** Improve the usability and accessibility of open space areas and the public realm to improve amenity and encourage active lifestyles and community wellbeing.
- 6. Community Infrastructure and Facilities:** Ensure the provision of high quality community infrastructure and facilities that are responsive to the changing needs of the community and reinforce a sense of place within that community.
- 7. Utility and Service Infrastructure:** Facilitate the delivery and advancement of essential service infrastructure and encourage environmentally sustainable developments throughout the Town.
- 8. Natural Asset Management:** Encourage the preservation and protection of the Town's natural assets and ensure that future land use and development does not compromise the environmental integrity of these assets.

By establishing clear principles, objectives, strategic directions and actions under each of these themes the Town will ensure that it embraces growth and change and reinforces the vibrancy of the area, whilst retaining the character and charm that makes Cambridge home to the best liveable suburbs.



Image: Oblique view of the Town of Cambridge looking east from City Beach towards the Perth CBD.

INTRODUCTION

CHAPTER

1

Introduction

The Town of Cambridge is a Western Australian local government municipality encompassing a total area of 22km² in the central western Perth region. The Town is approximately 8km west of the Perth GPO, and is bordered by the local governments of the City's of Perth, Nedlands, Subiaco, Vincent and Stirling.

The local government is predominantly suburban in nature, and is characterised by lower density suburban residential development, higher density urban development within activity centres and along Cambridge Street, and large precincts of open space and conservation areas, including Bold Park, the City Beach and Floreat Beach Foreshore Reserves, Perry Lakes, Lake Monger, Alderbury Reserve and Pat Goodridge Reserve (**Figure 1**).

The key urban centres within the Town are West Leederville Activity Centre, Wembley Activity Centre and Floreat Forum, which are generally linked by the Cambridge Street corridor.

The Town consists of several suburbs, being:

- **City Beach**, which incorporates the western most quarter of the municipal area, and includes all of the coastal frontage along with Bold Park;
- **Floreat**, which incorporates the central region of the municipal area, and incorporates the Floreat Forum, Perry Lakes and Alderbury Reserve;
- **Wembley** in the eastern portion, incorporating Lake Monger and the Wembley Town Centre;
- **West Leederville** in the far eastern portion, incorporating the West Leederville Activity Centre, part of Lake Monger and sitting adjacent the West Leederville and Leederville Train Stations;
- **Jolimont**, a portion of a suburb shared with the City of Subiaco, to the central southern part of the municipal area;
- **Mount Claremont**, a portion of a suburb shared with the City of Nedlands, in the southwestern corner of the municipal area.
- **Wembley Downs**, a portion of a suburb shared with the City of Stirling, comprising the Wembley Golf Course; and
- **Subiaco**, a portion of a suburb shared with the City of Subiaco, comprising of St John of God Hospital.

The Town had an estimated population of 28,339 people (ABS, ERP 2017) and this is forecast to grow to 31,940 people by the year 2026.



Image: Redevelopment of the City Beach foreshore area has further expanded the locations appeal to locals and the broader region.

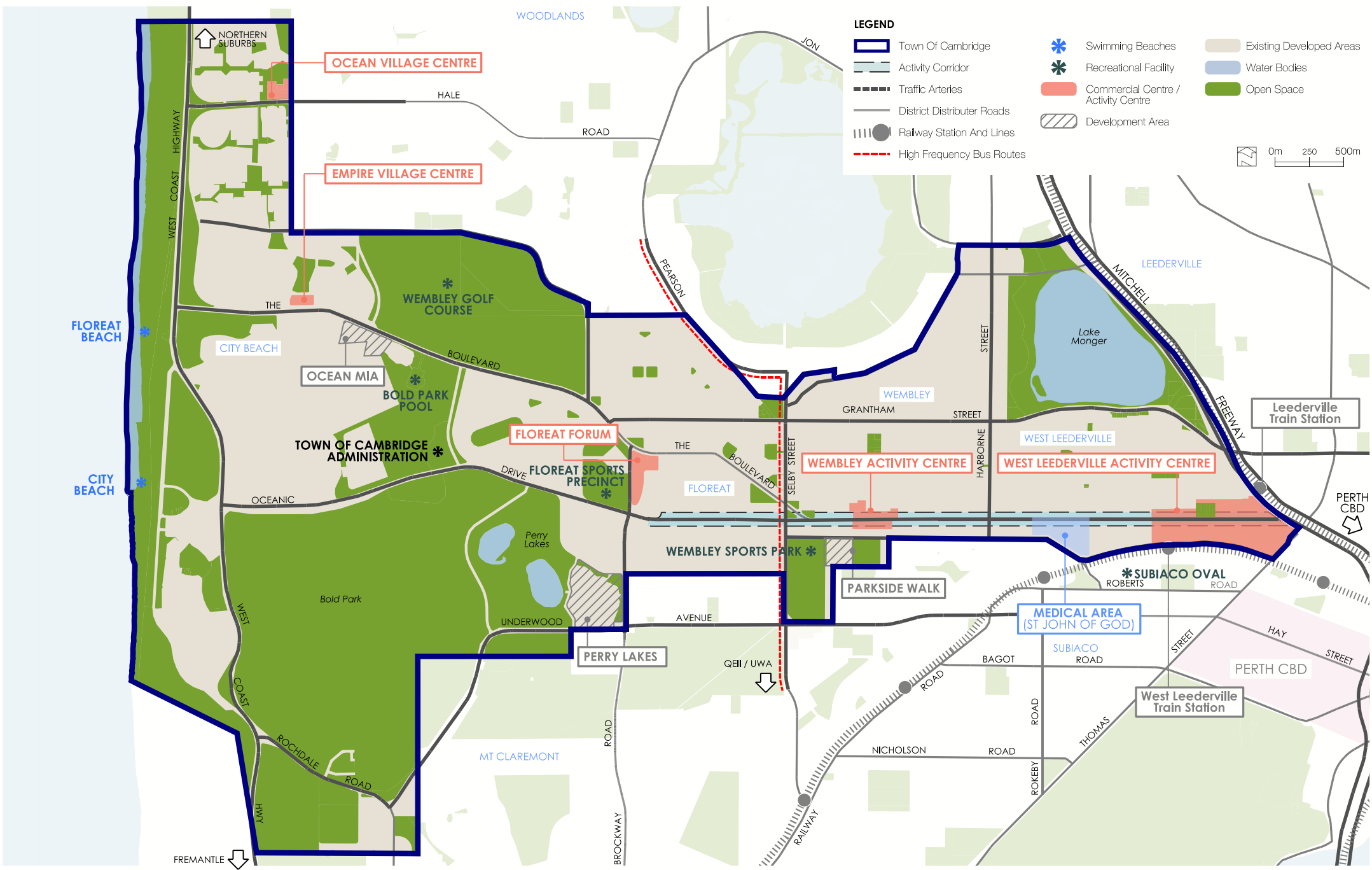


Figure 1: Local Context Plan for the Town of Cambridge

1.1 VISION AND PRINCIPLES

1.1.1 VISION

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

Cambridge - The Best Liveable Suburbs

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



Image: Open space and community facilities throughout the Town are symbolic of the character and charm of the area (Beecroft Park, City Beach).

1.1.2 PLANNING PRINCIPLES

The Local Planning Strategy is guided by the following planning principles:

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

Economy and Employment: Promote employment and economic growth by ensuring planning provisions support a diversity in businesses and services which are appropriately located in key areas.

Character and Heritage: Recognise and protect the established heritage and character of suburban and urban areas and facilitate the conservation and celebration of key heritage places, streets and precincts.

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

Public Realm and Open Space: Improve the usability and accessibility of open space areas and the public realm to improve amenity and encourage active lifestyles and community wellbeing.

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

Utility and Service Infrastructure: Facilitate the delivery and advancement of essential service infrastructure and encourage environmentally sustainable developments throughout the Town.

Natural Asset Management: Encourage the preservation and protection of the Town's natural assets and ensure that future land use and development does not compromise the environmental integrity of these assets.



Image: Floreat Sporting Precinct provides facilities for passive and active recreation.

1.2 OBJECTIVES

The Local Planning Strategy is guided by the following objectives for each of the strategic themes:

HOUSING



Housing Growth: To facilitate growth of residential density in precincts with strong connectivity to local services and facilities.



Housing Diversity and Affordability: To increase the diversity of housing choices throughout the Town to cater for a changing demographic and lifestyle choice.



Built Form Response: To ensure new built form responds to changing needs of the community and existing and proposed character within the surrounding area.

ECONOMY AND EMPLOYMENT



Vibrant Centres: To support the viability of business activity in strategic centres, knowledge centres and consumer centres.



Business Diversity: To increase the diversity of businesses and services operating throughout the Town to reinforce the resilience of the economy.



Business and Employment Growth: To provide flexibility in land use planning and development to facilitate land use change and mixture that encourages business and employment growth within Activity Centres, Corridors, Neighbourhood and Local Centres.

CHARACTER AND HERITAGE



Suburban Character Precincts: To celebrate and strengthen the character of suburban precincts throughout the Town.



Character Streets: To protect and enhance the integrity of character streets and streetscapes throughout the Town.



Heritage Places: To facilitate the protection and preservation of key heritage features of identified heritage places.

TRAFFIC AND TRANSPORT



Traffic Congestion and Parking: To reduce traffic congestion and parking conflicts to increase the efficiency and safety of movement.



Public Transport: To expand the public transport network and frequency of service to encourage modal shift.



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

PUBLIC REALM AND OPEN SPACE



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



Regional Accessibility: Maintain and enhance current usability and accessibility for residents and visitors throughout the Town to regional open space and sporting facilities.



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

COMMUNITY INFRASTRUCTURE AND FACILITIES



Meeting Community Need: To respond to the changing demographic needs of the Town with community infrastructure designed to meet those needs.



Activation of Places: To encourage activation of places within the Town through integration and delivery of community infrastructure and facilities.



Sustainable Funding Mechanisms: To ensure that community infrastructure planning is supported by sustainable funding mechanisms that attribute costs equitably amongst beneficiaries.

UTILITY AND SERVICE INFRASTRUCTURE



Infrastructure Upgrades: To plan for upgrades to essential service infrastructure to support the growth of infill precincts throughout the Town.



Coordinated Funding: To ensure that public infrastructure upgrades are supported by sustainable funding mechanisms that attribute costs equitably amongst beneficiaries.



Sustainable Built Form Design: To encourage energy efficient and water sensitive urban design technologies in the design, construction and/or modification of development throughout the Town.

NATURAL ASSET MANAGEMENT



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



Tourism Development: To facilitate sustainable tourism opportunities within and adjacent to key natural assets.



Urban Interface: To ensure that fringe development is appropriately planned to minimise land use conflict with key natural assets.



Image: Lake Monger reserve provides excellent opportunities for passive and active recreation.



LOCAL PLANNING STRATEGY

CHAPTER 2

2.1 STRATEGIC OVERVIEW

Chapter 2 of this report describes the eight key themes of this Local Planning Strategy, being Housing, Economy and Employment, Character and Heritage, Traffic and Transport, Public Realm and Open Space, Community Infrastructure and Facilities, Utility and Service Infrastructure and Natural Asset Management.

These themes are each described by their planning principle, objectives, strategic directions and key actions, as outlined in **Figure 2**.

Local Planning Framework

The Local Planning Strategy is guided by the Town's *Strategic Community Plan* and is intended to provide comprehensive guidance to the preparation of the planning framework for the Town of Cambridge, which will include the:

- Preparation of subsequent detailed strategic planning for critical elements, including but not limited to economic development, movement network, open space and community infrastructure, infrastructure funding, heritage and character and sustainability;
- Precinct structure plans and more detailed neighbourhood and local centre planning for activity centres, neighbourhood centres, activity corridors and local centres;

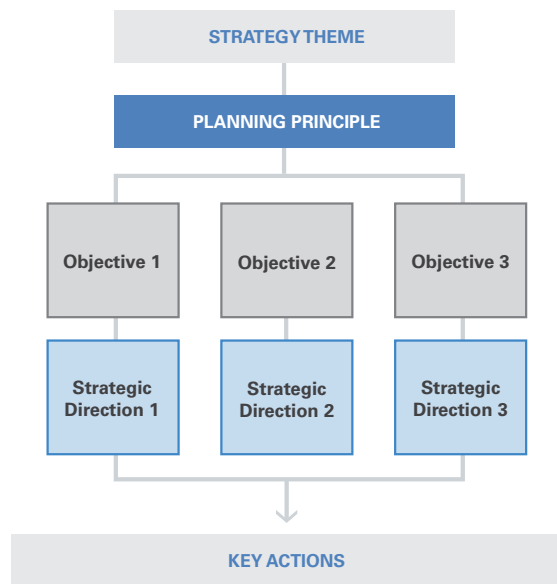


Figure 2: Relationship between the strategic themes, principles, objectives, directions and actions for the purpose of Chapter 2 of this report.

- A review of the statutory controls in place under *Local Planning Scheme No. 1* to reflect the strategic vision and the new model scheme provisions of the *Planning & Development (Local Planning Scheme) Regulations 2015*; and
- A review of detailed policies and design guidelines which provide detailed guidance for land use, built form and site design.

The proposed structure of the Town's planning framework is outlined in **Figure 3**.

Local Planning Strategy Plan

The Local Planning Strategy Plan shown in **Figure 4** is intended to provide a spatial overview of the urban consolidation and infill precincts within the Town of Cambridge to assist in defining the Town's vision.

The matters shown and annotated on the Local Planning Strategy Plan are not intended to be exhaustive, and are supported by the individual strategy theme plans in Chapter 2 of this report, along with the more detailed urban consolidation and infill plans in Chapter 3 of this report.



Figure 3: Overview of the planning framework which will guide development and land use throughout the Town.

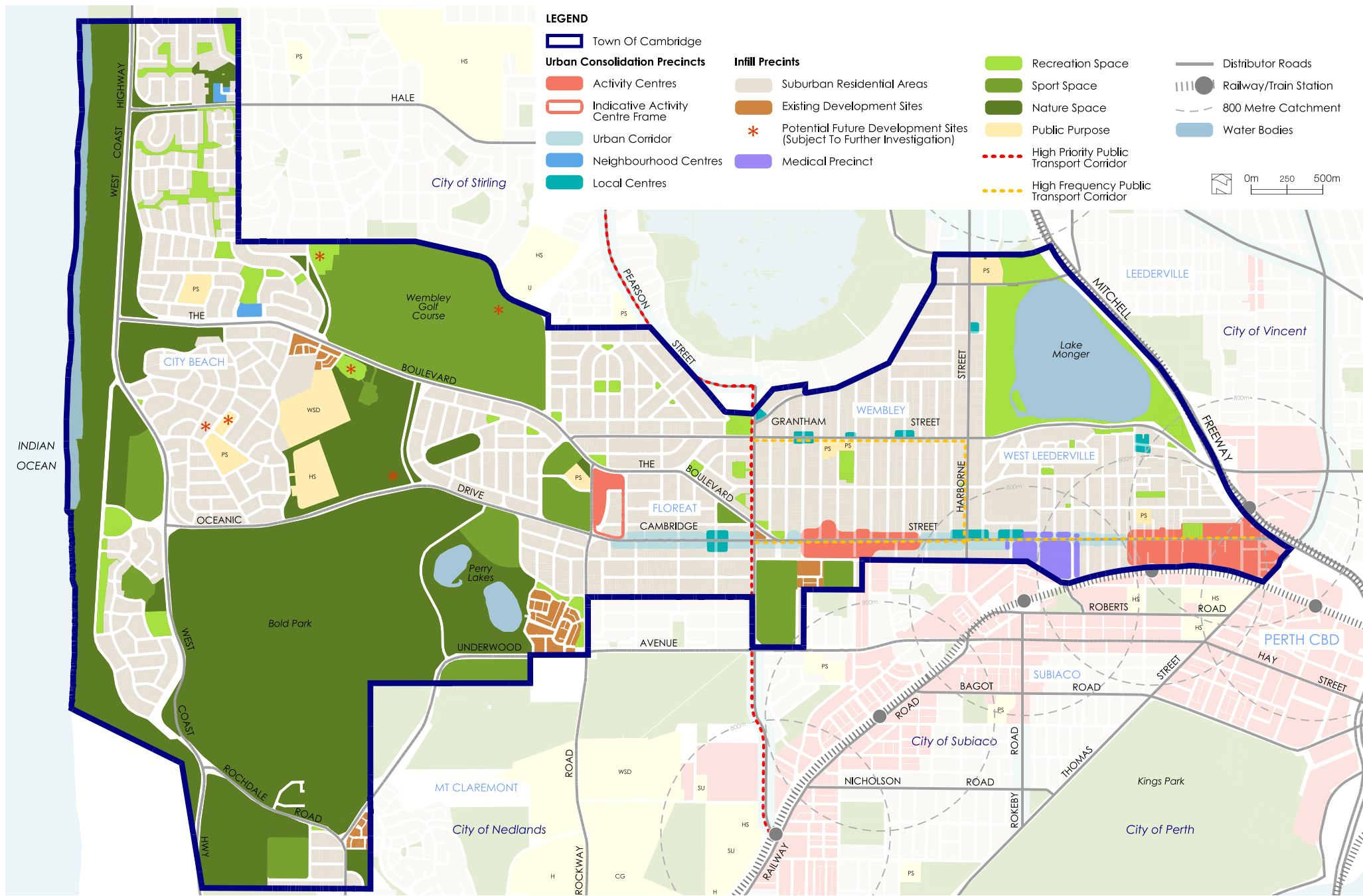


Figure 4: Local Planning Strategy Plan

2.2 HOUSING

2.2.1 PLANNING PRINCIPLE

The Town will facilitate the delivery of well considered, integrated housing growth that meets the needs of changing communities and provides housing choice and a quality lifestyle for all residents of Cambridge.

2.2.2 OBJECTIVES



Housing Growth: To facilitate growth of residential density in precincts with strong connectivity to local services and facilities.



Housing Diversity and Affordability: To increase the diversity of housing choices throughout the Town to cater for a changing demographic and lifestyle choice.



Built Form Response: To ensure new built form responds to changing needs of the community and existing and proposed character within the surrounding area.

2.2.3 STRATEGIC DIRECTION

The Town's strategic direction for Housing is outlined as follows, with key actions outlined in **Table 2**.

Housing Growth

In order to accommodate a growing population and meet the needs of future residents the Perth metropolitan area needs to grow and intensify.

Inner urban areas like the Town of Cambridge have potential to accommodate a proportion of this population growth through well planned urban nodes and corridors which reinforce the viability of centres and protect the suburban character of established areas.



Traditional 'California Bungalow' style detached dwelling, Wembley



Contemporary style detached dwelling, City Beach



Medium density pre-war cottage detached dwelling, West Leederville



Medium density dwellings, City Beach



Higher density apartment building, Wembley



Contemporary higher density apartment development, West Leederville

Images: The existing diversity and character of housing throughout the Town's suburban and urban areas is a source of strong community pride that is to be respected and protected in the facilitation of infill development.

In accordance with the Western Australian Planning Commission's *Perth and Peel @ 3.5 million* framework the Town has a target to plan for the provision of 6,830 additional dwellings by 2050 to support a total Perth metropolitan population of 3.5 million.

A series of urban consolidation and infill precincts have been identified which are intended to accommodate residential development within the Town of Cambridge over the next 20-30 years.

These precincts are identified spatially in **Figure 5** and broadly described as follows, with further description outlined in Chapter 3:

- a. **Activity Centres:** West Leederville, Wembley and Floreat Town Centres, as defined by the WAPC's Perth & Peel @ 3.5 million Strategy.
- b. **Urban Corridors:** The Cambridge Street Urban Corridor between West Leederville Activity Centre and Floreat Activity Centre.
- c. **Neighbourhood Centres:** Including the Town's two Neighbourhood Centres in City Beach known as the Gayton Road Centre (The Boulevard) and Ocean Village (Hale Road).
- d. **Local Centres:** Including various Local Centres throughout Wembley and West Leederville.
- e. **Suburban Residential Areas:** Including latent subdivision potential within suburban areas and an opportunity to increase the viability and desirability of developing ancillary accommodation within established suburban areas.
- f. **Existing Development Sites:** Residential development precincts that have progressed significantly since 2010.
- g. **Potential Future Development Sites:** Identified Town owned land that is potentially surplus to need and available for future residential development.
- h. **Precinct Planning Areas:** Other areas with recognised potential for residential densification, subject to further infrastructure investment and precinct planning.

Detailed planning for each of these precincts is essential to ensure that population growth is supported by an increase in local infrastructure and services. Redevelopment must occur in a manner which reinforces the sense of place within the precinct, makes a positive contribution to the public realm, provides a high level of amenity for future residents and protects the amenity and liveability of adjacent sites. Due to these reasons, it is recognised that Urban Consolidation and Infill Precinct areas may be the subject of further minor refinements through the detailed planning stages.

The dwelling estimates for the precincts a) to g) above are identified in **Table 1**, demonstrating that the Town has more than adequate capacity to accommodate the WAPC's target of 6,830 dwellings by 2050. Precinct h) has not been included in this calculation as the extent of development potential and timing for progression of redevelopment is subject to further analysis.

Table 1: Dwelling estimate range for identified urban consolidation and infill precincts.

Urban Consolidation and Infill Precincts	Dwelling Estimate Range ¹	
	Lower Growth Estimate	Higher Growth Estimate
Activity Centres		
West Leederville	1,800	2,300
Wembley	750	1,000
Floreat	900	1,250
Sub-Total	3,450	4,550
Cambridge Street Urban Corridors		
Cambridge Street East	325	400
Cambridge Street West	325	450
Sub-Total	650	850
Neighbourhood Centres		
Gayton Street Neighbourhood Centre	100	150
Ocean Village Neighbourhood Centre	200	250
Sub-Total	300	400
Local Centres		
Local Centres - Wembley and West Leederville	50	100
Sub-Total	50	100
Suburban Residential Areas		
Latent Subdivision Potential	340	440
Ancillary Accommodation Potential	250	500
Sub-Total	590	940
Existing Development Sites		
Perry Lakes, Floreat	600	600
Ocean Mia, City Beach	100	100
Parkside Walk, Jolimont	350	350
St Johns Wood, Mt Claremont	60	60
Sub-Total	1,110	1,110
Potential Future Development Sites		
Old Quarry Site, City Beach	50	100
Surplus Golf Course Land, Wembley Downs	450	600
Templetonia Cres and Civic Centre Site, City Beach	50	100
Administration Centre Site, Floreat	150	200
Sub-Total	700	1,000
Total Estimated Dwelling Range	6,850	8,950

1. The definitions and method of calculation for the higher and lower growth estimates are outlined within Appendix 1 of the Background Analysis Report.

Housing Diversity and Affordability

The current diversity of dwelling types within the Town of Cambridge is broadly comparable to housing throughout the Perth Metropolitan Area, in that it is dominated by single detached dwellings which make-up 78 percent of the 10,250 dwellings within the municipal area.

The remaining 22 percent is identified as medium density dwellings, which are predominantly located throughout inner-city suburbs of Wembley and West Leederville, and higher density development which is almost exclusively abutting Cambridge Street.

Demand for smaller detached houses, grouped dwellings and apartments within the Town is projected to occur as a result of:

- A growing metropolitan population and desire to live and work close to services and employment, particularly within inner urban areas of Perth;
- An ageing population which is increasingly looking to downsize from traditional family homes to more manageable housing options within the same location;
- Decreasing affordability of housing, particularly in desirable locations with largely homogenous housing typologies.

Through a focus on infill development within the key strategic precincts outlined above the Town aims to deliver an increased diversity of housing and greater affordability for the existing and future community.

In particular it is anticipated that:

- **Activity, Neighbourhood and Local Centres** will deliver predominantly apartment based product either as stand alone apartment complexes or as part of mixed use development, with opportunity for townhouse product at the fringes of precincts where they interface with established suburban areas;
- The **Cambridge Street Urban Corridor** will deliver a mixture of apartments and townhouse/villa style grouped dwellings;
- **Suburban Residential Areas and Development Sites** will continue to provide opportunities for smaller dwellings and townhouse/villas, in addition to ancillary accommodation options where sufficient site area is available;
- **Potential Future Development Sites** offer potential for a mixture of apartments, townhouse/villas and smaller detached dwellings depending on their proximity to services and open space.

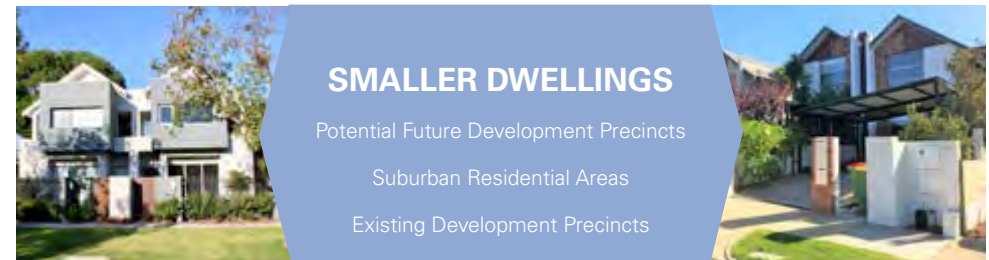


Image: Examples of the range of diversity of new housing options to be provided throughout the Town in key precincts.

Accessible Housing

In delivering a diversity of dwelling types and sizes, the Town aims to facilitate the delivery of housing suitable for elderly people or those with special needs. In comparison with greater Perth, the Town of Cambridge has a higher percentage of residents over the age of 55 years. With an ageing population, many residents have a desire to downsize and remain within the Town.

New residential development must incorporate WA Liveable Homes (universal) design principles to allow those with disabilities or special needs to live within the Town and provide options for those requiring high levels of accessibility including seniors, carers and people with small children.

Built Form Response

The Town of Cambridge is an attractive place to live and work, and the design of new residential development should reflect and respond to its attributes. As an established suburban and urban area, places within the Town have a distinctive character that will be respected, enhanced and celebrated by current and future residents of the Town.

New residential development must be responsive to its surrounding context and in particular be designed to ensure the development:

- Responds to the existing or intended character of the local area and reflects the sense of place within that community;
- Proposes massing and height that is appropriate to its setting and does not unreasonably diminish the liveability or privacy of adjacent sites or the intended future character of the area;
- Provides a high level of amenity to future occupants, neighbours and visitors;
- Positively contributes to the streetscape and the surrounding public and private realm; and
- Considers passive surveillance of the public realm whilst maintaining a level of privacy for residents.

