

LOT 42 (NO. 127) CANNING ROAD, KALAMUNDA

City of Kalamunda Local Planning Scheme No. 3 – Amendment No. 106

NOVEMBER 2022 | PROJECT NO. 1514



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1.0 EXECUTIVE SUMMARY

Dynamic Planning and Developments acts of behalf of Warr Investments No. 7 Pty, the proponent of Lot 42 (No. 127) Canning Road, Kalamunda (herein referred to as the 'subject site'). Dynamic Planning and Developments has prepared the following report in support of a Scheme Amendment request for a Change of Zoning approval to the subject site under the provisions of the City of Kalamunda Local Planning Scheme No. 3 (LPS3).

In summary, the change of zoning from 'Residential' to 'Commercial' is proposed by way of an amendment to the City of Kalamunda LPS3.

The following report will discuss various issues pertinent to the proposal, such as:

- Existing and surrounding land uses;
- Zoning details;
- Strategic planning considerations; and,
- Statutory planning considerations.

The subject site is currently vacant and sits adjacent to an existing Neighbourhood Commercial Centre (Kalamunda Glades) and is located in close proximity to public transport facilities, established residential areas, public open space and higher order roads.

We present a comprehensive and justified request to change the zoning of the lot from 'Residential' to 'Commercial', in order to provide for redevelopment at the site with the key outcome of providing space for additional commercial offerings and service to the surrounding residents and those within the applicable catchment area for the Neighbourhood Centre.

Our proposal intends to implement such zoning changes with key consideration of orderly and proper planning through a comprehensive assessment as provided throughout this report.

As such, support from the officers and Councillors of the City is respectfully requested to initiate an amendment to its LPS3.

2.0 INTRODUCTION

2.1 Legal Description & Land Ownership

Lot 42 (No. 127) Canning Road, Kalamunda is described as "Lot 42 on Diagram 30146" being the whole of the land contained in Certificate of Title Volume 2162, Folio 447.

Lot 43 (No. 129) Canning Road, Kalamunda is described as "Lot 43 on Diagram 30146" which isn't the subject of this proposed rezoning scheme amendment it will be developed holistically with Lot 42 and will be subject to a separate development exercise.

The registered proprietor of Lot 42 and Lot 43 is Warr Investments No. 7 Pty.

A copy of the Certificate of Title pertaining to the subject site is contained within the appendices as **Attachment 1**.

2.1.1 Local Context

The subject site is situated within an area of established surrounding residential developments whereby the subject site sits adjacent to a Neighbourhood Commercial Centre (Kalamunda Glades) for the surrounding catchment area, as designated per the City's *Activity Centres Strategy*.

The subject site exists as a corner lot with frontage to Lewis Road and Canning Road. Access to the Kalamunda Glades Commercial Centre primarily occurs via Lewis Road, which it is expected any future development of the subject site will have primary access via Lewis Road creating an easy linkage. Canning Road is reserved as an 'Other Regional Road' under the Metropolitan Region Scheme with the Main Roads WA traffic data providing over 2,000 daily trips occurring along the road. The residential amenity is further upended by the by the close proximity to the Neighbourhood Commercial Centre and the traffic and noise generated by the commercial development. As such, the subject site experiences poor residential amenity and is well suited to operating as a transitional buffer zone from commercial to residential development.

The lot directly to the south being Lot 43 (No. 129) Canning Road is proposed to be a childcare centre with shared access via Lot 42 subject to Development Approval. This establishes a buffer zone between the proposed 'Commercial' zoning and the surrounding existing residential development. Additionally, Canning Road provides a significant separation and buffer of the other surrounding residential dwellings from the subject site due to its regional road status.

Figure 1 depicts the subject site within its local context.



2.1.2 Regional Context

More broadly, the site is situated approximately 25km east of the Perth CBD within the municipal locality of the City of Kalamunda and in the suburb of Kalamunda. A variety of land uses exist in the broader locality when reviewing the regional context of the site. It is noted that the site sits approximately 1.7km from the Kalamunda City Centre, 4.5km to Kalamunda National Park and 15km from the Perth Airport.

Canning Road provides connections to Kalamunda Road and Pomeroy Road leading to Welshpool Road East. These roads are reserved as 'Other Regional Roads' and provide connections to Roe Highway and Tonkin Highway that are reserved as 'Primary Regional Roads' under the provisions of the Metropolitan Region Scheme (MRS).

Figure 2 depicts the subject site within its regional context.





