



Local Planning  
Strategy  
October 2019  
**Part 1**



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## Acknowledgement of Country

The City of Stirling acknowledges the Wadjak People of the Nyoongar Nation as the traditional custodians of Mooro Country. We pay our respects to Aboriginal and Torres Strait Islander Elders past and present for they hold the memories, the traditions, the culture and hopes for Aboriginal Australia.

The City is committed to forging stronger relationships and a deeper respect for Aboriginal and Torres Strait Islander Australians. By acknowledging and respecting the diversity and history of our Aboriginal community, we will continue to realise our vision for reconciliation.

# 1. Introduction

The Local Planning Strategy sets the vision and long-term planning directions for the City of Stirling over the next decade and beyond.

All land-use planning decisions within the City of Stirling will be made to further the objectives of this Local Planning Strategy.

## 2. The Strategy

This Local Planning Strategy has been prepared in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Western Australian Planning Commission's *Local Planning Manual (March 2010)*.

The Strategy provides the strategic land use planning direction for the City of Stirling. The Strategy provides guidance for:

- Decisions and amendments relating to the City's Local Planning Scheme;
- Undertaking a future Local Planning Scheme review;
- Strategic Planning Projects; and
- Infrastructure investment priorities.

This Strategy is presented in two parts:

**Part 1** provides the Vision, the Strategic Planning Objectives, and the Strategic Focus Areas. It identifies Strategic Focus Areas with key issues, responses and actions. The Local Planning Strategy Map is shown in Appendix 1.

**Part 2** of the Strategy contains the background analysis, which is presented under nine Strategic Focus Areas. Each Strategic Focus Area is discussed within the individual chapters of Part 2 of the Strategy.

Part 1 of the Strategy needs to be read in conjunction with the relevant sections of Part 2. The actions identified within this strategy are subject to being supported through the City's Corporate Business Planning and Budgeting processes.

# 3. Vision

The Vision for the Local Planning Strategy is:

**Focus investment, jobs and growth on corridors and centres around transit; improve the quality of suburbs and centres and the overall liveability of the City.**

The City is committed to delivering high quality urban places and spaces, where people will choose to live, work, visit and invest. The City of Stirling will have a range of safe and thriving neighbourhoods with a range of housing, employment, and recreational opportunities. The City will ensure its natural environment is protected and enhanced.

| City's Strategic Community Plan                 |   | Local Planning Strategy                                            |
|-------------------------------------------------|---|--------------------------------------------------------------------|
| Sustainable Environment and Engaged Communities | ↔ | Prioritise Growth and Investment in Activity Centres and Corridors |
| Prosperous City                                 | ↔ | Keep the jobs we have now and grow them                            |
| Accessible and Connected City                   | ↔ | Transport and land use will be coordinated and integrated          |
| Liveable City and Thriving Neighbourhoods       | ↔ | Improving the quality and liveability of the City                  |

## 3.1 Local Planning Strategy Objectives

The Local Planning Strategy has four Strategic Planning Objectives to support the Vision. The objectives of the Local Planning Strategy link with the themes of the City's *Strategic Community Plan 2016 – 2026*:

The City of Stirling will value, protect and improve the environment by reducing the impact of our activities through consolidating growth in Activity Centres and Corridors and protecting natural habitats. These Activity Centres and Corridors will be places where people from diverse backgrounds will feel included and respected, and be

able to participate in community life. The City's tree canopy will be protected and enhanced.

The City of Stirling will be recognised as a great place to work, invest and do business. It will offer jobs locally and ensure that land use planning and built form protects and creates jobs. The City of Stirling will make the most of its great tourism potential.

Getting around the City of Stirling will be convenient, safe and affordable whether by foot, cycle, public transport or car. People should be easily able to

meet their education, employment, recreation, service and consumer needs within a reasonable distance of their home.

We will have vibrant Activity Centres and Corridors complemented by attractive Local Neighbourhoods. There will be a range of housing options to suit every lifestyle and stage of life. The City's neighbourhoods will have a strong sense of place and identity. Community facilities will ideally be located within Activity Centres and Corridors.

# 4. Strategic Planning Objectives

## 4.1 Objective 1: Prioritise Growth and Investment in Activity Centres and Corridors

The City of Stirling will value, protect and improve the environment by reducing the impact of our activities through consolidating growth in Activity Centres and Corridors and protecting natural habitats. These Activity Centres and Corridors will be places where people from diverse backgrounds will feel included and respected, and be able to participate in community life. The City's tree canopy will be protected and enhanced.

The City's Activity Centres and Corridors need to be transformed over time from car dominated environments to places that are attractive and easy for people to walk around, cycle and catch public transport. The City's Activity Centres and Corridors also need to be the focus for a substantial increase in housing, employment opportunities and community facilities and services.

### 4.1.1 Activity Centres

The City of Stirling has 79 Activity Centres (Table 14, Part 2), ranging in size from the Stirling City Centre, which is designated as a Strategic Regional Centre to Local Centres of which there are 48 and many only comprise of one shop.

The great diversity of Activity Centres within the City of Stirling provides significant opportunity to accommodate the City's growth while providing a range of housing types, employment, business, recreation, public spaces and prioritise alternative transport over the private motor vehicle.

Centres defined under the State Governments Planning framework, particularly *State Planning Policy 4.2 Activity Centres for Perth and Peel* are required to prepare Activity Centre Plans as part of any substantial increase in retail floor space. Activity

Centre Plans need to be prepared for the City's District, Secondary and Strategic Regional Centres Activity Centre. Plans need to identify how residential housing will be incorporated, including how non-retail businesses will be developed in Centres. Where a District, Neighbourhood or Local Centre is located along an Activity Corridor and a substantial increase in retail floor space is not contemplated, the Centre Plan may be developed as part of an Activity Corridor Study.

*State Planning Policy 4.2 Activity Centres for Perth and Peel* does not require Local and Neighbourhood Centres to produce Activity Centre Plans. However, where necessary the City may require the preparation of a similar but less detailed Local Development Plan before any substantial development in or adjoining a Local or Neighbourhood Centre is commenced. The City's place based Better Suburbs Program, along with other place based planning projects, will be the main delivery vehicle for the City in undertaking these Local Development Plans.

The Local Planning Strategy focuses on planning for and encouraging appropriate investment that supports the (re)development of well-designed Centres, focussed around a 'main street', with fine-grained urban form and streets that are people-friendly. The 'main street' design approach ensures that buildings front streets, public plazas and/or parks and not car parking. 'Main street' designed Centres will create a strong and identifiable sense of place.

Through this Strategy, the City has identified a number of centres in which retail floor space increases are supported only if the centres improve their design, i.e create a 'main street' and improve amenity for pedestrians.

### 4.1.2 Activity Corridors

The City of Stirling has 36 Activity Corridors (Table 17, Part 2) which are divided into three classes:

- Class 1 – Major regional public transport routes, above 30,000 vehicles per day;
- Class 2 – Major public transport routes, between 15,000 and 30,000 vehicles per day; and
- Class 3 – Generally have public transport routes and less than 15,000 vehicles.

Activity Corridors provide a vital connection between Activity Centres along key public transport routes within the City. Activity Corridors have a key role to play in the growth of the City and will:

- Be a focus for population and employment growth;
- Provide increased and diversified employment;
- Provide enhanced public transport and other alternative transport infrastructure;
- Create or build on an existing identity;
- Advance economic and social development and exchange; and
- Incorporate Centre Plans or Local Development Plans for Centres where appropriate.

## 4.2 Objective 2: Keep the Jobs We Have Now and Grow Them

The City of Stirling will be recognised as a great place to work, invest and do business. It will offer jobs locally and ensure that land use planning and built form protects and creates jobs. The City of Stirling will make the most of its great tourism potential.

The City of Stirling is seeking to attract national and international investment and employment by creating places of high amenity with fit for purpose infrastructure.

### 4.2.1 State Government Direction

*Perth and Peel @3.5million and Central Sub-Regional Planning Framework* acknowledge that the Central sub-region enjoys a high level of employment self-sufficiency. The productivity of Perth is affected by many factors including efficiency of infrastructure, connectivity between businesses, people, ideas, goods and services and liveability.

