MINUTES
Planning Services Committee Meeting
Held on Monday, 18 March 2013 at 4:00pm
City of Rockingham Boardroom
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City of Rockingham
Planning Services Committee Meeting Minutes
Monday 18 March 2013 - Council Boardroom

1. Declaration of Opening
The Chairperson declared the Planning Services Committee Meeting open at 4.00pm and welcomed all present.

2. Record of Attendance/Apologies/Approved Leave of Absence

<table>
<thead>
<tr>
<th>2.1 Councillors</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Cr Richard Smith</td>
<td>Chairperson</td>
</tr>
<tr>
<td>Cr Chris Elliott</td>
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<tr>
<td>Cr Leigh Liley</td>
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<td>Cr Allan Hill</td>
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<table>
<thead>
<tr>
<th>2.2 Executive</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Mr Bob Jeans</td>
<td>A/Chief Executive Officer</td>
</tr>
<tr>
<td>Mr Mike Ross</td>
<td>A/Director Planning and Development Services</td>
</tr>
<tr>
<td>Mr John Woodhouse</td>
<td>Director Legal Services and General Counsel</td>
</tr>
<tr>
<td>Mr Jeff Bradbury</td>
<td>A/Manager Strategic Planning and Environment</td>
</tr>
<tr>
<td>Mr Richard Rodgers</td>
<td>Manager Building Services (until 4.04pm)</td>
</tr>
<tr>
<td>Ms Erica Scott</td>
<td>A/Manager Health Services (until 4.04pm)</td>
</tr>
<tr>
<td>Mrs Sharon Peacock</td>
<td>Senior Planning Administration Officer</td>
</tr>
<tr>
<td>Ms Melinda Wellburn</td>
<td>PA to Director Planning and Development Services</td>
</tr>
</tbody>
</table>

| 2.3 Members of the Gallery | 1 |
| 2.4 Apologies | Nil |
| 2.5 Approved Leave of Absence | Nil |

3. Responses to Previous Public Questions Taken on Notice
Nil

4. Public Question Time
4.00pm The Chairperson invited members of the Public Gallery to ask questions. There were none.

5. Confirmation of Minutes of the Previous Meeting
Moved Cr Liley, seconded Cr Elliott:
That Council **CONFIRM** the Minutes of the Planning Services Committee Meeting held on 18 February 2013, as a true and accurate record.

Committee Voting – 4/0
<table>
<thead>
<tr>
<th></th>
<th>Matters Arising from the Previous Minutes</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Nil</td>
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</tbody>
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<table>
<thead>
<tr>
<th></th>
<th>Announcement by the Presiding Person without Discussion</th>
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<tbody>
<tr>
<td>4.01pm</td>
<td>The Chairperson announced to all present that decisions made at Committees of Council are recommendations only and may be adopted in full, amended or deferred when presented for consideration at the next Council meeting.</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Declarations of Members and Officers Interests</th>
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<tbody>
<tr>
<td>4.01pm</td>
<td>The Chairperson asked if there were any interests to declare. There were none.</td>
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<table>
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<tr>
<th></th>
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<td></td>
<td>Nil</td>
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<tr>
<td></td>
<td>Nil</td>
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<thead>
<tr>
<th></th>
<th>Bulletin Items</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Planning Services Information Bulletin – March 2013</td>
</tr>
<tr>
<td></td>
<td>Health Services</td>
</tr>
<tr>
<td></td>
<td>1. Health Services Team Overview</td>
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<td></td>
<td>2. Human Resource Update</td>
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<td></td>
<td>3. Project Status Reports</td>
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<tr>
<td></td>
<td>3.1 FoodSafe</td>
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<td></td>
<td>3.2 Industrial and Commercial Waste Monitoring</td>
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<td></td>
<td>3.3 Community Health And Wellbeing Plan</td>
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<td></td>
<td>3.4 Healthy Communities Initiative</td>
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<td></td>
<td>3.5 Health Promotion</td>
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<td></td>
<td>3.6 Mosquito Control Program</td>
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<td></td>
<td>3.7 Ocean Water and Storm Water Sampling</td>
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<td></td>
<td>4. Information Items</td>
</tr>
<tr>
<td></td>
<td>4.1 Mosquito-Borne Disease Notifications</td>
</tr>
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<td></td>
<td>4.2 Food Recalls - February 2013</td>
</tr>
<tr>
<td></td>
<td>4.3 Food Premises Inspections</td>
</tr>
<tr>
<td></td>
<td>4.4 Public Building Inspections</td>
</tr>
<tr>
<td></td>
<td>4.5 Outdoor Public Event Approvals - February 2013</td>
</tr>
<tr>
<td></td>
<td>4.6 After Hours Noise &amp; Smoke Nuisance Complaint Service</td>
</tr>
<tr>
<td></td>
<td>4.7 Complaint - Information</td>
</tr>
<tr>
<td></td>
<td>4.8 Building Plan Assessments</td>
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<td></td>
<td>4.9 Septic Tank Applications</td>
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<td></td>
<td>4.10 Demolitions</td>
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<td></td>
<td>4.11 Swimming Pool and Drinking Water Samples</td>
</tr>
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<td>4.12 Rabbit Processing</td>
</tr>
<tr>
<td></td>
<td>4.13 Hairdressing &amp; Skin Penetration Premises</td>
</tr>
<tr>
<td></td>
<td>4.14 Family Day Care</td>
</tr>
</tbody>
</table>
## Building Services

1. Building Services Team Overview
2. Human Resource update
3. Project Status Reports
4. Information Items
   4.1 Legal Proceedings
   4.2 Monthly Building Permit Approvals - (All Building Types)
   4.3 Private Swimming Pool and Spa Inspection Program
   4.4 Continued Service System – where a Certificate of Design Compliance & Building Permit are produced individually
   4.5 Demolition Permit
   4.6 Permanent Sign Licence
   4.7 Community Sign Approval
   4.8 Temporary Sign Licence
   4.9 Street Verandah Approval
   4.10 Occupancy Permits
   4.11 Stratas
   4.12 Unauthorised Building Works
   4.13 Monthly Caravan Park Site Approvals
   4.14 R Code Variations

## Strategic Planning and Environment

1. Strategic Planning and Environment Team Overview
2. Human Resource Update
3. Project Status Reports
   3.1 Local Planning Strategy (LUP/1352)
   3.2 Karnup District Water Management Strategy (EVM/136)
   3.3 Water Campaign (EVM/56-02)
   3.4 Karnup District Structure Plan (LUP/1546)
4. Information Items
   4.1 Approval of West Karnup Structure Plan
   4.2 Amendment No.122 to Town Planning Scheme No.2
   4.3 Wind Resources Mapping
   4.4 Delegated Final Adoption of Structure Plan
   4.5 Delegated Minor Change to Structure Plan

## Statutory Planning

1. Statutory Planning Team Overview
2. Human Resource Update
3. Project Status Reports
   3.1 CouncilsOnline (Planning Products via the Web) formerly eDA
4. Information Items
   4.1 Land Use – Planning Enforcement
   4.2 Subdivision/Development Approvals and Refusals by the WAPC
   4.3 Notifications and Gazettals
   4.4 Subdivision Clearances
   4.5 Subdivision Survey Approvals
   4.6 Delegated Development Approvals
   4.7 Delegated Development Refusals
   4.8 Delegated Building Envelope Variations
   4.9 Subdivision/Amalgamation Approved
4.10 Subdivision/Amalgamation Refused
4.11 Development Assessment Panels – Development Applications

**Director Planning and Development Services**

1. Director Planning and Development Services Team Overview
2. Human Resource Update
3. Project Status Reports
   3.1 Administration Building Refurbishment/Fitout (LUP/1394-25)
   3.2 Northern Waterfront Sector - Development Policy Plan and Masterplan (LUP/1617)
   3.3 Campus Sector - Development Policy Plan and Masterplan (LUP/1618)
   3.4 Eastern Sector - Development Policy Plan and Masterplan (LUP/1619)
   3.5 Keralup
   3.6 Karnup Station Transit Oriented Development
4. Information Items
   4.1 Lots 401 and 404 Civic Boulevard, Rockingham (LUP/229 & LUP/227)

**Committee Recommendation**

That Councillors acknowledge having read the Planning Services Information Bulletin – March 2013 and the contents be accepted.

Committee Voting – 4/0

4.04pm - Mr Richard Rodgers, Manager Building Services and Ms Erica Scott, A/Manager Health Services left the Planning Service Committee meeting.
## 12. Agenda Items

### Strategic Planning and Environment

<table>
<thead>
<tr>
<th>Reference No &amp; Subject:</th>
<th>SPE-005/13 Lake Richmond Integrated Catchment Management Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>File No:</td>
<td>EVM/135</td>
</tr>
<tr>
<td>Proponent/s:</td>
<td></td>
</tr>
<tr>
<td>Author:</td>
<td>Ms Katherine Callaway, Environmental Planning Officer</td>
</tr>
<tr>
<td>Other Contributors:</td>
<td>Mr Brett Ashby, Manager Strategic Planning and Environment</td>
</tr>
<tr>
<td></td>
<td>Mr James Henson, Manager Parks Development</td>
</tr>
<tr>
<td>Date of Committee Meeting:</td>
<td>18 March 2013</td>
</tr>
<tr>
<td>Previously before Council:</td>
<td></td>
</tr>
<tr>
<td>Disclosure of Interest:</td>
<td>Executive</td>
</tr>
<tr>
<td>Nature of Council’s Role in this Matter:</td>
<td></td>
</tr>
<tr>
<td>Site:</td>
<td></td>
</tr>
<tr>
<td>Lot Area:</td>
<td>77 hectares</td>
</tr>
<tr>
<td>LA Zoning:</td>
<td>Parks and Recreation Reserve</td>
</tr>
<tr>
<td>MRS Zoning:</td>
<td>Parks and Recreation Reserve</td>
</tr>
<tr>
<td>Attachments:</td>
<td>1. Lake Richmond Water Quality Monitoring Program</td>
</tr>
<tr>
<td></td>
<td>2. Integrated Catchment Management Plan</td>
</tr>
<tr>
<td>Maps/Diagrams:</td>
<td>Figure 1 - Location Plan</td>
</tr>
</tbody>
</table>
Purpose of Report

To consider the draft Integrated Catchment Management Plan (ICMP) prepared for Lake Richmond.