In the formulation and review of more detailed planning for housing development precincts, the Town of Cambridge will ensure that the quality and consistency of built form is a critical consideration for decision making authorities, and is required to be addressed in all substantial residential development proposals.

The Town's Design Review Panel will continue to provide guidance on all substantial development proposals received by the Town, and will be guided by the Local Planning Strategy and the detailed planning undertaken for individual precincts.

This guidance will ensure that applicants and decision making authorities are well informed and better able to deliver the expected standards of built form design.



Image: Examples of high quality responsive infill development at 'The Bottleyard' development in North Perth (left) and 'Liv Apartments' in Fremantle (right)
(Image Source: MJA Architects (left) and Defence Housing Australia (right))

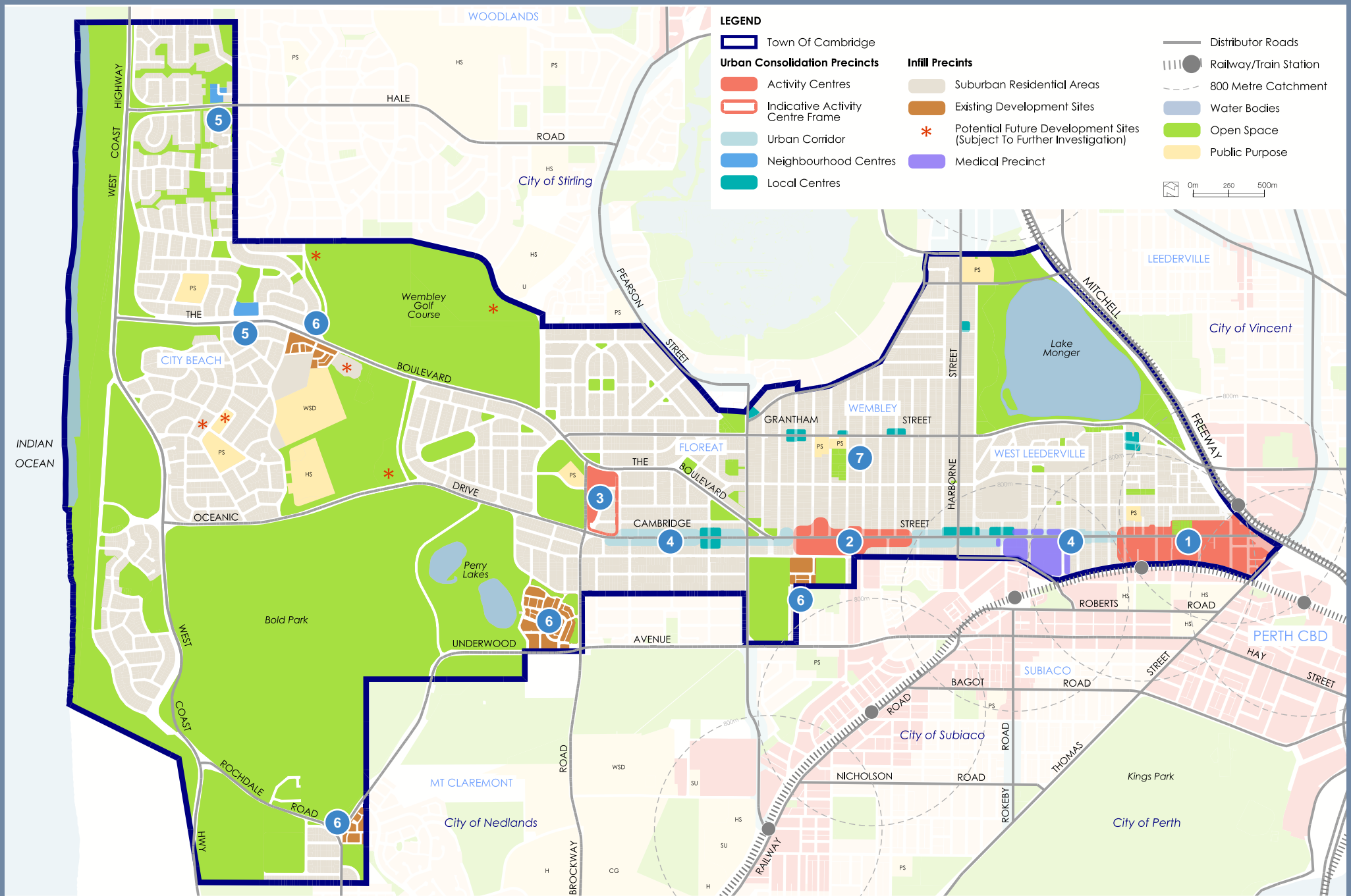
Table 2: Key actions to be undertaken with respect to Housing in the Town of Cambridge.

Precinct	Action	Indicative Timeframe
Urban Consolidation Precincts		
West Leederville	Finalise and implement the West Leederville Precinct Structure Plan to ensure that it comprehensively plans for the infrastructure and investment required to facilitate the proposed growth in a manner which provides a high quality public realm, excellent connectivity and a high quality of life for residents, businesses and visitors.	Immediate
Wembley	Finalise and implement the Wembley Activity Centre Plan to ensure that proposed growth of the activity centre is supported by a comprehensive planning framework and infrastructure funding strategy to provide a high quality public realm, excellent access to public transport and a high quality of life for residents, businesses and visitors.	Immediate
Floreat	In collaboration with stakeholders undertake the preparation of a precinct structure plan for the Floreat activity centre which facilitates redevelopment of the existing retail centre and immediate surrounds, and provides opportunity for high quality residential and public realm development.	Short Term (1-3 years)
Cambridge Street Urban Corridor	In collaboration with stakeholders undertake detailed analysis of opportunities for residential development of private land abutting the Cambridge Street corridor with a view to preparing a planning framework to facilitate more intensive residential and mixed use development along the corridor.	Medium Term (3-5 years)
Gayton Road Neighbourhood Centre	In collaboration with stakeholders undertake detailed analysis of opportunities for mixed use development of the centres to facilitate residential and retail/ commercial development providing housing opportunities and goods/services to the local community.	Medium Term (3-5 years)
Ocean Village Neighbourhood Centre		Short Term (1-3 years)
Local Centres	In collaboration with stakeholders undertake detailed analysis of opportunities for mixed use development of the centres to facilitate residential and retail/ commercial development to provide housing opportunities and goods/services to the local community.	Medium Term (3-5 years)
Urban Infill Precincts		
Latent Subdivision Potential	Investigate opportunities to facilitate residential subdivision and development in existing suburban areas which is reflective of the unique local character of these precincts.	Short Term (1-3 years)
Ancillary Dwelling Potential	Investigate opportunities to facilitate ancillary dwelling development as an alternative to subdivision and standard development within existing suburban areas.	Short Term (1-3 years)
Existing Development Sites	Continue to work with applicants to facilitate the growth of current development sites in accordance with the approved planning framework.	Ongoing
Templetonia Crescent and Old Quarry Potential Future Development Sites	In collaboration with stakeholders undertake investigations of each potential development site to assess opportunities and issues with a view to preparing a planning framework to facilitate residential development within the precinct.	Short Term (1-3 years)
Wembley Golf Course & Town Admin Centre Potential Future Development Sites		Medium Term (3-5 years)
Precinct Planning Areas	Identify the location and extent of future potential opportunity areas and undertake further investigation of these areas in the context of opportunities and constraints that arise from more detailed planning.	Ongoing

FIGURE 5: SPATIAL CONSIDERATIONS AND ACTIONS FOR HOUSING

- 1 Through the implementation of the West Leederville Precinct Structure Plan the activity centre will grow to accommodate medium and high density living opportunities in a mixed use urban centre.
- 2 Through the implementation of the Wembley Activity Centre Plan the activity centre will redevelop to accommodate medium and high density living opportunities in a mixed use centre.
- 3 Through the preparation of a precinct structure plan , Floreat Forum and surrounds will evolve over time to become an activity centre which accommodates medium and high density mixed use development.
The Cambridge Street Urban Corridor will redevelop over time to accommodate medium and high density living opportunities and reinforce local centres and nodes of activity.
- 4 Intensification of Neighbourhood Centres will focus on redevelopment of existing commercial areas to accommodate mixed use development in a multi-storey built form which transitions to the surrounding established suburban environment.
- 5 Existing Development Sites will continue to provide opportunity for smaller detached dwellings, townhouse/villa product and smaller apartment developments.
Local Centres along Grantham Street and Harborne Street will redevelop existing commercial areas to accommodate small mixed-use development in a multi-storey built form which transitions to the surrounding established suburban environment.
- 6 Potential Future Development Sites will, subject to further investigation and detailed planning, provide potential for additional residential development and deliver opportunity for smaller detached dwellings, townhouse/villa developments and apartment developments.





2.3 ECONOMY AND EMPLOYMENT

2.3.1 PLANNING PRINCIPLE

The Town will promote employment and economic growth by ensuring planning provisions support a diversity in businesses and services which are appropriately located in key areas.

2.3.2 OBJECTIVES

The strategic objectives for economy and employment are:



Vibrant Centres: To support the viability of business activity in strategic centres, knowledge centres and consumer centres.



Business Diversity: To increase the diversity of businesses and services operating throughout the Town to reinforce the resilience of the economy.



Business and Employment Growth: To provide flexibility in land use planning and development to facilitate land use change and mixture that encourages business and employment growth within Activity Centres, Corridors, Neighbourhood and Local Centres.

2.3.3 STRATEGIC DIRECTION

The Town of Cambridge holds a strategic economic and employment position in Perth's western suburbs due to its proximity to Perth CBD, secondary centres of Subiaco and Leederville and direct access to passenger rail and the Mitchell Freeway.

The urban corridor of Cambridge Street links significant commercial centres and employment hubs, with particular focus on St John of God Hospital and surrounding medical facilities which provide more than half of all local jobs.

The Town's employment related floor space includes community uses, commercial uses, population driven and strategically responsive land uses totalling approximately 526,000m².

Vibrant Centres

Centres, corridors and business precincts within the Town of Cambridge can be broadly divided into three categories as follows:

- **Strategic Centres:** precincts which primarily provide specialised services and products for other businesses or visitors who tend to be from outside the Town, either in the broader Perth Metropolitan area, interstate or overseas;
- **Knowledge Centres:** precincts which primarily provide for specialised education, health and social services for a broader inner Perth metropolitan catchment; and
- **Consumer Centres:** precincts which primarily provide for the daily goods and service needs of a local population catchment.

Strategic Centres

Within the Town the key strategic centres are West Leederville, which is ideally located on key transport routes within walking distance of the Perth CBD and other major centres, and Floreat/City Beach, as a result of its value for tourism and visitation associated with the significant natural assets of the beach and surrounding public open space.

West Leederville

West Leederville is a key strategic centre that provides over 30 percent of the Town's total office floorspace. It has significant comparative advantages such as proximity to the City, and proximity to train stations, pedestrian links and cycle paths, as well as being on the border of the Perth CBD Free Transit Zone. As a strategic employment centre, West Leederville also offers a high level of diversity with significant entertainment and retail floorspace and high-density residential development.

In future, the centre is planned to grow significantly in terms of both residential and commercial uses. It is estimated that West Leederville could require approximately 51,000m² of additional employment floorspace in order to support the 2050 population projections, and this growth will require careful consideration of the necessary transport, recreation, utility and service infrastructure necessary to support an increased resident and employment population.

City Beach and Floreat Beach Nodes

The City Beach and Floreat Beach nodes provide amenity for a significant population, including local residents, Greater Perth residents and tourists visiting from interstate and overseas. The centres provide a distinct offering compared to Cottesloe and Scarborough, with a unique family friendly environment.

City Beach has recently been redeveloped and provides a significant entertainment and recreation precinct in addition to valuable public open spaces. As the local population grows and visitation increases there will be a need to ensure that amenity is able to support/sustain the growing demand. The success of the centres is highly dependent on the quality of the natural environment and surrounding spaces.

It is estimated that, based on local and regional population growth, the nodes could support an additional 4,000m² of employment floorspace by 2050.

Knowledge Centres

Knowledge centres provide important services such as health and education for local and neighbouring communities alike. There is a mix of large and small knowledge based centres in the Town, with the most significant being St John of God Hospital which provides world class healthcare for many of the local and Greater Perth population. Smaller centres provide health and education services to the local community.

Knowledge centres currently provide approximately 2,800 employment opportunities, with a significant proportion of those positions being knowledge intensive consumer services. It is estimated that the knowledge centres could require approximately 18,000m² of additional floorspace by 2050 to meet population demand. In addition, the medical precinct surrounding St John of God Hospital could require between 11,000m² and 19,000m² by 2050 to meet population projections, with the potential for additional expansion beyond this level.

In order to cater for this growth the medical precinct will require comprehensive planning to accommodate additional floorspace as part of redevelopment of the hospital site. In addition, further planning for development opportunities within the surrounding medical facilities fronting McCourt Street and Cambridge Street is required to ensure that land use and development outcomes make optimal use of the opportunities provided.

Consumer Centres

Centres, corridors and business precincts throughout the Town provide the community with the goods and services they need on a daily and weekly basis.

There are a range of consumer based centres in the town including the district scale Wembley and Floreat Forum centres and smaller neighbourhood and local centres such as Gayton Road, Ocean Village, Grantham Street and Birkdale Street. Part time employment makes up almost half of all employment or 17 percent of full time equivalent positions in the Town, a reasonable proportion of which are provided within these consumer centres.

On the basis of the projected population growth to 2050, it is estimated that consumer services centres could require approximately 39,000m² of additional employment floorspace to meet the needs of local residents.

Centres need to be planned and developed in a manner which responds to their unique characters and functions. Overall considerations will need to be factored into future plans to support a sustainable economic future, including but not limited to:

- Diversity of built form products and affordability to ensure that premises are sufficiently flexible to meet the needs of a broad range of businesses;
- Availability of parking to limit barriers to customers accessing centres;
- Improved public transport services, cycling access and pedestrian safety/connectivity;
- Availability of high speed internet to open up broader markets and reinforce viability of local businesses; and
- Place activation and improved streetscapes and good pedestrian walkability to attract people to the area on a regular basis.

It is estimated that Floreat Forum and Wembley could require approximately 8,400m² and 10,500m² of additional employment floorspace by 2050 respectively in order to meet population projections.

Business Diversity

Additional floorspace capacity should include provision for a mix of land uses and development scale and stimulate a mix of local community need based land uses as well as knowledge intensive and strategic activity that will contribute to the prosperity of the Town.

Place Activation

Increased diversity of businesses and services will be of particular importance in the visioning and development of the key activity, neighbourhood and local centres, as a greater diversity of businesses and services will assist in:

- Encouraging residents to shop locally for their daily and weekly needs, providing both health benefits to local residents by encouraging them to walk or cycle within the precinct, and reinforcing the viability of businesses due to the strong local catchment;
- Activation of these precincts with greater foot traffic at all times of the day, rather than just during peak periods; and
- Creating safer, more attractive neighbourhoods as a result of the activation and passive surveillance of the streetscape from different businesses and services operating at different times of the day.

Land uses that will be encouraged within these precincts include but are not limited to entertainment, food and beverage, health, education, hospitality and service accommodation, retail and community purpose.

Home Based Businesses

Communication based technological advancements and a desire for greater flexibility in work/life balance are fuelling an increase in the establishment of home based businesses throughout Australia, with nearly 1 million people running a business from home in 2018 (DIIS, 2018). Given the comparatively high educational levels of Town of Cambridge residents and the forecast growth in families residing in the area, the Town is well placed to support the growth and expansion of home based businesses throughout the Town.

This should be facilitated through a review of planning requirements for home based businesses, along with the Town actively supporting the establishment and operation of these businesses through working with utility providers to improve services and providing support in advertising and promotion through Town events and publications.

Tourism and Short Stay Opportunities

The Town has a range of natural and built assets that provide recreation and services for the local and regional population, including:

- St John of God Hospital medical precinct, which as a private hospital provides medical services for the whole of Western Australia and attracts a large number of patients and visitors to the local area;
- Natural assets including Bold Park, Lake Monger, and the City Beach / Floreat foreshore which attract a broad range of locals and tourists participating in passive and recreational activities; and
- Regional sporting and recreation facilities including Bold Park Aquatic Centre, Wembley Golf Course, Alderbury Sportsground and the State Netball Centre attracting recreational and competitive sporting groups from around the State.

To ensure that complementary services are provided to support these facilities, the Town will investigate and respond to the demand for short-stay accommodation, transportation and service needs of these visitors within these local areas.

Business and Employment Growth

The Town's economy is characterised by high levels of knowledge intensive and strategic employment and corresponding high qualification/income levels reflective of the medical and community based prevailing uses. Maintaining and increasing business activity and quality employment will be particularly important to strengthen the local economy and to support further population growth and demographic change.

Business Growth

The Town provides significant employment floorspace to meet the needs of both local population and industries. Employment related floorspace includes both commercial and community uses such as retail stores, offices, health services and recreational facilities.

The Town will need to plan for appropriate commercial development to allow capacity to accommodate the projected employment needs to support the population targets established by *Perth and Peel @ 3.5 million*.

To support economic sustainability in the future, both population driven and strategic employment will need to grow at approximately the same rate as population growth over the long term. It is estimated that approximately 300,000m² additional floorspace will be required. This will result in an ultimate total floor space requirement for 839,000m² to support an employment self-sufficiency target of 79 percent or a total of 16,500 additional jobs by 2050, as outlined in **Table 3**.

Employment Growth

The WAPC's *Perth and Peel @ 3.5 million – Central Sub-Regional Planning Framework* establishes an employment self-sufficiency target of 139.7 percent for 2050, which maintains the current ESS ratio as at 2010. A large proportion of the sub-regions employment is, however, contained within the Perth CBD. The Town's ESS target also reflects its current ESS at 79 percent, which equated to 10,300 jobs in 2011.

The Town has low unemployment levels, but has a relatively low employment self-containment at 16 percent. The Town will work to improve the employment self-containment through intensification of mixed use centres to encourage local living and working lifestyles and strengthen the Town's community connectivity.

Table 3: Employment floorspace targets for identified precincts in Local Planning Strategy (Pracsys, 2018)

Economy and Employment Precinct	Employment Floorspace (2011)	Employment Floorspace Target (2050)	Percentage Increase (%)
Strategic Centres			
West Leederville	83,500m ²	134,500m ²	+61%
City Beach / Floreat Beach Nodes	6,500m ²	10,500m ²	+66%
Sub-Total	90,000m²	145,000m²	
Knowledge Centres			
Medical Precinct	24,000m ²	38,000m ²	+58%
Other Knowledge Centres	7,000m ²	11,000m ²	+57%
Sub-Total	31,000m²	49,000m²	
Consumer Centres			
Wembley Activity Centre	18,000m ²	29,000m ²	+61%
Floreat Activity Centre	19,000m ²	28,000m ²	+47%
Gayton Street Neighbourhood Centre	3,200m ²	4,400m ²	+37.5%
Ocean Village Neighbourhood Centre	2,300m ²	3,400m ²	+48%
Other Centres (Grantham Street and Cambridge Street, Herdsman Parade)	31,000m ²	49,000m ²	+63%
Sub-Total	73,500m²	113,800m²	
Other employment floorspace (community facilities, civic uses, etc)	331,500m ²	531,200m ²	+62%
TOTAL	526,000m²	839,000m²	

Footnote: The employment floorspace targets are indicative rather than prescriptive limits.

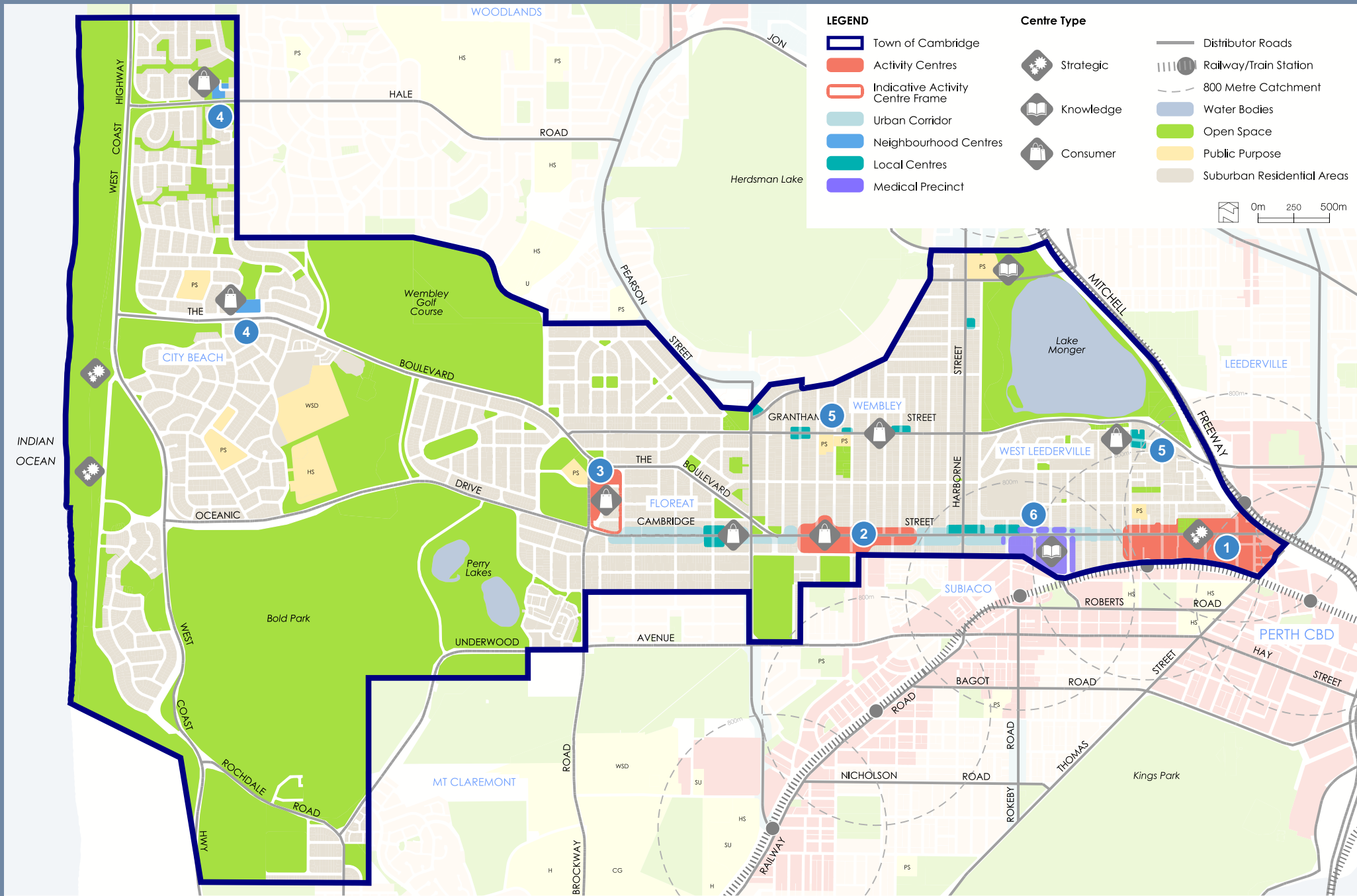
2.3.4 KEY ACTIONS

Table 4: Key actions to be undertaken with respect to Economy and Employment in the Town of Cambridge.

Precinct	Action	Indicative Timeframe
Town Wide		
Business and Employment Growth	Undertake the preparation of an economic development strategy to identify and coordinate efforts to grow and support businesses and employment within the Town.	Immediate
Home Based Business	Investigate opportunities to support the establishment and operation of home based businesses throughout the Town.	Short Term (1-3 years)
Tourism and Short Stay Opportunities	Investigate opportunities to provide additional complementary and support services to key attractions for tourists and visitors, including short stay accommodation, transportation and other services.	Medium Term (3-5 years)
Activity Centres		
West Leederville	Finalise and implement the West Leederville Precinct Structure Plan to ensure that it comprehensively plans for the infrastructure and investment required to facilitate the proposed growth in a manner which provides a high quality public realm, excellent connectivity and a high quality of life for residents, businesses and visitors.	Immediate
Wembley	Finalise and implement the Wembley Activity Centre Plan to ensure that proposed growth of the activity centre is supported by a comprehensive planning framework and infrastructure funding strategy to provide a high quality public realm, excellent access to public transport and a high quality of life for residents, businesses and visitors.	Immediate
Floreat	In collaboration with stakeholders undertake the preparation of a precinct structure plan for the Floreat activity centre which facilitates redevelopment of the existing retail centre and immediate surrounds, and provides opportunity for high quality residential and public realm development.	Short Term (1-3 years)
Urban Corridor		
Cambridge Street Urban Corridor	In collaboration with stakeholders undertake detailed analysis of opportunities for residential development of private land abutting the Cambridge Street corridor with a view to preparing a planning framework to facilitate more intensive residential development along the corridor.	Medium Term (3-5 years)
Neighbourhood and Local Centres		
Gayton Road Neighbourhood Centre	In collaboration with stakeholders undertake detailed analysis of opportunities for mixed use development of the centres to facilitate residential and retail/ commercial development providing housing opportunities and goods/services to the local community.	Medium Term (3-5 years)
Ocean Village Neighbourhood Centre		Short Term (1-3 years)
Local Centres	In collaboration with stakeholders undertake detailed analysis of opportunities for mixed use development of the centres to facilitate residential and retail/ commercial development to provide housing opportunities and goods/services to the local community.	Medium Term (3-5 years)
Medical Precinct		
St John of God Medical Precinct	Undertake detailed planning of the St John of God Hospital site and surrounding medical precinct to facilitate growth and redevelopment of health related industries and residential opportunities.	Short Term (1-3 years)

FIGURE 6: SPATIAL CONSIDERATIONS AND ACTIONS FOR ECONOMY AND EMPLOYMENT

- 1 Through the implementation of the West Leederville Precinct Structure Plan the activity centre will grow to accommodate a greater diversity of uses and increased employment floorspace reflective of its economic role as a strategic centre.
- 2 Through the implementation of Wembley Activity Centre Plan the activity centre will redevelop to accommodate an increase in employment floorspace and greater economic diversity.
- 3 Through the preparation of a precinct structure plan, Floreat Forum and surrounds will evolve over time to become an activity centre which accommodates medium and high density mixed use development with increased employment floorspace.
- 4 Intensification of Neighbourhood Centres will focus on redevelopment of existing commercial areas to accommodate mixed use development in a multi-storey built form which is anticipated to accommodate additional employment floorspace.
- 5 Local Centres will redevelop existing commercial floorspace to accommodate small mixed-use development in a multi-storey built form which transitions to the surrounding established suburban environment.
- 6 As an important knowledge centre the St John of God Hospital and surrounding medical precinct will redevelop and expand over time to provide additional services and employment floorspace, and will generate greater demand for complementary services such as short-stay accommodation.