### 4.2.2 Activity Centres

The Local Planning Strategy recognises the City's ambition to transform the Stirling City Centre and the Herdsman Glendalough Area into the second CBD for the Perth Metropolitan Region. The City has a planning framework in place that aims to transform the Stirling City Centre and Herdsman Glendalough Area into Perth's second CBD that is accessible, connected to the metropolitan public transport network with light rail, and delivers a substantial increase in employment and housing. The Local Planning Strategy encourages accumulation of high value export oriented employment in the area.

The Mirrabooka Town Centre will also transform into a major regional employment hub with the introduction of a more diverse range of employment activities, including health and office uses accessible by high frequency public transport to a regional catchment.

Karrinyup Regional Centre will also transform from a predominantly retail centre to a centre with greater residential intensity and a more diverse range of employment activities. However, due to a lack of regional alternative transport networks, it will be limited to providing local and district employment opportunities outside of retail uses.

The Local Planning Strategy also recognises the City's 76 other Activity Centres (Table 14, Part 2) as key areas of employment that will continue to diversify from single use retail centres into mixed use centres with a variety of employment types focussed on local and district level employment.

### 4.2.3 Activity Corridors

The City's 36 Activity Corridors (Table 17, Part 2) are spread evenly throughout the City linking Activity Centres along key public transport routes.

The City's class one and class two Activity Corridors will deliver the majority of employment around mixed use transit nodes. Parts of these Activity Corridors run through the City's major Activity Centres which are where the greatest intensity of employment will be found.

The City's class three Corridors are mainly focussed on providing local employment opportunities throughout the City of Stirling.

### 4.2.4 Specialised Centres

The City of Stirling has one specialised centre being the Edith Cowan University campus in Mt Lawley. This centre together with the adjacent Mt Lawley Senior high School is a focus for education within the City of Stirling. It will continue to develop and grow into an internationally recognised education hub with a significant amount of land for future growth, further education employment opportunities as well as student housing.

### 4.2.5 Tourism

Scarborough Beach is being transformed into Western Australia's largest beachside tourism precinct. Significant investment in public infrastructure has been undertaken, leading to urban renewal projects by the private sector including new tourism accommodation and residential apartments being developed. This ensures that Scarborough is Western Australia's most recognisable beach destination. The Local Planning Strategy seeks to ensure that Scarborough reaches this potential by planning for light rail to connect to the Central Business District ensuring that visitors have comfortable, convenient access to Perth's premier beachside precinct.

Stirling City Centre will become a major hub for business and shopping tourism services in addition to becoming Perth's Second CBD. Stirling City Centre is ideally located between the Perth Central Business District and Scarborough Beach and along the future light rail line.

The City's other major tourist drawcards are Beaufort Street, Mount Lawley and the bay of beaches between Trigg and Watermans Bay.

Overall the Local Planning Strategy aims to build on the City's significant tourism opportunities and encourage more day trippers and overnight stays, by providing and retaining a range of short stay accommodation within the City.

## 4.3 Objective 3: Transport and Land Use Will Be Coordinated and Integrated

Getting around the City of Stirling will be convenient, safe and affordable whether by foot, cycle, public transport or car. People should be easily able to meet their education, employment, recreation, service and consumer needs within a reasonable distance of their home.

### 4.3.1 Where Have We Been

The City is characterised by a range of different types of development that have occurred over the last 130 years. Large parts of the City were developed post 1940's during a period when the motor car was dominant and living and working areas were separated. The City has some areas that were developed in the era of the tramways where people living in mixed use areas was more common. In more recent times the City has added an additional 47,000 residents over the last ten years mainly in the back gardens of the R40 zoned areas.

Fortunately the majority of the City's post 1940's suburbs were constructed around a legible grid pattern of roads and only a few areas were developed with a non-legible cul-de-sac pattern of roads. Within the City of Stirling the road network has been built to its reserve capacity with no ability to provide any major increase in vehicle capacity. There has been a continuing decline in the use of cars per person within the City of Stirling and all of the City's major arterial corridors have shown little or no increase in traffic volumes over the last 10 years.

This is contrasted by a general increase in public transport use within the City of Stirling over the last decade with a number of new high frequency bus routes delivered. There are two rail lines in the City of Stirling with three rail stations serving over 225,000 people.

### 4.3.2 Where Are We Going

*Perth and Peel @3.5million* and the *Central Sub-regional Planning Framework* identify a 'connected city' model as the preferred growth scenario for the Metropolitan Perth and Peel regions. A key characteristic of this model is intensifying higher density residential development within and adjacent to Activity Centres. The State Government has allocated the City of Stirling a target of a minimum additional 60,330 dwellings in the *Central Sub-regional Planning Framework*.

The Local Planning Strategy outlines a clear position that the City of Stirling will transform into a Local Government that has a series of mixed use Activity Centres connected by Activity Corridors with new public transport links. These Activity Centres and Corridors will potentially accommodate an additional 50,000 residents over the next 10 years. Higher densities within and adjacent to Activity Centres and Corridors will transition to lower densities next to existing residential suburbs. The Local Planning Strategy aims to ensure that public transport, walking and cycling use will become the predominant form of transport within the City's Activity Centres and Corridors. Achieving this goal is contingent on State Government investment priorities for Public Transport infrastructure.

The provision of upfront alternative transport infrastructure (public transport, walking and cycling)

is critical to achieve the infill targets and to achieve an integration of land-use and transport. This includes implementing the necessary funding models to ensure the upfront provision of enabling infrastructure by all levels of Government collaborating with the private sector.

The City of Stirling will continue to work with the State Government on proposed light rail networks and advancements to existing public transport networks to achieve the infill targets.

The City will review (and develop if required) the relevant planning policy provisions to allow for reduced car parking standards in areas well serviced by public transport as well as Centres and Corridors.

Outside of Activity Corridors and Activity Centres the character of the City's low density suburbs will be maintained, which will continue to provide a diversity of housing for the community.

## 4.4 Objective 4: Improving the Quality and Liveability of the City

We will have vibrant Activity Centres and Corridors complemented by attractive Local Neighbourhoods. There will be a range of housing options to suit every lifestyle and stage of life. The City's neighbourhoods will have a strong sense of place and identity. Community facilities will ideally be located within Activity Centres and Corridors.

### 4.4.1 Density

The City acknowledges the importance of increasing residential density to provide for population growth. When planning for the location of additional dwellings, the City will contribute to the goal of *Perth and Peel @3.5million* by providing more housing within existing developed areas (infill development). The management of this growth needs to ensure that existing residential amenity is not adversely affected by infill development. Many of the City's localities are valued because of their built form, gardens and spaces. By allowing ad-hoc infill development, there is potential for the characteristics valued by the community to be lost. Gardens, trees and spaces of suburban areas have important environmental benefits that need protecting. The Local Planning Strategy provides for targeted increases in residential densities and seeks to maintain the character of most of the City's suburban areas.

### 4.4.2 Natural Resources

Growth within the City places pressure on natural resources and has environmental costs. The impacts of development need to be managed sustainably on both small and large scales. Land use planning can assist to protect, conserve, manage and enhance our water resources. As water resources are limited, it is important that development at all levels incorporate 'Water Sensitive Urban Design' principles.

### 4.4.3 Housing Targets

The City will deliver the planning frameworks that enable the City to meet the State Government's housing targets for the City of Stirling, with 75% of infill in and around the City's Activity Centres and Corridors and the remaining 25% of infill in the City's medium density areas.

However, this requires a significant change from the current situation where most of the dwelling growth is occurring in the back gardens of the medium density areas. To shift this dwelling growth to the City's Activity Centres and Corridors the provision of new transport infrastructure and funding to improve the quality of Centres and Corridors is required.

Planning frameworks alone will not deliver infill in Activity Centres and Corridors.

This will require Federal, State and Local Governments together with the private sector to fund and deliver transport infrastructure and amenity improvements.

### 4.4.4 Environmental Impacts

The major environmental impact facing the City is the significant loss of tree canopy. The City is losing tree canopy at an alarming rate and on a business as usual approach will see the City's tree canopy reduced to 6%. However, the City is preparing an urban forest strategy that is aiming to arrest this decline and target a tree canopy cover of 18%. The loss of tree canopy has a number of significant impacts, including:

- Increase in the urban heat island effect resulting in increased energy usage for cooling; and
- Loss of biodiversity, including a number of bird species.