Background

The Lake Richmond Reserve covers approximately 77 hectares and is an important conservation asset within the City of Rockingham. The Reserve is a declared Bush Forever site, a Conservation Category Wetland and is protected under the Environment Protection (Swan Coastal Plain) Policy 1992. The Reserve is also listed on the Register of Aboriginal Sites by the Department of Indigenous Affairs the Australian Heritage Database by the Department of Sustainability, Environment, Water, Population and Communities, the State Register of Heritage Places and the City of Rockingham Municipal Heritage Inventory.

Lake Richmond supports many biological values including two nationally listed Threatened Ecological Communities (TEC’s) known as ‘Sedgelands in holocene dune swales’ and a Thrombolite community known as ‘Richmond Microbial Community’. These TEC’s are listed as Endangered under the Environment Protection and Biodiversity Conservation Act 1999 and the water quality of Lake Richmond is an important factor to the survival of the TEC’s.

To date, a number of water quality monitoring programs have been undertaken at Lake Richmond; however, a consistent and coordinated seasonal water quality monitoring program has yet to be implemented.

The following is a summary of the monitoring programs that have been undertaken to date:

- Department of Water (DoW) – Twice yearly monitoring from 1970 to 1986, then once in 1995 (DoW 1995)
- MWH – conducted monthly monitoring from January 2011 to March 2011 (MWH 2010)
- RPS Group – conducted quality monitoring from 2001-2008 at various sites including the drains at Lake Richmond as part of the Anchorage Estate groundwater and surface water monitoring program (RPS 2008).
As a response to the 2003 water quality results, the Lake Richmond Management Plan (Ecoscape 2009) (‘Management Plan’) identified water quality monitoring as a high priority, and highlighted the need for baseline water quality data for Lake Richmond, in order to clearly identify any continuing long term water quality trends.

In response to the Management Plan, the City commissioned Ecoscape Environmental Consultants in 2010, to prepare an Integrated Catchment Management Plan (ICMP) for Lake Richmond, incorporating a Water Quality Monitoring Program.

Integrated Catchment Management is the process of coordinated planning, use and management of water, land, vegetation and other natural resources on a river or groundwater catchment basis. ICM involves the whole community of the catchment including landholders, businesses, residents, Local Government and State agencies (Swan River Trust 1999).

Details

The aim of the ICMP for Lake Richmond is to provide a framework for determining existing water quality management on the basis of existing and historical land use impacts, and to provide a range of suitable measures which can be applied to these areas.

The key elements associated with current management practices have been identified as being critical to the City’s response in relation to the future health of Lake Richmond.

The following table highlights the difficulty in providing any conclusive finding in terms of any continuing long term water quality trend on the basis of existing monitoring data. With respect to nutrients for example, the table indicates Total Phosphorous (TP) and Total Nitrogen (TN) water quality data as having a similar range of values in the 2011 program as recorded in the 2003 monitoring program.

<table>
<thead>
<tr>
<th>Nutrients</th>
<th>Lake Richmond indicators of water quality tested in 2003 (µg L⁻¹)</th>
<th>Lake Richmond indicators of water quality tested in 2011 (µg L⁻¹)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Nitrogen (TN)</td>
<td>650 to 840</td>
<td>350 to 940</td>
</tr>
<tr>
<td>Reactive Nitrogen (NOx)</td>
<td>12 to 25</td>
<td>&lt;5 to 230</td>
</tr>
<tr>
<td>Total Phosphorus (TP)</td>
<td>12 to 30</td>
<td>&lt;10 to 40</td>
</tr>
<tr>
<td>Filterable Reactive Phosphorus (FRP)</td>
<td>7 to 12</td>
<td>&lt;2 to 8</td>
</tr>
</tbody>
</table>

Table 1: Comparison of 2003 and 2011 Lake Richmond Water Quality Results

The data clearly highlights the need for ongoing monitoring of Lake Richmond for at least 3 years, in order to gain an understanding of the fluctuations and levels typical of Lake Richmond, and to protect and manage the lake in light of increased urban development.

This includes a recommended monitoring program, assessment of results and observations and implementation of remedial actions to improve overall water quality.

The (ICM) will ensure sufficient data is collated to allow the City to make these operational changes based upon its findings.

Implications to Consider

a. Consultation with the Community
   Nil

b. Consultation with Government Agencies
   Nil
c. Strategic

Community Plan

This item addresses the Community’s Vision for the future and specifically the following Aspiration contained in the Community Plan 2011:-

**Aspiration 10:** Coastal and bushland reserves that are well utilised and managed in a way that will preserve them for future generations to enjoy.

d. Policy

Nil

e. Financial

Costs in the amount of $31,000 have been included in the draft Parks Development Team Plan for 2013/14 for the implementation of the Integrated Catchment Management Plan.

f. Legal and Statutory

Nil

**Comments**

The ICMP provides an achievable ongoing seasonal water quality monitoring programme for Lake Richmond and key water quality management recommendations for the Lake Richmond catchment, sub catchments and surrounds.

The implementation of the ICMP will ensure that the conservation values of the Lake Richmond Reserve are maintained or improved.

It is recommended that the ICMP be accepted as a guiding document and used to inform the implementation of further water quality studies and as a basis for targeting areas for improvement works at Lake Richmond.

**Voting Requirements**

Simple Majority

**Officer Recommendation**

That Council **ACCEPT** the Integrated Catchment Management Plan for Lake Richmond as a guiding document and management tool for future water quality studies at Lake Richmond.

**Committee Recommendation**

That Council **ACCEPT** the Integrated Catchment Management Plan for Lake Richmond as a guiding document and management tool for future water quality studies at Lake Richmond.

Committee Voting – 4/0

**The Committee’s Reason for Varying the Officer’s Recommendation**

Not Applicable

**Implications of the Changes to the Officer’s Recommendation**

Not Applicable
# Purpose of Report

To lodge a submission to the Western Australian Planning Commission (WAPC) on the draft *State Planning Strategy*.

# Background

On the 19th December 2012, the Minister for Planning launched the draft *State Planning Strategy* for public comment until the 29th March 2013.

The *State Planning Strategy* was released in 1997 and sought to provide a vision for the growth of Western Australia. The document provides a number of strategies to achieve the vision and has been used as the basis for State Government policy, primarily that with a landuse imperative.
Since the original State Planning Strategy was prepared, many factors have combined to shape Western Australia such as the global economy, technology, climate change, water availability and energy requirements. As such, the draft State Planning Strategy seeks to understand what is known about the future of these variables, in setting a vision to 2050.

The draft State Planning Strategy will be used by the State Government as a basis for coordinating its decision making and processes across its various functions.

**Details**

**The State Planning Strategy**

The Planning and Development Act 2005 requires that the WAPC prepare and keep under review ‘a planning strategy for the State as a basis for coordinating and promoting land use planning, transport planning and development in a sustainable manner, and for the guidance of public authorities and local government on those matters’. The State Planning Strategy seeks to meet this legislative requirement.

The draft State Planning Strategy is described as the lead strategic document within Government and was developed following research and consultation across State Government agencies. The positioning of the State Planning Strategy, and the initiatives and outcomes it contributes to, is depicted in the diagram below.

![Diagram of State Planning Strategy](image)

**Figure 1 - The Positioning of the State Planning Strategy**

Specifically, the draft State Planning Strategy links to and builds upon other strategic planning positions of the WAPC including, Directions 2031 and Beyond, Liveable Neighbourhoods, Urban Development Program (tracks land supply and infrastructure delivery) and WA Tomorrow (population forecasts).
Also, a suite of initiatives produced across the State Government contribute to the outcomes of the draft *State Planning Strategy* including the strategic publications produced by the Public Utilities Office, Water Corporation, Department of Housing, Department of Regional Development & Lands, Department of Premier & Cabinet and Department of Treasury.

In a local government context, the draft *State Planning Strategy* is mindful of the *Integrated Planning and Reporting Framework and Guidelines (2010)* produced by the Department of Local Government.

The draft *State Planning Strategy* structured into four parts, as illustrated below:

![Figure 2 - State Planning Strategy Structure](image)

**The Context**

The document initially sets out the ‘Drivers of Change’ that will shape the direction of Western Australia’s future which include:

- **Population**: projected to increase from 2.4 million currently to as many as 5.4 million by 2056 with the over 65 year sector to increase from 13% to 22%.
- **Workforce**: the workforce is predicted to increase from a 2011 figure of 1.2 million to as many as 2.2 million necessitating the creation of as many as 26,000 jobs.
- **Global Economy**: much of the world’s economic growth is expected to come from China and the Asia-Pacific where the State’s major trading partners are located.
- **Diversification**: the energy and mining sectors will underpin the State’s economy but there is a need to diversify to create resilience by linking ‘economic development opportunities to a high quality of life’.
- **Urbanisation and Regional Expansion**: with society becoming increasingly urbanised, the need to promote viable regional alternatives are needed to relieve population pressures on Perth.
- Technology: as Western Australia’s regional neighbours are expected to invest heavily in technology in the coming years to raise standards of living, the opportunity to export the State’s existing and newly developed technologies will be significant.

- Climate Change: adapting to the impacts of climate change will be critical along with mitigation approaches such as reducing carbon emissions through eco-technologies, renewable energy etc.