2.4 CHARACTER AND HERITAGE

2.4.1 PLANNING PRINCIPLE

The Town will recognise and protect the established character and heritage of suburban and urban areas and facilitate the conservation and celebration of key precincts, streets and sites.

2.4.2 OBJECTIVES

The strategic objectives for character and heritage are:



Suburban Character Precincts: To celebrate and strengthen the character of suburban precincts throughout the Town.



Character Streets: To protect and enhance the integrity of character streets and streetscapes throughout the Town.



Heritage Places: To facilitate the protection and preservation of key heritage features of identified heritage places.

2.4.3 STRATEGIC DIRECTION

The Town of Cambridge has a unique identity and historical suburban layout which defines the various areas and showcases how the Town has been established.

Suburban Character Precincts

The Town of Cambridge is an exemplar of suburban living through the diversity and richness of its subdivision patterns, built form styles, tree lined streets and plentiful public open space and recreational areas.

The Town's four main precincts, Wembley, Floreat, City Beach and West Leederville, are uniquely characterised by their built form and streetscape, contributing to the Town's strong suburban character, as outlined on page 27.

All too often the character of historic suburban precincts in the Perth metropolitan area is diminished or extinguished by incompatible development which is not reflective or respectful of the character of surrounding built form or streetscapes.

In order to protect the unique character of the Town's established suburban areas the Town will take proactive steps to ensure that new development is controlled in a manner which will ensure cohesiveness with the prevailing character of an area, and streetscapes are maintained and improved through further investment in the public realm.

In the first instance the Town will undertake a study to identify the key aspects of its diverse suburban precincts which contribute to the character and sense of place within that suburb, including a review of:

- **Local context**, including the setting and function of the local area and the broader character of the precinct;
- **Site design**, including building setbacks, access and parking locations, landscaping, etc.;
- **Built form design**, including architectural significance, building height, architectural features, materials and colour, roof pitch, etc. and;
- **Streetscape and public realm design**, including verge widths, street trees, open space, pedestrian and cyclist paths, development interface, etc.

The objective of the study will be to identify key suburban precincts which are prime examples of the style of development and subdivision of that area, and the sense of place that style reinforces within the community.

The identified precincts may then be considered for further protection from inappropriate development and subdivision under the provisions of the local planning scheme.

Local Government Inventory

The Town's Local Government Inventory of Heritage Place (LGI) and Heritage List was adopted on 27 November 2018, replacing the Town's first inventory prepared in 1997. The LGI is a database of places and areas of local heritage significance within the Town. Although the LGI itself offers no legal protection of these places and does not affect future development, the LGI is important in recognising the Town's cultural and historic sites and places, assisting in informing the heritage policy (consistent with State Planning Policy 3.5 'Historic Heritage Conservation') and provides information about local heritage issues that may require protection under the Town's Local Planning Scheme.

The Heritage List identifies properties that are of cultural heritage significance and considered worthy of protection under the Town's Local Planning Scheme.



Floreat

Floreat is characterised by low density residential development, primarily separate detached dwellings with considerable street setbacks, with subdivision design reflecting the principles of ‘Garden Suburbs’. It is comprised of architectural styles from the 1950’s and 1960’s which are unique to Perth and synonymous with the establishment of the suburb as a prestigious residential area.



Wembley

Development in Wembley dates back to the 1920’s and 1930’s, with most of the suburb developed by the 1950’s. Wembley’s streetscape and built form are highly uniform and characterised by low-density housing from the inter-war and immediate post-war period, although infill has occurred throughout the suburb since the 1970’s and there continues to be an increase in the number of dwellings in the area. The traditional character of the housing has been maintained, in part, through the introduction of policy controls to assist in keeping with the traditional housing form.



West Leederville

West Leederville was the earliest area to be developed in the Town with early development in West Leederville consisting of primarily small timber and iron cottages. While there are examples of such development remaining, there has since been redevelopment which introduced a variety of housing designs and types into the area. Overall, the area is characterized by an eclectic mix of housing styles and designs and a variety of lot sizes, at low to medium density. This is representative of the diverse age in the housing stock which also includes more contemporary housing designs as the area continues to be redeveloped.



City Beach

City Beach is largely characterised by open and landscaped spaces and reserves integrated with residential developments based on the ‘Garden Suburbs’ principles. Due to the high desirability of the coast location, City Beach has experienced a high rate of redevelopment with many 1970s dwellings being replaced with larger modern dwellings which have come to characterise the area. The streetscape has mostly remained open with large setbacks, yet the visual dominance of homes along the streets has increased.

Image: Character attributes of suburban precincts within the Town of Cambridge.

Character Streets

The Town of Cambridge is well recognised for attractive and valued streetscapes that contribute to the high amenity and desirability of the area. The character of residential areas within the Town can be expressed through their streetscape, which includes the scale and form of the buildings, roof pitch, front fences, gardens, street trees, landscaping and pathways.

Visual elements inform the perception of the street and in turn the desirability and attractiveness of the area. Therefore, it is important to preserve and enhance the amenity and key elements of the Town's streets that are considered representative of the character of the area.

Identifying and protecting key character streets within the Town is significant in celebrating the Town's identity. Future development should respect and contribute to the character of the

streetscape. The key features of attractive streetscapes found in the Town, include significant tree canopy, pedestrian pathways on both sides of the street, active street frontages with a built form that is representative of the historic character of the area.

Streetscapes within the Town which are iconic or representative of the historic pattern of subdivision and development throughout that area may warrant statutory protection to ensure their character and integrity is not compromised by incompatible development.

To ensure that these character streets are identified and protected, in collaboration with the local community the Town will undertake a review of Character Streets with the objective of identifying the necessary statutory measures to be put in place to protect the integrity of the streetscape.



Image: Example of the tree lined highly walkable streets within the Town of Cambridge.

Heritage Places

Historic Heritage

The Town of Cambridge is characterised by many culturally significant heritage places that define the community and represent its development. These sites should be protected and celebrated with future generations.

Heritage places, both built and natural, are recognised within the State Register of Heritage Places, or listed in the Town's Local Heritage List. The Town currently consists of seven State Heritage listed properties, including Leederville Town Hall, West Leederville Primary School, Holy Spirit Catholic Church (City Beach), Catherine McAuley Centre (Wembley) Quarry Amphitheatre (City Beach), and two original homes in Floreat.

In addition to the State Heritage Listed Sites, which have statutory protection, sites with the highest cultural heritage significance in the Town have been included in the Town's Heritage List adopted in November 2018 and provided the protection under the Local Planning Scheme.

Indigenous Heritage

Registered indigenous heritage sites are protected under the *Aboriginal Heritage Act 1972* and are important cultural and historical sites that must be managed accordingly.

There are five registered Aboriginal Heritage Sites within the Town, found within Bold Park, Lake Monger and Stephenson Avenue, and several other sites designated as 'Stored Data/ Not a Site'.



Image: Examples of State Heritage Listed buildings within the Town of Cambridge - St Vincents Foundling Home (top) and Leederville Town Hall (bottom).

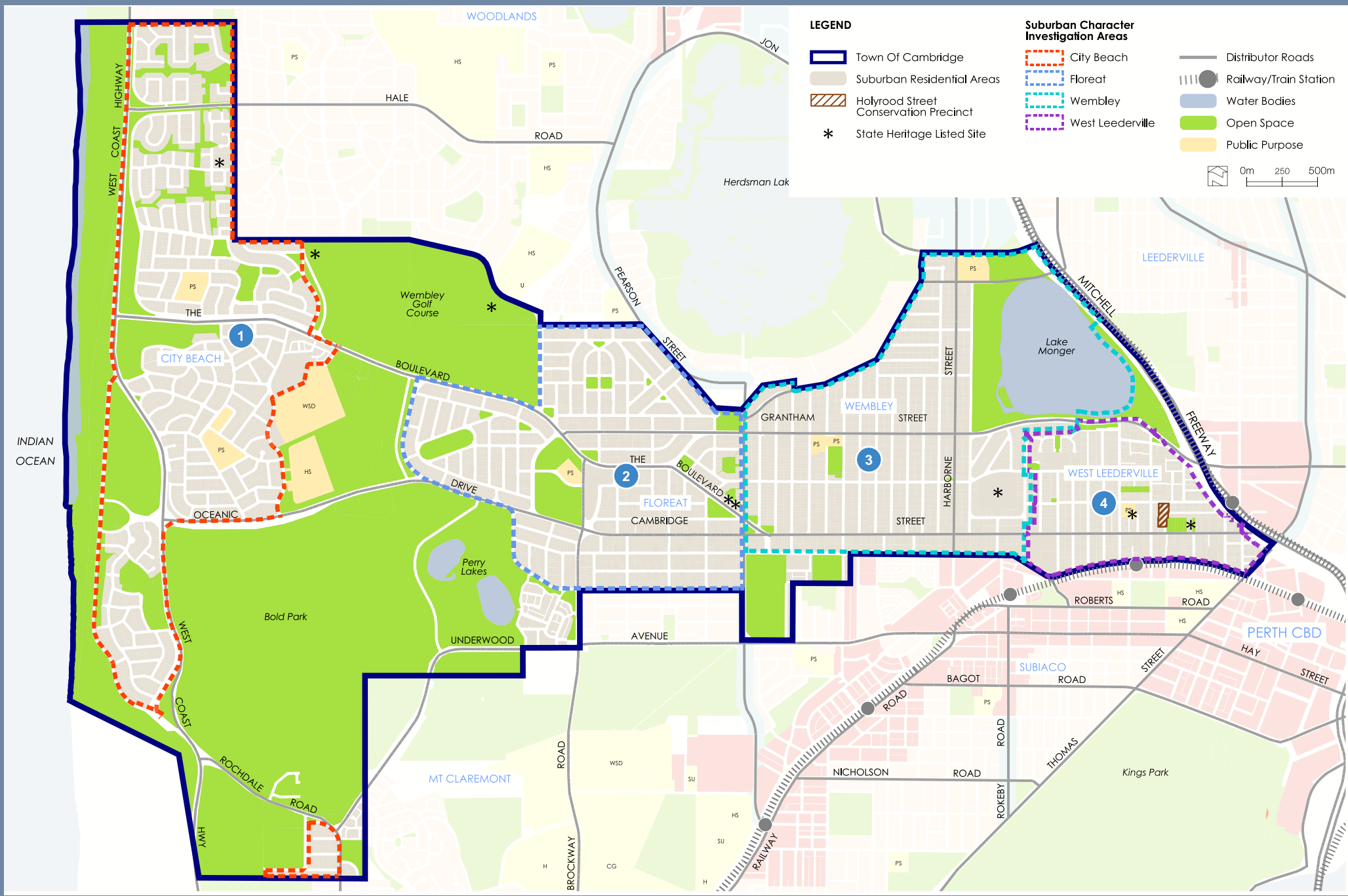
2.4.4 KEY ACTIONS

Table 5: Key actions to be undertaken with respect to Character and Heritage in the Town of Cambridge.

Precinct	Action	Indicative Timeframe
Character Streets and Character Precincts	In collaboration with the local community undertake a review of streets and precincts within the Town of Cambridge to identify the specific values and attributes within those streets/precincts that exemplify the character of those areas and the aspects worthy of protection and celebration.	Short Term (1-3 years)
	Where deemed appropriate and necessary, identify the criteria for new development and prioritisation of public infrastructure investment to protect and enhance the characteristics within identified streets/precincts.	Medium Term (3-5 years)
State Heritage List	In collaboration with the Heritage Council continue to protect the retention and restoration of State Heritage List buildings, and regularly review the Town's Local Heritage List to identify further properties worthy of consideration as a component of the State Heritage List.	Short Term (1-3 years)
Local Heritage List	Undertake periodic review of the Local Heritage List and identify the schedule for ongoing review.	Ongoing
	Continue to work with owners of affected properties to retain and restore their buildings to assist in celebrating local heritage.	Medium Term (3-5 years)
Indigenous Heritage	Ensure that indigenous heritage sites are protected from inappropriate development or and/or land use in coordination with the Department of Planning, Lands and Heritage.	Ongoing

FIGURE 7: SPATIAL CONSIDERATIONS FOR CHARACTER AND HERITAGE

- 1 City Beach is largely characterised by open and landscaped spaces and reserves integrated with residential developments based on the 'Garden Suburbs' principles. Due to the high desirability of the coast location, City Beach has experienced a high rate of redevelopment with many 1970s dwellings being replaced with larger modern dwellings which have come to characterise the area. The streetscape has mostly remained open with large setbacks, yet the visual dominance of homes along the streets has increased.
- 2 Floreat is characterised by low density residential development, primarily separate detached dwellings with considerable street setbacks, with subdivision design reflecting the principles of 'Garden Suburbs'. It is comprised of architectural styles from the 1950's and 1960's which are unique to Perth and synonymous with the establishment of the suburb as a prestigious residential area.
- 3 Development in Wembley dates back to the 1920's and 1930's, with most of the suburb developed by the 1950's. Wembley's streetscape and built form are highly uniform and characterised by low-density housing from the inter-war and immediate post-war period, although infill has occurred throughout the suburb since the 1970's and there continues to be an increase in the number of dwellings in the area. The traditional character of the housing has been maintained, in part, through the introduction of policy controls to assist in keeping with the traditional housing form.
- 4 West Leederville was the earliest area to be developed in the Town with early development in West Leederville consisting of primarily small timber and iron cottages. While there are examples of such development remaining, there has since been redevelopment which introduced a variety of housing designs and types into the area. Overall, the area is characterized by an eclectic mix of housing styles and designs and a variety of lot sizes, at low to medium density. This is representative of the diverse age in the housing stock which also includes more contemporary housing designs as the area continues to be redeveloped.



2.5 TRAFFIC AND TRANSPORT

2.5.1 PLANNING PRINCIPLE

The Town will increase the opportunity to diversify travel methods in order to encourage modal shifts that will reduce traffic congestion and improve the health and wellbeing of residents.

2.5.2 OBJECTIVES

The strategic objectives for traffic and transport are:



Traffic Congestion and Parking: To reduce traffic congestion and parking conflicts to increase the efficiency and safety of movement.



Public Transport: To expand the public transport network and frequency of service to encourage modal shift.



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

2.5.3 STRATEGIC DIRECTION

Traffic Congestion and Parking

Traffic Congestion is a key concern of many residents and business owners within the Town, particularly during AM and PM peak hour periods along district distributor routes such as Cambridge Street, Oceanic Drive, Harborne Street and Grantham Street.

Without intervention traffic congestion is likely to increase as a result of increasing population



Image: Issues of congestion and parking are of concern to the local community, particularly within developing areas like Northwood Street in West Leederville, where onstreet parking serves a variety of uses and is in high demand throughout the day and night.

density throughout the Town.

The Town will work to minimise traffic congestion through the following measures:

- 1. Encouraging modal shift from private vehicles to public transport, cycling and walking:** To provide an efficient movement network throughout the Town, the entire population cannot rely upon private motor vehicles for all of their daily movements. Through improvements in the public realm, investment in public infrastructure, improvements in public transport services and modifications to development requirements the Town will work to encourage residents, employees, business owners and visitors to use public transport, cycle or walk to their destination rather than rely on private motor vehicles.
- 2. Intensification within key nodes and corridors:** To make access to key services and employment more viable without a private vehicle, the Town will focus intensification on residential and commercial growth within activity corridors, activity centres, neighbourhood centres and local centres. The development of these areas will aim to provide sufficient local catchment to support investment in public infrastructure for cycling, walking and public transport.
- 3. Recognising technological change:** The Town recognises that technological change over time will result in improved efficiency of the movement network. The shift to driverless vehicles will ultimately reduce the number of vehicles required per person and make more efficient use of road networks, and increase opportunity for expansion of pedestrian and cycle paths within the existing road reservations. The increase in home delivery services will reduce the number of trips made by consumers to traditional retail outlets. The impacts of technological change will continue to be monitored by the Town and considered as a component of development requirements and decisions on public infrastructure investment.
- 4. Management of Parking:** The Town recognises that there are demonstrable benefits in controlling the provision of parking within key centres to encourage residents, employees and visitors to use public transport, cycling and walking. This includes consideration of reduced or maximum parking requirements for new development in close proximity to key public transport nodes, requirements for shared use of parking facilities and management of public parking to limit long term parking within centres. This must, of course, be supported by continuing improvements to the standard and accessibility of the alternative transport modes.

- 5. Work with the State Government to upgrade regional road networks to address traffic congestion:** The 2018 *Perth & Peel @ 3.5 million - Transport Network* proposes a number of extensions and upgrades to major highways and freeways across the Perth Metropolitan Area which are anticipated to ease congestion more broadly, including within the Town of Cambridge.

It is noted that the Transport Network Plan does not show Stephenson Avenue as being required.

The Town will further analyse, consult and review each of the above measures as a component of a movement network strategy to be prepared.



Image: Increased opportunities for cycling and walking throughout the Town will be of benefit to the health and wellbeing of the community and will support a reduction in traffic congestion and parking issues.

Public Transport

The Town has two train stations on its boundaries that form part of the metropolitan passenger rail network, Leederville and West Leederville stations, and is within the 800m catchment (10 minute walk) of two additional stations, being Subiaco and City West. This network is a key component of Perth's public transport system and connects major centres including Perth, Joondalup and Fremantle.

The Town is primarily served by a series of bus routes that operate east-west through the Town between Perth CBD and the coastal suburban areas of City Beach. Other bus routes provide connections between Perth CBD and Wembley Downs and Glendalough Station (via Herdsman Parade).

In addition, the high frequency Circle Route bus runs north-south through the Town along Pearson Street and Selby Street. Circle Route bus services connect to Stirling Station to the north and Shenton Park Station to the south.

There are a number of proposed investments in public transport infrastructure within the *Perth & Peel @ 3.5 million - Transport Network* which would increase the frequency and provision of public transport throughout the Town, including:

- The existing Circle Route (998/999) along Selby Street and Pearson Street, designated as a **'High Priority Public Transit Corridor'** where, for example, queue jumps, traffic signal priority or bus only lanes may be installed to provide for public transport priority; and
- Cambridge Street (from Loftus Street to Selby Street), Harborne Street (from Cambridge Street to Grantham Street) and Grantham Street (from Harborne Street to Selby Street) are designated as **'High Frequency Public Transport Corridors'**, where bus services are available at a frequency of five minutes in peak times and 15 minutes out of the peak times. These align with corridors identified under *Perth and Peel @ 3.5 million* and *Central Metropolitan Sub-regional Planning Framework* for increased development.

In order to facilitate new or enhanced public transport provision within and across the Town, it is paramount that the Town continues to focus increased development and activity within strategic corridors previously identified as part of State planning initiatives.

The Town will also continue to engage with the State Government to support the introduction of new public transport priority infrastructure or service enhancement proposals.

Where achievable, interim public transport services may be provided where funding arrangements are agreed to achieve greater public transport circulation, particularly to key activity nodes, regional open space and sporting facilities.

A priority route for such a programme would be to extend services west along Oceanic Drive, north along West Coast Highway and east along The Boulevard, connecting back to Grantham Street, as this would provide greater accessibility to Alderbury Park sporting facilities, Bold Park, recreational beaches at City Beach and Floreat, Bold Park Aquatic Centre and Wembley Golf Course.

Opportunities for additional public transport investment and service provision will be further investigated and planned as a component of the Town's Movement Network Strategy.



Image: Development should leverage the strategic advantage of rail infrastructure (above) and other public transport services (below) for residents and visitors to the Town.

Cycling and Walking

The Town of Cambridge has an extensive network of on-road and shared-use paths for cyclists which assist in encouraging local residents and visitors to cycle throughout the Town. The spine of the formal cycle network is made up of two east-west routes and two north-south routes identified as:

- **Perth Bike Network Route NW12** – the east-west between Leederville Station and Floreat Beach via Tower Street, Ruslip Street, Peebles Road and The Boulevard;
- **Perth Bike Network Route C2C** – the ‘City to Coast’ route between Subiaco Station and City Beach via Shenton Park and City Beach (Alderbury St and Oceanic Dve);
- **Perth Bike Network Route NW9** – the north-south route through Wembley via Jersey Street; and
- **West Coast Highway/Challenger Parade Shared Path** – a high quality shared path which runs along the coast.

In addition, there are a number of shared paths within parks and reserves across the Town, as well as around Lake Monger – providing opportunities for leisure and recreational cycling. There are also a number of local streets identified as ‘Local Bicycle Friendly Streets’ which provide informal connections through residential areas to connect to the spine network or leisure/recreational network previously identified.

Through further planning and upgrades of the cycling network the Town will:

- Develop and encourage a cycling culture across its resident and business communities;
- Improve local bike routes in the West Leederville/Wembley areas to provide access to local centres of activity, employment, education and other community services as well as enhance connections to Perth CBD and adjacent centres of Subiaco and Leederville; and
- Improve local bike routes in Floreat/City Beach to provide access to local centres and to connect into the recreational routes that are prevalent in those areas, whilst linking through to Wembley and West Leederville.

With respect to pedestrian paths, the extent of the network differs throughout the Town with:

- A fairly well established pedestrian network throughout Wembley and West Leederville, with footpaths typically on both sides of the street, and reasonably high pedestrian amenity contributing to a highly walkable environment; and
- A limited pedestrian network throughout Floreat and City Beach, where the majority of streets have either a single footpath to one side of the street or no footpath at all.

Through further network planning and facilitation of development the Town will:

- Improve pedestrian amenity through additional street tree planting and encouraging residents to grow mature trees within front garden areas to provide shade to the adjacent footpaths;
- Extend the pedestrian path network in areas under-served by this infrastructure, particularly linking residential areas to key nodes such as activity centres, recreational facilities and bus stops; and
- Improving the permeability of activity centres for pedestrians by calming traffic and providing safe and efficient pathways to move throughout the centre.



Image: The Town has an extensive network of cycle paths and walking paths which provide excellent opportunity for alternative transport options.

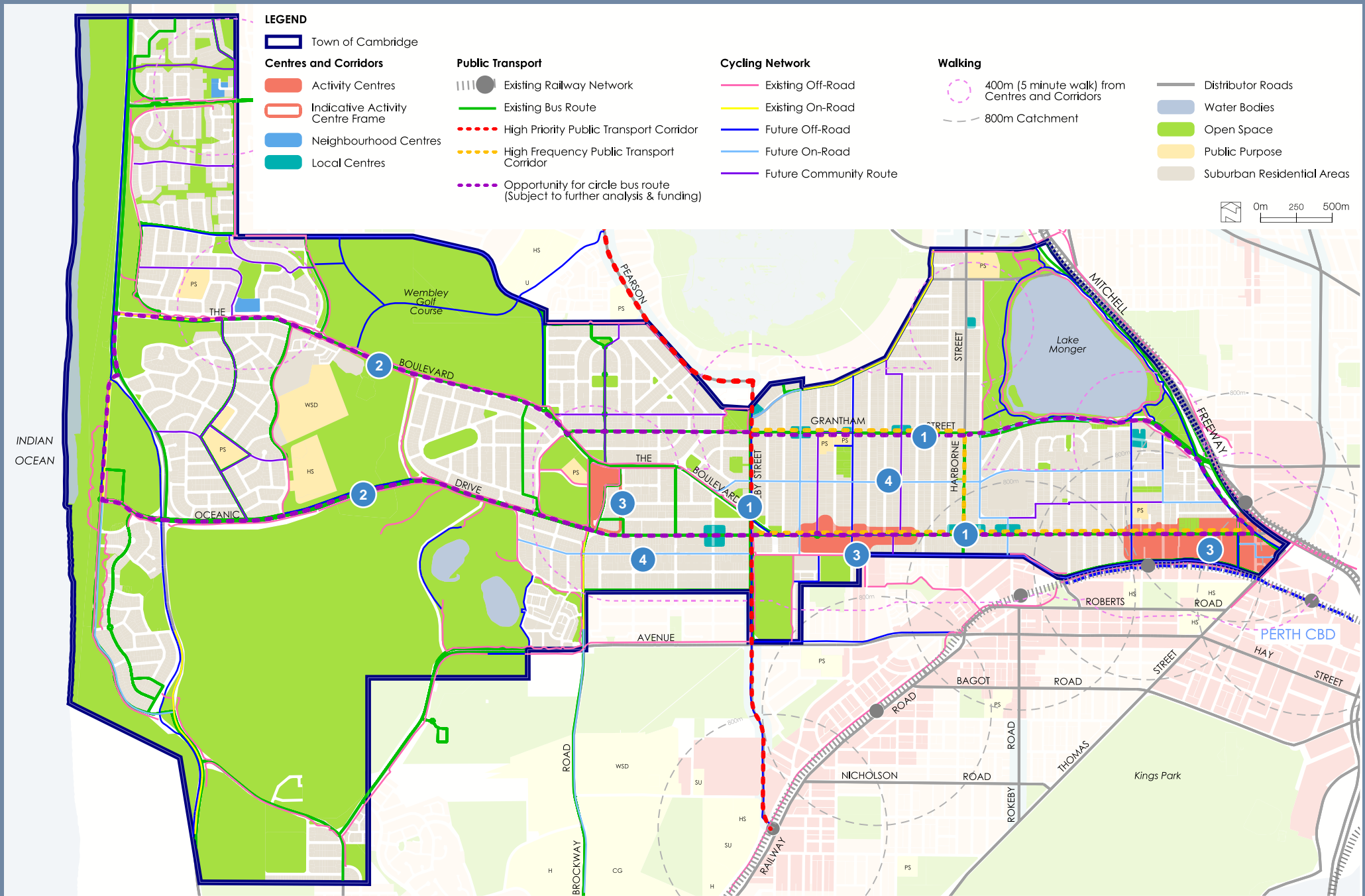
2.5.4 KEY ACTIONS

Table 6: Key actions to be undertaken with respect to Traffic and Transport in the Town of Cambridge.