The loss of tree canopy is mainly in the City's medium residential density areas due to infill development in the back gardens. Even by increasing the tree canopy coverage on publically owned land i.e. streets, parks etc.) the overall tree canopy coverage will decline.

The Local Planning Strategy identifies the need for a review of the medium density residential design code to improve streetscape and design outcomes and to see trees incorporated into development in the City's medium density areas. A review of the Residential Design Codes is required to ensure a greater tree canopy in lower density areas. The protection of existing trees on all private property is also an important policy position to help reach the 18% tree canopy coverage.

There are a number of other environmental issues facing the City, including:

- Loss of biodiversity due to more development;
- Drying climate, resulting in loss of wetlands and a reduction in water allocation; and
- Climate change resulting in coastal erosion.

The City is aiming to ensure that its water usage targets are met through a reduction in water use on the City's parks and reserves through the use of hydro zoning. For coastal erosion the City is undertaking Coastal Hazard Risk Management and Adaptation Planning to address coastal erosion and protect the City's vulnerable assets including public roads and public buildings.

### 4.4.5 Dwellings and Demographics

#### Current Trends

The City has seen considerable population growth over the last 10 years (47,000 additional people), and this has resulted in changing demographics:

- 4.6% increase in family households;
- 1.2% decrease in single households;
- 25% increase in people aged 25 – 34;
- 0.4% increase in people aged over 65; and
- 23.5% increase in people born overseas.

All of the major demographic changes predicted by the City's *Local Housing Strategy (2009)*, which at the time reflected Australia wide trends, have not occurred. It is suggested that the recent economic boom saw a significant increase in the amount of young people moving to the City which kept the proportion of people over 65 relatively stable. In addition the significant increase in house prices may have resulted in an increase in family households (against trends) and decrease in single households.

These latest changes are against the long term trend of the last 50 years. This either reflects a significant change in demographics or that the economic boom has been an anomaly in the long term trend. The City will continue to monitor demographic changes over the next 10 years, and act accordingly.

In terms of housing diversity, the City has previously (mid 1990's) rezoned large areas of the City for grouped dwelling housing to meet the anticipated growth in smaller household sizes, single households and an ageing population.

However, the opposite has occurred with family households having increased and the proportion of aged people remaining stable, with single households having declined.

Over the last 10 years there has been a trend of less single houses and more apartments, town houses and semi-detached dwellings. Tables 1 and 2 indicate that the City of Stirling has an oversupply of areas zoned R30 and R40 and is at risk of not having enough areas coded R20 to cater for family households.

### Future Trends

Future population trends are difficult to predict due to a number of external factors, such as economic and political (e.g. commodity prices and immigration policies), but certain growth can be predicted if assumptions about future levels of fertility, mortality, internal migration and overseas migration are used based on historical data.

The Australian Bureau of Statistics produces three sets of population forecasts; high (A), medium (B) and low (C). Series B largely reflects current trends in fertility, life expectancy at birth and immigration, whereas series A and series C are based on high and low assumptions for each of these variables.

Under series B, Perth is projected to experience the highest percentage growth (187%) of Australia's capital cities, increasing from 1.9 million people (mid 2012) to 5.5 million in 2061. The population of Perth is projected to overtake that of Brisbane in around 15 years' time, when they both reach 3 million people in 2028. By 2061 it is expected that 85% of Western Australians will be living in Perth (78% in mid-2012).

The median age of the population of Western Australia is projected to increase from 36 years (mid 2012) to between 40.1 years and 43.5 years in 2061. Births will continue to exceed the number of deaths during the projection period, resulting in a natural increase. This natural increase will slowly rise before starting to decline.

### Required Dwelling Mix

The Local Planning Strategy aims to maintain the existing low density areas (R25 and below) to provide the required housing and open space for families. It also aims to limit the amount of R30 and R40 areas whilst endeavouring to improve the design of dwellings in these areas and increase tree canopy coverage.

The provision of new apartments and town houses should primarily occur (75% of infill) in the City's Activity Centres and Corridors which will provide a high level of accessibility to services and facilities.

#### 4.4.6 Housing Design

The City's housing stock has seen considerable change over the last 10 to 15 years. Some of this change is a result of changing development standards (Residential Design Codes) and others are a result of changes in the higher socio economic areas and decreasing affordability for the City's bottom 40% of income earners.

This has seen the following occur:

- Lower density areas (R25 and below) have seen a general increase in dwelling size and an increase in building coverage and a reduction in open space and tree coverage;

- Medium density areas (R30 to R60) have seen a significant increase in hard paved areas, a decrease in soft landscaped area as well as an increase in building coverage. This has led to a reduction in open space which has resulted in a significant loss of tree coverage; and
- High density areas (R80 and above) have also seen an increase in hard paved areas, a decrease in soft landscaped areas as well as increases in building coverage which has resulted in a loss of tree coverage.

A major cause of these changes has been the reduction by the State Government of the minimum lot area, the amount of open space required and the required setbacks to boundaries.

Other notable housing design issues are:

- Car parking facing the street on the ground level (and not dwellings);
- Poor communal open space in multiple dwelling developments; and
- Increase in the use of screening from balconies and habitable windows to comply with overlooking requirements, resulting in no outlook from some dwellings.

The Local Planning Strategy aims to facilitate a significant change in the design of all housing to increase the quality and quantity of open space, increase tree coverage on private property and improve the outlook from dwellings.

**Table 1 – % of Family Households, % of R20 areas and % of single house**

|                   | % of Households | % of R20 areas in the City of Stirling | % of Single Houses in the City of Stirling |
|-------------------|-----------------|----------------------------------------|--------------------------------------------|
| Family households | 65%             | 42%                                    | 59.3%                                      |

**Table 2 – % of Single Households, % of R30 and R40 areas and % of other dwellings**

|                   | % of Households | % of R30 and R40 areas in the City of Stirling | % of Semi detached, town houses and apartments in the City of Stirling |
|-------------------|-----------------|------------------------------------------------|------------------------------------------------------------------------|
| Single households | 30%             | 48%                                            | 40.5%                                                                  |

#### 4.4.7 Sense of Place

A sense of place is an important aspect of creating communities. Creating a sense of place is a combination of many factors that build a community. The Local Planning Strategy can help facilitate the creation of a sense of place, but it will require the community working collaboratively with the City to develop its own unique sense of place.

The Local Planning Strategy through future detailed planning will aim to:

- Require housing designs that relate to the character of each community;
- Require the scale and design of Centres, Corridors and other meeting places that are compatible with the character of each area;
- Require public art and street furniture to be incorporated into development proposals to build a sense of place; and
- Require landscaping and street trees that are appropriate to each locality.

#### 4.4.8 Recreation and Public Open Space

The City of Stirling has a diverse range of open space and recreational facilities. Some parts of the City have abundant facilities and open space whilst others have levels which are below the benchmark standards. The City will continue to experience significant population growth and will need additional facilities and open space to meet growing demand in certain areas. The City will work to establish funding models to support public open space provision and improvement for urban infill to contribute towards the increase in public open space and recreation facilities.

The City's existing *Public Open Space Strategy* provides a classification of the types of public open spaces that are required for a changing population. The aims of this strategy are to:

- Develop a public open space plan based on open space per capita, rather than a percentage of land;
- Develop community needs assessments for projects that determine the appropriate community facilities required;

- Develop a funding model to finance the acquisition of new open space and the construction of new recreation facilities for the growing population; and
- Coordinate the location of new open space and recreation facilities to match the City's growth area along Corridors and around Centres.