THE PRINCIPLES
The document identifies six inter-related Principles to underpin and inform the State Planning Strategy which apply across all regions, local government areas and communities, as follows:

(i) Community - enable diverse, affordable, accessible and safe communities.
(ii) Economy - facilitate trade, investment, innovation, employment and community betterment.
(iii) Environment - conserve the State’s natural assets through sustainable development.
(iv) Infrastructure - ensure infrastructure supports development.
(v) Regional Development - build the competitive and collaborative advantages of the regions.
(vi) Governance - build community confidence in development processes and practices.

The Vision
The draft State Planning Strategy then outlines a Vision for the State at 2050 which acts as the foundations upon which the document is based. The Vision, captured as ‘Sustained Prosperity’, comprises the following:

- A diverse State: offering the diversity of ecosystems, landscapes, enterprises, people and cultures.
- A liveable State: the place of choice for the brightest and best.
- A connected State: as connected to the rest of the world as any other place.
- A collaborative State: enabling alignments that progress the State’s prosperity.

The Legacy
The document is touted as building collaborative strategic planning capacity and capability across government, the community and private sector to achieve sustained prosperity through to 2050 and beyond. It states that the document is able to be used by a range of private and government stakeholders including:

- ‘Local government to inform strategic community plans and guide integrated planning and reporting frameworks.’

STRATEGIC GOALS
Five interrelated Strategic Goals are then identified under the vision of ‘Sustained Prosperity’ for Western Australia, as follows:

(i) Global competitiveness
(ii) Strong and Resilient Regions
(iii) Sustainable Communities
(iv) Infrastructure Planning and Coordination
(v) Conservation

Each of the Strategic Goals have general priorities listed under the headings of Diversity, Liveability, Connectedness and Collaboration. Although the specific priorities will not be detailed in this Report, there is an ongoing theme of resilience, innovation, quality urban environments, strong communication and relationships.

The Spatial Dimensions
Western Australia is then broken into three sectors; North West, Central and South West which are each made up of two or more planning sectors.

The regional and lower order centres of each sector is then defined along with the infrastructure bands between centres and the natural resource provinces.
The economic drivers, challenges and the existing planning initiatives for each sector are then defined. In a South West sector context, the SuperTowns programme is detailed, which encourages regional communities to take advantage of the opportunities presented by population growth, along with the various Metropolitan based planning initiatives such as Directions 2031 and Beyond.

THE STRATEGIC DIRECTIONS

The Strategic Directions, being the key parameters to delivering sustained growth in Western Australia, are then defined and addressed under the following headings:

<table>
<thead>
<tr>
<th>STRATEGIC DIRECTION</th>
<th>PURPOSE/FUNCTION</th>
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</thead>
<tbody>
<tr>
<td>The objective</td>
<td>The desired outcome of a strategic direction</td>
</tr>
<tr>
<td>Overview</td>
<td>Summary of a strategic direction as it relates to the State’s sustained property</td>
</tr>
<tr>
<td>Key facts</td>
<td>The latest available data and information about a strategic direction</td>
</tr>
<tr>
<td>The approach</td>
<td>Key elements of a strategic direction that will contribute to the objective</td>
</tr>
<tr>
<td>State challenges</td>
<td>Issues that must be considered when undertaking the approach</td>
</tr>
</tbody>
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<td>Issues that must be considered when undertaking the approach</td>
</tr>
</tbody>
</table>

Figure 3 - Strategic Direction Framework

The Approach section is presented in a Table which identifies the Element that will contribute to the Strategic Direction being realised. Each Element is then discussed under the headings of ‘2050 Outcomes’, ‘Measurement’ and ‘Aspiration’, an example of which is shown under the first Strategic Direction in Figure 4 below.

A brief summary of each Strategic Direction, focussing on those aspects which have applicability to the City or local government, is provided below:

1. Economic Development

With an Objective ‘to facilitate coordinated and sustainable economic development’, this Strategic Direction seeks to sustain WA’s economic performance and diversify into industries outside of those which have traditionally dominated the economy.

A key component of achieving the Objective is to ensure that the right people are attracted by creating desirable and well serviced urban environments.

The Approach is captured in the following Table:

<table>
<thead>
<tr>
<th>ELEMENT</th>
<th>2050 OUTCOMES</th>
<th>MEASUREMENT</th>
<th>ASPIRATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land availability</td>
<td>Land is available to meet the needs of enterprise</td>
<td>Availability and affordability of land for enterprise</td>
<td>• Suitable and affordable supply of land for the long-term needs of people, enterprises and industries across the state.</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>WA invests in smart infrastructure that stimulates productivity and economic growth</td>
<td>Total infrastructure capacity and investment across all industrial and business sectors</td>
<td>• Infrastructure is well connected and coordinated and enhances business efficiency and livability.</td>
</tr>
<tr>
<td>Global competitiveness</td>
<td>WA out-competes other areas for global investment in a range of new enterprises</td>
<td>Attracted global capital</td>
<td>• WA operates on the technological frontier integrating the most modern infrastructure and communications technology into economic development.</td>
</tr>
<tr>
<td>Economic diversity</td>
<td>The state’s economic and social resilience is changing economic conditions</td>
<td>Economic resilience and diversity of the WA economy and regional areas</td>
<td>• WA responds to infrastructure challenges with flexible financing and delivery approaches.</td>
</tr>
<tr>
<td>Industrial ecology and climate change</td>
<td>The state’s industrial areas are eco-efficient and encourage co-location of similar enterprises</td>
<td>Levels of efficiency and innovation in industrial clusters and precincts</td>
<td>• The provision of strategic industrial, research and digital infrastructure to support priority sectors.</td>
</tr>
<tr>
<td>Innovation, knowledge, research and development</td>
<td>WA is a world leader in technological, organisational and service innovation</td>
<td>Levels of innovation and creativity WA for all areas of enterprise</td>
<td>• The clusters of industry drive productivity and stimulate new ancillary businesses in the sector.</td>
</tr>
</tbody>
</table>

Figure 4 - The Approach Components
2. Education, Training and Knowledge Transfer

The Objective of ‘Western Australia becomes globally competitive as a creative, innovative and knowledge-based economy’ is focused on accommodating and attracting enough workers, with a diverse range of skills, to meet the future demands of industry.

Educational systems, across all tiers, will be required to develop talent to stimulate new ideas and research entrepreneurship.

Further, challenges exist in creating an environment in regional areas such that a skill workforce is retained and attracted to where the industry operates.

3. Tourism

Investment in infrastructure is necessary to support the Objective of accessing and enhancing ‘a range of experiences unique to the State’.

This Strategic Direction recognises that the tourism experiences in Western Australia’s are unique to its various regions but the challenges for tourism across the State are similar. The challenges revolve around access to the tourism feature, its conservation/management and its promotion.

There is seen to be a need to celebrate and enhance cultural experiences, particularly those associated with Aboriginal culture.

4. Environment

With an Objective ‘to conserve biodiversity and manage the State’s natural resources in a sustainable manner’, this Strategic Direction seeks to conserve the State’s natural and biological resources and create ecological linkages. A balance between sustained levels of growth and the protection of an environment being shaped by global climate impacts presents significant challenges.

The Approach seeks the protection of important biodiversity features to be secured through ‘strategic planning and development approvals’. Also, climate change, and the need for mitigation and adaptation strategies, is mentioned along with the desire for ‘strategic assessment’ to coordinate environmental processes across all tiers of government to create certainty and manage sustainable growth.

Under the Element of ‘Atmosphere’, there is an Aspiration for air quality improvement plans to be put in place to avoid the cumulative effects in airsheds.

5. Agriculture and Food

The Objective ‘to enable the State’s food supply chains to meet the projected demands of its domestic and global food and fisheries market’ seeks to ensure that food production satisfies the needs of local markets whilst building on export markets.

The threats to the industry, across matters such as infrastructure provision, climate change, transport systems and storage/processing facilities, are required to be managed effectively.

The matter of prime agricultural land being consumed by urban expansion is identified as a major strategic issue that must be reconciled on a broad level.

6. Physical Infrastructure

‘To coordinate physical infrastructure with development for community betterment’ is the Objective attributed to this Strategic Direction which deals with movement, water, energy, waste and telecommunications systems. Advancement in this area will contribute to economic growth and raising the quality of life.

Infrastructure planning and investment is identified as a major State Government challenge particularly in areas such as power generation, water supply, waste management and transport.

This Strategic Direction is broken down into a number of sub-areas, as follows:

6.1 Movement of People, Resources and Information

The Objective ‘to manage the movement of people and goods through an integrated network connected nationally and globally’ seeks to boost economic growth and increase quality of life.

The integration of land use and transport is seen as a key outcome in realising the Objective along with the protection of movement networks and infrastructure corridors.
The Approach targets better land use and transport integration and the need to encourage people to use more sustainable forms of transport. The matter of ‘Road Pricing Reform’, which seeks to introduce use-based charging (which is assumed to relate to the introduction of tolls etc), is floated in the document such that charges reflect the ‘full social and environmental costs associated with road travel’.

6.2 Water

‘To support Western Australia’s growth and development by sustainably managing the availability and quality of water while maintaining a healthy, diverse and well managed water environment’, is the Objective under this Strategic Direction.

The use of traditional water sources is no longer feasible in the light of climate change, rapid expansion and increasing competition for water resources across the different sectors. Whilst there has been advancement in alternative water sources, more is needed as demand is forecast to double by 2040.

The Approach centres around water conservation, protection of water resources and enhancing alternative water sources including stormwater harvesting and wastewater recycling. In a land development context, water sensitive urban design practices will continue to be promoted and/or mandated.

6.3 Energy

With an Objective ‘to enable secure, reliable, affordable and clean energy that meets the State’s growing demand’, it is recognised that more needs to be done to ensure sustained outcomes for energy production.