Precinct	Action	Indicative Timeframe
Town Wide	In collaboration with the local community and key State Government agencies undertake the preparation of a movement network strategy in accordance with the Department of Transport guidelines for the preparation of integrated transport plans comprehensively analyses the existing and future transport system requirements within the Town and provides achievable measures to minimise traffic congestion and provide an efficient and sustainable movement network.	Short Term (1-3 years)
Activity Centres and Cambridge Street Urban Corridor	Undertake the review and preparation of further detailed planning in the context of a movement network strategy with the aim of minimising traffic congestion within key centres and corridors through: <ul style="list-style-type: none"> Encouraging residents, employees and visitors to use public transport, cycling or walk to destinations instead of using private vehicles; Managing public and private car parking to reduce opportunities for long-term parking within centres; Facilitating the provision of end of trip facilities in substantial commercial and mixed use developments to support employees and visitors cycling or walking to key destinations; and Designing the public realm to make non-car based trips more appealing through the provision of shade and shelter, dedicated infrastructure and safer movements. 	Short-Medium Term (1-5 years)
Neighbourhood and Local Centres	In collaboration with the local community, design redevelopment to provide a greater intensity of development which will support the investment in and provision of public infrastructure to support non car based transport, including end of trip facilities and more frequent bus services.	Medium Term (3-5 years)
City Beach / Floreat	Investigate the expansion of pedestrian and cycle infrastructure in locations where City Beach and Floreat are under serviced, particularly to provide greater connectivity between residential areas and key activity nodes, public transport infrastructure and recreational facilities.	Medium Term (3-5 years)
	Investigate opportunities for expansion of public transport services throughout the western suburbs, with privately run services supported by local businesses and the Town as a potential solution until increased Transperth services are provided.	Short-Medium Term (1-5 years)
West Leederville / Wembley	Investigate opportunities for further public amenity throughout Wembley and West Leederville to encourage pedestrian and cyclist movement.	Medium Term (3-5 years)

FIGURE 8: SPATIAL CONSIDERATIONS AND ACTIONS FOR TRAFFIC AND TRANSPORT

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



2.6 PUBLIC REALM AND OPEN SPACE

2.6.1 PLANNING PRINCIPLE

The Town will improve the usability and accessibility of open space areas and the public realm to improve amenity and encourage active lifestyles and community wellbeing.

2.6.2 OBJECTIVES

The strategic objectives for public realm and open space are:



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



Regional Accessibility: Maintain and enhance current usability and accessibility for residents and visitors throughout the Town to regional open space and sporting facilities.



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

2.6.3 STRATEGIC DIRECTION

Proximity and Usability

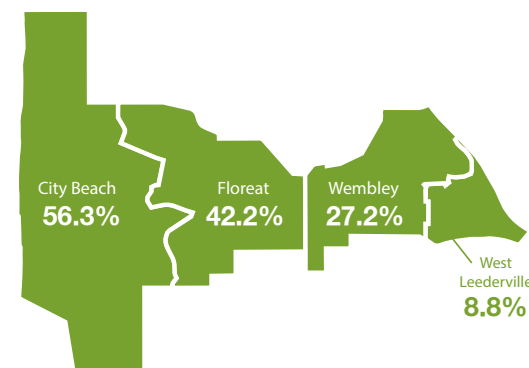
In comparison to the broader Perth metropolitan area, the Town of Cambridge is well serviced by public open space, with approximately 975ha (43.9 percent) of the municipal area dedicated for local, neighbourhood and district parks (**Figure 9**).

Whilst this open space serves the community well based on existing population levels, an increasing population will result in increased demand for open space, particularly within key residential development precincts. Some of the more intense development precincts are the most remote from the more abundant open space areas.

Whilst there is limited capacity to provide new areas of open space within the Town, there are opportunities to expand on the open space network in areas which are comparatively under provided or are likely to experience pressure due to increased demand.

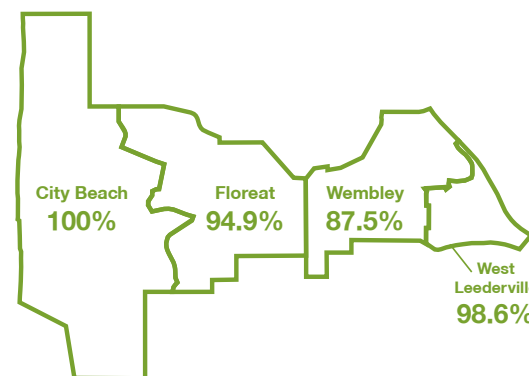
Proportion of municipal area dedicated for Open space

43.9%



Percentage of Developed Area within 400m of Open Space

94.9%



Average size of Open Space



Figure 9: The Town has extensive open space facilities for passive and active recreation.

All properties within 400m (5 minute walk) of Public Open Space

Given the extent of open space within the regional area, the Town is in a unique position to be able to achieve 100 percent of all residential areas being within 400m (5 minute walk) of public open space.

Analysis of the open space network identifies that, of the total municipal area, the following proportion of properties are currently not within 400m (5 minute walk) of open space:

- Floreat - 5.1 percent
- Wembley - 12.5 percent
- West Leederville - 1.4 percent

It should be noted that the percentage coverage includes those properties within a 400m of open space both within the Town of Cambridge and within abutting local governments (**Figure 9** and **Figure 10**), and that the coverage does not take account of ease of access to open space (suitable footpath network, safe road crossings, shade/shelter, etc).

These areas are to be further investigated as a component of an Open Space and Community Facilities Strategy prepared by the Town, with the intention for the Town to pursue acquisition and development of additional open space areas to ensure that 100 percent of all properties are within a 5 minute walk of public open space.

New Open Space within Development Precincts

The provision of new open space will need to be met through private development so that new open space and/or improvements to existing open space will support the additional resident population.

Providing additional open space within the Town may be achieved through:

1. Requiring monetary contributions from applicants undertaking development within specified precincts to assist in funding the acquisition and development of new open space within the local area, or for the further embellishment of existing open space within the local area; or
2. Requiring development to provide suitably sized pocket parks or other open space areas in appropriate locations within privately owned land which, by condition of development approval, will be developed to a required standard and made available for public use in perpetuity by way of a public access easement.

Both of these options should be considered as a component of the detailed planning required

for activity corridors and for activity, neighbourhood and local centres to ensure that these areas are provided with the necessary public infrastructure to support the growing population, and that the financial responsibility for the provision of this infrastructure is funded by the beneficiaries of redevelopment.

The increase in resident population and increasing diversity within the demographic profile will also put pressure on the types of open space provided within the Town.

Open Space and Community Facilities Strategy

In consideration of the changing demand for open space the Town will prepare an Open Space and Community Facilities Strategy to comprehensively plan for open space and public realm assets to meet future community expectations.

The Open Space and Community Facilities Strategy will:

- Assess the current distribution, function, usability and quality of the open space and would provide recommendations for upgrades, development or other initiatives;
- Assess local and regional accessibility to open space areas, including the connectivity and condition of footpath and cycle networks;
- Assess the current and future demographics and engage with the community, outlining strategies in order to meet the needs and aspirations of the community and users of existing and future public open spaces; and
- Outline key recommendations for the implementation of accessible and functional public open space that addresses the increased demand for public open space and responds to the current and future needs of the community.



Image: Example of a privately owned public space in Perth CBD (left) and West Perth (right).

Regional Accessibility

The Town has an extensive network of regional open space and sporting facilities, including Bold Park, Wembley Golf Course, Perry Lakes Reserve, Bold Park Aquatic Centre, Alderbury Sportsground, Matthews Netball Centre, Floreat Sporting Precinct and the coastal foreshore.

The largest proportion of these regional and sporting facilities is located within the western sections of the Town, through Floreat and City Beach. Less regional open space is found within the eastern sections of Wembley and West Leederville, with the exception of Lake Monger and Wembley Sports Park.

Regional open space and sporting facilities should be easily accessible to the broader Town, particularly via public transport, walking and cycling. Whilst a large proportion of residents are within close proximity to regional open spaces and sporting facilities, many users from within and outside the Town will rely on public and private transport to access these facilities.

Currently there are some bus services that connect the Town's regional open spaces such as the coastal foreshore, Bold Park and Wembley Sports Park to surrounding areas. However, these services are limited in that they are not frequently available, with some services not available on weekends or public holidays. Additionally, there is currently very limited service availability to access Lake Monger in West Leederville. In order to improve the accessibility of regional open spaces and sporting facilities within the Town, improved connectivity to these facilities is vital.

An assessment of the current modes of transport, and strategies to improve the accessibility to regional open spaces and sporting facilities is to be included as a component of the Open Space and Community Facilities Strategy and the Movement Network Strategy. The Town will need to work with local businesses, sporting clubs and State agencies to increase the frequency of bus services that currently connect regional open spaces and sporting facilities to surrounding areas. Bus services that run along Cambridge Street/Oceanic Drive and The Boulevard will be a priority, as well as improving access to Bold Park.

The Town should also continue to support initiatives that improve the connectivity of the residents and visitors to the Town's regional open spaces and sporting facilities. The Town's Summer Bus Services, a privately run bus service that links West Leederville and Wembley with the Town's community facilities, including stops at Bold Park Aquatic Centre, Perry Lakes Skate Park, and City Beach and Floreat beaches, is an excellent example of such a programme.



Image: The Town's extensive regional open space and sporting facilities are well used by local residents and the broader region - Floreat Sporting Complex (top) and City Beach foreshore (bottom).

Tree Canopy

The Town of Cambridge is well-known for its extensive tree cover with over 25,000 Council owned trees lining streets and growing in public open spaces, in addition to the Town's natural areas and wetlands. The existing tree cover and open space is a significant part of the Town's identity and highly valued within the community.

With proposed urban intensification the tree canopy is likely to be put at risk, however, as further crossovers and on-street parking require the removal of mature street trees. Increased tree canopy through additional planting is important in areas currently with lower tree coverage, as well as areas identified for future growth, to reduce the heat island effect, improve amenity and make a positive contribution to the natural environment.

It is therefore imperative that the Town take measures to protect and maintain the current tree canopy, whilst also facilitating opportunities to expand the provision of public trees, particularly in areas where future development is expected and in areas with minimal tree canopy.

The Town prepared a Treescape Plan (2010-2020) in 2010, which identifies specific areas and streets that require improvements in order to improve the Town's overall tree canopy area and aims to develop attractive streetscapes and foster community awareness of the importance of street trees. It is recommended that this plan be reviewed and updated to identify actions that respond to future development, change in land uses and population change.

The Town is widely recognised for its green and leafy suburbs, which for many residents is an important part of the desirability of living in the Town of Cambridge. With future intensification anticipated for the Town, the threat of declining trees on privately owned land increases. There is opportunity to incentivise the retention of existing trees and provision of additional trees within new development in order to maintain and enhance the Town's tree canopy.

Urban Forest Strategy

The Town is currently preparing an Urban Forest Strategy. This Strategy will analyse existing tree and vegetation coverage and quality within the Town and will set a clear direction for the future to maintain and improve on these natural assets.



Image: The Town has an extensive public tree canopy via public open space and road verge areas that requires protection and expansion - Street trees in Floreat (top) and Beecroft Park in City Beach (bottom).

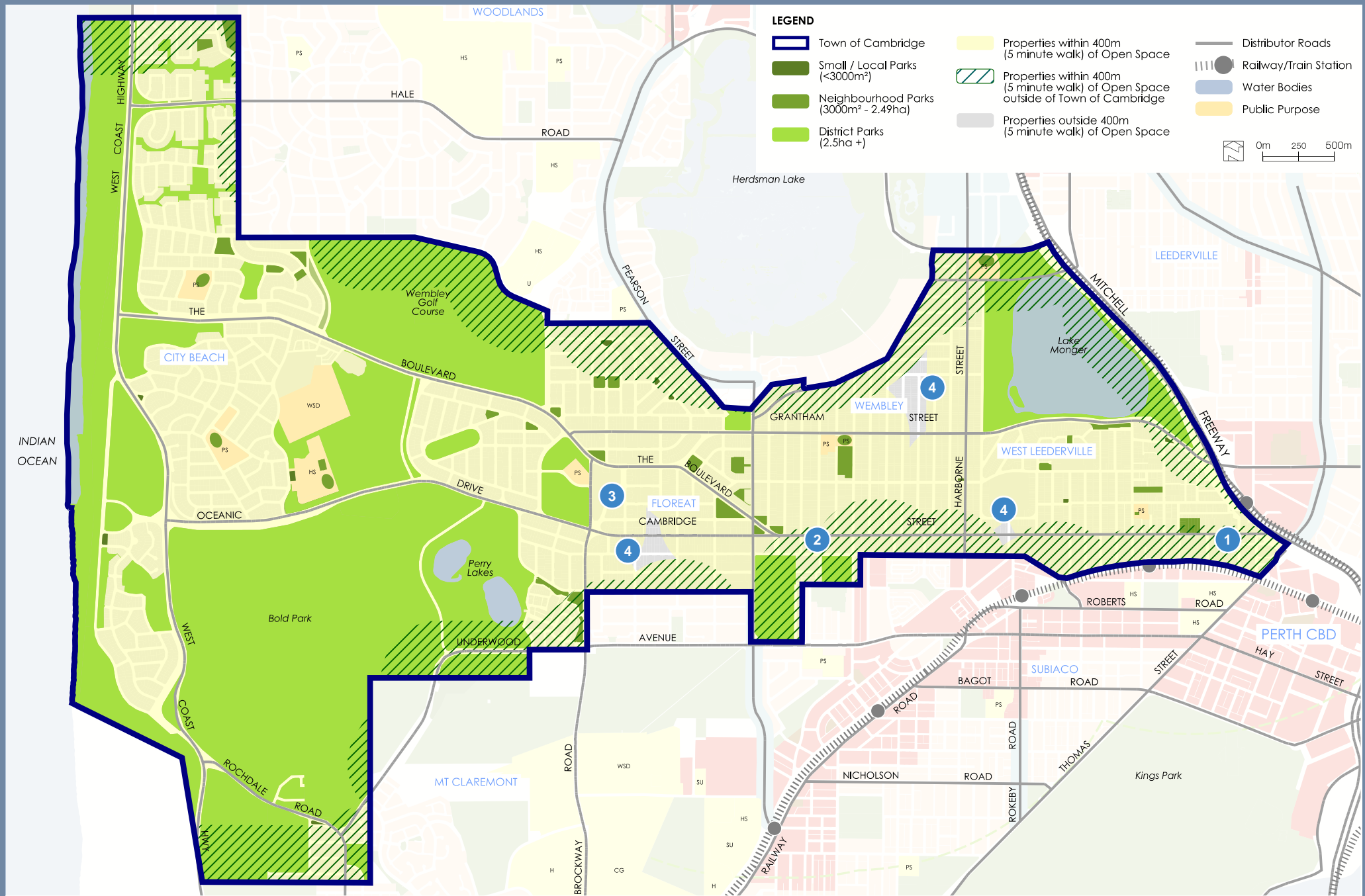
2.6.4 KEY ACTIONS

Table 7: Key actions to be undertaken with respect to Public Realm and Open Space in the Town of Cambridge.

Precinct	Action	Indicative Timeframe
Town Wide	<p>In collaboration with the local community undertake the preparation of an Open Space and Community Facilities Strategy to:</p> <ul style="list-style-type: none"> Assess the current distribution, function, usability and quality of the open space and provide recommendations for upgrades, development or other initiatives; Identify opportunities to acquire and develop additional open space within residential areas with an identified shortfall to ensure that all residential land is within 400m (5 minutes) of public open space. Assess the current and future demographics and engage with the community, outlining strategies in order to meet the needs and aspirations of the community and users of existing and future public open spaces; and Outline key recommendations for the implementation of accessible and appropriate public open space that addresses the increased demand for public open space and responds to the current and future needs of the community. Finalise the preparation of the Urban Forest Strategy which will analyse existing tree and vegetation coverage and quality within the Town and will set a clear direction for the future to maintain and improve on these vital assets. 	Short Term (1-3 years)
Activity, Neighbourhood and Local Centres	In preparing more detailed planning for Activity, Neighbourhood and Local Centres identify and facilitate the creation of additional open space which responds to the increased demand from population growth in the local area.	Short-Medium Term (1-5 years)
Public Streets	Implement and review the Town's Treescape Plan (as amended) to ensure that the tree canopy within the public realm is maintained and increased over time for the benefit of the entire community.	Ongoing
Development Sites	Review opportunities to encourage or require developers to retain mature trees onsite in the design of new development or replace mature trees where required to be removed.	Short Term (1-3 years)

FIGURE 10: SPATIAL CONSIDERATIONS AND ACTIONS FOR PUBLIC REALM AND OPEN SPACE

- Population growth within the West Leederville Activity Centre will result in increased demand for open space and community facilities which will necessitate the creation of new open space areas, improvement of public realm linkages to surrounding open space (particularly within Subiaco and Leederville) and review of facilities provided within open space areas.
- Population growth within the Wembley Activity Centre will result in increased demand for open space and community facilities which is proposed to be addressed with improved linkages to surrounding open space via public realm upgrades, in addition to new pocket parks within the activity centre.
- Floreat Activity Centre is in close proximity to substantial open space areas, including Floreat Sporting Precinct and Alderbury Park, but connectivity is difficult due to the high traffic barriers of Oceanic Drive and Howtree Place. The Precinct Structure Plan will need to address improved connectivity for pedestrians and cyclists to these open space areas.
- Residential areas that do not fall within 400m (5 minute walk) of open space are to be further reviewed with the intention for the Town to actively acquire and develop land for public open space purposes where possible.



2.7 COMMUNITY INFRASTRUCTURE AND FACILITIES

2.7.1 PLANNING PRINCIPLE

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

2.7.2 OBJECTIVES

The strategic objectives for community infrastructure and facilities are:



Meeting Community Need: To respond to the changing demographic needs of the Town with community infrastructure designed to meet those needs.



Activation of Places: To encourage activation of places within the Town through integration and delivery of community infrastructure and facilities.



Sustainable Funding Mechanisms: To ensure that community infrastructure planning is supported by sustainable funding mechanisms that attribute costs equitably amongst beneficiaries.

2.7.3 STRATEGIC DIRECTION

Meeting Community Need

The community's need for facilities and services is continuously changing due to:

1. Changing demographic profile – existing residents aging and young singles and families coming in to the Town;
2. Densification and housing diversification, bringing in more people and creating a more diverse demographic profile;
3. Changes in the way we recreate and communicate brought about by changes in technology, work practices and the way we socialise; and

4. Emphasis on active recreation and sports as part of lifestyle to achieve health and wellbeing.

The possible implications of these changes, in relation to the provision of community facilities, will include:

- Greater reliance on public open space given the reducing areas of private open space around the centres and corridors;
- More facilities for the increasing age cohorts;
- Different facilities for a more diverse community profile; and
- Greater and more diverse demand patterns in relation to recreation and sport.

The Town has undertaken needs assessments and development strategies for a number of its recreation centres individually; however, it has not undertaken a more holistic assessment of its existing community and recreation facilities, in terms of their current state of repair, adequacy for current needs, or any gaps or excesses in its existing network. There are, however, some broad observations that can be made about the existing community infrastructure provision. The Town enjoys an abundance of high quality Regional facilities, including the City and Floreat beach fronts, Bold Park, Perry Lakes and Lake Monger. In terms of local and district level facilities, City Beach and Floreat have a higher level of per capita provision than West Leederville and Wembley. Importantly, however, there is presently insufficient information to determine the adequacy of existing facilities, which is needed to establish a baseline to determine future need for additional facilities.

In order to properly plan for the demographic change projected to occur within the timeframe of this Strategy, it is recommended that the Town prepare an Open Space and Community Facilities Strategy in order to map out the needs for facilities within the timeframe of this Strategy. The Open Space and Community Facilities Strategy should determine the type and quantity of facilities currently within the Town, future requirements and consideration of different funding mechanisms.

Suggested components of this Strategy are outlined below:

- A full review of existing assets in terms of quality and functionality.
- Research into visitation and use of existing facilities and potentially a consumer survey, having regard to the demands that outer metropolitan communities may be placing on the Town's facilities.
- Collaboration with a number of stakeholders including: Department of Planning, Lands & Heritage, Department of Health, Department of Education and Department of Sport and Recreation on growth projections and opportunities to share future facilities in redevelopment areas.

- A review of Open Space and facilities' standards to ensure compatibility with industry benchmarks.
- A gap analysis and concept planning for future local facilities and feasibility analysis.
- Possible mechanisms for funding and/or cost recovery, i.e. developer contributions/ bonuses, grants, facility management, etc.

In considering future infrastructure needs it is also important to consider funding approaches. Following the completion of the Open Space and Community Facilities Strategy it is recommended that a Community Infrastructure Plan (CIP) be prepared to provide a more specific scoping of future community infrastructure needs (and funding requirements) in line with this Local Planning Strategy. The Town will need to adopt population benchmarks to calculate future needs for specific facilities. The suggested benchmarks shown in **Table 8** provide an indication of typical per capita ratios applied to specific local and district level facilities.

Activation of Places

One of the most significant challenges in planning for community infrastructure in an inner urban environment is ensuring that future facilities are appropriately located relative to where the majority of the population is living. This means finding opportunities to provide facilities in, or near, the key centres and corridors, where future population growth is going to be concentrated.

These places are where the need is greatest, but the cost of delivery can be the highest. Innovation and creative use of scarce and costly land resource will be paramount to ensuring that our future communities enjoy a high standard of amenity and liveability. Community facilities and amenity cannot be fully provided under traditional models of stand-alone buildings/facilities on public land.

The public realm needs to be considered in the context of publicly owned land - parkland, the streets and lanes, etc - as well as the potential to create public spaces within privately-owned land. The images on the following page provide some examples of different ways to deliver community amenity.

With the potential for flexibility in maximum development standards, there is a real opportunity to incentivise the provision of publicly accessible land and facilities within private development, in return for development bonuses.

Through the formulation of clear policies that reward the provision of genuine and permanent public benefit within private development, there can be a highly transparent process for providing some community amenity at little or no cost to the Town.

Table 8: Suggested benchmark guidelines for community facilities.

Facility	Suggested ratio based on benchmarks
RECREATION	
Sporting Fields/POS (to be classified by local government)	1.85 ha per 1,000 people
Aquatic Centre	1:100,000 people
District Park / District Active Playing Surface (LN)	6.5m ² /person
Active Local Public Open Space/Ovals	1:6,500 people
Other Parks / POS (to be classified by Local Government)	(to be confirmed)
Sporting /Clubrooms/ Change Rooms	1:5,000 people
Public Toilets	1 per local centre/park
District Indoor Recreation Centre	1:55,000 people
Golf Course	1: 30,000 people
Wheeled Sports Facilities (BMX track)	1:14,000 people
Youth Sports (skate park/beach facilities etc)	1:15,000 people
Tennis Courts	1:1,000 people
Netball Courts	1:1,000 people
Basketball Courts	1:1,000 people
Soccer Field	1:2,250 people
Cricket Wicket	1:6,000 people
Hockey Field	1:40,000 people
SOCIAL/CULTURAL	
District Community Centre - large scale higher order facilities	1:40,000 people
Local Community Centre - small scale lower order facilities	1: 8,250 people
Library	1:30,000 people
Youth Centre	1:25,000 people
Aged & Disability Day Care	1:20,000 people
Childcare Centre	1:5,000 people
After School Care	1:5,500 people
Church	1:11,000 people
HEALTH	
Community Health Clinic	1:25,000 people

Source: WA Local Government CIP benchmarks include reference to City of Stirling, City of Belmont, City of Rockingham, City of Kwinana. Other benchmark references include City of Melbourne, Parks and Leisure Australia (Western Australia Region).

To derive maximum benefit from all opportunities for space activation in the right locations, the Open Space and Community Facilities Strategy should seek to:

1. Ensure new investment in facilities is prioritised towards addressing gaps in existing service levels;
2. Make optimum use of the limited local public land and facilities – matching use with the identified needs of the existing and future demographics. Where there is publicly-owned land or buildings in the right location, consider their design and purpose in the context of future population needs. Redeveloping, or re-purposing buildings to suit future requirements, redesigning open spaces to ensure the limited land resources provide maximum benefit to future need;
3. Utilise, where possible and appropriate, the abundant Regional Open Spaces to fulfil local and district level needs;
4. Create equity in the standard of, and accessibility to, community infrastructure provision across the whole Town; and
5. Use innovative ideas to enhance local amenity through creative design of streets and other public utility land, and through private development opportunities.

Sustainable Funding Mechanisms

The densification of the key centres and activity corridors present a challenge for the Town to deliver additional community facilities or upgrade existing facilities to meet changing and increasing demand. Even with a sound planning framework in place, the actual provision of new housing is largely controlled by the private development sector, and infill development will typically occur in a piecemeal way; while the long-term need for facilities can be anticipated the staging and funding availability can be more difficult to forecast. This will be substantially addressed through a Community Infrastructure Plan, as recommended above.

Contemporary approaches to the financing of community facilities usually include the collection of contributions from developers for the developments that will ultimately contribute to the need for the services. At the same time, however, the traditional funding sources of general revenue, Lotteries Commission and Government Grant funding must remain as part of the suite of funding options. There is also scope for disposing of reclaimed Council land to fund acquisition/development of facilities in the most suitable locations.



Image: Optimising use of existing facilities



Image: Sharing spaces - play spaces for the very young alongside the more mature



Image: Community facility derived from private development



Image: High value public space located on private land



Image: Space does not need to be large to be valued by the community



Image: High quality treatment of other public spaces - landscaped streets connecting community facilities become an extension of the facility

Sourcing infrastructure funds through development contributions requires the establishment of a Development Contribution Plan (DCP) under Part 7 of the *Planning and Development (Local Planning Schemes) Regs 2015*. Any such plan must also comply with State Planning Policy 3.6 (SPP 3.6) Development Contributions for Infrastructure.

SPP 3.6 places a very strong reliance on demonstrating 'need and nexus' between development and the infrastructure to be funded. The 'need and nexus' test is considerably more difficult to demonstrate in an urban infill setting than, for example, a greenfield development on the urban fringe. This is a recognised issue that various inner urban local governments are seeking to address with the WAPC at present.

