

Draft State Planning Policy 4.2 Activity Centres - Key Changes

	State Planning Policy 4.2 Activity Centres for Perth and Peel (2010)	Draft State Planning Policy 4.2 Activity Centres (2020)
Application of the policy within Western Australian regions	Perth and Peel regions	Perth, Peel and Greater Bunbury regions. The objectives and measures of the policy may be applied (at the discretion of the WAPC) in areas outside the abovementioned regions, as applicable, guiding the preparation and review of local planning proposals.
Policy objectives	Nine policy objectives grouped around five themes of activity centre hierarchy, activity, movement, urban form and out-of-centre development.	Three high-level policy objectives combined with eight policy outcomes that specify the role of planning and development in contributing to the overall objectives of the policy.
Activity centre hierarchy	Perth and Peel regions, and subsequent activity centres.	Inclusion of Greater Bunbury region and subsequent activity centres.
Specialised centres	Primary functions of the specialised centres outlined in Table 1	Main role and typical attributes of specialised centres outlined in Appendix 1
Activity centre functions and characteristics	Table 3 identifies the main role of each activity centre, including the typical retail types, office development and suitable transport infrastructure.	Renamed to 'Activity centre functions and land use guidance'. Removes typical retail types, office development and suitable transport infrastructure. Provides a more flexible guide for future retail practices.

Activity centre density targets	Classification	Minimum	Desirable	Classification	Target		
	Perth Capital City	N/A	N/A	Capital City	N/A		
	Strategic Metropolitan Centres	30	45	Strategic Centres	50+		
	Secondary Centres	25	35	Secondary Centres	40+		
	District Centres	20	30	District Centres	30+		
	Neighbourhood Centres	15	25	Specialised Centres	N/A		
				Neighbourhood Centres	25+		
			Local Centres	25+			
Diversity Performance target		Centre size - Shop - retail floor space component	Mix of land uses floorspace as a proportion of the centre's total floorspace	Mix of land use percentages replaced with a ratio table, located within the Implementation Guidelines.			
	Perth Capital City	N/A			Ratio of shop/retail floorspace to other non-residential land uses		
	Strategic Metropolitan Centres, Secondary and District Centres	above 100,000m2	50%	Perth Capital City and Bunbury CBD	N/A		
		above 50,000m2	40%		Strategic and secondary activity centres (excluding Bunbury CBD)	1:1	
		above 20,000m2	30%			District activity centres	2:1
		above 10,000m2	20%			Neighbourhood and local activity centres	N/A
	Less than 10,000m2	N/A					
Neighbourhood Centres	N/A						

<p>Retail needs assessment (RNA)</p>	<p>Prior to the implementation of a Local Planning Strategy an RNA is needed to assess the following:</p> <ul style="list-style-type: none"> • projected demands of the local government area and its surrounds • estimated retail need • indicative distribution of floorspace across the activity centres within the local government area • consistency with the activity centre hierarchy. 	<p>Moved to Implementation Guidelines Appendix 1 – Scope and methodology for needs assessment.</p> <p>Reinforced RNA through a methodology table which guides RNAs to address the following areas:</p> <ul style="list-style-type: none"> • purpose and objectives; • study parameters • review drivers of floorspace • property market profile • floorspace supply • floorspace demand for the region • net demand assessment • land use development options.
<p>Retail sustainability assessment (RSA)</p>	<p>Addresses the potential economic and related effects of a significant retail expansion on the network of activity centres in the locality.</p> <p>Addresses such effects from a local community access or benefit perspective, and is limited to considering potential loss of services, and any associated detriment caused by a proposed development.</p> <p>Competition between businesses of itself is not considered a relevant planning consideration.</p>	<p>Renamed to 'Impact Test' to outline that the intention of the assessment is to determine the impact of the proposal to the community, not the viability of the proposal.</p> <p>Moved to Implementation Guidelines Appendix 2 – Scope and methodology for impact test.</p> <p>Only required for major development or out of centre development.</p> <p>Impact Test to consider whether the proposal will:</p> <ul style="list-style-type: none"> • impact activity centre hierarchy • result in a loss of services to the community; • impact upon existing, committed and planned public and private infrastructure. <p>An impact percentage for retail turnover is provided as a general guide.</p>

Community benefit	No substantial guidance provided.	<p>Guidance provided within the Implementation Guidelines. Proposals are to provide community benefit and are therefore encouraged to:</p> <ul style="list-style-type: none"> • contribute to increasing and/or diversifying employment and the local economy • provide new, or improve on existing services that could improve quality of life for community members • contribute to a sustainable urban environment • provide needed, or improve on existing infrastructure • contribute towards the creation of equitable communities.
Bulky goods retail/large format retail	<p>Bulky goods/large format retail is considered to be unsuited to the walkable catchment or the core of activity centres due to its size and car-parking requirements, low employment densities and need for freight vehicle access.</p> <p>Locating such development in an ad hoc manner or as ribbon development along regional roads is discouraged.</p> <p>Commonly result in out-of-centre development.</p>	<p>Reinforced the SPP 4.2 and Perth and Peel @3.5million position on bulky goods/large format retail.</p> <p>Bulky goods/large format retail must be considered and planned at all levels of the planning framework to ensure that the opportunities for this land use are maximised, while the impacts are managed.</p> <p>Bulky goods/large format retail must be considered within retail needs assessments and sufficient land should be allocated in appropriate locations.</p> <p>Encouraged to be located in precincts on the periphery of activity centres, and the regional road and public transport networks.</p>
Supermarkets	No substantial guidance provided.	<p>Guidance provided within the Implementation Guidelines. Decision makers are encouraged to consider the appropriate zoning in the local planning scheme, efficient and equitable access to services by the community and availability of land within existing activity centres.</p>

Out-of-centre development	Should generally be located in, or adjacent to, activity centres. Where a proposal cannot be located in the abovementioned area, it should be restricted to established mixed business or equivalent zones with good access to public transport.	Stronger provisions to limit out-of-centre development. An out-of-centre development will require an Impact Test if it is either: <ul style="list-style-type: none"> • contains a floorspace greater 500m²; or • considered likely to impact the activity centre hierarchy, in the opinion of the WAPC and in consultation with the local authority.
Model Centre Framework	The Model Centre Framework deals with the principles of design and key considerations related to planning for activity centres in Perth and Peel.	Model Centre Framework removed and replaced with draft State Planning Policy 7.2 Precinct Design.