The Approach seeks to address the issue holistically from the advancement of low emission technologies, to integrating energy use with landuse, to promoting energy efficient subdivision and building design.

6.4 Waste

The Objective ‘to ensure Western Australia’s waste streams are managed as a resource’, addresses solid waste or that produced through household, commercial/industrial activities and construction and demolition.

In March 2012, the Waste Authority released the Western Australian Waste Strategy which aims to divert a larger proportion of waste from landfill to recycling.

The Approach is based around reduction in waste generation, an increase in recycling and the identification of strategically locates sites for waste management.

6.5 Telecommunications

With an Objective ‘to ensure those responsible for telecommunications take into account Western Australia’s planning and development priorities and requirements’, this Strategic Direction seeks to ensure that the Commonwealth Government, which regulates telecommunications legislation and commercial carriers, cater for the State’s development priorities.

The Approach seeks to have efficient services accessible to all residents along with the securing of strategic sites and corridors for telecommunications infrastructure.

7. Social Infrastructure

The Objective ‘to enable liveable, inclusive and diverse communities’, recognises that the provision of social infrastructure improves the standard of living and quality of life in a community. Given that the social issues are complex and wide-ranging, a collaborative approach across all tiers of government is required to achieve desirable outcomes.

The challenges associated with Social Infrastructure provision stem from the different needs and circumstances through the State and the ongoing cost of providing the service.

The Strategic Direction is broken down into a number of sub-areas, as follows:
7.1 **Spaces and Places**

The Objective of ‘creating places and spaces that foster culture, liveability, enterprise and identity, targets the physical environment where people live work and socialise’ is attributed to this Strategic Direction. It includes neighbourhoods, public buildings, streets, public buildings, workplaces and parks. The interface between the public and private domain is considered important in stimulating social activity.

The challenges relate to good urban design outcomes that factor in the following considerations in planning for spaces and places:
- The Local Economy
- Identity
- Inclusion
- Accessibility
- Liveability
- Diversity

The Approach seeks to promote improvements across the above matters which are, in many cases, reliant upon each other to reach good outcomes. Some elements have a strong planning focus, whilst others require additional and complementary interventions.

7.2 **Affordable Living**

‘Affordable living through housing diversity and compact settlements’ is the Objective which has been a major strategic focus of the State Government for a number of years as WA’s living costs have consistently risen above national trends. ‘Affordable Living’ relates to the acquisition of housing and the general cost of living.

‘Affordable Living’ is proposed to be addressed on a number of fronts including ‘housing diversity’ to cater for a change in the demographic profile and demand.

Also, compact and accessible settlements are promoted to assist in affordability along with current planning initiatives such as Transit Oriented Development and mixed-use. Resource efficient housing and community design is also stated.

7.3 **Health and Wellbeing**

The Objective ‘to encourage active lifestyles, community interaction and betterment’, seeks to create a healthy community to support a strong and resilient economy. Health and Wellbeing is attained from active living, mobility, community services, the local economy and the built environment.

The Approach to Health and Wellbeing is broad and involves good planning and the integration of services and facilities for the community. It essentially involves positive outcomes to the physical environment and the opportunity for the public to pursue those matters that will contribute to their overall health and wellbeing.

It is acknowledged that a collaborative framework that integrates all government tiers, communities and the private sector involved in social infrastructure is required for there to be meaningful advancement in this area.

8. **Land Availability**

With an Objective ‘to ensure the sustainable supply of land for future development’, this Strategic Direction addresses both residential and industrial/commercial land availability in the light of sustained growth.

The challenges are associated with coordinating infrastructure (both new and upgrading existing) to service new and existing land developments, particularly those in regional areas.

The Approach seeks to better understand the demands for future land and to coordinate the provision of infrastructure to support these areas. The matter of affordability is an ‘Element’ along with the need to focus attention on regional growth.

Under the ‘Element’ of ‘Population Growth and Distribution’, the use of ‘Urban Growth Boundaries’ is advocated.
9. Remote Settlements

The Objective ‘to maintain economic and community development through improved connectivity and cultural support’, addresses informal towns, remote roadhouses, Aboriginal communities, workers camps etc.

The Approach seeks to ensure that the economic and social benefit that remote communities play is not lost due to a lack of adequate support. The main areas of attention relate to appropriate land tenure and providing adequate services.

10. Security

‘To secure strategic economic, ecological and social assets’ is the Objective that seeks to protect all people and economic assets from threats.

The Approach seeks to attract a more comprehensive network of ADF facilities across the State and develop auxiliary industries (including housing settlements) around the facilities. Fleet Base West, or HMAS Stirling, is listed as a major defence base for the Indian Ocean sector.

A full copy of the document can be made to Councillors upon request or be accessed from www.planning.wa.gov.au under the ‘Latest Features’ tab.

Implications to Consider

a. Consultation with the Community

The WAPC is consulting as part of its process to review the State Planning Strategy.

b. Consultation with Government Agencies

The WAPC has advised that it undertook extensive consultation with all State Government agencies through its preparation of the draft State Planning Strategy.

c. Strategic Community Plan

The document states that the State Planning Strategy is able to be used by local government to inform strategic community plans and guide integrated planning and reporting frameworks.

The Council's Community Plan ‘Aspirations’, and applicable activities, have been considered against the Strategic Directions in the draft document. In this regard, it is important that the City’s direction is not contrary to that of the State Government, particularly in circumstances where State Government involvement is required to realise the ‘Aspiration’.

Of the ‘Aspirations’ within the Community Plan, ‘Specific or Special Needs’ is not sufficiently addressed in the draft State Planning Strategy. In this regard, the document does not provide direction to accommodating seniors, and other special needs requirements, which is a shortcoming. This matter is expanded upon in the Comments section below.

The manner in which the draft State Planning Strategy addresses ‘Climate Change’ is also considered inadequate as it does not provide for an approach that is coordinated and facilitated by the State Government; this is also discussed below.

With respect to ‘Health and Recreation’, the content of the ‘Health and Wellbeing’ Strategic Direction within the draft State Planning Strategy was assessed. In this regard, the document should have greater links to the strategic health frameworks at a State level, particularly through the Public Health Division of the WA Department of Health.

It is also felt that health and wellbeing should be given a higher priority than simply a component of the ‘Social Infrastructure’ Strategic Direction as it influences all other Strategic Directions.

Finally, the area of alcohol management has not been mentioned and should be captured in the ‘Health and Wellbeing’ Strategic Direction.

All other Community Plan ‘Aspirations’ are either not applicable to, or have enabling elements in, the draft State Planning Strategy.
d. Policy
Nil

e. Financial
Nil

f. Legal and Statutory
The Planning and Development Act 2005 provides the legislative basis upon which the State Planning Strategy is prepared.

Comments

General Comment
Structure & Effectiveness of the Document

The State Planning Strategy, by its very nature, is broad in its application and seeks to set the direction for Government activity in the medium to long term. Whereas previously the State Planning Strategy sought to primarily influence landuse planning, it is now intended to have a wider focus and integrate the various elements that will contribute to sustainable growth in Western Australia.

Although the draft State Planning Strategy seeks to address matters other than its traditional landuse planning focus, it is questionable whether the mandate provided through the Planning & Development Act 2005, as detailed above, allows for such. Further, by seeking to address the other drivers and influences of change, some of which the State Government cannot readily influence, the document tends to lose focus.

It is evident that there has been a considerable, collaborative effort across State Government agencies to develop the draft State Planning Strategy. It is based on an analysis of large amounts of data and forecasts and, in general, it is well presented.

It is considered, however, that the structure of the document could be improved as the Principles, Vision, Strategic Goals and the Strategic Directions seem to overlap and not necessarily flow from broad to more detailed statements. It is also unusual that the Vision follows the Principles in the document (notwithstanding that the diagrammatic structure, as shown in Figure 1 above, suggests otherwise).

Although the Strategic Directions seek to bring about different outcomes, there are common elements that will contribute to the Objectives being reached. In this regard, issues such as infrastructure provision, liveability/affordability, environment management and the efficient use of resources prevail across various Strategic Directions.

As detailed above, the manner in which the Strategic Directions are intended to be addressed is set in the Approach Table. The Aspirations within the Table are a series of broad statements that are intended to combine to achieve outcomes under the Strategic Directions. The Aspirations, although generally well intentioned, present as a series of broad, nebulous statements without clear direction on what is needed for there to be meaningful progress.

Many of the Aspirations represent good outcomes that could apply equally to any destination around the world. For the document to be considered a ‘Strategy’, it should contain local, targeted Aspirations that will achieve tangible results that can be monitored.

Notwithstanding the above, the parties responsible for the Aspirations and the existing or proposed initiatives that contribute to them being met should be articulated. For there to be a clear understanding of intended implementation, the State Planning Strategy should contain an appendix, or there be a supplementary document, that identifies responsibility, mechanism and timing. This approach would add credibility to the document and enable its implementation to be readily monitored.

There are a range of minor errors, omissions and potential revisions to the document which are not included in this Report, but will form part of the Council's submission.
Specific Comment

Urban Growth Boundaries

Under the Strategic Direction of ‘Land Availability’, the concept of an ‘Urban Growth Boundary’ is mentioned as a means to ensure a sustainable supply of land for future development. In essence, an ‘Urban Growth Boundary’ is an arbitrary line on a plan within which growth must be contained.

‘Urban Growth Boundaries’ have been used in locations such as Melbourne and Vancouver with an objective to contain development such that growth is sustainable and does not extend beyond where the services and infrastructure will be located. It seeks to address, what is commonly referred to as, ‘urban sprawl’.