There are some key considerations for recovering development contributions for community infrastructure:

1. It is more difficult to establish the need and nexus for 100 percent of the infrastructure cost from new development, as there is a substantial established community that will also benefit from any new facility;
2. Some of the need for new infrastructure may derive from changing demographics within the existing housing stock – eg existing population is aging, or aged population is replaced by young singles, couples and families;

3. If there is a need to acquire land for facilities, this can be very costly in an inner urban environment depending on the extent. If the full cost of land acquisition is passed on to development, it may impact on the affordability of future housing in the Town.
4. Development Contribution Plans that seek full cost-recovery through development, need to produce fully detailed designs and quantities to justify the costs. This is, in itself, a very costly exercise; while such costs can ultimately be recovered through the DCP, the Town must provide the initial funding and cost-recovery may take many years.

It is recommended that, following the preparation of the Community Infrastructure Plan the Town prepare an Infrastructure Funding Strategy that will analyse the staging and funding needs associated with community infrastructure, the various funding sources available to the Town, and ultimately provide the optimum use of those sources to deliver the facilities in the most timely and cost-efficient manner.



Image: Community infrastructure in regional open space can contribute to local amenity.



Image: Leederville HQ Skate Park - A highly successful demonstration of repurposing redundant space and filling a significant void in the community facilities network.



Image: Good design and positioning of facilities promotes use and builds the sense of community.

2.7.4 KEY ACTIONS

Table 9: Key actions to be undertaken with respect to Community Infrastructure and Facilities in the Town of Cambridge.

Objective	Action	Indicative Timeframe
Community Need		
Existing Facilities	Investigate and document all existing community facilities within the Town, including type, location, state of repair and amount of use.	Immediate
Education Facilities	Engage with Department of Education to determine future needs for educational facilities. While not a local Government responsibility, any additional capacity requirement should be identified in the Open Space and Community Facilities Strategy.	Immediate
Future Infrastructure Planning	Prepare an Open Space and Community Facilities Strategy. This Strategy should include Community Needs Analysis, to determine the type and quantity of facilities currently within the Town, future requirements and consideration of different funding mechanisms.	Immediate
	Prepare a Community Infrastructure Plan (CIP) to determine future community infrastructure needs (and funding requirements) which should be responsive to proposed future development in line with this Local Planning Strategy.	Short Term (1-3 years)
Activation of Spaces		
Asset Optimisation	Prepare a Public Asset Optimisation Plan to make the most effective use of public assets that are well located relative to the future population growth. This could form part of the Community Infrastructure Plan, or run parallel to that process.	Short Term (1-3 years)
Private Development Opportunities	Investigate opportunities and methods to utilise development incentivisation to deliver new public amenity and facilities through private development. Outcomes may be implemented through updated Activity Centre or Corridor Plans.	Immediate
Sustainable Funding		
Funding Sources	Prepare an infrastructure funding paper to analyse the various options available to the Town to raise, or recover, the costs involved in providing community infrastructure in the future.	Short Term (1-3 years)
	Prepare an Infrastructure Funding Strategy that will analyse the staging and funding needs associated with community infrastructure, the various funding sources available to the Town, and ultimately provide the optimum use of those sources to deliver the facilities in the most timely and cost-efficient manner. To occur in parallel with, or immediately following, the completion of the Community Infrastructure Plan.	Short Term (1-3 years)
Development Contribution Plan	Immediately following the completion of the Infrastructure Funding Strategy / CIP, prepare a Community Infrastructure Development Contribution Plan.	Short Term (1-3 years)

FIGURE 11: SPATIAL CONSIDERATIONS AND ACTIONS FOR COMMUNITY INFRASTRUCTURE AND FACILITIES

- 1 Investigate the potential to utilise land within Regional Open Space for the future development of new community facilities. Investigation should include locational availability of such land in relation to future needs.
- 2 Activity and Neighbourhood Centres - will continue to grow as population hubs with more focused need for community infrastructure. Through the Open Space and Community Facilities Strategy, investigate the merits of achieving public facility space through private development incentivisation - either in the form of dedicated space with buildings, or publicly accessible open space.
- 3 The Town of Cambridge Council Offices and Civic Centre Site is surrounded by land classified as "Potential Future Development Site (Subject to further investigation)" within this strategy. There is the potential, as part of any negotiation for sale / development of surrounding land to secure additional land for community use.
- 4 Holyrood Park is an established community hub with a variety of facilities and well located in relation to future population growth. The Open Space and Community Facilities Strategy should investigate potential to expand this infrastructure to meet future additional needs.
- 5 Wembley Community Centre is experiencing pressure from increasing student members in adjacent Wembley Primary School.

2.8 UTILITY AND SERVICE INFRASTRUCTURE

2.8.1 PLANNING PRINCIPLE

The Town will facilitate the delivery and advancement of essential service infrastructure and encourage environmentally sustainable developments throughout the Town.

2.8.2 OBJECTIVES

The strategic objectives for utility and service infrastructure are:



Infrastructure Upgrades: To plan for upgrades to essential service infrastructure to support the growth of infill precincts throughout the Town.



Coordinated Funding: To ensure that public infrastructure upgrades are supported by sustainable funding mechanisms that attribute costs equitably amongst beneficiaries.



Sustainable Built Form Design: To encourage energy efficient and water sensitive urban design technologies in the design, construction and/or modification of development throughout the Town.

2.8.3 STRATEGIC DIRECTION

Infrastructure Upgrades

Essential service infrastructure upgrades will be required over the next 20-30 years to replace aging infrastructure, address existing deficiencies and facilitate intensification of development within identified precincts. Upgrades required include infrastructure for the provision of water, sewer, power, gas and telecommunications, in addition to storm water drainage.

Water

The Town is generally well served by water distribution mains, although some upgrades may be required due to the aging cast iron mains that are prevalent throughout parts of the Town.

Upgrades are likely to be required where further land use intensification and redevelopment require increased water capacity, particularly where high rise or mixed use developments are proposed, as these will require additional water supply to comply with fire suppression regulations.

A number of the proposed development precincts will require further analysis and consideration of upgrades to infrastructure as follows:

- **West Leederville Activity Centre:** Recent upgrades of distribution mains have increased capacity to this area, as several reticulation mains have been upgraded to meet the needs of some multi-story developments. There are many low capacity, cast iron mains in the area which will likely need to be upgraded when multi story developments are served by these mains.
- **Floreat Activity Centre:** The Floreat Forum precinct is well served with distribution and reticulation main and upgrades are unlikely to be required.
- **Wembley Activity Centre / Cambridge Street:** This area is well served by distribution mains, however similarly to the West Leederville area, many reticulation mains branching from Cambridge Street are low capacity cast iron pipes. Significant developments may require these cast iron mains to be upgraded.
- **Other Development Precincts:** These sites are considered unlikely to have capacity constraints, however will need to be assessed at the time of the development or subdivision application.

Sewer

The Town falls into three sewer districts, being City Beach, Subiaco and Perth. All sewer in the Town of Cambridge is treated at the Subiaco Wastewater Treatment plant, much of which is gravity fed by the Perth Main Sewer.

A number of areas will require upgrades to address existing deficiencies and proposed intensification of development:

- **West Leederville:** a relatively large catchment which includes part of the Southport Precinct and Cambridge Street is served off a long section of 150 mm diameter sewer that discharges to the Perth Main Sewer near the Mitchell Freeway. The Water Corporation have indicated that additional development in this catchment may trigger the need for this sewer to be increased to a 225 mm sewer. Water Corporation propose to undertake flow monitoring of the existing sewer in order to calibrate their model and determine what level of development will necessitate its upgrade.

- **Floreat Activity Centre:** This precinct is served by a single 150 mm diameter sewer that crosses the bowling club and connects into a 305 mm diameter sewer. Development of the Floreat Precinct has the potential to exceed the capacity of the 150 mm sewer. The Water Corporation will need to model the system to confirm this and any upgrades that may be required.
- **Wembley Activity Centre:** The Wembley precinct falls into two sewer catchments. There is a small catchment that flows to a sewer pump station, and the other flows into the Perth Main Sewer. There are no apparent capacity concerns in this area, but the Water Corporation will confirm this through their modelling.
- **Gayton Road Neighbourhood Centre:** The Neighbourhood Centre is served by the Oban Road pump station located within the shopping centre site. The location of the pump station and its buffer (10-20 m) will need to be considered when developing the site. It will need to be confirmed whether development triggers an upgrade to the pump station.
- **Ocean Village Neighbourhood Centre:** The Neighbourhood Centre is served by a 230 mm sewer that takes discharge from a sewer pressure main. It is likely that this sewer is close to capacity, so it will need to be confirmed by the Water Corporation that the development will not cause this pipe's capacity to be exceeded.
- **City Beach Residential Area:** There are some areas of City Beach which are not serviced by sewer but are part of the Water Corporation's infill sewer program and are scheduled to be served before 2020.

Power

Western Power has advised that there is moderate capacity within their network across the Town, with existing substations located in Wembley Downs and Herdsman Parade, and a recently completed new substation adjacent to the existing Shenton Park substation which is proposed to serve the western suburbs for the next 50-75 years. The old Shenton Park and Herdsman Parade substations are currently being decommissioned.

It is Western Power's responsibility to ensure the power transmission keeps up with demand, unless the intensity of development exceeds the capacity of existing high voltage feeders, at which time the requirement for upgrades will be transferred to the developer.



Image: The ultimate redevelopment of West Leederville Activity Centre will require capacity upgrades to both water and sewer infrastructure.

Natural Gas

Reticulated gas is available throughout the Town of Cambridge and is supplied from a network of medium-low pressure, medium pressure and high pressure pipes.

Although gas is not an essential or required service there seems to be sufficient supplies and networks in place that there may be no capacity issues that will prevent development. If mains are to be upgraded, it will be progressive and supported from the network of high pressure mains.

Telecommunications

The NBN Co is currently installing their network throughout most of the Town. Recent infill developments (after installation of the NBN Co networks began) are already connected to the NBN and the remainder of the Town is likely to be connected by about 2019. It is not expected that broadband capacity will be a burden to future development once the NBN Co system has been implemented in the Town.

Drainage

There are several Water Corporation Main drains in the Town. As is the requirement with all Water Corporation drains, development cannot increase the peak flows in the drains for the 1:10 year event.

The Town's policy is that developments shall retain the 100yr event on site by providing 1m³ of storage per 30m² of roof or paved area. This is a "broad brush" policy and may not be suitable for all types of development. The Town suggested that the City of Perth guidelines could be adopted in some places. These guidelines make allowance for detained discharge into the council's system.

It would be recommended that the Town gain a thorough understanding of their drainage infrastructure and capacity to aid in the development of the Town. The Town advised that they will provide information regarding known problem spots, that may need to be considered for future development.

The Town is currently undertaking upgrades to install drainage detention at the McCourt St/ Woolwich Rd reserve. This catchment includes Cambridge Street between St Leonards Ave and Station Street, including part of the St John of God hospital site.

Coordinated Funding

The cost of upgrading essential service infrastructure is most often funded by the State Government agencies or Government Trade Enterprises (GTE's) responsible for that infrastructure, primarily as the capital expenditure required is ordinarily too significant to be funded by developers, and because the infrastructure is viewed as a long term investment by the State Government.

The funding arrangements do, however, rely upon capital works budgets of the various responsible agencies keeping up with the demand for infrastructure across the metropolitan area. Where demand exceeds both the capacity of the infrastructure and the planned upgrades in accordance with capital works budgets, interim pre-funding of works by developers may be required.

In urban infill situations with fragmented land ownership, the coordination of pre-funding arrangements is more difficult to manage, as the costs of pre-funding need to be shared by all developers looking to develop prior to the planned/budgeted upgrade.

In such situations a government agency may need to facilitate the co-ordination of funds through a development contribution plan or other mechanism which ensures that infrastructure can be delivered in a timely manner and the costs of pre-funding are shared equitably.

The need for consideration of pre-funding arrangements for service infrastructure is particularly relevant in:

- **West Leederville Activity Centre**, where the anticipated requirement for upgrade of the 225mm sewer will be complex due to the likely significant cost and its current alignment within private land, in addition to the required upgrades to water reticulation infrastructure throughout the precinct;
- **Wembley Activity Centre / Cambridge Street**, where upgrades to existing cast iron mains are likely to be required, and depending on the intensity or pace of development may require developer pre-funding; and
- **Gayton Road and Ocean Village**, where depending on scale and intensity of proposed development and latent demand from the surrounding catchment, the anticipated upgrades of sewer infrastructure may be triggered by the proposed development.

These will need to be further considered as a component of the detailed planning to be undertaken for each of these development precincts.

Sustainable Built Form Design

In order to reduce the demand for essential service infrastructure upgrades and limit the impacts on the broader natural and built environment, the Town will look to incentivise sustainable building practices and site design through the more detailed planning required for each of the development precincts.

The Town will look to encourage a number of measures including but not limited to:

- The use of building materials that support energy efficiency outcomes, including glazing, eaves, insulation and alternative construction techniques;
- The design of buildings that optimise cooling and heating via passive solar design, promoting air movement and providing shade;
- The opportunity to retrofit existing buildings to make them more energy efficient;
- The opportunity for storm water management and/or reuse on-site or within the local area via storage, slow water percolation, permeable paving, filter drains or retention ponds;
- The integration of photo-voltaic cells into new development and public spaces; and
- The integration green roofs as part of new development.

The above initiatives will be further considered as a component of the Town's Sustainability Strategy and are anticipated to be further refined as a component of detailed planning frameworks for each of the development precincts.



Top image - Extent of photovoltaic cells provided at the new Bottleyard development in Palmerston Street, North Perth (image credit to Roofeze - <https://roofeze.com.au/latest-projects/bottleyard-apartments-palmerston-st-east-perth/>);

Bottom image - Extent of green roofs in Stuttgart, Germany - Cook Jenshel Photography - <http://cookjenshel.com/wp-content/uploads/2012/06/131.jpg>)

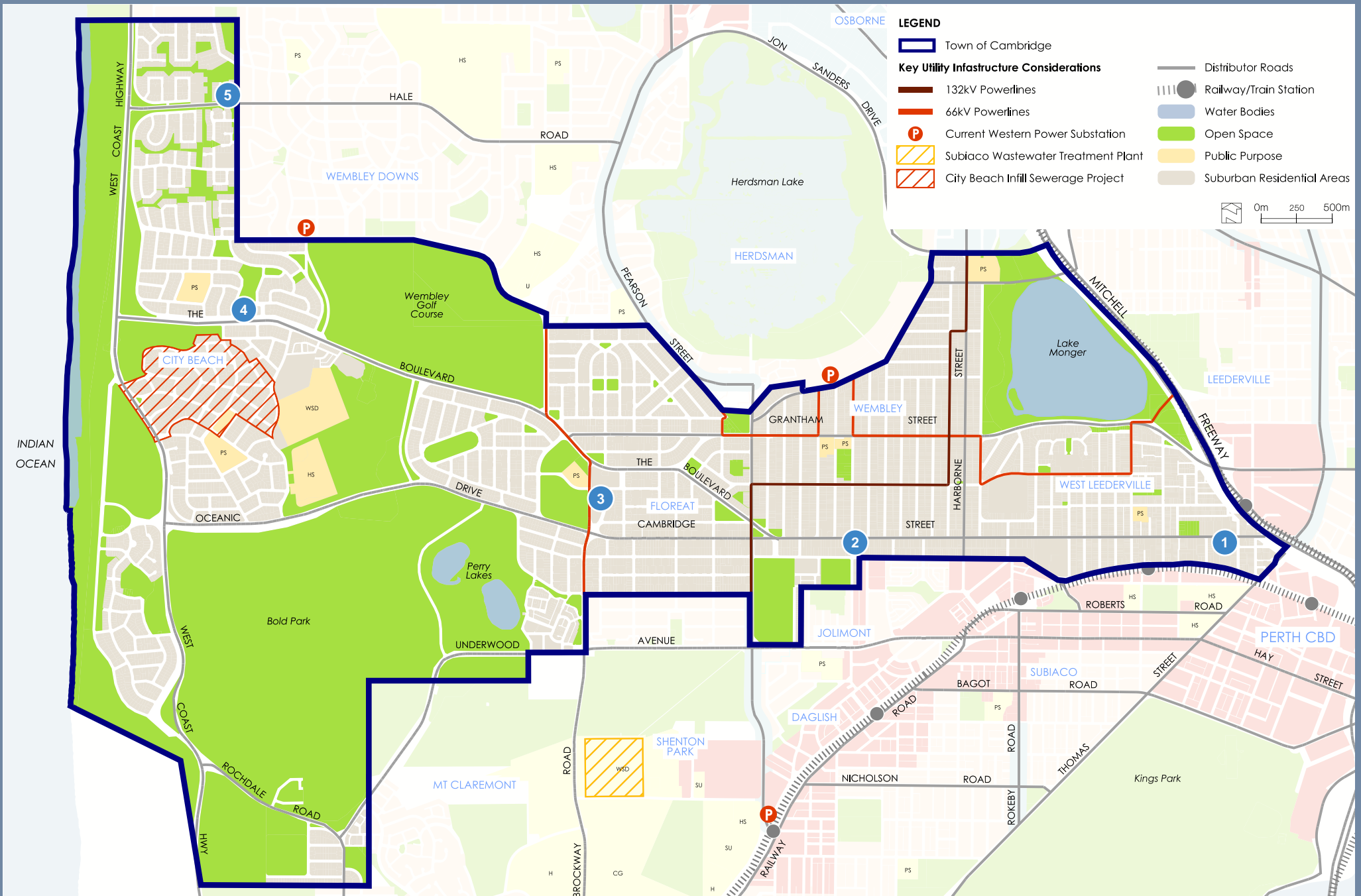
2.8.4 KEY ACTIONS

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

Action	Description	Indicative Timeframe
Water	Continue to work with the Water Corporation to plan for necessary infrastructure upgrades to meet the anticipated demand based on further detailed planning for each of the development precincts.	Ongoing
Sewer	Continue to work with the Water Corporation to plan for necessary infrastructure upgrades to meet the anticipated demand based on further detailed planning for each of the development precincts.	Ongoing
Western Power	Continue to work with the Western Power to plan for any infrastructure upgrades to meet the anticipated demand based on further detailed planning for each of the development precincts.	Ongoing
Natural Gas	Continue to monitor the capacity of natural gas infrastructure and assist service providers in forecasting the need for upgrades.	Ongoing
Telecommunications	Continue to monitor the progress of the delivery of the NBN throughout the Town and work with businesses to ensure they have access to high speed telecommunications.	Ongoing
Coordinated Infrastructure Planning	Continue to work with relevant servicing agencies to plan for the necessary funding of infrastructure upgrades in accordance with capital works budgets and identify budgetary shortfalls early in the process for consideration of alternative funding sources.	Short Term (1-3 years)
Detailed Precinct Planning	Through more detailed planning for development precincts identify opportunities to incentivise sustainable building practices and site design to assist in reducing demand for essential service infrastructure upgrades and limit the impacts on the broader natural and built environment.	Ongoing

FIGURE 12: SPATIAL CONSIDERATIONS AND ACTIONS FOR UTILITY AND SERVICE INFRASTRUCTURE

- 1 The ultimate redevelopment of West Leederville Activity Centre will require staged upgrades of water and sewer infrastructure to replace aging pipes and accommodate increased demand.
- 2 Aging water reticulation infrastructure will require staged upgrades to support redevelopment within the Cambridge Street area of Wembley.
- 3 Development of the Floreat Activity Centre has the potential to exceed the capacity of the existing sewer main, and the Water Corporation will need to model the system to confirm any required upgrades.
- 4 Gayton Road Neighbourhood Centre is served by the Oban Road pump station located within the shopping centre site. The location of the pump station and its buffer (10-20 m) will need to be considered when developing site. It will need to be confirmed whether development triggers an upgrade to the pump station.
- 5 The Neighbourhood Centre is served by a 230 mm sewer that takes discharge from a sewer pressure main. It is likely that this sewer is close to capacity, so it will need to be confirmed by the Water Corporation that the development will not cause this pipe's capacity to be exceeded.



2.9 NATURAL ASSET MANAGEMENT

2.9.1 PLANNING PRINCIPLE

The Town will encourage the preservation and protection of its natural assets and ensure that future land use and development does not compromise the environmental integrity of these assets.

2.9.2 OBJECTIVES

The strategic objectives for natural asset management are:



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



Tourism Development: To facilitate sustainable tourism opportunities within and adjacent to key natural assets.



Urban Interface: To ensure that fringe development is appropriately planned to minimise land use conflict with key natural assets.

2.9.3 STRATEGIC DIRECTION

The Town contains notable environmental and open space landmarks including, Bold Park, Lake Monger Reserve, Perry Lakes reserve, Wembley Golf Club and Course, City Beach and Floreat Beach. Other significant features within the town include Bush Forever sites, Conservation Category Wetlands, Registered Indigenous Heritage sites and important wildlife habitats and ecological linkages.

Pressures from infill development, associated population growth and increasing visitation may put direct and indirect pressure on environmental assets in reserved areas and on residual mature vegetation in urban precincts.

In addition, global climatic changes (with indications from CSIRO modelling of higher temperatures lower rainfall and extreme storm events) have the potential to impact the sustainability of the natural environment and require greater consideration of urban microclimates and water sensitive urban design measures.

Asset Management

Overall the Town has good representation of remnant vegetation complexes which includes three Bush Forever sites (301,312 and 315) and Conservation Category Wetlands (Lake Monger and Perry Lakes), with approximately 25.6 percent of the original extent of pre-European vegetation remaining (558.9 hectares) including Quindalup Complex (42.6 percent), Cottesloe Complex Central and South (43.3 percent) and the Karrakatta Complex Central and South (34.6 percent), with 478 hectares currently reserved for Parks and Recreation.

Development within, or adjacent to, reserve areas should give consideration to the broader biodiversity retention objectives of national policy and also the strategic advice for Perth and Peel @3.5million provided by the Environmental Protection Authority to retain at least 30 percent of the pre-clearing (pre-European) extent of each ecological community, or 10 percent where the level is already below 30 percent.

The Karrakatta Complex has the smallest extent within the Town and also within the Swan Coastal Plain. The limited extent of this vegetation occurs in the portions of Perry Lakes, Roscommon Park, Wembley Golf Club and McLean Park. Areas identified with Banksia Woodland (a Threatened Ecological Community) is most likely to occur in Bold Park (20 percent of the Town's land area), which will not be impacted by Urban development. Similarly, should Tuart Woodland be identified as Threatened, these locations are likely to be within existing reserves. Perry Lakes Reserve also contains numerous exotic and remnant mature trees over 8 metres tall that provide ideal roosting habitat for black cockatoos which are protected fauna.

The Town's coastline is vulnerable and it was estimated in a coastal vulnerability assessment prepared in 2013 that the coastline may retreat over the next 50 years by approximately 45-64 metres as a result of storm erosion and sea level rise. A coastal defence system including an underground sea wall has been constructed to mitigate impacts of shoreline retreat, though a Coastal Hazard Risk Mitigation and Action Plan (CHRMAP) is also recommended.



Image: Bold Park is an A Class Reserve set across 437 hectares of urban bush land.

Ongoing management of the Town's complex ecosystems and environmental values is of vital importance. Any use, management or development within the Town's reserves must take into account the impact development may have on these complexes and natural assets.

Tourism development

Opportunity exists to support the Town's economic development through the development of eco-tourism and recreation attractions including access to natural assets and reserves. For example, Lake Monger Reserve, Bold Park Reserve and Perry lakes Reserve are popular recreational locations and hold aboriginal cultural values. Continued efforts to conserve and promote the biodiversity and cultural values of these features should be prioritised.

On balance however, in order to ensure the sustainability of the Town's natural assets for future generations and to maintain the contribution these assets provide as crucial ecological and habitat links for flora and fauna in the Metropolitan area, public access may need to be limited and a management regime will be required.

The Town's coastline is a key attraction to local residents and a wider catchment of visitors and tourists. This attraction is supported by a number of low key access points with associated carparks and the recent development of a new surf club at City Beach.



Image: The Town's natural assets have significant value as tourist attractions - Bold Park (left) and Perry Lakes (right).

Whilst the coastal lifestyle opportunities are important to the Town's economic and community wellbeing, access ways, particularly informal and vehicular accessways to the beach must be managed to avoid additional dune blowout processes occurring.

Urban Interface

The State Government's strategic planning framework informs decision making on urban intensification and provides environmental protection guidance in line with the commitment to urban infill outlined in the State's *Perth and Peel @ 3.5million*.

Areas within the Town with specific commitments to the protection of natural assets include Fred Burton Park, Roscommon Park, the remnant vegetation within McLean Park and Helston Park.

Existing and potential urban development interfacing with large tracts of vegetation should be considered in the context of:

- **Bushfire hazards/bushfire prone areas** and the need to ensure appropriate assessment processes for the management of existing, and the location of future, urban development. Locations of particular relevance include those in proximity to the 776 hectares of land identified by the State Government as "Bushfire Prone Areas". A Bushfire Hazard Assessment has been undertaken for the identified Bushfire Prone Areas as a component

of the Background Analysis Report, and will inform the preparation of Bushfire Management Plans required as a component of subdivision and development applications within or adjacent to these areas.

- **Tree Canopy** and the potential for redevelopment to retain mature trees were possible and increase tree canopy within the public and private space to assist in reduction of heat islands and improve local micro climate conditions.
- **Stormwater management** and the potential to redirect stormwater inflow into wetlands and the aquifer which could be considered as part of future district, local and urban water management regimes associated with urban development.
- **Coastline management** and the ongoing monitoring of coastline changes, particularly in City Beach and near Challenger Parade, which are within 300 metres of the coast. Additional development along the coast should be responsive to the ongoing monitoring of shoreline retreat and risk management assessments in accordance with the Town's Coastal Hazard Risk Mitigation and Action Plan.
- **Acid Sulphate Soils** risk, particularly around Lake Monger and Perry Lakes, which may impact on development proposals within these areas.
- **Introduction of pest species** such as cats, rabbits and foxes in close proximity to managed reserves.



Image: The interface of urban development with natural assets requires careful management.

2.9.4 KEY ACTIONS

Table 11: Key actions to be undertaken with respect to Natural Asset Management in the Town of Cambridge.