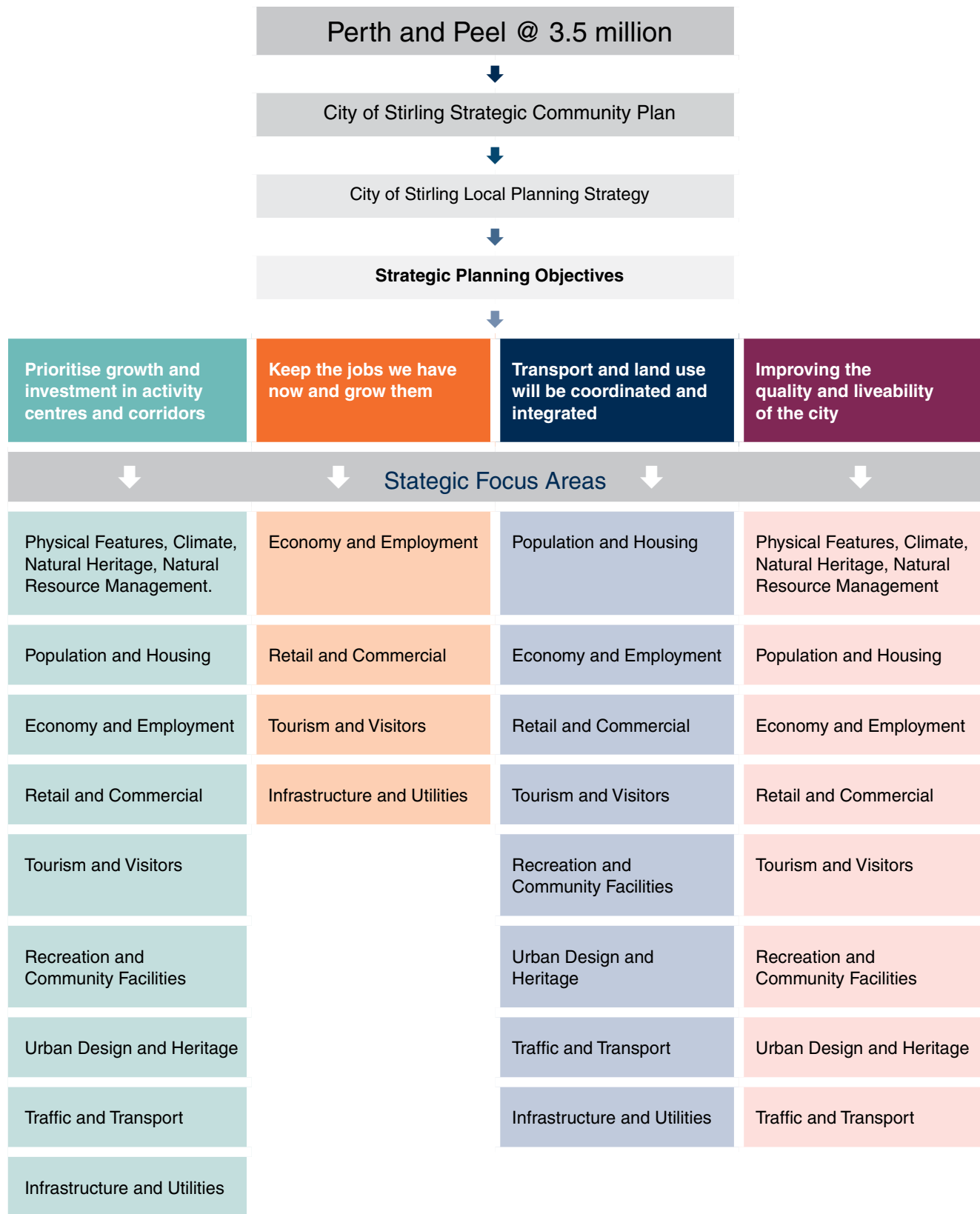
#### 4.4.9 Heritage and Conservation

The City contains important places of both Indigenous and European heritage, many of which have been identified and protected under Commonwealth, State and Local heritage legislation. The City will ensure that the significance of these places are considered and preserved. Heritage values will be considered as part of any redevelopment within the City's 'Heritage Protection Areas', and will support the continued identification and protection of heritage places into the future.

Development will not occur in important and sensitive biodiversity areas. When planning for growth, these areas will be identified and protected.



# 5. Strategic Focus Areas

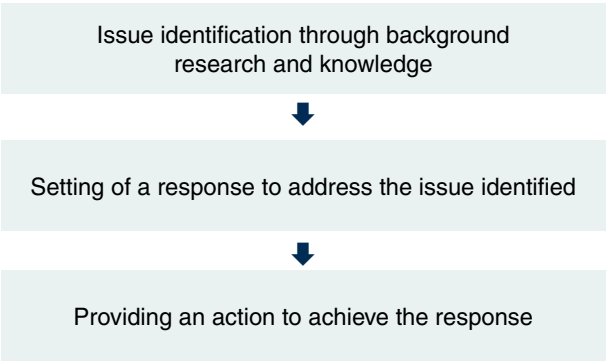


In order to provide guidance on delivering the Vision through the Strategic Planning themes, the Strategy identifies nine Strategic Focus Areas:



Each of these nine strategic focus areas have been derived from the Western Australian Planning Commission’s *Local Planning Manual*, and have been utilised in Part 2 of the Local Planning Strategy to provide background context and to identify key issues that the City is needing to address.

This issue identification approach allows the City to focus on resolving issues across a wide range of areas through the setting of key responses, and providing dedicated achievable actions to ultimately deliver the Strategic Vision and the four Strategic Planning Themes.



The Strategic Focus Areas are outlined below with a description of the key issues, responses and actions. Timeframes have been allocated under the following headings:

- Ongoing Projects underway or activities that are normally undertaken routinely;
- Short 0 – 5 year time frame;
- Medium 5 – 10 year time frame; and
- Long 10 + year time frame.

## 5.1 Physical Features, Climate, Natural Heritage, Natural Resource Management

| <b>Key Issue 1.1</b><br>Population growth and increasing density may impact on natural resources, flora, fauna, biodiversity and cultural heritage. |                                                                                                                                                                    |                    |                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------|
| Response                                                                                                                                            | Actions                                                                                                                                                            | Delivery Timeframe | Lead Delivery Department   |
| Continue addressing resource and natural/ cultural heritage conservation, and manage impacts of population growth on the environment.               | Investigate including a 'Conservation Zone' into the Local Planning Scheme.                                                                                        | Short              | CoS (City Planning)        |
|                                                                                                                                                     | Ensure water management plans are undertaken when required and implemented through water sensitive urban design.                                                   | Ongoing            | CoS (City Planning)        |
|                                                                                                                                                     | Ensure flora and fauna surveys are undertaken when required.                                                                                                       | Ongoing            | CoS (City Planning)        |
|                                                                                                                                                     | Ensure acid-sulphate soil management plans are undertaken when required and implemented.                                                                           | Ongoing            | CoS (City Planning)        |
|                                                                                                                                                     | Ensure Indigenous heritage plans are undertaken when required and the findings implemented.                                                                        | Ongoing            | CoS (City Planning)        |
| Improve the City's tree canopy within the City's built environment.                                                                                 | Develop and implement an Urban Forest Strategy (including a planning framework) which addresses both public and private tree preservation.                         | Short              | CoS (City Planning)        |
|                                                                                                                                                     | Continue to work with the Department of Planning / WAPC on the review and development of the medium density residential design codes.                              | Short              | CoS (City Planning)        |
| Explore opportunities to raise emphasis on sustainability in development.                                                                           | Incorporate sustainability provisions into the Local Planning Scheme and as part of major projects. (e.g. Activity Centres, Corridors and Better Suburbs projects) | Ongoing            | CoS (City Planning)        |
| <b>Key Issue 1.2</b><br>Bushfire is a Risk.                                                                                                         |                                                                                                                                                                    |                    |                            |
| Response                                                                                                                                            | Actions                                                                                                                                                            | Delivery Timeframe | Lead delivery Department   |
| Comply with State Planning Bushfire Policy.                                                                                                         | Implement State Planning Policy 3.7 Bushfire Policy and associated guidelines.                                                                                     | Ongoing            | CoS (City Planning)        |
| <b>Key Issue 1.3</b><br>The City needs to adapt to challenges presented by Climate Change.                                                          |                                                                                                                                                                    |                    |                            |
| Response                                                                                                                                            | Actions                                                                                                                                                            | Delivery Timeframe | Lead delivery Department   |
| Ensure the findings of the City's Climate Change Adaption Plan are integrated into the Local Planning Scheme.                                       | Implement the findings of the Climate Change Adaption Plan and incorporate them into the Local Planning Scheme.                                                    | Medium             | CoS (City Planning)        |
| Comply with the City's Coastal Foreshore Management Planning and the State Coastal Planning Policy.                                                 | Implement the City's Coastal Foreshore Management Planning and the State Coastal Planning Policy.                                                                  | Ongoing            | CoS (Recreation and Parks) |