This is first occasion that the ‘Urban Growth Boundary’ approach has been mentioned in State Government policy. It is contrary to the approach within Directions 2031 and Beyond which is based on a ‘Connected City Growth Scenario’ that seeks the effective use of existing undeveloped urban zoned land and a greater proportion of dwelling creation in established area. It is also based on the controlled and coordinated zoning of new urban areas.

In a Melbourne context, the use of the ‘Urban Growth Boundary’ has been criticised for impacting upon affordability given the limitations it can place on land supply. This criticism has also been levelled at Vancouver. Interestingly, ‘Affordability’ is also listed under the ‘Land Availability’ objective.

The setting of the boundary itself is also a source of much contention and in Melbourne it has been altered numerous times, anecdotally as a result of political pressure applied by powerful sectors of the development industry.

The need for rigid growth limitations should not be required if land is zoned for development in a coordinated and systematic manner that is informed by a transparent infrastructure delivery program. Incentives to promote the development of ‘Urban’ zoned land should also be promoted. It is recommended that the impacts of ‘Urban Growth Boundaries’ being carefully considered prior to it being included as a State Government position.

Affordable Living

Affordable Housing and Living is a major focus in the document and has been a focus of the State Government in recent years. Many State Government agencies, such as the Department of Housing, have affordability as a key driver to their operations given the unsustainable increase in property prices and the cost of living over recent years.

Left to the market alone, it is highly unlikely that affordability will be improved, and as such, Government intervention is needed. This intervention has been applied in a landuse planning sense to matters such as the requirement for increased housing density/diversity and infill development.

There is a case for broad reform to address the fundamental drivers of the housing market, many of which are linked to the orderly supply of land for development and new homebuyers being more readily able to enter the market.

In terms of land supply, approaches could include flexibility with the payment of servicing infrastructure charges from developers, incentive based rating arrangements and greater efficiency with planning approvals processes.

Incentives for new homebuyers could include taxation reform (Stamp Duty etc), reduced fees and increased access to credit.

The Aspiration should go beyond the planning interventions and look more broadly at all factors affecting affordability.

Senior Citizens

Under the ‘Social Inclusion’ Element, there is mention of providing activities for the youth sector, which is supported. There is no mention in this Element, or throughout the document, of the manner in which the needs of the aged person cohort will be managed despite all projections suggesting that it the State’s age profile is increasing.

The State Planning Strategy should put in place direct Aspirations that bring about positive change in the provision of aged persons accommodation and access to facilities/activities, along with methods of achieving the Aspirations.
Wastewater Planning

Under the ‘Water’ section, there is a clear intent to ensure that water provision supports economic and population growth, however, the provision of wastewater treatment infrastructure is not given the same attention.

Given the recent constraints placed on land development as a result of the delays to the commissioning of the East Rockingham Wastewater Treatment plant, as an example, the need to coordinate wastewater treatment services to support economic and population growth should also be articulated and prioritised.

Climate Change

It is a commonly held view that the State Government’s approach to climate change has been inadequate and it has been left to local authorities to understand and prepare for the impacts; a task which is often beyond the resources of individual Councils.

Given the regional nature of the issue, and the clear preference that it be addressed in a consistent and coordinated manner, the State Government needs to provide leadership.

The State Planning Strategy should aspire to a situation where the Government leads the approach to climate change adaptation such that the necessary resources and guidance is available to understand and respond to the impacts. A clear mandate to assist those areas of high vulnerability should also be a stated State Government position.

Metropolitan Perth and Peel Growth Bias

The document acknowledges that the majority of population growth in Western Australia will continue to occur in the Perth and Peel regions. It is also recognised that the Perth CBD will continue to be the primary corporate employment node and that the majority of inner and outer suburbs will simply accommodate many residents that will travel to the CBD for employment.

The impacts of this relentless growth are being felt now and will escalate into the future.

Documents such as Directions 2031 and Beyond seek to bring about change by promoting initiatives such as increased infill and employment self-sufficiency targets within the outer Metropolitan regions such that the reliance upon the CBD and other second tier employment nodes is not as strong.

Notwithstanding the merits of these regional planning initiatives, many of which are very optimistic and present challenges, it is apparent that the existing and proposed transport networks will not cope with the impacts of growth. It has been demonstrated through the City’s exposure to the sub-regional planning processes being undertaken by the WAPC that the medium and long term forecasted traffic volumes on the major distributor roads are unsustainable causing many roads to effectively fail.

The dire impacts of growth on the transport networks of Perth and Peel is an issue of Statewide significance that needs to be addressed in an innovative manner. There is scant reference to this issue in the draft State Planning Strategy which simply seeks to have transport networks that have capacity to absorb increased traffic demand and restates the objectives of Directions 2031 and Beyond and seeks to build capacity for growth in regional towns.

A Strategy of this nature should provide direction on what alternatives are available to address the inevitable impacts of Perth-centric growth and what is needed to make the alternatives viable.

Infrastructure Provision

The provision of infrastructure is seen as a means by which many of the Strategic Directions will be addressed, however, there is no indication of infrastructure priorities, even in a general sense. Although it is acknowledged that the State Planning Strategy will not bind subsequent Governments, it would be useful if the document gave broad direction to infrastructure priorities such that decision-makers can proceed with some confidence.

Uncertainty surrounding State Government funded infrastructure provision has been a common impediment for the Local Government sector and others and the draft State Planning Strategy does nothing to reverse this trend.
Conclusion
It is therefore recommended that the above comments form the basis of the Council's submission on the draft State Planning Strategy.

Voting Requirements
Simple Majority

Officer Recommendation
That Council DIRECT the Chief Executive Officer to lodge a submission on the draft State Planning Strategy that captures the comments within the Officer Report, with a particular emphasis on:

(i) The Structure & Effectiveness of the Document;
(ii) Urban Growth Boundaries;
(iii) Affordable Living;
(iv) Senior Citizens;
(v) Wastewater Planning;
(vi) Climate Change;
(vii) Metropolitan Perth & Peel Growth Bias; and
(viii) Infrastructure Provision.

Committee Recommendation
That Council DIRECT the Chief Executive Officer to lodge a submission on the draft State Planning Strategy that captures the comments within the Officer Report, with a particular emphasis on:

(i) The Structure & Effectiveness of the Document;
(ii) Urban Growth Boundaries;
(iii) Affordable Living;
(iv) Senior Citizens;
(v) Wastewater Planning;
(vi) Climate Change;
(vii) Metropolitan Perth & Peel Growth Bias; and
(viii) Infrastructure Provision.

Committee Voting – 4/0

The Committee's Reason for Varying the Officer's Recommendation
Not Applicable

Implications of the Changes to the Officer's Recommendation
Not Applicable
Reference No & Subject: DPD-002/13 Proposed Amendment No.129 to Town Planning Scheme No.2

File No: LUP/1674

Proponent/s: Mrs Sharon Peacock, Special Projects Research Officer

Author: Mr Bob Jeans, Director Planning & Development Services

Other Contributors: 18 March 2013

Date of Committee Meeting:

Previously before Council: Legislative

Disclosure of Interest:

Nature of Council’s Role in this Matter:

Site:

Lot Area:

LA Zoning: Residential R30, Residential R40 and Community Purposes (Child Minding Centre)

MRS Zoning: Urban, Central City Area

Attachments: Amendment No.129 Scheme Amendment Report

Maps/Diagrams: Figure 1 – Current Zoning

Figure 2 – Proposed Zoning

Purpose of Report

To consider initiating Scheme Amendment No.129 to Town Planning Scheme No. 2 to introduce a new planning framework for the Northern Waterfront Sector of the Centre Plan for the Rockingham Strategic Metropolitan Centre, as adopted by the Council in September 2009.

Background

In September 2009, Council endorsed the Final Strategic Planning Reports (Volumes 1 & 2) as the Centre Plan for the Rockingham Strategic Regional Centre Plan. The Western Australian Planning Commission (WAPC) endorsed the Final Reports in November 2009.

Council directed that the City Officers prepare any necessary changes to the existing Policy Framework, Town Planning Scheme and Metropolitan Region Scheme.

In this regard, the following has occurred:-

• Amendment No.91 to Town Planning Scheme No.2 (Gazetted in February 2011).

• Planning Policy 3.2.1 - Development Policy Plan – City Centre Sector (Adopted in August 2010).
• Amendment No.113 to Town Planning Scheme No.2 (Gazetted in September 2012).
• Planning Policy 3.2.2 – Development Policy Plan – Smart Village Sector (Adopted in April 2012).
• Planning Policy No.3.2.5 – Development Policy Plan – Waterfront Village Sector (Adopted in April 2012).

Details

Scheme Amendment No.129 proposes to introduce a new zone for the Northern Waterfront Sector, to be referred to as the Primary Centre City Living Zone. In addition, it will update the provisions for the Primary Centre Area to include reference to the Primary Centre City Living Zone as follows:-

Clause 3.1.1
Is amended by including reference to ‘Primary Centre City Living’.

Table No.1
The above Table will be amended to add a new column for the ‘Primary Centre City Living’ Zone. The Use Class classifications are proposed to support the residential nature of the zone.

Clause 4.3.1
The above clause sets out the Zones within the ‘Primary Centre’ area. It will be amended to include reference to the ‘Primary Centre City Living’ Zone.

Clause 4.3.3
The above Clause is amended by adding a new sub paragraph (ga) to include reference to ‘Primary Centre City Living’ Zone.

Clause 4.3
Seeks to introduce new Clauses 4.3D immediately after Clause 4.3C to introduce the ‘Primary Centre City Living’ Zone which also includes the ‘Objectives of the Zone’, the applicable ‘Residential Design Codes’ and the ‘Minimum Residential Density’ requirements.

Clause 4.15.1
The above Clause is amended by:
Changing clauses 4.15.1.1, 4.15.1.3, 4.15.1.4 (a) and 4.15.1.4 (b) to introduce amended clauses which introduce the ‘Primary Centre City Living Zone’ into the car parking requirements.