Objective	Action	Indicative Timeframe
Conservation Category Wetlands	In collaboration with relevant State agencies and the community, continue the conservation and restoration of Lake Monger Reserve and Perry Lakes Reserve	Short-Medium Term (1-5 years)
Bush Forever and environmentally sensitive sites	In collaboration with relevant State agencies and the community, continue to manage and maintain environmental and ecological values of sites in accordance with management plans.	Ongoing
Vegetation, flora and ecological communities	Monitor extent of remnant vegetation complexes, Banksia and Tuart woodland systems and minimise impacts of urban development and aim to retain a minimum 30 percent of the Karrakatta Complex Central and South vegetation complex.	Ongoing
Acid Sulphate Soils (ASS)	Limit development disturbance/dewatering of ASS in Lake Monger and Perry Lakes Reserves.	Ongoing
Regional ecological linkages RID 1 and RID 5	In collaboration with adjoining Local Governments, ensure coastal and remnant vegetation links remain intact and provide appropriate provide protection.	Ongoing
Threatened fauna	In collaboration with relevant State agencies, ensure habitat of threatened fauna is not impacted by future development proposals.	Ongoing
Surface and groundwater drainage systems	In collaboration with relevant State agencies and land owners, manage stormwater and investigate ground water recharge and water sensitive urban design techniques in the interest of receiving water bodies.	Ongoing
Coastal hazards	Undertake and implement a Coastal Hazard Risk Mitigation and Action Plan (CHRMAP) and limit development encroachment in areas of risk, manage accessways to the beach, stabilise dune system and restrict disturbance and removal of natural vegetation.	Short-Medium Term (1-5 years)
Natural asset interpretation	In collaboration with key stakeholders, promote the biodiversity and cultural values of reserves within the Town.	Short Term (1-3 years)
Urban tree canopy	Investigate statutory protection and guidance for retention of existing significant trees in the Town in public and private domain and develop a program for public realm/road reserves improvement.	Short-Medium Term (1-5 years)
Climate adaptation	Undertake a Local Climate Change Adaptation Plan in accordance with WESROC guidance (2010).	Short Term (1-3 years)

FIGURE 13: SPATIAL CONSIDERATIONS AND ACTIONS FOR NATURAL ASSET MANAGEMENT

- 1 Potential future development sites are all within areas identified as being bushfire prone. The management of this bushfire risk will be a key consideration in the progression of detailed analysis and planning for these sites prior to any changes in zoning or development potential.
- 2 Many of the Town's environmental assets are also significant tourist attractions, and the balance between the protection of the assets and provision of tourist facilities requires careful consideration by the Town and State Government management authorities (where applicable).
- 3 The Town's Administration Centre is located within Bush Forever Site 312, and detailed analysis and planning will need to be undertaken to identify the impact and management of future urban development on the protection of the Bush Forever site.

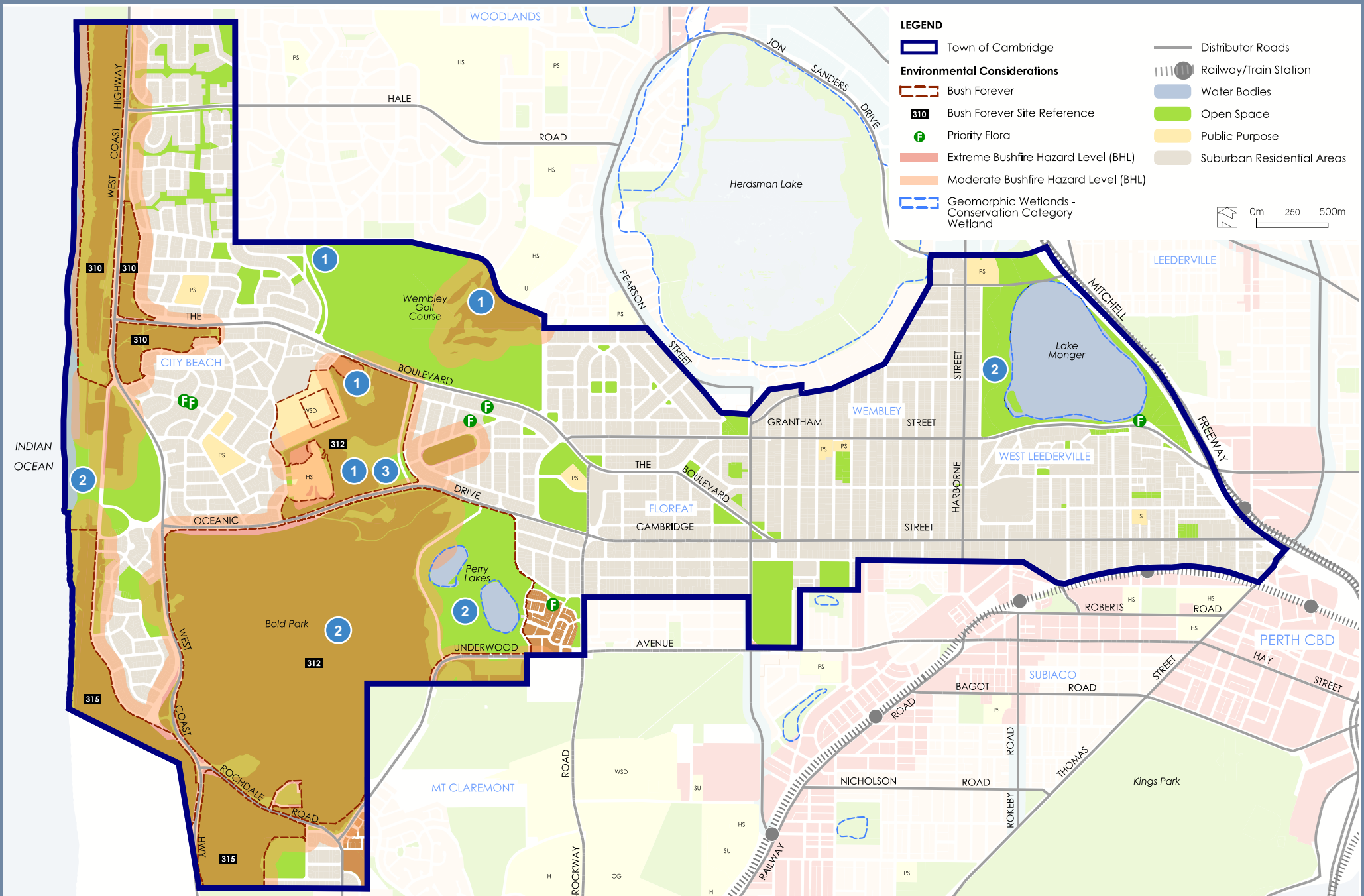




Image: The Wembley Hotel is a well recognised landmark within the Wembley Activity Centre.

URBAN CONSOLIDATION AND INFILL PRECINCTS

CHAPTER 3

3.1 OVERVIEW

This section outlines in greater detail the proposed urban consolidation and infill precincts to assist in implementing key actions outlined within Chapter 2 as they relate to the precincts. It is also acknowledged that Urban Consolidation and Infill Precinct areas may be the subject of further minor refinements through the detailed planning stages.

Urban Consolidation Precincts

Urban centres and corridors are proposed to maintain their function servicing the daily and weekly needs of the Town's residents, in addition to providing significant local employment opportunities.

In order to reinforce economic sustainability within these centres and corridors and leverage existing transport, community and service infrastructure, the precincts are also proposed to accommodate a significant proportion of the Town's residential growth target through the development of medium and high density apartments in stand alone and mixed use developments.

Urban Consolidation Precincts are identified spatially in **Figure 14** and broadly described as follows:

- **Activity Centres:** West Leederville, Wembley and Floreat Activity Centres;
- **Neighbourhood Centres:** Gayton Road and Ocean Village Neighbourhood Centres;
- **Local Centres:** Grantham Street and Harborne Street Local Centres;
- **Urban Corridor:** Cambridge Street corridor between Floreat and West Leederville, inclusive of several local centres and the St John of God Medical Precinct.

Infill Precincts

Infill precincts are identified opportunities for further residential growth within the suburban areas of the Town, as shown in **Figure 14**, and are broadly described as follows:

Existing Development Sites

The existing development sites of Perry Lakes, Ocean Mia, St John's Wood and Parkside Walk are to continue their development in accordance with their approved planning framework. Together the existing development sites will provide an estimated 1,110 dwellings, a significant proportion of which have been delivered since 2010 in accordance with the *Perth & Peel @ 3.5 million* dwelling targets.

These developments are providing a level of diversity in dwelling types for the western parts of the Town of Cambridge, providing opportunities for 'downsizers' and new home buyers attracted to the area.

Potential Future Development Sites

As a component of planning for additional housing needs within the Town a number of surplus government land assets have been identified as potentially suitable for future residential development subject to comprehensive review of alternative uses, opportunities and issues and development feasibility.

The identified sites are each owned by the Town of Cambridge and, subject to further detailed analysis, are likely to be surplus to the needs of the Town and can be made available for residential development.

Suburban Residential Areas

Protection of the highly valued character and heritage of suburban residential areas is of paramount importance to the Town of Cambridge community, and as such the level of development intensity within these areas is not proposed to change under the Local Planning Strategy.

Of importance, however, is the existing latent capacity for development under existing density codes, which is anticipated to provide a further 340 - 440 dwellings throughout the Town via redevelopment of existing residential properties.

Additional potential will also be provided through the relaxation of ancillary dwelling requirements to allow residents with a suitable sized block to develop a small 'granny flat' that they may use for downsizing, additional rental opportunities or family accommodation.

Precinct Planning Areas

As a component of the WAPC's *Perth and Peel @ 3.5 million* the State Government has identified portions of Selby Street, Harborne Street and Grantham Street as 'Urban Corridors'. Upgrades to the frequency and efficiency of public transport along these corridors is strongly supported by the Town, and the Town will work collaboratively with the Public Transport Authority to ensure that these upgrades are delivered as early as possible.

The Town will, on an ongoing basis, investigate opportunities for residential intensification within Precinct Planning Areas in collaboration with the Public Transport Authority, the Department of Transport, stakeholders and the broader community.

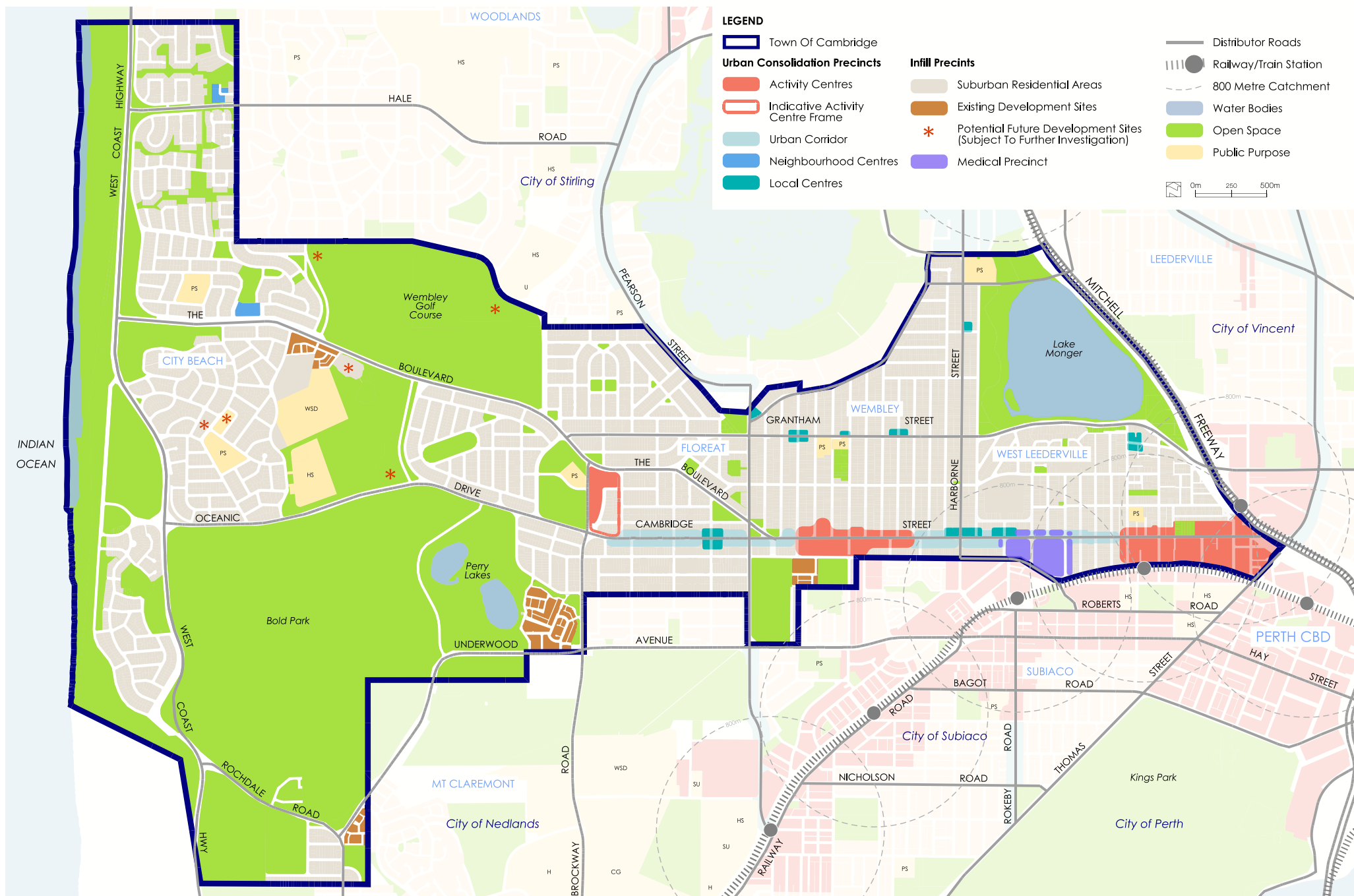


Figure 14: Urban Consolidation and Infill Precincts.

3.2 URBAN CONSOLIDATION AREAS

The following sections outline the urban consolidation areas further, including the precinct vision, key actions and spatial considerations, which are intended to guide further detailed planning for the precincts. Urban Consolidation Precinct areas may also be the subject of further minor refinements through the detailed planning stages.

3.2.1 WEST LEEDERVILLE ACTIVITY CENTRE

Precinct Vision

West Leederville Activity Centre will retain its role as the most vibrant and diverse urban area within the Town. Leveraging its strategic advantages as a centre well serviced by public transport, close to the Perth CBD and a significant employment generator, West Leederville's resident population and business activity is proposed to grow.

Over time growth will occur in accordance with the West Leederville Precinct Structure Plan with expansion of population and businesses accommodated in mixed use, multi-storey buildings between two and ten storeys.

Key Actions

Finalise and implement the West Leederville Precinct Structure Plan to incorporate population and business growth projections and coordinate planning for infrastructure and services to support proposed growth consistent with the directions of the WAPC.



Image: Detailed planning for West Leederville Activity Centre needs to focus on a functional public realm and open space areas and high quality, mixed use development outcomes.

FIGURE 15: SPATIAL CONSIDERATIONS FOR WEST LEEDERVILLE ACTIVITY CENTRE

- 1 Transition from new development to the established suburban areas must be respectful and sympathetic to the liveability of these areas, and transition in height and scale needs to be accommodated within the development precinct.
- 2 Opportunity for smaller pocket parks or urban spaces (plazas or piazzas) to be developed within areas abutting high quality public realm as a component of development incentives.
- 3 Need for high quality open space and community facilities to serve the growing population of West Leederville including the retention of existing public open spaces.
- 4 West Leederville Primary School is nearing capacity and planning for further school sites or expansion of existing school sites is likely to be required given the population growth anticipated within West Leederville generally.
- 5 The new Inner City College provides opportunity for additional public secondary school placements which will be of benefit for the growing population of West Leederville.

PRECINCT OVERVIEW

DWELLING GROWTH ESTIMATE

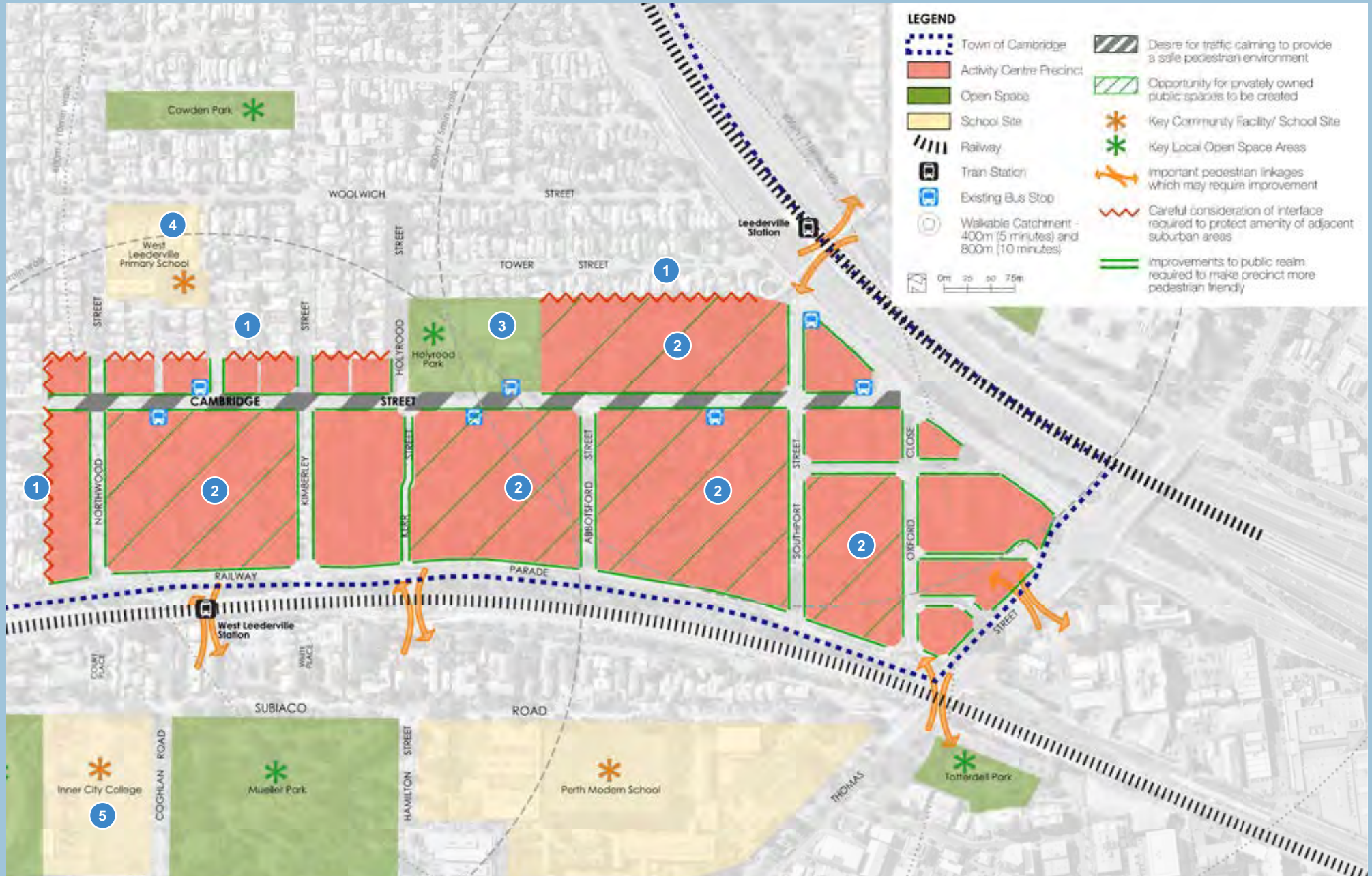


1,800 - 2,300
New Dwellings

EMPLOYMENT FLOORSPACE GROWTH TARGET



Additional 52,000m²



3.2.2 WEMBLEY ACTIVITY CENTRE

Precinct Vision

The Wembley Activity Centre will continue its role as a thriving urban hub and a focal point within a broader suburban environment.

The activity centre will undergo redevelopment over time to increase opportunities for residential, retail, hospitality and commercial uses to join the Wembley community. Growth will occur in accordance with the Wembley Activity Centre Plan, with new development to provide high quality built form in the order of two to seven storeys.

Key Actions

Implement the Wembley Activity Centre Plan adopted by the Town and approved by the Western Australian Planning Commission and undertake periodic reviews of the plan to ensure that development outcomes are in accordance with expectations for the public and private realm.



Image: Detailed planning for Wembley Activity Centre is focused on the need for high quality built form which integrates land uses and retains heritage features, and improved public realm and pedestrian permeability within the precinct.

FIGURE 16: SPATIAL CONSIDERATIONS FOR WEMBLEY ACTIVITY CENTRE

- 1 Ensure a sensitive transition from the activity centre into surrounding areas to minimize the impact of future intensification on adjoining residential areas.
- 2 Improve connectivity with surrounding residential areas and open spaces, particularly Henderson Park.
- 3 Maintain the integrity of Henderson Park and ensure infrastructure is reflective of community needs.
- 4 Opportunity for smaller pocket parks or urban spaces (plazas or piazzas) to be developed within the core of the activity centre.

PRECINCT OVERVIEW

DWELLING GROWTH ESTIMATE

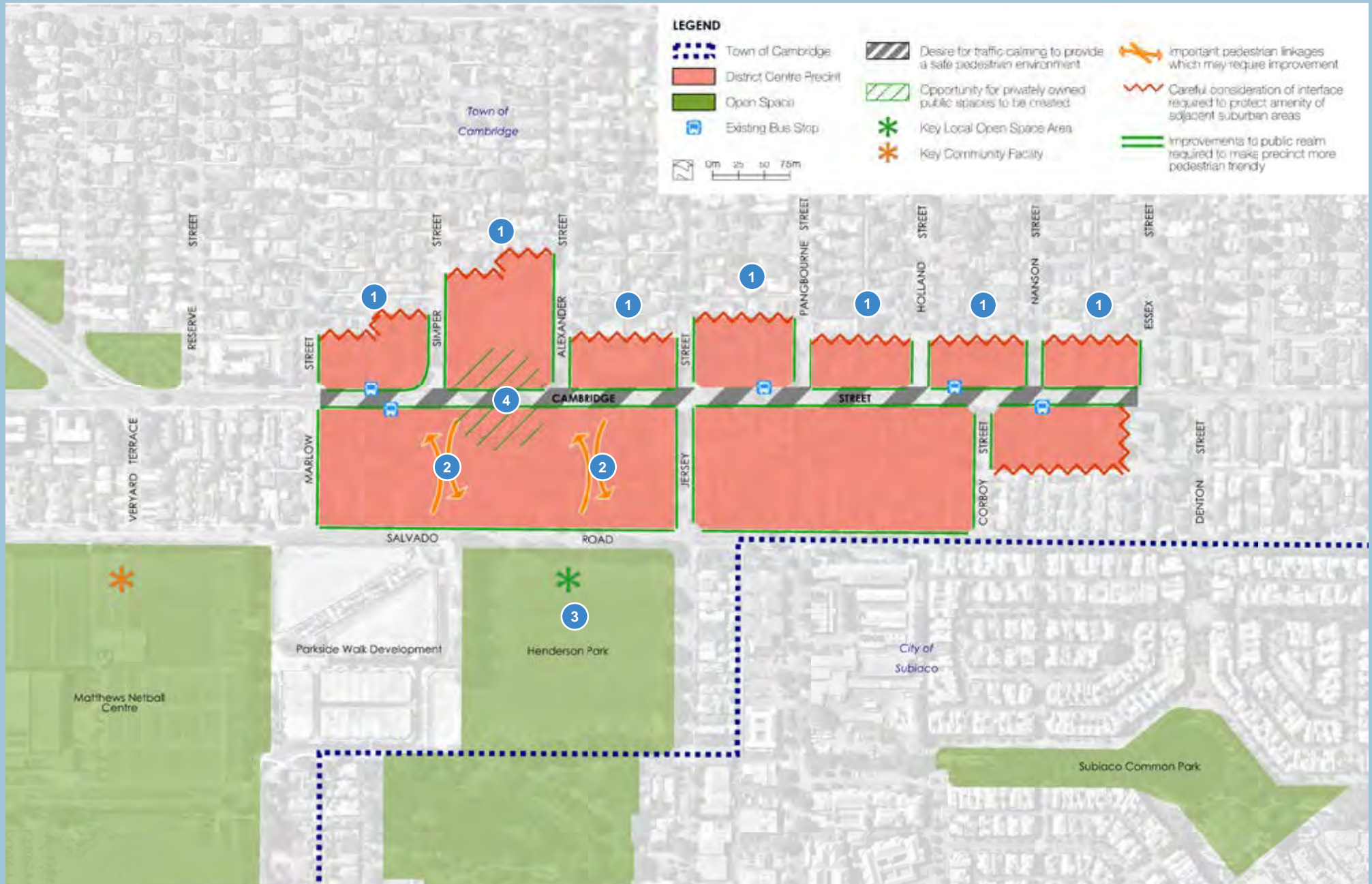


750 - 1,000
New Dwellings

EMPLOYMENT FLOORSPACE GROWTH TARGET



Additional 11,000m²



3.2.3 FLOREAT ACTIVITY CENTRE

Precinct Vision

Floreat Activity Centre will transform into an attractive and vibrant mixed-use precinct with a broad range of residential and commercial/retail uses.

The Floreat Forum Shopping Centre and the Cambridge Library form a key part of the activity centre and will be redeveloped to better interface with the surrounding public streets and open space, accommodating residential development above the commercial/retail area.

Adjacent suburban streets will progressively be redeveloped to provide medium-high density residential between two and five storeys, with density grading down to the existing suburban environment.

Key Actions

In collaboration with the community, key stakeholders and the Town of Cambridge, a Precinct Structure Plan will be prepared for the Floreat Activity Centre to guide future amendments to the statutory planning framework, necessary infrastructure upgrade considerations and detailed built form and public realm design considerations.



Image: Detailed planning for Floreat Activity Centre is focused on the need for high quality built form and improved public realm and pedestrian permeability within the precinct.