## 5.2 Population and Housing

### Key Issue 2.1

Residential growth is happening in back-gardens and not in Activity Centres or along Activity Corridors.

| Response                                                                   | Actions                                                                                                                                                                                                                             | Delivery Timeframe | Lead Delivery Department |
|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Focus residential growth around Activity Centres and Corridors.            | Continue to work with the Department of Planning / WAPC to ensure most growth occurs in Activity Centres and Corridors and not in back gardens.                                                                                     | Ongoing            | CoS (City Planning)      |
|                                                                            | Regularly monitor and report on dwelling growth and location in the City.                                                                                                                                                           | Ongoing            | CoS (City Planning)      |
|                                                                            | Support higher density residential development in Activity Centres and along identified Corridors as part of detailed planning or place based planning studies.                                                                     | Ongoing            | CoS (City Planning)      |
|                                                                            | Investigate detailed and Local Planning Scheme provisions to require a mandatory residential component in Activity Centres and Corridors.                                                                                           | Ongoing            | CoS (City Planning)      |
| Protect areas coded 'R20' and below for larger households and green-space. | In areas coded 'R20' and below only allow Local Planning Scheme zoning changes to areas around Activity Centres and along Corridors as part of detailed planning (such as an Activity Centre plan) or the 'Better Suburbs' program. | Short – Medium     | CoS (City Planning)      |

### Key Issue 2.2

Housing demand is shifting away from single detached dwellings due to an ageing population and a decrease in average household size. This is not supported by the existing housing stock within the City.

| Response                                                                                     | Actions                                                                                                                                                                                                                 | Delivery Timeframe | Lead Delivery Department |
|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Ensure land is suitably zoned to provide a range of residential accommodation.               | Provide for multiple dwellings only in Activity Centres and identified Corridors as part of detailed planning (such as an Activity Centre plan) or the 'Better Suburbs' program.                                        | Ongoing            | CoS (City Planning)      |
|                                                                                              | Support medium and high density residential near Corridors, and low density residential away from Corridors, as part of detailed planning (such as an Activity Centre plan) or the 'Better Suburbs' program.            | Ongoing            | CoS (City Planning)      |
|                                                                                              | Support the Department of Housing's provision of affordable dwellings in appropriate locations, including investigating the possible rezoning of significant sized land parcel as part of place based planning studies. | Ongoing            | CoS (City Planning)      |
| Provide for smaller, affordable and adaptable dwellings near Activity Centres and Corridors. | Provide appropriate zonings to promote developments that include diverse, adaptable and affordable housing near Activity Centres and along identified Corridors as part of place based planning studies.                | Ongoing            | CoS (City Planning)      |

## 5.3 Economy and Employment

### Key Issue 3.1

No formal identification of employment areas and types of employment in those areas.

| Response                                                                                                                   | Actions                                                                                                                     | Delivery Timeframe | Lead Delivery Department |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Identify employment areas and the types of employment within those areas.                                                  | Ensure a hierarchy of employment areas and types of employment are identified through the City's Economic Development Plan. | Medium             | CoS (City Planning)      |
|                                                                                                                            | Ensure employment areas and types of employment are identified through the City's Activity Centre and Corridor Plans.       | Ongoing            | CoS (City Planning)      |
| Develop the Stirling City Centre/Herdsman Glendalough Area as a future primary employment hub within the City of Stirling. | Adopt and implement the Stirling City Centre and Herdsman-Glendalough Structure Plans.                                      | Medium             | CoS (City Planning)      |

### Key Issue 3.2

Our Activity Centres and Corridors do not have a diverse range of employment.

| Response                                                                                                                                                                     | Actions                                                                                                    | Delivery Timeframe | Lead Delivery Department                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------|
| Encourage integrated economic development based on the City's <i>Economic Development Strategy</i> .                                                                         | Ensure land-use and Local Planning Scheme zoning support the City's <i>Economic Development Strategy</i> . | Medium             | CoS (City Planning)                     |
|                                                                                                                                                                              | Advocate and attract a diversity of employment opportunities within Activity Centres and Corridors.        | Long               | CoS (City Planning)                     |
| Ensure investment in infrastructure is prioritised towards supporting Activity Centres and Corridors.                                                                        | Align infrastructure investment decisions to support development in Activity Centres and along Corridors.  | Ongoing            | CoS (Engineering Design and Operations) |
| Ensure Local Planning Scheme provisions and planning policies allow for a diverse land uses that support a range of employment in the City's Activity Centres and Corridors. | Focus the City's employment growth from Herdsman to Scarborough along Scarborough Beach Road.              | Ongoing            | CoS (City Planning)                     |
|                                                                                                                                                                              | Develop Activity Centre and Corridor Plans, and place based planning studies.                              | Ongoing            | CoS (City Planning)                     |

### Key Issue 3.3

The City's industrial areas are being diluted with other non-industrial uses.

| Response                                                                                                | Actions                                                                                                                                               | Delivery Timeframe | Lead Delivery Department |
|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Protect the industrial land supply (Balcatta, Osborne Park) from non-industrial uses where appropriate. | Do not rezone any industrial land except in accordance with an adopted structure plan, and the City's <i>Industrial Land In Transition Strategy</i> . | Ongoing            | CoS (City Planning)      |
| Enable existing bulky good uses to remain in appropriate locations.                                     | Implement the City's <i>Industrial Land In Transition Strategy</i> .                                                                                  | Short              | CoS (City Planning)      |

## 5.4 Retail and Commercial

### Key Issue 4.1

Many of the City's residents do not have non-car access to convenience shopping.

| Response                                                                                                                                                                                               | Actions                                                                                                                                                     | Delivery Timeframe | Lead Delivery Department |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Identify existing centres and their walkable catchments within the City, and allow for the growth of existing Activity Centres and potential new Activity Centres in areas that are under-represented. | Allow for rezoning of land to Local Centre in areas where the acceptable criteria can be met.                                                               | Ongoing            | CoS (City Planning)      |
|                                                                                                                                                                                                        | Allow existing Activity Centres to grow and move up the Centres hierarchy where the acceptable criteria can be met.                                         | Ongoing            | CoS (City Planning)      |
|                                                                                                                                                                                                        | Develop Activity Centre Plans for regional and district centres, along with Local Development Plans for neighbourhood centres through place based planning. | Ongoing            | CoS (City Planning)      |

### Key Issue 4.2

Lack of diversity of non-residential uses within Activity Centres and Corridors.

| Response                                                                                                                                                                                        | Actions                                                                                                                                                                                                                                  | Delivery Timeframe | Lead Delivery Department |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Ensure the City has an up-to-date database of economic land uses within Activity Centres and Corridors.                                                                                         | Monitor, record and investigate State Government floor space and land use data as it becomes available.                                                                                                                                  | Ongoing            | CoS (City Planning)      |
| Ensure the future viability of Activity Centres by supporting a variety of non-residential uses within them, and by restricting spot commercial rezonings which do not adjoin Activity Centres. | Only support Local Planning Scheme amendments for commercial, medical and business uses within or adjoining existing Activity Centres or as part of detailed planning (such as an Activity Centre plan) or the 'Better Suburbs' program. | Ongoing            | CoS (City Planning)      |

### Key Issue 4.3

Big Activity Centres are growing at the expense of smaller Activity Centres.

| Response                                                      | Actions                                                                                                                                       | Delivery Timeframe | Lead Delivery Department                           |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------------------------------|
| Encourage development in local and neighbourhood centres.     | Allow for Local and Neighbourhood Centres to increase floor space to encourage redevelopment.                                                 | Ongoing            | CoS (City Planning)                                |
|                                                               | Undertake place based planning to plan for growth in Local and Neighbourhood Centres and co-ordinate the City's investment in infrastructure. | Short              | CoS (City Planning and Infrastructure Directorate) |
| Ensure the State planning hierarchy of centres is maintained. | Review the Local Planning Scheme to support the Activity Centres hierarchy.                                                                   | Medium             | CoS (City Planning)                                |
|                                                               | Review the City's commercial zonings to differentiate between the City's Activity Centres hierarchy.                                          | Long               | CoS (City Planning)                                |

**Key Issue 4.4**

Large format retail outside of centres is growing at the expense of development within identified centres.