Table No.3
Table No.3 is amended by:
Inserting ‘Primary Centre City Living’ immediately after ‘District Town Centre Zones’.

Schedule No.1
Schedule No. 1 is amended by:
Inserting a new definition of ‘Northern Waterfront Development Policy Plan’.

Schedule No. 6
Schedule No.6 is amended by inserting ‘Primary Centre City Living’ immediately after ‘District Town Centre’ where those words appear in the second column.

Scheme Map
The Scheme Map will be updated to show the ‘Primary Centre City Living’ Zone. It will also redefine the area of the ‘Primary Centre’.

The Scheme Amendment Report, providing further details on Amendment No.129, is attached to this Report.
Figure 1 – Current Zoning

Figure 2 – Proposed New Zoning – ‘Primary Centre City Living’ Zone
Implications to Consider

a. Consultation with the Community
   Scheme Amendments are required to be dealt with in accordance with the Town Planning Regulations 1967 (as amended), which includes a requirement to advertise proposals for public comment over a period of 42 days, prior to Council considering Final Adoption.

b. Consultation with Government Agencies
   Scheme Amendments are required to be referred to the Environmental Protection Authority to determine if an environmental assessment is required, prior to advertising.

c. Strategic
   Community Plan
   This item addresses the Community’s Vision for the future and specifically the following Aspiration contained in the Community Plan 2011:-
   **Aspiration 6:** civic buildings, public places and transport infrastructure of contemporary design, constructed and maintained using best practice principles.

d. Policy
   A draft Development Policy Plan has been prepared for the Northern Waterfront Sector to detail the planning objectives and requirements to guide the development in this area. The draft Development Policy Plan will be advertised in conjunction with the Scheme Amendment.

e. Financial
   Nil

f. Legal and Statutory
   The procedures for dealing with proposals to amend a local planning scheme, as per the Planning and Development Act 2005, are set out in the Town Planning Regulations 1967. Regulation 13(1) provides that the City shall:-
   (a) if it resolves to proceed with a Scheme Amendment, adopt the proposed Amendment in accordance with the Act; or
   (b) if it resolves not to proceed with the Scheme Amendment, notify the Western Australian Planning Commission, in writing, of that resolution.

Comments

It is recommended that the Council initiate Amendment No.129 to Town Planning Scheme No.2.

Voting Requirements

Simple Majority

Officer Recommendation

That Council **ADOPT** (initiate) Amendment No.129 to Town Planning Scheme No.2 in pursuance of Section 75 of the Planning and Development Act 2005, as follows:-

**PLANNING AND DEVELOPMENT ACT 2005**

**RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME**

**CITY OF ROCKINGHAM TOWN PLANNING SCHEME NO. 2**

**AMENDMENT NO. 129**

RESOLVED that the Council, in pursuance of section 75 of the Planning and Development Act 2005, initiate an amendment to the City of Rockingham Town Planning Scheme No. 2 as follows:-

1. Clause 3.1.1 is amended by including:-
   “Primary Centre City Living Zone”

CONFIRMED AT A PLANNING SERVICES MEETING
HELD ON MONDAY, 15 APRIL 2013

PRESIDING MEMBER
2. Table No. 1 – Zoning Table is amended by inserting a column for the “Primary Centre City Living” and inserting the use class classifications in that column for this zone.

3. Clause 4.3.1 (a) is amended by:
   (a) deleting the word “and” after the semi colon in sub paragraph (ii);
   (b) deleting the full stop at the end of sub paragraph (iii) and substituting “; and”; and
   (c) adding the new following sub paragraph:
       “(iv) the Primary Centre City Living Zone.”.

4. Clause 4.3.3 is amended:
   (a) deleting the word “and” after the semi colon in sub paragraph (f);
   (b) deleting the full stop at the end of sub paragraph (g) and substituting “; and”; and
   (c) adding the following new sub paragraph after sub paragraph (g):
       “(ga) in the case of the Primary Centre City Living Zone – the provisions of Development Policy Plan (Northern Waterfront Sector) and any other Policy adopted under clause 8.9 which applies to the Primary Centre City Living Zone”.

5. A new clause 4.3D is added immediately after clause 4.3C as follows:

   “4.3D Primary Centre City Living Zone

   4.3D.1 Objectives of the Zone
   The objectives of the Primary Centre City Living Zone are:-
   (a) to promote contemporary waterfront residential, tourist accommodation and recreational activities, generally in accordance the requirements of the Development Policy Plan for the Northern Waterfront Sector;
   (b) to maximise the potential of the northerly coastal aspect, sheltered beach and foreshore parklands of the Northern Waterfront Sector through appropriate quality built form and site responsive architecture;
   (c) to achieve appropriate land use and built form outcomes, including a range of medium to high density housing, within a walkable catchment of the central public transit system;
   (d) to promote a permeable, well connected network of public streets and spaces that provides legible and high amenity linkages, particularly for pedestrians;
   (e) to encourage development that will provide a high calibre model of sustainable transit oriented development;
   (f) to provide high quality public realm that permits a range of recreation and social activities and foster high quality development along their margins;
   (g) off street carparking will generally be located behind, under or over ground floor, street front buildings;
   (h) to encourage innovative an diverse built form which promotes the Northern Waterfront Sector as a desirable place to live; and
   (i) to provide contiguous, activated street front development.

   4.3D.2 Residential Design Codes
   (a) Where residential development is proposed the R-AC0 density code of Residential Design Codes is to apply.
   (b) In order to encourage residential development within the Primary Centre City Living Zone, consistent with the urban design objectives for individual Precincts set out in the Policy or other adopted Policies, the Council may exercise its discretion in respect of the Residential Design Codes provisions.
4.3D.3 Minimum Residential Density

In the Primary Centre City Living Zone, all development for the purpose of grouped or multiple dwellings must have a minimum of one dwelling per 180m² of land area.

6. Clause 4.15.1 is amended:
   (a) in sub clause 4.15.1.1 by:
      (i) deleting the words "or the" and inserting a comma after the words "Primary Centre Urban Village"; and
      (ii) deleting the comma after the words "District Town Centre Zone" and adding the words "or the Primary Centre City Living Zone".
   (b) in sub clause 4.15.1.3 by:
      (i) deleting the word "the" after "Primary Centre City Centre Zone";
      (ii) inserting a comma after the words "District Town Centre Zone" and inserting the words "or the";
      (iii) adding a comma after the words "Primary Centre Urban Village Zone" and deleting the word "or"; and
      (vi) deleting the comma after the words "Primary Centre Waterfront Village Zone" and adding "or the Primary Centre City Living Zone".
   (c) in sub clause 4.15.1.4(a) by:
      (i) deleting the word "the" before "District Town Centre Zone";
      (ii) by adding a comma and deleting the words "or the" before "Primary Centre Urban Village Zone";
      (iii) adding a comma after "Primary Centre Urban Village Zone" and deleting the word "or"; and
      (vi) deleting the comma after the words "Primary Centre Waterfront Village Zone" and adding "or the Primary Centre City Living Zone".
   (d) in sub clause 4.15.1.4(b) by:
      (i) adding a comma and deleting the words "or the" after "Primary Centre Urban Village Zone"; and
      (ii) adding the words "or the Primary Centre City Living Zone" after the words "District Town Centre Zone".

7. Table No. 3 heading is amended by:
   (a) deleting "&" after "Primary Centre Urban Village Zone"; and
   (b) inserting "& Primary Centre City Living" immediately after "District Town Centre Zones".

8. Schedule No. 1 is amended by inserting a new definition immediately after the definition of Development Policy Plan (Smart Village South Sector) as follows:
   (a) "Development Policy Plan (Northern Waterfront Sector): means the Policy entitled "Development Policy Plan (Northern Waterfront Sector)" as amended from time to time".

9. Schedule No. 6, Column 2, "Shops, Showrooms and other uses appropriate to a shopping area" is amended by:
   (a) inserting a comma after the words "Primary Centre Waterfront Village" and deleting the word "and"; and
   (b) adding the words "and Primary Centre City Living" after "District Town Centre".
10. The Scheme Map is amended:-

(a) by rezoning certain land within the Residential R30 Zone, the Residential R40 Zone and the Community Purposes Zone generally bounded by Rockingham Beach Road, Victoria Street, Regan Street and Wanliss Street to the “Primary Centre City Living” Zone as shown on the amended Scheme Maps;

(b) by amending the broken black line around the “Primary Centre” in accordance with the amended Scheme Maps; and

(c) by modifying the Legend to the Scheme Maps to include reference to the ‘Primary Centre City Living’ Zone.

Figure 1 – Current Zoning

Figure 2 – Proposed New Zoning – ‘Primary Centre City Living’ Zone
**Committee Recommendation**

That Council **ADOPT** (initiate) Amendment No.129 to Town Planning Scheme No.2 in pursuance of Section 75 of the *Planning and Development Act 2005*, as follows:-

**PLANNING AND DEVELOPMENT ACT 2005**  
**RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME**  
**CITY OF ROCKINGHAM TOWN PLANNING SCHEME NO. 2**  
**AMENDMENT NO. 129**

RESOLVED that the Council, in pursuance of section 75 of the Planning and Development Act 2005, initiate an amendment to the City of Rockingham Town Planning Scheme No. 2 as follows:-

1. Clause 3.1.1 is amended by including:-
   “Primary Centre City Living Zone”

2. Table No. 1 – Zoning Table is amended by inserting the following column for the “Primary Centre City Living” and inserting the use class classifications in that column for this zone.