FIGURE 17: SPATIAL CONSIDERATIONS FOR FLOREAT ACTIVITY CENTRE

- 1 Ensure future development does not have a negative impact on the adjoining residential development, reflecting a sensitive transition between land uses.
- 2 Opportunity to enhance existing open space that supports social interaction, informal recreation and event spaces.
- 3 Ensure commercial and residential land uses front the street and pedestrian walkways to encourage street level activity and natural surveillance of the adjoining streets and public open spaces.
- 4 Optimise opportunities for potential ocean and/or city views for residential developments.

PRECINCT OVERVIEW

DWELLING GROWTH ESTIMATE

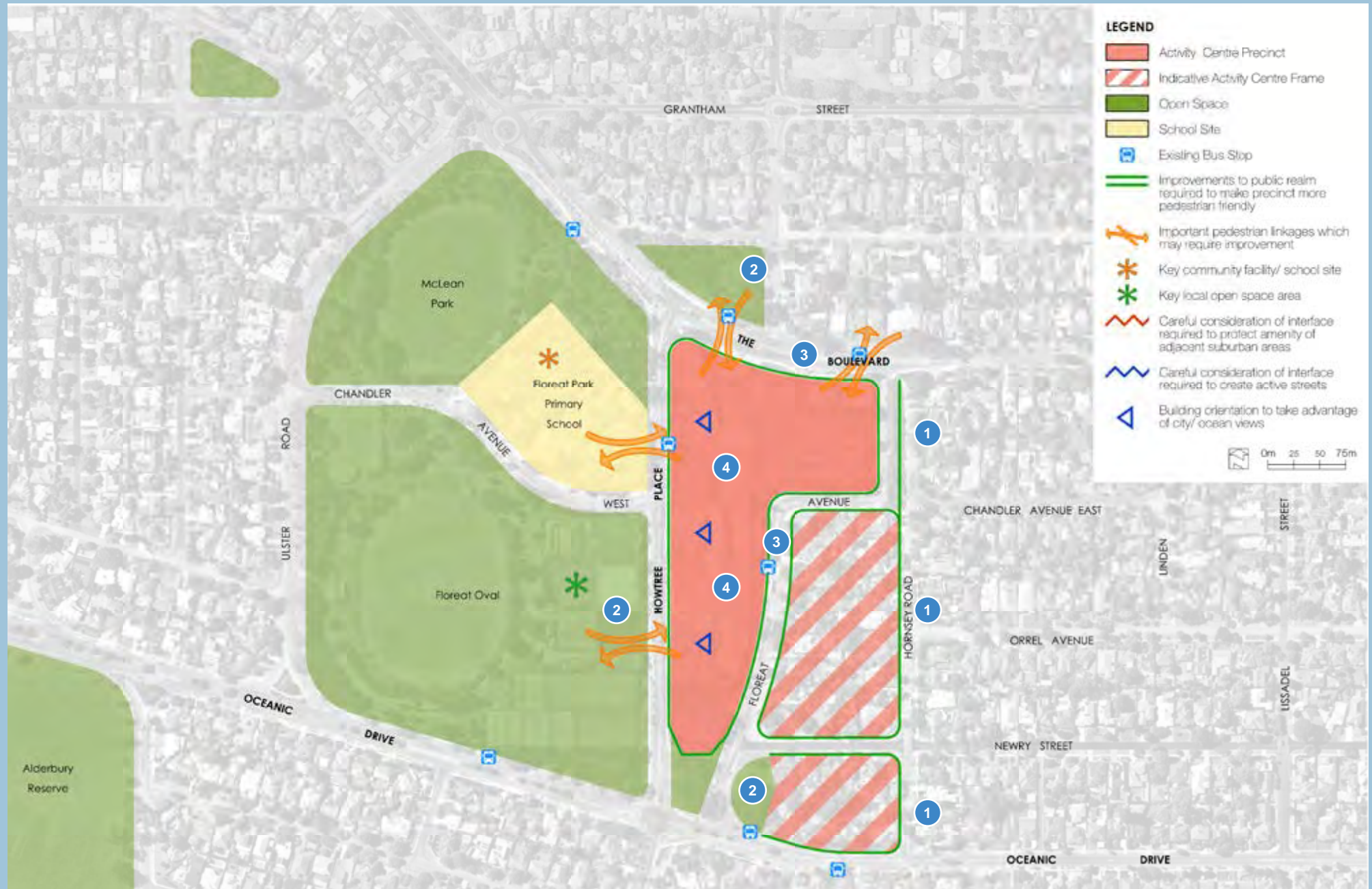


900 - 1,250
New Dwellings

EMPLOYMENT FLOORSPACE GROWTH TARGET



Additional 11,000m²



3.2.4 CAMBRIDGE STREET URBAN CORRIDOR

Precinct Vision

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

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

Key Actions

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



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



FIGURE 18: SPATIAL CONSIDERATIONS FOR CAMBRIDGE STREET URBAN CORRIDOR

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

PRECINCT OVERVIEW

DWELLING GROWTH ESTIMATE

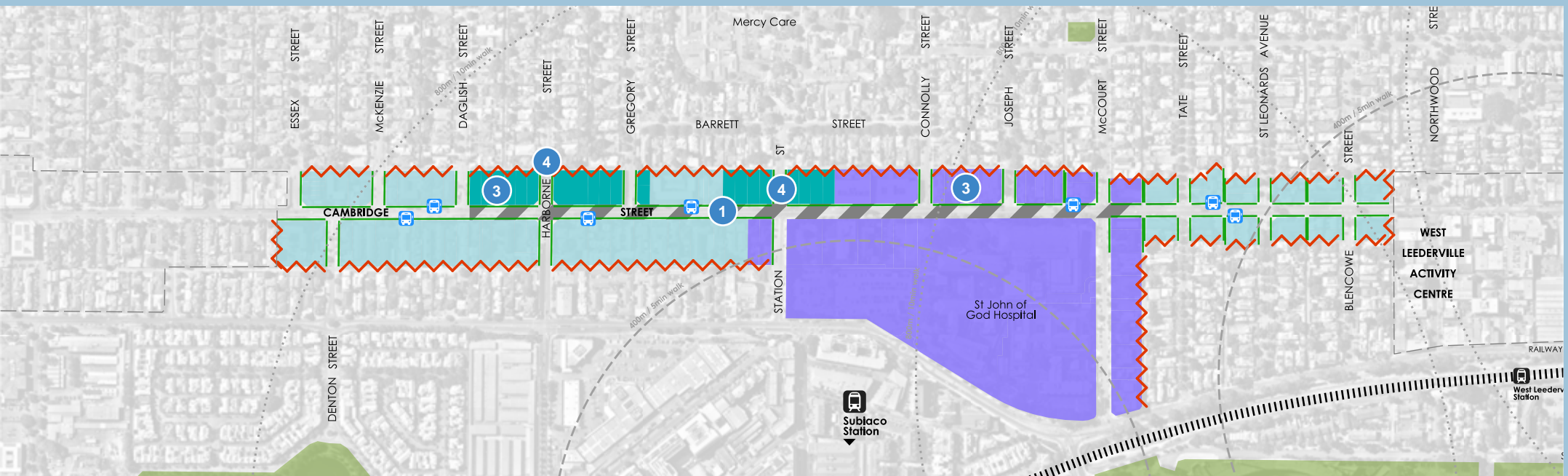


650 - 850
New Dwellings

EMPLOYMENT FLOORSPACE GROWTH TARGET



Additional 10,000m²



3.2.5 GAYTON ROAD NEIGHBOURHOOD CENTRE

Precinct Vision

The Gayton Road Neighbourhood Centre is envisioned to become a centre that supports a diverse range of land uses and residential opportunities, creating a desirable and interesting place for people to interact. Redevelopment of the precinct will focus on the creation of mixed use, multi-storey development.

It is anticipated that street level land uses will focus on retail, hospitality and commercial uses with some undercroft parking, with upper levels available for apartment living. Design of the built form will be responsive to the history of the precinct, the surrounding suburban environment and the adjacent areas of open space.

Key Actions

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



Image: Detailed planning for Gayton Road Neighbourhood Centre will focus on high quality and integrated built form design, retention and celebration of the history and character of the local area, and integration with the open space and facilities of Beecroft Park.

FIGURE 19: SPATIAL CONSIDERATIONS FOR GAYTON ROAD NEIGHBOURHOOD CENTRE

- 1 Ensure future development does not detract from the existing character of the area and does not intrude onto the adjoining residential developments.
- 2 Provide clear linkages throughout the precinct, public open spaces and surrounding residential developments, that are convenient and physically attractive.
- 3 Ensure connections between the precinct and public transportation provide clear prioritization to pedestrians to encourage a safe movement network.
- 4 Opportunity to enhance Beecroft Park to strengthen its capacity to attract and accommodate a variety of activities.
- 5 Need for high quality mixed use developments that attracts a vibrant mix of uses and caters for a balance of activities during the day and evening.

PRECINCT OVERVIEW

DWELLING GROWTH ESTIMATE



100 - 150
New Dwellings

EMPLOYMENT FLOORSPACE GROWTH TARGET



Additional 1,200m²



3.2.6 OCEAN VILLAGE NEIGHBOURHOOD CENTRE

Precinct Vision

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

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

Key Actions

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



Image: Detailed planning for Ocean Village Neighbourhood Centre is to focus provision of daily goods and services for the surrounding community, integration with the surrounding open space and high quality built form development that integrates well with the surrounding area.

FIGURE 20: SPATIAL CONSIDERATIONS FOR OCEAN VILLAGE NEIGHBOURHOOD CENTRE

- 1 Ensure future developments appropriately interface adjoining residential developments and St. Paul's Anglican Church; additional dwelling growth will generally be provided for within the indicative precinct boundary.
- 2 Ensure safe and accessible pedestrian linkages between public transportation and the neighbourhood centre.
- 3 Opportunity to enhance Ocean Village Park to enhance its capacity to attract and accommodate a variety of activities and ensure it is well integrated into the pedestrian network.
- 4 Opportunity for Kilpa Court to become the internal focal point within the neighbourhood centre, characterized by a shared movement network and a concentration of activities to create an activated 'main street.'
- 5 Ensure well designed developments that support a variety of land uses, creating a vibrant concentration of activities for the surrounding neighbourhood to gravitate to.

PRECINCT OVERVIEW

DWELLING GROWTH ESTIMATE

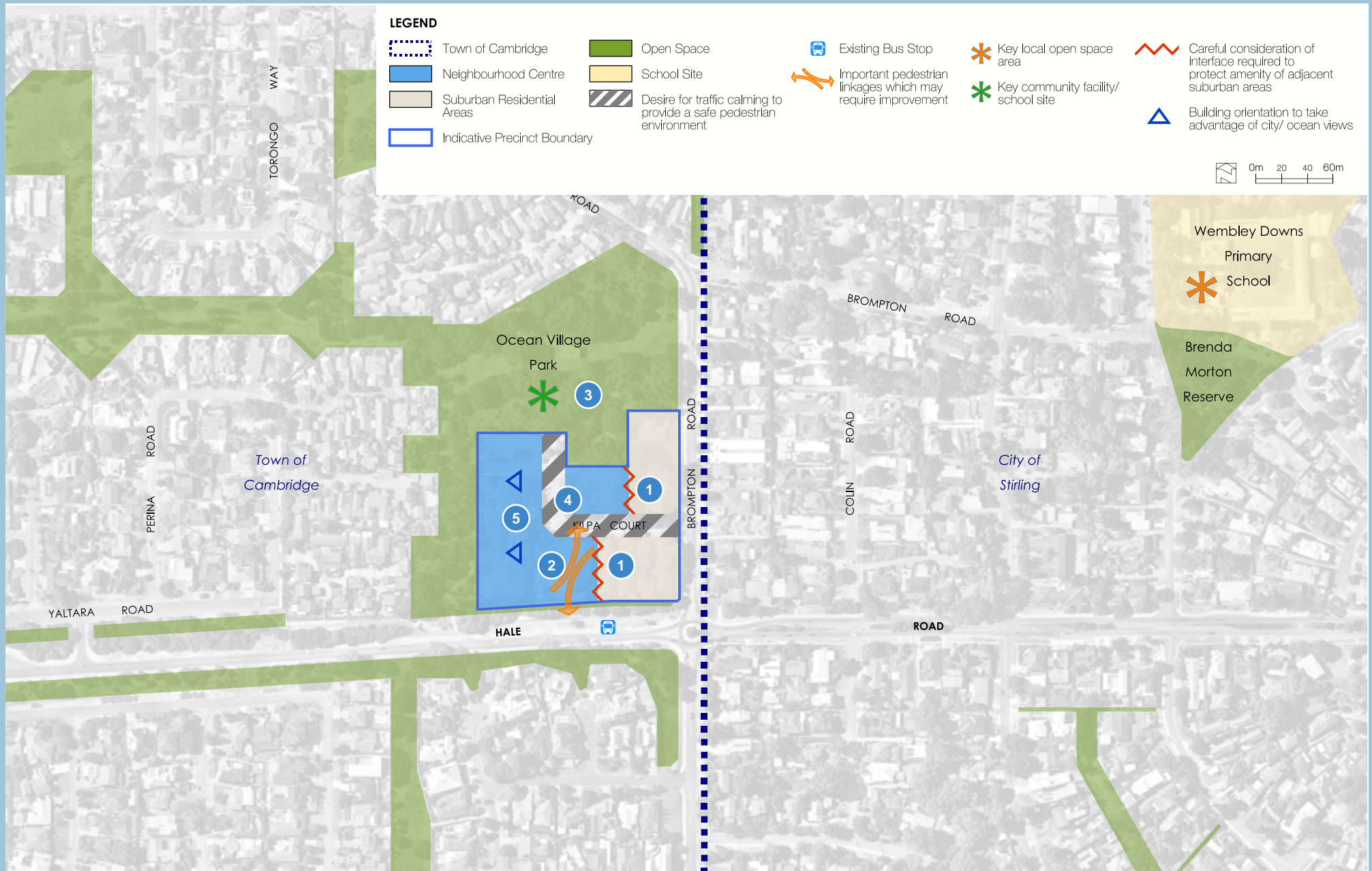


200 - 250
New Dwellings

EMPLOYMENT FLOORSPACE GROWTH TARGET



Additional 1,100m²



3.2.7 LOCAL CENTRES

Precinct Vision

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

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

Key Actions

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



Image: Detailed planning for local centres is to focus on a small scale integrated mix of commercial and residential land uses in built form outcome that transitions to the surrounding suburban context, with improved street amenity to encourage locals to visit.

FIGURE 21: SPATIAL CONSIDERATIONS FOR LOCAL CENTRES (WEMBLEY AND WEST LEEDERVILLE)

- 1 Transition from local centres to residential areas must be respectful and sympathetic to the establish suburban character.
- 2 Ensure businesses directly front the footpath to provide active and people-oriented street frontages, improving the amenity of the public realm.
- 3 Consider the inclusion of existing commercial development within the residential zoned area as 'Local Centres' based on a review of their strategic importance and site opportunities and constraints.
- 4 Existing Local Centres on Selby Street and Northwood/Vincent Street are likely to require more comprehensive local area planning to facilitate redevelopment over time.

PRECINCT OVERVIEW

DWELLING GROWTH ESTIMATE

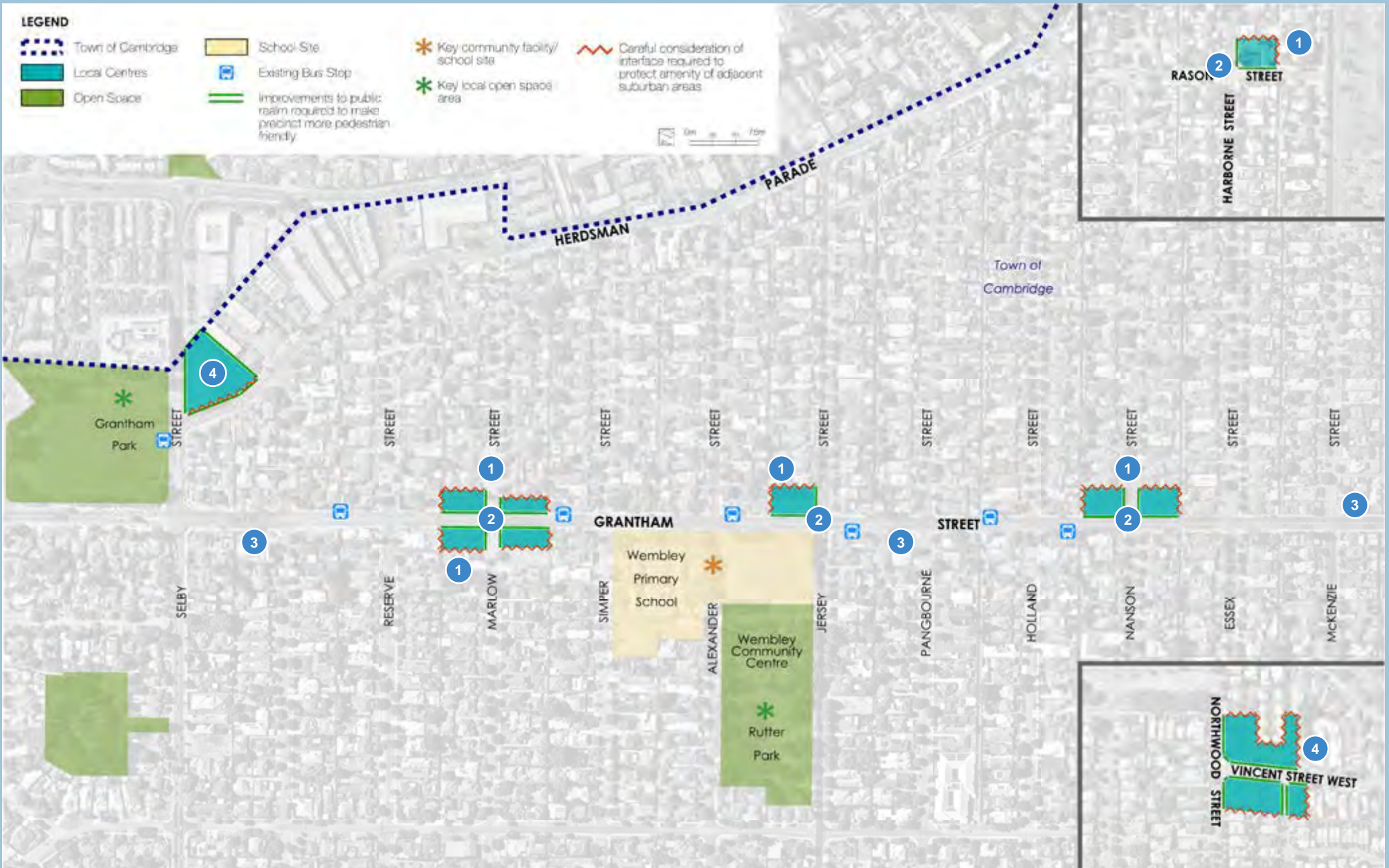


50 -100
New Dwellings

EMPLOYMENT FLOORSPACE GROWTH TARGET



Additional 8,000m²



3.3 INFILL PRECINCTS

The following sections outline the infill precincts further, including the key considerations and actions, which are intended to guide further detailed planning for the precincts. Urban Infill Precinct areas may also be the subject of further minor refinements through the detailed planning stages.

3.3.1 SUBURBAN RESIDENTIAL AREAS

Residential Development

The Town of Cambridge is renowned for being a beautiful suburban environment, largely due to the differing character of its four key suburbs, diversity of housing types and tree lined and well landscaped streets. There is substantial residential subdivision capacity within the existing suburban precincts, with an estimated 554 green titled lots with subdivision potential based on their existing coding, as outlined in **Table 12** and **Figure 22**.

Table 12: Desktop analysis of indicative subdivision potential within existing suburban residential areas based on existing cadastre and aerial photography.

Locality	R-Coding(s) applicable	Number of Sites with Subdivision Potential under R-Codes	Additional capacity based on lower growth scenario ¹	Additional capacity based on higher growth scenario ¹
West Leederville	R20, R30 and R40	373	223	299
Wembley	R20	145	87	116
Floreat	R12.5 and R15	8	5	6
City Beach	R12.5, R20 and R30	28	17	22
Total		554	332	443

Note 1 - Growth projections assume that only one additional dwelling per site is created in the redevelopment of existing sites, and the percentage of sites that redevelop over the next 20-30 years is 60 percent in the lower growth scenario and 80 percent in the higher growth scenario.

Assuming that 60-80 percent of these lots are redeveloped over the next 20-30 years to each accommodate a minimum of one additional dwelling, the suburban areas are expected to accommodate a further 340 – 440 additional dwellings over this period.

To ensure that the additional development can be accommodated with minimal impact on the existing suburban character, the Town will be undertaking further planning to ensure that new development is controlled in a manner which will ensure cohesiveness with the prevailing

character of an area, and streetscapes are maintained and improved through further investment in the public realm. This is further outlined in Section 2.4.3.

Ancillary Dwellings

Ancillary dwellings, or ‘granny flats’, are increasingly viewed as an alternative housing option as they provide opportunity to create increased residential space without requiring the creation of additional land parcels. Ancillary dwellings can provide opportunity for:

- Homeowners looking to downsize who may wish to build a suitable sized ancillary dwelling for them to live in whilst renting their primary dwelling;
- Families looking to create additional space separate from the primary dwelling; or
- Homeowners looking to create additional residential space to accommodate people seeking rental properties within the area.

The Town takes the position that ancillary dwellings are an excellent method of increasing the dwelling stock within existing suburban precincts without significantly changing the built form or streetscape character of these areas.

To encourage community members to consider investing in suitable ancillary dwellings the Town will investigate measures aimed at incentivising their development. These incentives may include plot ratio bonuses to allow ancillary dwellings larger than the 70m² maximum under the R-Codes to provide greater flexibility in living arrangements.

It is anticipated that such development will be particularly appealing within areas like City Beach and Floreat, where subdivision potential is limited but residential land parcels are comparatively large and may have space to accommodate an ancillary dwelling.

There are estimated to be approximately 5,000 residential lots within the Town with a site area greater than 650m² that are not subdividable based on the average lot size requirements of their respective R-Code. If 5 - 10 percent of these community members choose to expand their site potential by accommodating an ancillary dwelling over the next 20-30 years the Town will produce an additional 250 - 500 dwellings.

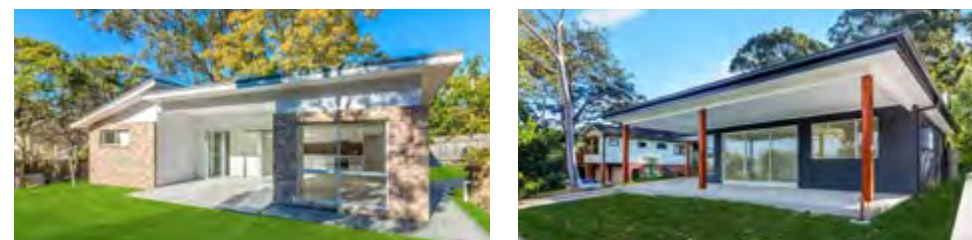


Image: Examples of contemporary ancillary accommodation which can be attached or detached to the primary dwelling and is considered an excellent alternative method of increasing dwelling stock within suburban areas (Image source: Avalon Granny Flats)

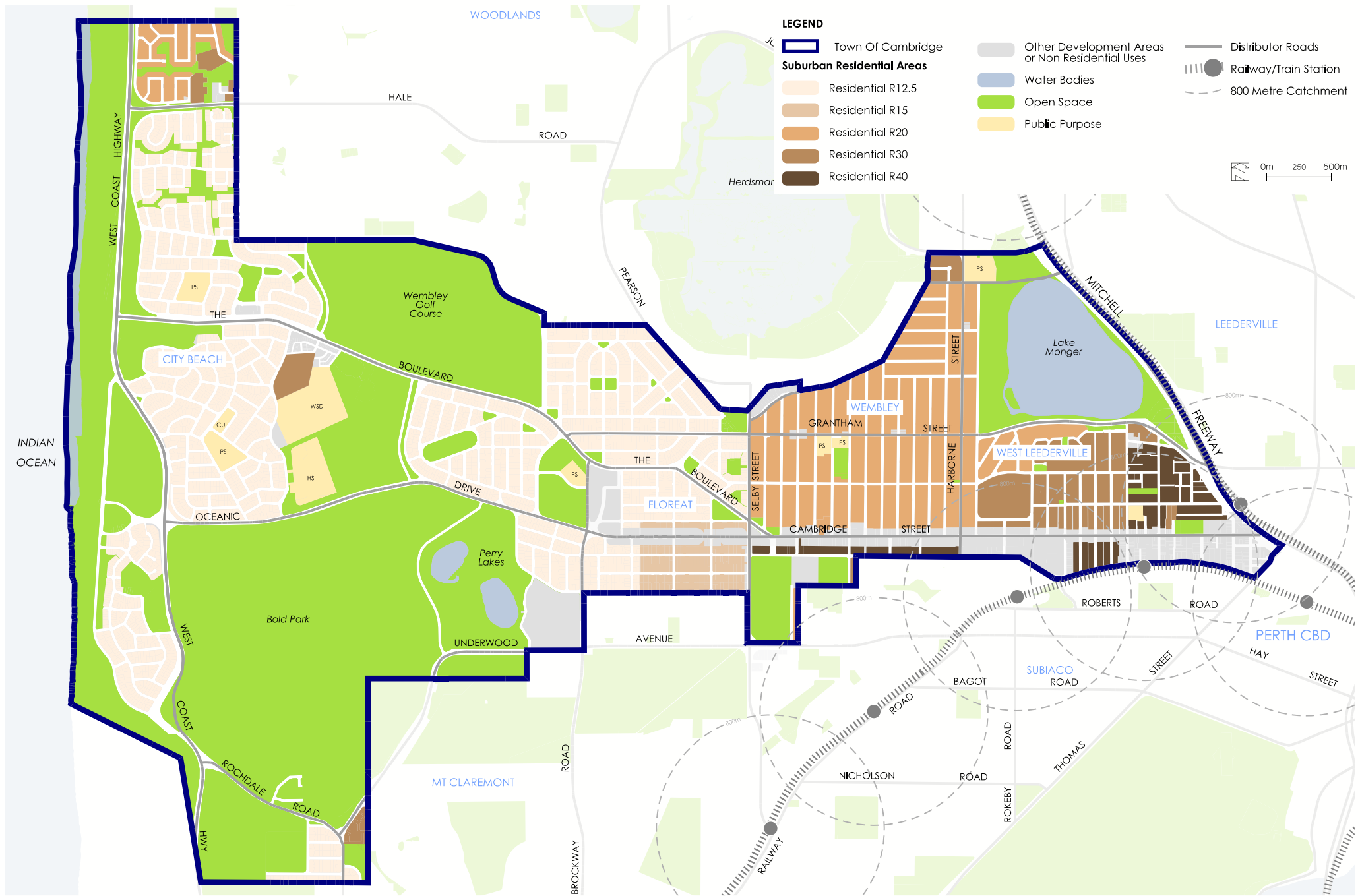


Figure 22: Suburban residential areas based on current R-Coding under Local Planning Scheme No. 1.