| Response                                                                                                  | Actions                                                                                                                                                            | Delivery Timeframe | Lead Delivery Department |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Do not support new large format retail in industrial areas and only formalise existing large format uses. | Do not rezone any further industrial land outside of adopted structure plans, except in accordance with the City's <i>Industrial Land In Transition Strategy</i> . | Ongoing            | CoS (City Planning)      |
|                                                                                                           | Implement the City's <i>Industrial Land In Transition Strategy</i> .                                                                                               | Short              | CoS (City Planning)      |

## 5.5 Tourism and Visitors

**Key Issue 5.1**

The City has limited tourist infrastructure to support its tourism assets (e.g. beach, centres and heritage areas).

| Response                                                                                                           | Actions                                                                                                                                                | Delivery Timeframe | Lead Delivery Department |
|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Identify and provide for short term visitor accommodation within identified tourism areas.                         | Review the Local Planning Scheme to ensure short-stay accommodation is permitted in appropriate locations.                                             | Short              | CoS (City Planning)      |
| Ensure land uses (e.g. entertainment) support tourism within the City.                                             | Review the Local Planning Scheme to ensure that zoning within identified tourist areas support land uses which will contribute to the tourism economy. | Short              | CoS (City Planning)      |
| Link Scarborough Beach and the City's other tourism attractors to the Perth CBD via high quality public transport. | Work with Federal, State Government, private sector and other Local Governments to advance proposed light rail networks to the coast.                  | Ongoing            | CoS (City Planning)      |



## 5.6 Recreation and Community Facilities

### Key Issue 6.1

The City's investment in recreation and community facilities does not always support the urban growth in centres and corridors.

| Response                                                                                                                         | Actions                                                                                                                                 | Delivery Timeframe | Lead Delivery Department                                                       |
|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------|
| Ensure the location and type of recreational and community facilities support the development of Activity Centres and Corridors. | Endeavour to locate community and recreational infrastructure within Activity Centres and along corridors to support their development. | Ongoing            | CoS (City Planning, Engineering Operations, Community Services and Recreation) |

### Key Issue 6.2

There is a lack of Public Open Space in some areas.

| Response                                                                                                        | Actions                                                                                                                                                 | Delivery Timeframe | Lead Delivery Department |
|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Ensure that public open space is sufficient and adaptable, in order to meet the various needs of the community. | Review, adopt and continue to implementation of the City's Public Open Space Strategy.                                                                  | Ongoing            | CoS (Recreation)         |
|                                                                                                                 | Adopt a Local Planning Policy and undertake a Local Planning Scheme amendment for improved cash in lieu for Public Open Space in Local Planning Scheme. | Short – Medium     | CoS (City Planning)      |

### Key Issue 6.3

The changing demographics and usage is resulting in different demands for recreational and community facilities.

| Response                                                                                                                    | Actions                                                                                                                                                    | Delivery Timeframe | Lead Delivery Department |
|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Provide high quality community facilities which meet the changing recreational and community needs of the City's residents. | Undertake community needs assessments and detailed plans as part of Activity Centres and Corridor Plans, and place based planning studies.                 | Ongoing            | CoS (City Planning)      |
|                                                                                                                             | Develop a Strategy and subsequent delivery plan that addresses the sustainable provision of recreational and community facilities to meet community needs. | Ongoing            | CoS (City Planning)      |

## 5.7 Urban Design and Heritage

### Key Issue 7.1

Current redevelopment and residential infill is resulting in a loss of trees, reduction in private open space, and poor design.

| Response                                                                                | Actions                                                                                                                                                                                                                                                                                                                                           | Delivery Timeframe | Lead Delivery Department |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Ensure development results in improved design that accommodates green spaces and trees. | Undertake detailed planning (such as an Activity Centre plan) or the “Better Suburbs” program to improve the design of development occurring in the City’s suburbs, Activity Centres and Corridors. Focus on greening private spaces, providing more tree cover (both private and public spaces) and improving the quality of places and streets. | Ongoing            | CoS (City Planning)      |
|                                                                                         | Establish a professional design review process to ensure a high standard of development and ensure the City’s Planning Framework results in quality design.                                                                                                                                                                                       | Long               | CoS (City Planning)      |

### Key Issue 7.2

The City’s centres and corridors are poorly designed and lack a mixture of uses.

| Response                                                                                  | Actions                                                                                                                                                                                                                                          | Delivery Timeframe | Lead Delivery Department |
|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Support street block sizes that promote the use of public transport, cycling and walking. | Ensure Activity Centre and Corridor plans, along with place based planning projects such as the ‘Better Suburbs’ program promote smaller street block sizes and incorporate ‘main streets’ to improve walking, cycling and public transport use. | Medium             | CoS (City Planning)      |
| Ensure buildings address and activate the street.                                         | Require suitably located non-residential development to have an active frontage to the street through Activity Centre and Corridor plans or place based planning projects such as the ‘Better Suburbs’ program.                                  | Ongoing            | CoS (City Planning)      |
|                                                                                           | Include provisions within the City’s Planning Framework to avoid non-residential car parking fronting and dominating the street.                                                                                                                 | Medium             | CoS (City Planning)      |
| Increase public spaces in centres.                                                        | Require new, or upgraded public spaces to be provided as part of Activity Centre and Corridor Plans or place based planning projects such as the ‘Better Suburbs’ program.                                                                       | Ongoing            | CoS (City Planning)      |
| Ensure a mixture of uses.                                                                 | Ensure that a mixture of residential, non-retail, community and recreational uses are mandatory requirements in the planning framework of Activity Centres and Corridors or place based planning projects such as the ‘Better Suburbs’ program.  | Ongoing            | CoS (City Planning)      |

**Key Issue 7.3**

The quality of the public realm in some locations of the City is poor.

| Response                                                                          | Actions                                                                                                                                     | Delivery Timeframe | Lead Delivery Department |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Ensure the City's streetscapes are green, shady and tidy.                         | Develop and adopt a street design framework to ensure footpaths, street trees, street furniture and embayed (indented) parking is provided. | Short              | CoS (City Planning)      |
|                                                                                   | Identify priority locations for streetscape upgrades.                                                                                       | Medium             | CoS (City Planning)      |
| Require public art and/or street furniture as part of higher density development. | Develop and implement a Public Art Policy.                                                                                                  | Medium             | CoS (City Planning)      |

**Key Issue 7.4**

Development does not always address crime prevention.

| Response                                                      | Actions                                                                                                                                                                                                    | Delivery Timeframe | Lead Delivery Department |
|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Ensure developments within the City address crime prevention. | Incorporate 'Crime Prevention Through Urban Design' principles into existing planning policies, Activity Centre and Corridor plans and place based planning projects such as the 'Better Suburbs' program. | Ongoing            | CoS (City Planning)      |

**Key Issue 7.5**

The City's heritage protection measures are often challenged.

| Response                                    | Actions                                                                                                               | Delivery Timeframe | Lead Delivery Department                      |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------|
| Protect the built heritage within the City. | Implement the City's <i>Heritage Management Strategy</i> .                                                            | On going           | CoS (City Planning and Community Development) |
|                                             | Review residential coding of the Heritage Protection Area to remove any conflict with heritage protection objectives. | Medium             | CoS (City Planning)                           |
|                                             | Maintain and monitor the City's existing heritage protection system to ensure that it is robust.                      | Ongoing            | CoS (City Planning)                           |

## 5.8 Traffic and Transport

### Key Issue 8.1

Managing car parking is increasingly challenging as the City intensifies.

| Response                                                                                          | Actions                                                                                                                         | Delivery Timeframe | Lead Delivery Department |
|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Limit car parking in industrial areas, Activity Centres and Corridors to match the road capacity. | Implement parking provisions that limit car parking to match road capacity in industrial areas, Activity Centres and Corridors. | Medium             | CoS (City Planning)      |
| Ensure the City's parking management and statutory provisions keep pace with the City's growth.   | Review and monitor the City's parking management and statutory planning parking provisions regularly.                           | Long               | CoS (City Planning)      |
|                                                                                                   | Develop and adopt a public parking plan to address public parking provision and management.                                     | Medium             | CoS (City Planning)      |

### Key Issue 8.2

The lack of permanent public transport infrastructure leads to uncertainty for development (e.g. light rail).