<table>
<thead>
<tr>
<th>USE CLASS</th>
<th>ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL USES</strong></td>
<td></td>
</tr>
<tr>
<td>Ancillary Accommodation</td>
<td>X</td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>D</td>
</tr>
<tr>
<td>Camping Area</td>
<td>X</td>
</tr>
<tr>
<td>Caravan Park</td>
<td>X</td>
</tr>
<tr>
<td>Caretaker’s Dwelling</td>
<td>IP</td>
</tr>
<tr>
<td>Display Home Centre</td>
<td>X</td>
</tr>
<tr>
<td>Hotel</td>
<td>D</td>
</tr>
<tr>
<td>Lodging House</td>
<td>D</td>
</tr>
<tr>
<td>Motel</td>
<td>D</td>
</tr>
<tr>
<td>Nursing Home</td>
<td>D</td>
</tr>
<tr>
<td>Residential:</td>
<td></td>
</tr>
<tr>
<td>(a) Single House</td>
<td>P</td>
</tr>
<tr>
<td>(b) Grouped Dwelling</td>
<td>D</td>
</tr>
<tr>
<td>(c) Multiple Dwelling</td>
<td>D</td>
</tr>
<tr>
<td>Residential Building</td>
<td>D</td>
</tr>
<tr>
<td>Short Stay Accommodation</td>
<td>D</td>
</tr>
<tr>
<td><strong>COMMERCIAL USES</strong></td>
<td></td>
</tr>
<tr>
<td>Amusement Parlour</td>
<td>X</td>
</tr>
<tr>
<td>Betting Agency</td>
<td>X</td>
</tr>
<tr>
<td>Car Wash</td>
<td>X</td>
</tr>
<tr>
<td>Child Care Premises</td>
<td>D</td>
</tr>
<tr>
<td>Cinema/Theatre</td>
<td>X</td>
</tr>
<tr>
<td>Club Premises</td>
<td>X</td>
</tr>
<tr>
<td>---------------</td>
<td>---</td>
</tr>
<tr>
<td>Convenience Store</td>
<td>D</td>
</tr>
<tr>
<td>Consulting Rooms</td>
<td>D</td>
</tr>
<tr>
<td>Dry Cleaning Premises</td>
<td>X</td>
</tr>
<tr>
<td>Fast Food Outlet</td>
<td>X</td>
</tr>
<tr>
<td>Funeral Parlour</td>
<td>X</td>
</tr>
<tr>
<td>Health Studio</td>
<td>X</td>
</tr>
<tr>
<td>Home Business</td>
<td>D</td>
</tr>
<tr>
<td>Home Occupation</td>
<td>D</td>
</tr>
<tr>
<td>Homestore</td>
<td>X</td>
</tr>
<tr>
<td>Industry: Cottage</td>
<td>D</td>
</tr>
<tr>
<td>Laundromat</td>
<td>X</td>
</tr>
<tr>
<td>Lunch Bar</td>
<td>X</td>
</tr>
<tr>
<td>Market</td>
<td>X</td>
</tr>
<tr>
<td>Medical Centre</td>
<td>D</td>
</tr>
<tr>
<td>Night Club</td>
<td>X</td>
</tr>
<tr>
<td>Office</td>
<td>X</td>
</tr>
<tr>
<td>Plant Nursery</td>
<td>X</td>
</tr>
<tr>
<td>Private Recreation</td>
<td>X</td>
</tr>
<tr>
<td>Public Amusement</td>
<td>X</td>
</tr>
<tr>
<td>Reception Centre</td>
<td>D</td>
</tr>
<tr>
<td>Restaurant</td>
<td>D</td>
</tr>
<tr>
<td>Restricted Premises</td>
<td>X</td>
</tr>
<tr>
<td>Service Station</td>
<td>X</td>
</tr>
<tr>
<td>Shop</td>
<td>D</td>
</tr>
<tr>
<td>Showroom</td>
<td>X</td>
</tr>
<tr>
<td>Small Bar</td>
<td>D</td>
</tr>
<tr>
<td>Tavern</td>
<td>X</td>
</tr>
<tr>
<td>Veterinary Clinic</td>
<td>X</td>
</tr>
<tr>
<td>Warehouse</td>
<td>X</td>
</tr>
</tbody>
</table>

### INDUSTRIAL USES

| Contractor's Yard | X |
| Fuel Depot | X |
| Industry: General | X |
| Industry: General (Licensed) | X |
| Industry: Hazardous | X |
| Industry: Light | X |
| Industry: Noxious | X |
| Industry: Service | X |
| Landscape Supply Yard | X |
| Motor Vehicle and Marine Sales Premises | X |
Motor Vehicle Repair Station  X  
Motor Vehicle Wrecking Premises  X  
Open Air Display  X  
Salvage Yard  X  
Sawmill  X  
Trade Display  X  
Transport Depot  X  
Veterinary Hospital  X  

**RURAL USES**

<table>
<thead>
<tr>
<th>Use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Abattoir</td>
<td>X</td>
</tr>
<tr>
<td>Agriculture - Extensive</td>
<td>X</td>
</tr>
<tr>
<td>Agriculture - Intensive</td>
<td>X</td>
</tr>
<tr>
<td>Cattery</td>
<td>X</td>
</tr>
<tr>
<td>Dog Kennels</td>
<td>X</td>
</tr>
<tr>
<td>Industry: Extractive</td>
<td>X</td>
</tr>
<tr>
<td>Industry: Rural</td>
<td>X</td>
</tr>
<tr>
<td>Livestock Holding Facility</td>
<td>X</td>
</tr>
<tr>
<td>Piggery</td>
<td>X</td>
</tr>
<tr>
<td>Poultry Farm</td>
<td>X</td>
</tr>
<tr>
<td>Produce Store</td>
<td>X</td>
</tr>
<tr>
<td>Rural Pursuit</td>
<td>X</td>
</tr>
<tr>
<td>Stockyards</td>
<td>X</td>
</tr>
<tr>
<td>Wildlife Park</td>
<td>X</td>
</tr>
</tbody>
</table>

**UTILITIES/COMMUNITY**

<table>
<thead>
<tr>
<th>Use</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Carpark</td>
<td>D</td>
</tr>
<tr>
<td>Communications Antennae - Commercial</td>
<td>X</td>
</tr>
<tr>
<td>Communications Antennae - Domestic</td>
<td>P</td>
</tr>
<tr>
<td>Community Use</td>
<td>D</td>
</tr>
<tr>
<td>Corrective Institution</td>
<td>X</td>
</tr>
<tr>
<td>Educational Establishment</td>
<td>D</td>
</tr>
<tr>
<td>Exhibition Centre</td>
<td>X</td>
</tr>
<tr>
<td>Hospital</td>
<td>X</td>
</tr>
<tr>
<td>Hospital: Special Purposes</td>
<td>X</td>
</tr>
<tr>
<td>Public Utility</td>
<td>D</td>
</tr>
<tr>
<td>Public Worship : Place of</td>
<td>D</td>
</tr>
<tr>
<td>Telecommunications Infrastructure</td>
<td>D</td>
</tr>
</tbody>
</table>

3. Clause 4.3.1 (a) is amended by:

(a) deleting the word “and” after the semi colon in sub paragraph (ii);
4. Clause 4.3.3 is amended:-

(a) deleting the word “and” after the semi colon in sub paragraph (f);
(b) deleting the full stop at the end of sub paragraph (g) and substituting “; and”; and
(c) adding the following new sub paragraph after sub paragraph (g):

“(ga) in the case of the Primary Centre City Living Zone – the provisions of Development Policy Plan (Northern Waterfront Sector) and any other Policy adopted under clause 8.9 which applies to the Primary Centre City Living Zone”.

5. A new clause 4.3D is added immediately after clause 4.3C as follows:

“4.3D Primary Centre City Living Zone

4.3D.1 Objectives of the Zone

The objectives of the Primary Centre City Living Zone are:-

(a) to promote contemporary waterfront residential, tourist accommodation and recreational activities, generally in accordance the requirements of the Development Policy Plan for the Northern Waterfront Sector;
(b) to maximise the potential of the northerly coastal aspect, sheltered beach and foreshore parklands of the Northern Waterfront Sector through appropriate quality built form and site responsive architecture;
(c) to achieve appropriate land use and built form outcomes, including a range of medium to high density housing, within a walkable catchment of the central public transit system;
(d) to promote a permeable, well connected network of public streets and spaces that provides legible and high amenity linkages, particularly for pedestrians;
(e) to encourage development that will provide a high calibre model of sustainable transit oriented development;
(f) to provide high quality public realm that permits a range of recreation and social activities and foster high quality development along their margins;
(g) off street carparking will generally be located behind, under or over ground floor, street front buildings;
(h) to encourage innovative an diverse built form which promotes the Northern Waterfront Sector as a desirable place to live; and
(i) to provide contiguous, activated street front development.

4.3D.2 Residential Design Codes

(a) Where residential development is proposed the R-AC0 density code of Residential Design Codes is to apply.
(b) In order to encourage residential development within the Primary Centre City Living Zone, consistent with the urban design objectives for individual Precincts set out in the Policy or other adopted Policies, the Council may exercise its discretion in respect of the Residential Design Codes provisions.

4.3D.3 Minimum Residential Density

In the Primary Centre City Living Zone, all development for the purpose of grouped or multiple dwellings must have a minimum of one dwelling per 180m² of land area.”.
6. Clause 4.15.1 is amended:
   (c) in sub clause 4.15.1.1 by:
      (i) deleting the words “or the” and inserting a comma after the words
          “Primary Centre Urban Village”; and
      (ii) deleting the comma after the words “District Town Centre Zone” and
          adding the words “or the Primary Centre City Living Zone”.
   (d) in sub clause 4.15.1.3 by:
      (i) deleting the word “the” after “Primary Centre City Centre Zone”;
      (ii) inserting a comma after the words “District Town Centre Zone” and
          inserting the words “or the”;
      (iii) adding a comma after the words “Primary Centre Urban Village Zone” and
          deleting the word “or”; and
      (vi) deleting the comma after the words “Primary Centre Waterfront Village
          Zone” and adding “or the Primary Centre City Living Zone”.
   (c) in sub clause 4.15.1.4(a) by:
      (i) deleting the word “the” before “District Town Centre Zone”;
      (ii) by adding a comma and deleting the words “or the” before “Primary
          Centre Urban Village Zone”;
      (iii) adding a comma after “Primary Centre Urban Village Zone” and
          deleting the word “or”; and
      (vi) deleting the comma after the words “Primary Centre Waterfront Village
          Zone” and adding “or the Primary Centre City Living Zone”.
   (d) in sub clause 4.15.1.4(b) by:
      (i) adding a comma and deleting the words “or the” after “Primary Centre
          Urban Village Zone”; and
      (ii) adding the words “or the Primary Centre City Living Zone” after the
          words “District Town Centre Zone”.