3.3.2 EXISTING DEVELOPMENT SITES

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

Perry Lakes

The redevelopment of the Perry Lakes Stadium site and surrounds has been ongoing since 2005 and is being facilitated by LandCorp. The detailed area plan facilitates the development of approximately 600 new dwellings and builds on the site's sporting history and ties in with Floreat's garden nature.

Planning controls for Perry Lakes were transferred to the State Government under the *Perry Lakes Redevelopment Act 2005*. Planning control transferred back to the Town in November 2016.

Ocean Mia

Ocean Mia Estate is located in City Beach, bounded by The Boulevard and Kalinda Drive, west of Bold Park. The Estate comprises 66 individual (single) lots and two grouped dwellings sites, over which there is to be a minimum of 91 dwellings.

St Johns Wood

Landcorp recently completed the St John's Wood Estate on land known as 'Area G' in Mt Claremont.

The development comprises 49 lots, two of which are for grouped dwellings, the remainder for single dwellings and an area of public open space to integrate with the existing Daran Park.

Parkside Walk

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

A total of 24 single terrace-style dwellings are proposed, which will be located in the southern portion of the site. Seven apartment sites, ranging between three and six storeys in height are proposed in the northern portion of the site and in the south-east corner towards Mabel Talbot Reserve.



Image: Completed development at Ocean Mia Estate (above) and artists impression of the Parkside Walk development (Image Source - LandCorp)

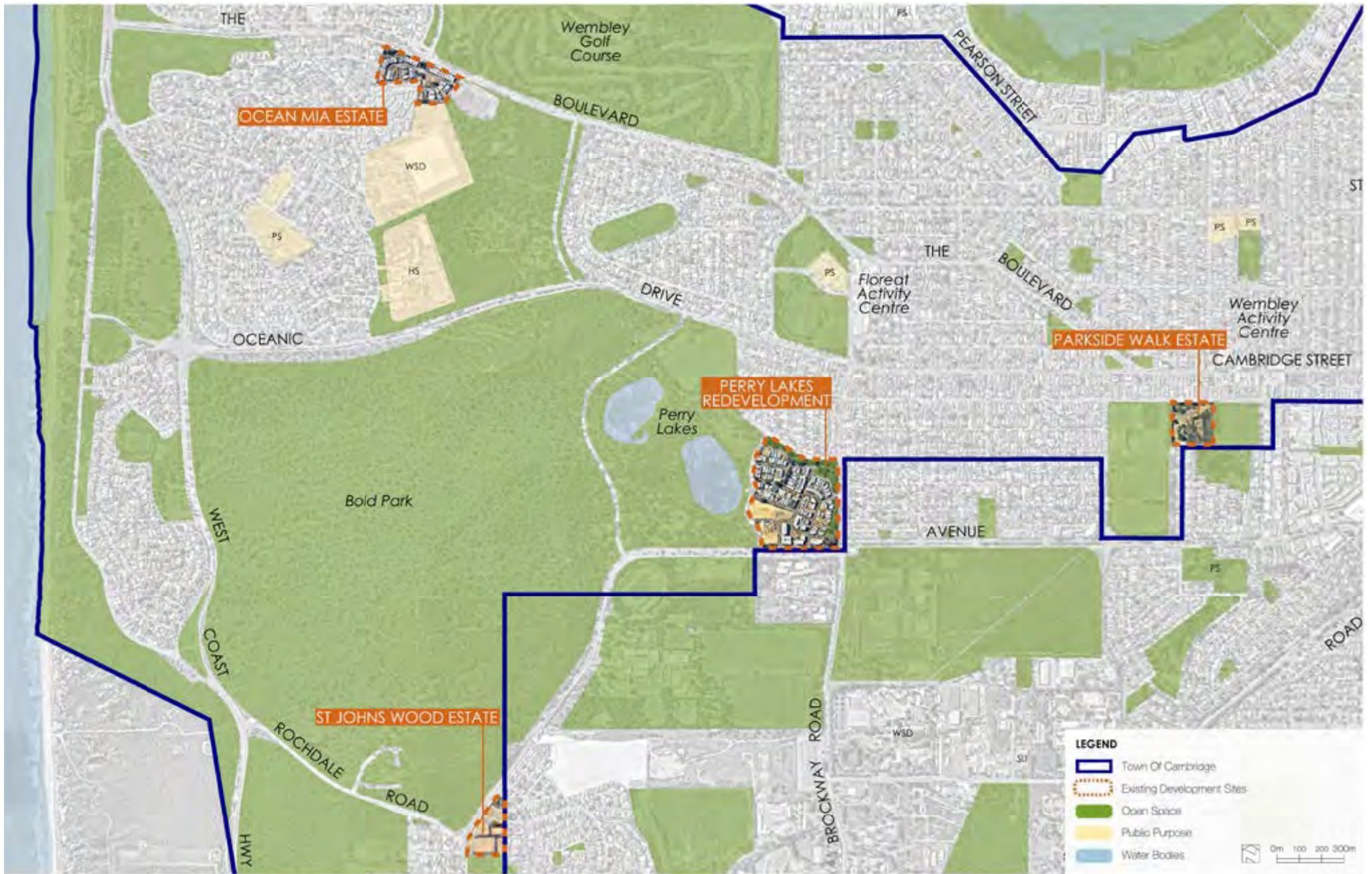


Figure 23: Existing Development Sites within the Town.

3.3.3 POTENTIAL FUTURE DEVELOPMENT SITES

The Town has identified a number of parcels of government owned land that may be surplus to needs and as such available for development. The sites are shown spatially in **Figure 24** and described as follows:

Wembley Golf Course

Two parcels of land at the golf course are considered surplus to the needs of the golf facility. These portions of land are owned by the Town of Cambridge and, subject to analysis of environmental significance, site constraints (e.g. Western Power substation) and development feasibility may be available for residential development.

If progressed it is anticipated the two sites could accommodate medium density residential development with an indicative yield of 450 - 600 new dwellings.

Old Quarry Site

The Old Quarry Site on the Boulevard in City Beach immediately abuts the Ocean Mia estate and overlooks the Perth CBD and Bold Park. This land is owned by the Town and is currently used as informal open space, but is considered surplus to local and regional open space needs.

Subject to consideration of alternative uses and analysis of site constraints and development feasibility, the site may be available for residential development, and is anticipated to provide a medium density residential development yield of 50 – 100 dwellings.

Town Administration Centre

The Town's administration centre is in close proximity to Bold Park, Alderbury Park and the residential areas of Floreat. It is anticipated that the existing administration facility may have reached its useful life prior to 2050, and at that time the land accommodating the facility may be available for residential development. The extent of the future potential development site is limited to the already cleared portion of land.

If progressed it is anticipated that the site could accommodate medium density residential development with an indicative yield of 150 - 200 dwellings.

Templetonia Crescent

The Town owns two parcels of land on Templetonia Crescent in City Beach which total 2.2 hectares in size. The easternmost site currently accommodates the Civic Centre facility, whilst the western most site is vacant and undeveloped land. Subject to consideration of alternative facilities for the civic centre, site constraints and development feasibility, the two sites are potentially available for residential development.

If progressed it is anticipated that the sites could accommodate medium density residential development with an indicative yield of 50 - 100 dwellings.



Image: The Town's existing administration and civic centre site (above) and the old quarry land in City Beach (below) are both owned by the Town of Cambridge and considered likely surplus to the Town's needs over the next 20-30 years, and may be suitable for residential development subject to detailed analysis of site considerations and development feasibility.



Figure 24: Potential Future Development Sites which require further investigation by the Town.

3.3.4 PRECINCT PLANNING AREAS

As a component of the WAPC's *Perth and Peel @ 3.5 million* the State Government has identified portions of Selby Street, Harborne Street and Grantham Street as 'Urban Corridors' which are defined as precincts which:

'provide a connection between station precincts, activity and industrial centres, and operate not just as roads for the movement of vehicles or reserves for major infrastructure, but provide locations for increased and diversified places for people to live and work, where appropriate.'

These corridors align with the Department of Transport's *Transport Network Plan* (2018) which identifies Selby Street as a 'High Priority Transit Route' and Harborne and Grantham Street as 'High Frequency Public Transit Routes'.

Upgrades to the frequency and efficiency of public transport along these corridors is strongly supported by the Town, and the Town will work collaboratively with the Public Transport Authority to ensure that these upgrades are delivered as early as possible.

Part of the consideration for public transport upgrades will be changes to the intensity and form of land abutting the corridor, particularly with respect to:

- Heritage and character protection as recommended by the City's Character and Heritage Area Strategy once complete;
- Constraints on intensification as a result of the intensity of existing subdivision and built form that may make significant redevelopment unlikely due to limited opportunities to coordinate sufficient land;
- Opportunities to intensify residential and commercial development to increase demand for public transport services;
- Opportunities to improve the interface between built form and the public realm to provide an improved streetscape and excellent passive surveillance;
- Opportunities to redirect access to private property direct from the corridors, as multiple access points slow the efficiency of the road network and public transport services; and
- Opportunities to widen road reservations where necessary to accommodate auxiliary lanes, embayed bus stops, widened footpaths and additional landscaping within the verge and median areas.

The Town will, on an ongoing basis, investigate opportunities for the above within Precinct Planning Areas in collaboration with the Public Transport Authority, the Department of Transport, stakeholders and the broader community.



Image: Potential residential intensification in suburban areas will need to respond to local heritage and character within suburban areas (top) and may be influenced by improvements in high frequency public transport such as the existing circle route buses (999 and 998) which travel north-south along Selby Street through the Town of Cambridge (bottom).

ACTIONS AND IMPLEMENTATION

CHAPTER

4

4.1 ACTION AND IMPLEMENTATION SUMMARY

The key actions, deliverables, stakeholders and indicative timeframes are outlined for matters that apply to the whole of the Town (**Table 13**), the Urban Consolidation Precincts (**Table 14**) and the Urban Infill Precincts (**Table 15**).

The Town 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 Town will work with stakeholders to ensure that opportunities are considered and needs are addressed.

Table 13: Key Action Summary and Implementation Schedule for actions that relate to the whole of the Town's municipal area.

Theme/Precinct	Key Action Summary	Section Reference for Further Information	Stakeholders	Key Deliverables	Indicative Timeframe
Town wide					
Housing	Undertake detailed analysis and planning for each of the urban consolidation and infill precincts to accommodate the Town's dwelling target by 2050.	2.2	Local Community, Department of Planning, Lands and Heritage, Development Industry	Activity Corridor Plans, Precinct Structure Plans, Scheme Amendments, Design Guidelines	Varied by Precinct (see Table 14 and 15)
Economy and Employment	Undertake analysis and prepare an Economic Development Strategy to guide development of the business community and employment opportunities within the Town.	2.3	Local Community, Business Owners, Development Industry	Economic Development Strategy	Short Term (1-3 years)
Character and Heritage	Undertake analysis and prepare a Character and Heritage Strategy to guide new development within identified character precincts and streets and guide the future review of the Local Heritage List / State Heritage List.	2.4	Local Community, Department of Planning, Lands and Heritage	Character and Heritage Strategy	Short Term (1-3 years)
Traffic and Transport	Undertake analysis and prepare an Integrated Movement Network Strategy to guide changes to the movement of people throughout the Town and facilitate the reduction of congestion, increased frequency of public transport and improved walkability/cyclability.	2.5	Local Community, Department of Transport, Main Roads WA, Public Transport Authority	Integrated Movement Network Strategy	Short Term (1-3 years)
Public Realm and Open Space	Undertake analysis and prepare an Open Space and Community Facilities Strategy to inform and guide the necessary upgrades and expansion of open space and community facilities to support population growth and development whilst maintaining the tree canopy and range of services provided to the community.	2.6	Local Community, Department Sport & Recreation, Community Groups, Department of Communities	Open Space and Community Facilities Strategy, Community Infrastructure Plan and Infrastructure Funding Strategy	Short Term (1-3 years)
Community Infrastructure and Facilities		2.7			
Utility and Service Infrastructure	Work with servicing agencies and the development industry to ensure that upgrades required to replace aging infrastructure and support urban consolidation are well planned and funded prior to development proceeding.	2.8	Servicing Agencies, Development Industry, Local Community	Infrastructure Funding Strategy	Short Term (1-3 years)
Natural Asset Management	Work with environmental agencies to ensure that natural assets are protected from uses or development that will compromise their function and management / risk mitigation strategies are being implemented (including Natural Area Strategy).	2.9	Local Community, Environmental Agencies/Authorities, Community Groups	Natural Asset Management and Risk Mitigation Strategies	Short- Medium Term (1-5 years)
Local Planning Scheme	Prepare a new Local Planning Scheme consistent with the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> , guided by this Local Planning Strategy and the detailed strategies to be prepared.	All Sections	Local Community, Community Groups, State Government, Development Industry	New Local Planning Scheme	Short Term (1-3 years)

Table 14: Key Action Summary and Implementation Schedule for actions that relate to the urban consolidation precincts as outlined in Chapter 3.

Theme/Precinct	Key Action Summary	Section Reference for Further Information	Stakeholders	Key Deliverables	Indicative Timeframe
Urban Consolidation Precincts					
West Leederville	Finalise and implement the West Leederville Precinct Structure Plan to incorporate population and business growth projections and coordinate planning for infrastructure and services to support proposed growth consistent with the directions of the WAPC.	3.2.1	Local Community, Department of Planning, Lands and Heritage, Development Industry	Final Precinct Structure Plan, Scheme Amendments (where necessary), Design Guidelines (where necessary)	Immediate
Wembley	Implement the Wembley Activity Centre Plan adopted by the Town and approved by the Western Australian Planning Commission and undertake reviews of the plan to ensure that development outcomes are in accordance with expectations for the public and private realm.	3.2.2	Local Community, Department of Planning, Lands and Heritage, Development Industry	Scheme Amendments (where necessary), Design Guidelines (where necessary)	Immediate
Floreat	In collaboration with the community, key stakeholders and the Town of Cambridge, a Precinct Structure Plan will be prepared for the Floreat Activity Centre to guide future amendments to the statutory planning framework, necessary infrastructure upgrade considerations and detailed built form and public realm design considerations.	3.2.3	Local Community, Department of Planning, Lands and Heritage, Development Industry	Precinct Structure Plan, Scheme Amendments (where necessary), Design Guidelines (where necessary)	Short Term (1-3 years)
Urban Corridors	Through the preparation of an Activity Corridor Plan undertake further investigation of built form concepts and public realm upgrades to facilitate the proposed development, which will ultimately guide future amendments to the statutory planning framework, necessary infrastructure upgrade considerations and detailed built form and public realm design considerations.	3.2.4	Local Community, Department of Planning Lands and Heritage, Development Industry	Activity Corridor Plan, Scheme Amendments (where necessary), Design Guidelines (where necessary)	Medium Term (3-5 years)
Neighbourhood Centres	Undertake concept planning for the redevelopment of the centre to inform the preparation of detailed area planning and design guidelines, along with any necessary statutory amendments, which will guide the ultimate redevelopment of the precinct.	3.2.5 and 3.2.6	Local Community, Department of Planning, Lands and Heritage, Development Industry	Concept Planning, Scheme Amendments (where necessary) Detailed Area Plan / Design Guidelines	Short- Medium Term (1-5 years)
Local Centres	Undertake concept planning for the redevelopment of the centres to inform the preparation of detailed area planning and design guidelines, along with any necessary statutory amendments, which will guide the ultimate redevelopment of the centres.	3.2.7	Local Community, Department of Planning, Lands and Heritage, Development Industry	Concept Planning, Scheme Amendments (where necessary) Detailed Area Plan / Design Guidelines	Medium Term (3-5 years)

Table 15: Key Action Summary and Implementation Schedule for actions that relate to the infill precincts as outlined in Chapter 3.

Theme/Precinct	Key Action Summary	Section Reference for Further Information	Stakeholders	Key Deliverables	Indicative Timeframe
Infill Precincts					
Suburban Residential Areas	Undertake analysis and prepare a Character and Heritage Strategy to guide new development within identified character precincts and streets. Undertake analysis of ancillary dwelling opportunities to increase housing stock within existing suburban precincts without impacting the character or streetscape within these areas.	3.3.1	Local Community, Department of Planning, Lands and Heritage, Development Industry	Analysis of Character and Heritage Precincts and Ancillary Dwelling opportunities, Scheme Amendments (where necessary), Design Guidelines (where necessary)	Short Term (1-3 years)
Existing Development Sites	Continue to work with applicants and stakeholders to complete the development of the identified sites in accordance with the agreed vision and approved planning framework.	3.3.2	Local Community, Development Industry	Development in accordance with approved planning framework	Ongoing
Potential Future Development Sites	Undertake opportunities and issues analysis for the identified sites to assess whether they have potential for residential development in the future.	3.3.3	Local Community, Community Groups, State Government, Development Industry	Opportunities and Issues Analysis, Scheme Amendments (where necessary)	Medium Term (3-5 years)
Precinct Planning Areas	Undertake opportunities and issues analysis for redevelopment of the public and private realm along each of the 'Urban Corridors' to assess potential for public infrastructure upgrades and residential intensification of development in the context of the heritage and character analysis undertaken.	3.3.4	Local Community, State Government, Development Industry	Opportunities and Issues Analysis, Scheme Amendments (where necessary); Precinct Plan(s) and relevant policies.	Ongoing



Image: The Town of Cambridge Administration and Civic Centre in Floreat.



Image: Lake Monger is an important environmental and recreational asset for the Town.



MONITORING AND REVIEW

CHAPTER 5



Image: Excellent example of the residential character homes within West Leederville.

5.1 MONITORING AND REVIEW SCHEDULE

In order to respond to changing social, economic, environmental and governance factors influencing land use and development within the Town, as well as changing state planning policies and frameworks, the Local Planning Strategy must undergo occasional as well as periodic comprehensive reviews.

In accordance with the State Government's *Local Planning Manual*, a comprehensive review of the Local Planning Strategy should be undertaken **every five years** in conjunction with the Scheme review. The Background Analysis Report is to be updated more frequently in response to available data and information in order to accurately inform future reviews of the Strategy.

The procedure for review or amendment to the Strategy is generally in accordance with preparing a local planning strategy as outlined in Section 2.5 of the *Local Planning Manual*, except in the case of an amendment, it is only the changes that are subject to advertisement, assessment and endorsement by the Commission.

Reabold Hill



Image: Reabold Hill is an important environmental conservation area for the Town of Cambridge which also provides a community recreation asset.

DEFINITIONS

CHAPTER 6

6.1 DEFINITIONS OF KEY WORDS

Activity Centre Plan / Activity Centre Structure Plan: a plan for the coordination of the future subdivision, zoning and development of an activity centre.

Activity Centre: are community focal points. They include activities such as commercial, retail, higher density housing, entertainment, tourism, civic/community, higher education, and medical services. Activity centres vary in size and diversity and are designed to be well-serviced by public transport.

Ancillary Dwelling: Self-contained dwelling on the same lot as a single house which may be attached to, integrated with or detached from the single house.

Background Analysis Report: Part 2 of the Local Planning Strategy, providing the relevant background to the strategy, including analysis of information and rationale for the strategy.

Bicycle Plan: sets the direction for investment in cycling infrastructure within the Town over the next 10 to 20 years, informing Council's forward works and budgeting processes for the 5-year near-term planning horizon and beyond.

Bush Forever Sites: are individual, or groups, of regionally significant areas of bushland that are described as a unit.

Bush Forever: is the State Government's strategic plan to protect sites of regionally significant bushland within the Swan Coastal Plain portion of the Perth metropolitan region.

Bushfire Prone Area: identifies land falling within, or partially within, a bush fire prone area of Western Australia as designated by the Fire and Emergency Services (FES) Commissioner.

Character: captures the interrelationship between built form, natural landscapes and vegetation in the public and private domains and distinguishes one place from another.

Conservation Category Wetlands: support a high level of environmental values. These are the highest priority wetlands and the management objective is the preservation of wetland attributes and functions.

Consumer Centres: precincts which primarily provide for the daily goods and service needs of a local population catchment.

Design Review Panel (DRP): is responsible for providing independent advice to the Council and applicants on the architectural quality of new developments in the Town.

District Parks: parks that can accommodate both grassed areas for informal games and for organised sport, and may include hard surfaces for games such as netball and basketballs and multipurpose clubrooms, servicing infrastructure. Typically, 2.5-7ha and within 600-1000m of 3 neighbourhoods.

Dwelling: A building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.

Heritage: consists of the places and objects that we have inherited from the past and want to pass on to future generations. Heritage is a mix of tangible and intangible elements, and may include: a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other natural or cultural significance and its associated land.

Heritage List: identifies places within the Local Planning Scheme area that are of cultural heritage significance and worthy of built heritage conservation.

High Frequency Public Transit Corridor: where public transport services are available at a high frequency (e.g. five minutes in peak time and 15 minutes out of peak time).

High Priority Public Transit Corridor: where high frequency public transport services are prioritised through the use of traffic signalling priority, queue jumps at traffic lights and/or dedicated lanes.

Infill: is the redevelopment of existing urban areas at a higher density than currently exists.

Knowledge Centres: precincts which primarily provide for the daily goods and service of a local population catchment.

Local Heritage List: identifies local heritage places in a systematic fashion, and provides the base information needed for local heritage planning to achieve consistency, strategic direction, and community support.

Local Parks: can include small parks, special purpose parks and squares, and be responsive to specific site requirements (e.g. tree retention, public art, significant landscape features), play equipment, informal play area that add sense of place. Typically, up to 0.3ha in size and within a 150-300m or 2-3 minute walk from local residents.

Local Planning Scheme: sets out the way land is to be used and developed, classify areas for land use and include provisions to coordinate infrastructure and development within the local government area.

Local Planning Strategy: is a local-level planning framework that provides strategic direction for land use and development in a local government area and is used to guide or inform the content of statutory local planning schemes.

Mixed Use: means the compatible mixing of a range of uses, integrated in close proximity to each other to improve the efficiency and amenity of neighbourhoods, reduce travel demand, increase walkability, and make more efficient use of available space and building.

Neighbourhood Centres: provide for daily and weekly household shopping needs, community facilities and a small range of other convenience services.

Neighbourhood Park: parks that serve the needs of local residents (catchment population of around 600-800 people) with a major playground, picnic, BBQ, small toilet block and power. Typically, 0.3-0.5ha and within 400m or a 5 minute walk of local residents.

Perth and Peel @ 3.5 Million and Sub-regional Planning Framework: is a suite of documents that define the urban form for the next 30 years, limit unsustainable urban sprawl and encourage greater housing diversity to meet changing community needs. They provide guidance and certainty to State Government agencies, local government and the development sector.

Planning and Development Act 2005: an Act of the Western Australian Parliament which lays down specific controls over planning at a metropolitan and local level as well as establishing more general controls over the subdivision of land. The Act replaces The Western Australian Planning Commission Act 1985, the Metropolitan Region Town Planning Scheme Act 1959 and the Town Planning and Development Act 1928.

Planning and Development Regulations 2015: 'the Regulations' are a major part of Western Australia's planning reform agenda, affecting arrangements for local planning strategies, schemes and amendments. In addition to a Model Scheme Text, the Regulations introduce a set of deemed provisions that form part of every local planning scheme in the State.

Precinct Planning Areas: is land that will be subject to further planning investigation/s to consider its suitability, and the area of land to be identified, for a possible change of use and/or intensity of development.

Precinct Structure Plan: a plan for the coordination of the future subdivision, zoning and development of an activity centre.

Priority Flora: declared rare flora are published in the state government gazette as being rare, threatened or otherwise in need of special protection.

Public Open Space: means land used or intended for use for recreational purposes by the public and includes parks, public gardens, foreshore reserves, playgrounds, and sports fields but does not include regional open space and foreshore reserves.

Regional Open Space: serves more than one geographical or social region and likely to require private or public transport to access, size is dependent upon function. Does not include Foreshore Reserve.

Sense of Place: is a component of 'cultural identity'; sense of place is a personal response to environmental, social and economic surroundings that an individual experience in daily life. It can be the individual's or communities' perception and feeling of belonging for a home, local area, region, state or country.

State Planning Policies: prepared by the Western Australian Planning Commission, these policies provide the highest level of planning policy control and guidance in Western Australia.

Strategic Centres: precincts which primarily provide specialised services and products for other businesses or visitors who tend to be from outside the Town, either in the broader Perth metropolitan area, interstate or overseas.

Strategic Community Plan: addresses the main challenges foreseen for the future and sets out the strategies and key actions required to achieve the vision.

Streetscape: means the visible components in a street between facing buildings, including the form of the buildings garages, setbacks, fencing, landscaping, driveway and street surfaces, utility services and street furniture such as a slighting, signs, barriers and bus shelters.

Sustainability: is meeting the needs of current and future generations through the integration of environmental protection, social advancement and economic prosperity.

Urban: land identified for urban use (urban or urban deferred zones) such as residential and associated activity and light industrial employment centres, recreation and open space.

Urban Consolidation: includes infill development as well as increased densities and/or the logical extension or 'rounding off' of existing urban and industrial areas to more effectively utilise existing social, service and transport infrastructure in greenfield areas.

Urban Corridor: an integrated land use and transportation concept.

Walkable Catchment: means that actual area served in a 400m (five-minute) or 800m (five-minute) walking distance along the street system from a public transport stop, town or neighbourhood.

Western Australian Planning Commission (WAPC): has state-wide responsibility for urban, rural and regional integrated strategic and statutory land use planning and land development. Its functions and authority to undertake and regulate land use planning and development is established under the Planning and Development Act 2005.



Image: City Beach foreshore abutting residential areas and Bold Park.