| Response                                                              | Actions                                                                                                                                                                        | Delivery Timeframe | Lead Delivery Department |
|-----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Advocate and plan for more permanent public transport infrastructure. | Work with Federal and State Governments, the private sector and other local governments to advance proposed light/heavy rail networks and other rapid public transport routes. | Ongoing            | CoS (City Planning)      |
|                                                                       | Ensure all Activity Centre and Corridor Plans incorporate improved public transport options (including possible light rail where appropriate).                                 | Ongoing            | CoS (City Planning)      |

### Key Issue 8.3

There are poor public transport links between centres and employment areas in the City.

| Response                                                                      | Actions                                                                                                              | Delivery Timeframe | Lead Delivery Department |
|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Advocate for new, better services and more frequent public transport options. | Work with the Public Transport Authority and the Department of Transport to provide better public transport options. | Ongoing            | CoS (City Planning)      |

### Key Issue 8.4

Many of the City's roads are at capacity and have poor walking and cycling infrastructure.

| Response                                                                                                   | Actions                                                                                                                                                                           | Delivery Timeframe | Lead Delivery Department |
|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| On affected corridors, plan to accommodate high capacity public transport.                                 | Identify and secure appropriate road reservations to accommodate high frequency public transport, as part of Activity Centre and Corridor Plans and place based planning studies. | Ongoing            | CoS (City Planning)      |
| Provide alternatives to the use of private motor vehicles such as more walking and cycling infrastructure. | Develop and implement a transport network plan to increase walking and cycling.                                                                                                   | Short              | CoS (Engineering Design) |
|                                                                                                            | Investigate improving cycling and pedestrian infrastructure as part of the City's Activity Centre and Corridor Plans and place based planning studies.                            | Ongoing            | CoS (City Planning)      |
|                                                                                                            | Ensure the planning framework is robust to ensure developers provide footpaths and cycling infrastructure including end-of-trip facilities as part of their developments.         | Ongoing            | CoS (City Planning)      |

**Key Issue 8.5**

The City has a large number of rights-of-way that are under-utilised.

| Response                                                                                             | Actions                                                         | Delivery Timeframe | Lead Delivery Department               |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|--------------------|----------------------------------------|
| Ensure that rights-of-way within the City are upgraded and that development fronts the right-of-way. | Ensure the City's <i>Rights-of-Way Strategy</i> is implemented. | Ongoing            | CoS (Engineering Design and Approvals) |

## 5.9 Infrastructure and Utilities

**Key Issue 9.1**

There is no funding model and governance for the provision of utilities in some centres leading to uncertainty.

| Response                                                                               | Actions                                                                                                                                                         | Delivery Timeframe | Lead Delivery Department |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Develop funding and governance models to assist in the delivery of improved utilities. | Identify centres with limited utility capacity and work with utility providers and State Government on funding and governance arrangements to improve capacity. | Ongoing            | CoS (City Planning)      |

**Key Issue 9.2**

There is a lack of understanding of the infrastructure capacity needs within the growth areas of the City.

| Response                                                       | Actions                                                                                                                  | Delivery Timeframe | Lead Delivery Department |
|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------|
| Identify any areas within the City where services are lacking. | Undertake utility assessments as part of the City's Activity Centre and Corridor Plans and place based planning studies. | Ongoing            | CoS (City Planning)      |

**Key Issue 9.3**

The majority of streets in the City have above-ground power.

| Response                                                                 | Actions                                                                                                                   | Delivery Timeframe | Lead Delivery Department     |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------|
| Recognise that undergrounding power can assist in urban design outcomes. | Ensure underground power is considered in the City's Activity Centre and Corridor Plans and place based planning studies. | Ongoing            | CoS (Engineering Operations) |
| Progress with undergrounding powerlines within the City.                 | Support and submit underground power grant proposals where necessary, including investigating associated funding models.  | Ongoing            | CoS (Engineering Design)     |

# 6. Implementation and Review

## 6.1 Implementation of the Strategy

The City's implementation of this Local Planning Strategy will be guided by two central principles; Flexibility and Timeliness.

### 6.1.1 Flexibility

There is a need for planning to be responsive to changing needs, values and possibilities. For this reason, the City prefers an approach that reduces the rigidity of a standards based controls in favour of a more flexible and adaptive performance-based approach.

Related to the above principle, there is the need for this Local Planning Strategy to be a 'living document' that can integrate the findings of planning projects and appropriately respond to changes in corporate and/or strategic direction. It is envisaged that the Local Planning Strategy contains a suitable broad strategic direction for the next 10 years.

### Delivery Timeframes

This is not intended to be a physical timeframe but more to assist in the setting of priorities over the whole 10 year lifespan of this Strategy. These priorities may also change over time due to other factors and projects.

The City currently has a large number of strategic projects in both development and implementation stages. There is a need to allow these projects the time they require to properly address the relevant issues, and to link their findings/outcomes with the Local Planning Scheme as they are completed. At the same time, it is important not to delay urgent actions such as Scheme amendments while these projects, some of which are likely to take some years, are completed. A delivery timeframe against each action to allow ongoing monitoring of the Plan's implementation and to assist in future business planning.

|                       |   |                                                                             |
|-----------------------|---|-----------------------------------------------------------------------------|
| Short (0 – 5 years)   | → | Immediate projects and actions that the City is about to commence           |
| Medium (6 – 10 years) | → | Projects and actions that the City is likely to commence within 3 – 6 years |
| Long (11 – 15 years)  | → | Projects and actions that the City is likely to commence within 6 – 9 years |
| Ongoing               | → | Current projects and actions that the City is undertaking                   |



## 6.2 Delivering the Strategy

Specific actions have been developed to assist in the implementation of this Local Planning Strategy. These actions set out a possible project, or solution, that assists the City to address the key issue.

### 6.2.1 City Led Delivery

The lead City department for delivering each action has been identified. This will assist in setting a clear responsibility as to who will be the main driver for delivering the action.

Some of the proposed actions involve further research, consultation, and the establishment of strategic priorities by Council. They are therefore not described in detail in this document. It is likely that some will result in the development of additional policies and/or amendments to the Local Planning Scheme.

The City will be seeking to deliver the majority of the Strategies objectives by undertaking Activity Centre and Corridor Plans, and place based planning studies, such as the Better Suburbs program.

However, the City only has a limited amount of resources at its disposal, and it cannot undertake all the required detailed planning required at the same time. It will therefore progress detailed planning as and when resources become available.

### 6.2.2 Private and State Government Agency Led Delivery

Private led amendments to the Local Planning Scheme will be considered on an individual basis, and against the objectives and timeframes of this Strategy.

Location based private led amendments to the Local Planning Scheme maybe considered where they meet the objectives of this Strategy where detailed planning has been undertaken and where community engagement has occurred to assist in the development of the amendment plan before it is submitted.

The level and boundaries of the detailed planning required will be determined by the City. As a guide it is envisaged as follows;

- Activity Centres – a distance equal to the walkable catchment set out in the *criteria for extensions to existing centres and creation of new centres* section (7.3.8 and table 42) of this Strategy.

- Activity Corridors – the length of approximately two to three street blocks (several hundred metres) on both sides of the corridor.