7. Table No. 3 heading is amended by:
   (a) deleting “&” after “Primary Centre Urban Village Zone”; and
   (b) inserting “& Primary Centre City Living” immediately after “District Town Centre
       Zones”.

8. Schedule No. 1 is amended by inserting a new definition immediately after the definition of
   Development Policy Plan (Smart Village South Sector) as follows:
   (a) “Development Policy Plan (Northern Waterfront Sector): means the Policy entitled
       “Development Policy Plan (Northern Waterfront Sector)” as amended from time to
       time”.

9. Schedule No. 6, Column 2, “Shops, Showrooms and other uses appropriate to a shopping
    area” is amended by:
   (a) inserting a comma after the words “Primary Centre Waterfront Village” and deleting
       the word “and”; and
   (b) adding the words “and Primary Centre City Living” after “District Town Centre”.

10. The Scheme Map is amended:-
    (a) by rezoning certain land within the Residential R30 Zone, the Residential R40 Zone
        and the Community Purposes Zone generally bounded by Rockingham Beach
        Road, Victoria Street, Regan Street and Wanliss Street to the “Primary Centre City
        Living” Zone as shown on the amended Scheme Maps;
    (b) by amending the broken black line around the “Primary Centre” in accordance with
        the amended Scheme Maps; and
by modifying the Legend to the Scheme Maps to include reference to the ‘Primary Centre City Living’ Zone.

Figure 1 – Current Zoning

Figure 2 – Proposed New Zoning – ‘Primary Centre City Living’ Zone

Committee Voting – 4/0

The Committee’s Reason for Varying the Officer’s Recommendation

Not Applicable

Implications of the Changes to the Officer’s Recommendation

Not Applicable
### Purpose of Report

To consider a new Planning Policy for the Northern Waterfront Sector of the Rockingham Strategic Metropolitan Centre for advertising purposes.

### Background

In September 2009, the Council resolved to endorse the Stage 2 Final Reports (Volumes 1 and 2) as the Centre Plan for the Rockingham Strategic Regional Centre Plan.

Council further resolved to forward the Reports to the Western Australian Planning Commission (WAPC) for its endorsement of the documents as the Centre Plan. In November 2009, the WAPC considered the Stage 2 Final Reports on the Review of the Rockingham Strategic Metropolitan Centre and resolved to endorse the documents as an appropriate Centre Plan to guide future planning and development, subject to the same modifications as outlined in the Council resolution.

Council also directed that City Officers prepare any necessary changes to the Policy framework, Town Planning Scheme and Metropolitan Region Scheme.
In this regard, the following has occurred:-

- Amendment No.91 to Town Planning Scheme No.2 (Gazetted in February 2011).
- Planning Policy 3.2.1 - Development Policy Plan – City Centre Sector ( Adopted in August 2010).
- Amendment No.113 to Town Planning Scheme No.2 (Gazetted in September 2012).
- Planning Policy 3.2.2 – Development Policy Plan – Smart Village Sector (Adopted in April 2012).
- Planning Policy No.3.2.5 – Development Policy Plan – Waterfront Village Sector (Adopted in April 2012).

### Details

In accordance with the programme set out in the approved Specific Purpose Strategy for the Activity Centre Plan, Development Policy Plan No.3.2.6 (DPP) has now been prepared for Sector 9 – Northern Waterfront.

The proposed Policy is consistent with the principles outlined in the endorsed Centre Plan and also seeks to promote sustainable urban renewal in line with the objectives of the State Government “Directions 2031 and beyond” which establishes a vision for the future growth of metropolitan Perth and Peel.

The Northern Waterfront Sector DPP sets out the planning framework and detailed guidelines within which properly integrated and high amenity sustainable urban renewal principles, designed to meet sustainability Key Performance Indicators contained in Section 3.1.6 of the approved Activity Centre Plan.

This Sector, which is bounded by Rockingham Beach Road, Wanliss Street, Patterson Road and Victoria Street, will be progressively redeveloped over time resulting in upgraded residential capacity with an urban form more consistent with proximity to transit and the coast with preferred uses such as:-

- Medium and high density residential
- Serviced apartments/short stay accommodation and related dining and hospitality
- Local retail (corner shops)
- Recreation (existing waterfront parkland)

The Northern Waterfront Sector has been divided into three Precincts comprising:-

- Northern Foreshore
- Lewington
- Alexander

The Precincts are based on areas where a particular geographic identity, activity mix and/or townscape character is envisaged with desired future character, preferred uses and required elements of development for each Precinct identified in greater detail in the DPP.

### Implications to Consider

a. **Consultation with the Community**

Under Town Planning Scheme No.2, if the Council resolves to prepare a Planning Policy, it is to publish a notice of the proposed Policy once a week for 2 consecutive weeks in a newspaper circulating in the Scheme area giving details of:-

(i) where the draft Policy may be inspected;
(ii) the subject and nature of the draft Policy, and
(iii) in what form and during what period (being not less than 21 days from the day the notice is published) submissions may be made.

The Council may also publish notice of the proposed Policy in such other manner, and carry out such other consultation, as the Council considers appropriate.
b. **Consultation with Government Agencies**
Consultation with other agencies is not required.

c. **Strategic**

**Community Plan**
This item addresses the Community’s Vision for the future and specifically the following Aspiration contained in the Community Plan 2011:-

**Aspiration 6:** Civic buildings, public places and transport infrastructure of contemporary design, constructed and maintained using best practice principles.

d. **Policy**
The draft Planning Policy No.3.2.6 for the Northern Waterfront Sector will be advertised in accordance with Clause 8.9 (Planning Policies) of Town Planning Scheme No.2. Draft Planning Policy No.3.2.6 has also been prepared in accordance with the approved Centre Plan framework, in accordance with the State Planning Policy 4.2 – “Activity Centres for Perth and Peel” (August 2010).

e. **Financial**
Nil

f. **Legal and Statutory**
Under the provisions of section 8.9 of Town Planning Scheme No.2, the Council may prepare, modify or revoke a Planning Policy.

### Comments

The preparation of the Policy has been undertaken in consultation with the City Centre Consultant and follows the same format as the completed Development Policy Plans for the City Centre, Waterfront Village and Smart Village Sectors.

A copy of the draft Policy is included as part of the Officer Recommendation.

The proposed Policy is to be considered in conjunction with the proposed Scheme Amendment No.129 to Town Planning Scheme No.2 – Northern Waterfront Sector – Primary Centre City Living Zone and will be advertised with the Amendment. In this regard, the Policy will be advertised for a minimum period of 42 days.

The Town Planning Regulations 1967 (as amended), includes a requirement to advertise proposed Scheme Amendment proposals for public comment over a period of 42 days, prior to Council considering Final Adoption. Both the proposed Policy and Scheme Amendment will be advertised concurrently. Refer to Report DPD-002/13.

### Voting Requirements

Simple Majority

### Officer Recommendation

That Council **ENDORSE** the publishing of a notice that it has prepared draft Planning Policy No.3.2.6 Development Policy Plan Northern Waterfront Sector for public inspection for a minimum of 42 days, pursuant to clause 8.9.4 of Town Planning Scheme No.2. As per attachment to DPD-003/13.

### Committee Recommendation

That Council **ENDORSE** the publishing of a notice that it has prepared draft Planning Policy No.3.2.6 Development Policy Plan Northern Waterfront Sector for public inspection for a minimum of 42 days, pursuant to clause 8.9.4 of Town Planning Scheme No.2. As per attachment to DPD-003/13.

Committee Voting – 4/0
The Committee’s Reason for Varying the Officer’s Recommendation

Not Applicable

Implications of the Changes to the Officer’s Recommendation

Not Applicable
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>13.</td>
<td><strong>Reports of Councillors</strong></td>
</tr>
<tr>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td>14.</td>
<td><strong>Addendum Agenda</strong></td>
</tr>
<tr>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td>15.</td>
<td><strong>Motions of which Previous Notice has been given</strong></td>
</tr>
<tr>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td>16.</td>
<td><strong>Notices of Motion for Consideration at the Following Meeting</strong></td>
</tr>
<tr>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td>17.</td>
<td><strong>Urgent Business Approved by the Person Presiding or by Decision of the Committee</strong></td>
</tr>
<tr>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td>18.</td>
<td><strong>Matters Behind Closed Doors</strong></td>
</tr>
<tr>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td>19.</td>
<td><strong>Date and Time of Next Meeting</strong></td>
</tr>
<tr>
<td></td>
<td>The next Planning Services Committee Meeting will be held on <strong>Monday 15 April 2013</strong> in the Council Boardroom, Council Administration Building, Civic Boulevard, Rockingham. The meeting will commence at 4:00pm.</td>
</tr>
<tr>
<td>20.</td>
<td><strong>Closure</strong></td>
</tr>
<tr>
<td></td>
<td>There being no further business, the Chairperson thanked those persons present for attending the Planning Services Committee meeting, and declared the meeting closed at 4:30pm.</td>
</tr>
</tbody>
</table>