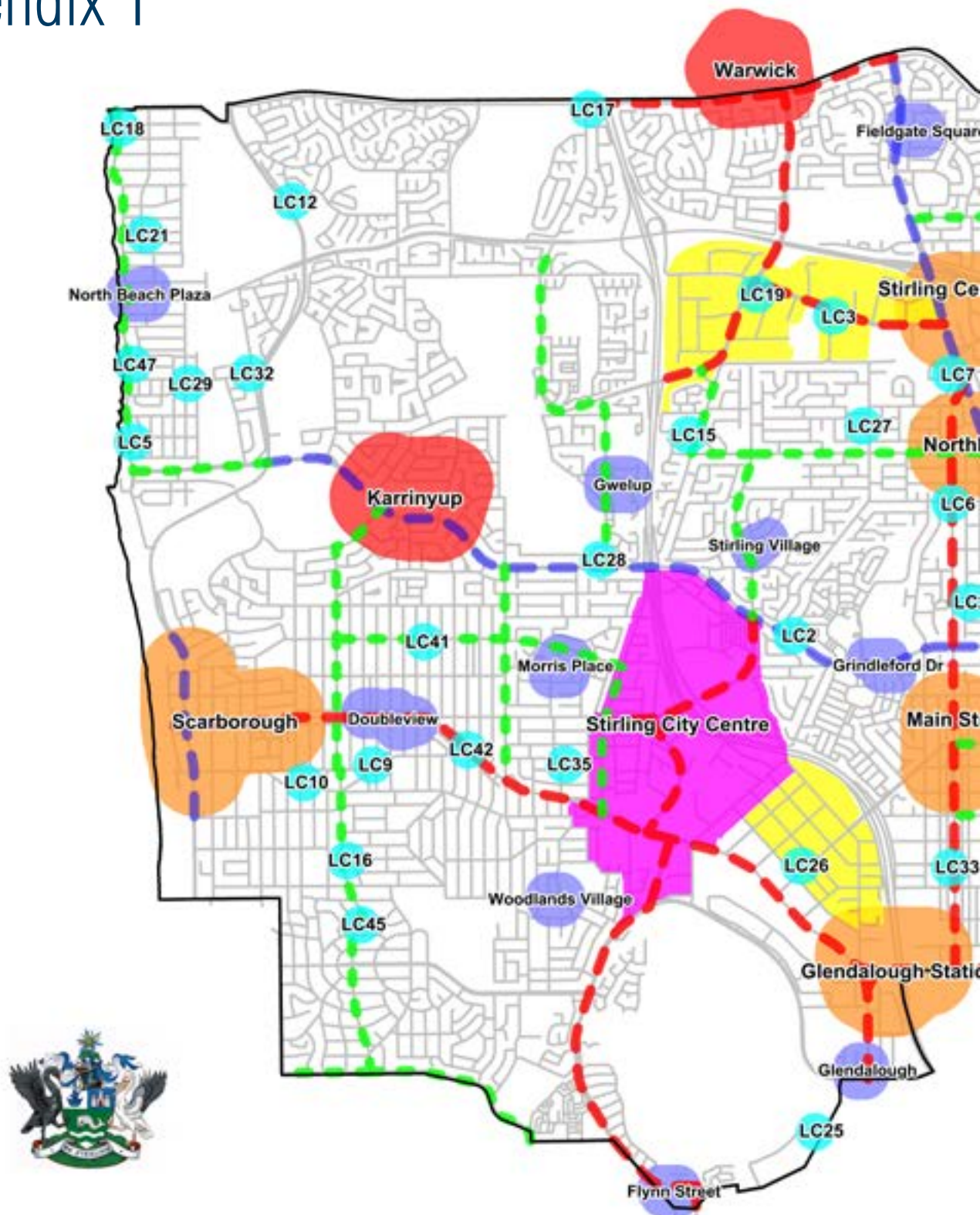
- State Government land holdings (e.g. Department of Housing) – where significant land parcels can be consolidated (compared to the locality) and/or where they are located within the walkable catchments of Activity Centres or along Corridors.

Other location based private led amendments outside of these Activity Centres and Corridors (regardless of the level of detailed planning) are unlikely to be supported until such time as the City undertakes a place based planning approach over the locality.

## 6.3 Monitoring and Reporting

The City will report annually on the progress of the actions, and the delivery of the actions will form the City's Strategic Planning workflow into the future.

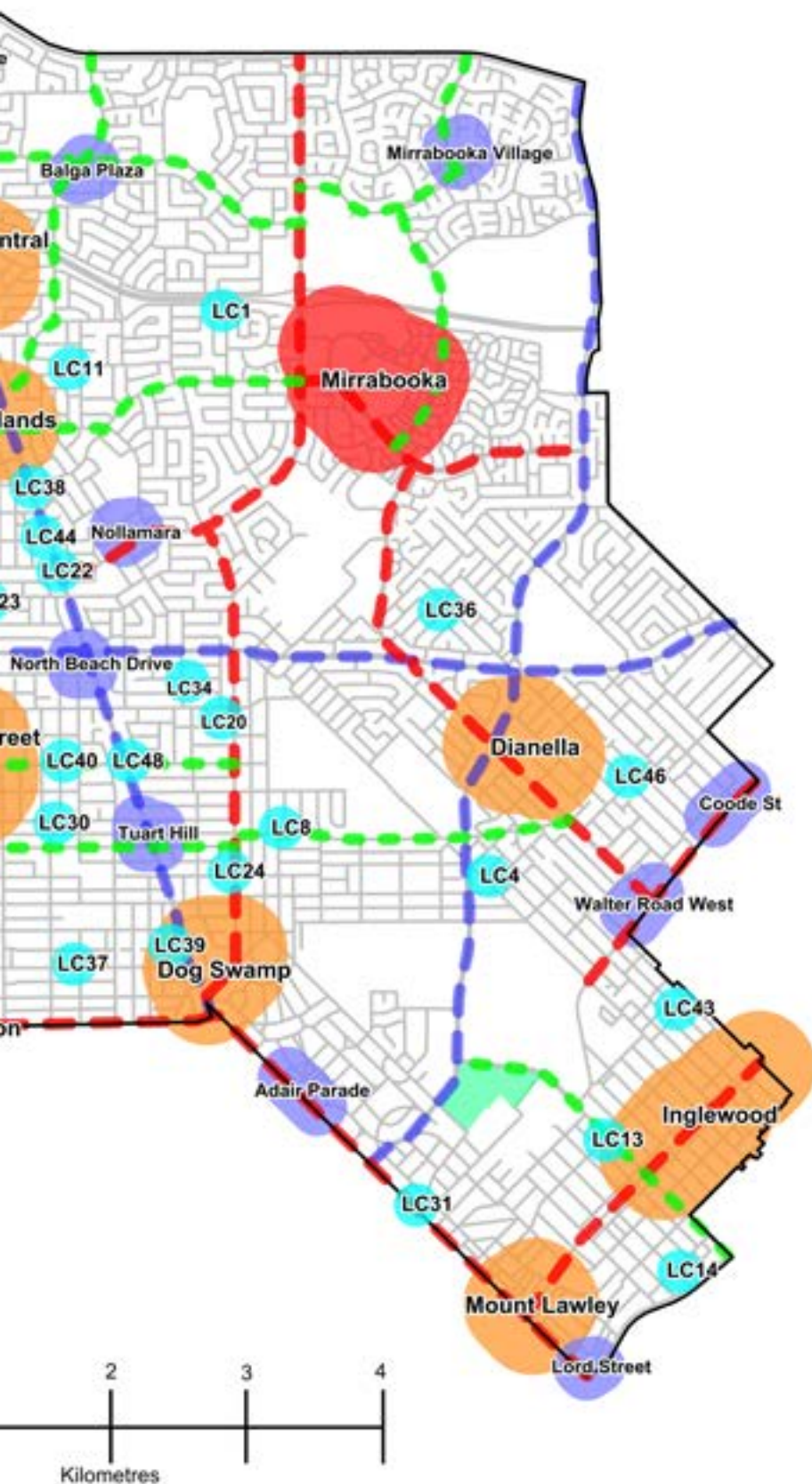
## 7. Appendix 1



**CITY OF STIRLING**  
**LOCAL PLANNING STRATEGY MAP**  
Updated - 22 August 2019



Note THIS MAP SHOULD NOT BE RELIED UPON FOR DEVELOPMENT RELATED PURPOSES AND SPECIFIC INFORMATION. THIS INFORMATION SHOULD BE CONFIRMED BY CONTACTING THE CITY OF STIRLING.



## LEGEND

- Corridor Class 1
- Corridor Class 2
- Corridor Class 3
- Strategic Metropolitan Centre
- Secondary Centre
- District Centre
- Neighbourhood Centre
- Local Centre
- Industrial Area
- Specialised Centre

Scaled to A3  
2cm = 1km

## ADVERTISING

The City of Stirling's Local Planning Strategy certified for advertising on

Signed for and on behalf of the Western Australian Planning Commission

Certified for advertising under WAPC correspondence dated 17/11/2017

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

Date 17 November 2017  
\_\_\_\_\_

## ADOPTED

The City of Stirling hereby adopts the Local Planning Strategy, at the meeting of the Council  
held on the 18 day of September 2018



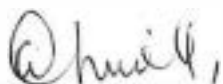
\_\_\_\_\_  
Mayor



\_\_\_\_\_  
Chief Executive Officer

## ENDORSEMENT

Endorsed by the Western Australian Planning Commission on



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

Date 25 October 2019  
\_\_\_\_\_



## Notes



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