Figure 1 – Local Context of Subject Site (Source: MNG)

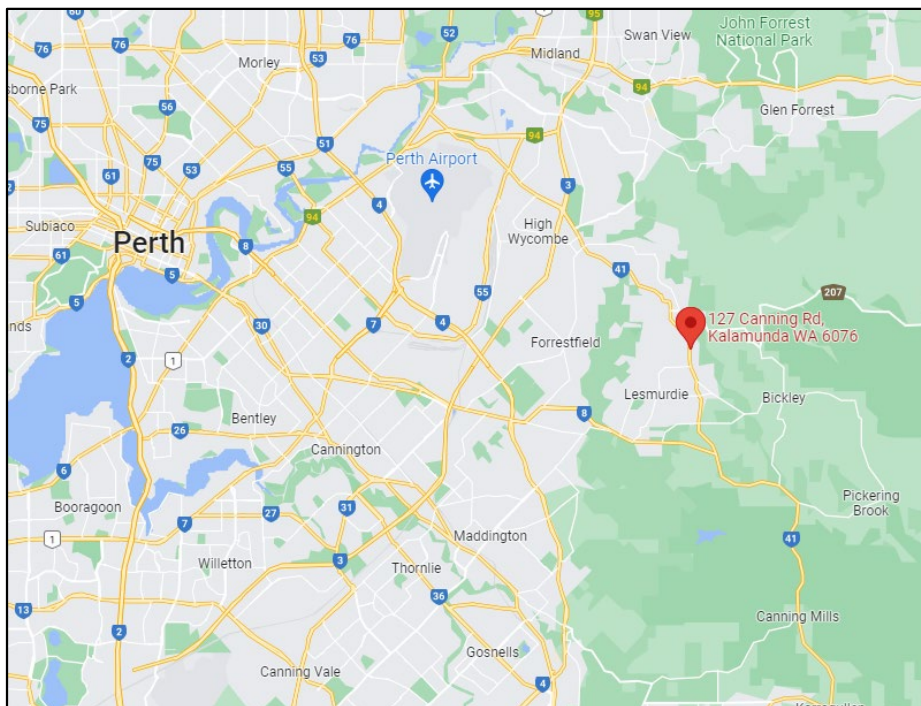


Figure 2 – Regional Context of Subject Site (Source: Google Maps)

Lot 42 (No. 127) Canning Road, Kalamunda – 7



3.0 PROPOSED SCHEME AMENDMENT

The proposed scheme amendment seeks a change of zoning from 'Residential' to 'Commercial' for the subject site in response to the poor residential amenity and the opportunity for transitional land uses. This will allow a range of 'Commercial' uses capable of approval at the site facilitating the development of vacant land. The proposed future use of the site is a Automasters workshop which under the City of Kalamunda scheme would be classed as 'Motor Vehicle Repairs' and not permitted within the 'Residential' zone. The change of zoning to 'Commercial' would mean the 'Motor Vehicle Repairs' land use would be a 'P' permitted, use under Table 1 of the City's LPS3.

As per Part 5 of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), there several amendment types: basic, standard and complex. These are defined in Part 5, Division 1, Regulation 34.

Regulation 35(2) requires the local government to specify in their resolutions to prepare or adopt an amendment what type of amendment it is, as well as the explanation for forming that opinion.

This proposed amendment is considered to be a standard amendment, which Regulation 34 describes as:

Standard amendment means any of the following amendments to a local planning scheme —

- a) *an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;*
- b) *an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;*
- c) *an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;*
- d) *an amendment to the scheme map that is consistent with a structure plan, activity centre plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme does not currently include zones of all the types that are outlined in the plan;*
- e) *an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;*
- f) *an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;*



g) any other amendment that is not a complex or basic amendment.

It is maintained that the proposed amendment satisfies the above criteria for the following reasons:

- The proposed change of zoning is consistent with the objectives of the 'Commercial' zone as it will increase the level of services and amenities available to residents in the locality and will not negatively effect the surrounding 'Residential' zone.
- The proposed amendment is deemed to be consistent with the intent and desires of the City's Activity Centre Strategy and Local Planning Strategy as it will facilitate the continued prosperity of a neighbourhood centre, which provides an important linkage to the surrounding residential area;
- The proposal is consistent with the objectives of the 'Urban' zone under the Metropolitan Region Scheme;
- The proposal is not expected to have a significantly adverse impact upon the land in the scheme area that is not the subject of the amendment. It is maintained that the proposal will, to the contrary, provide an increase of amenity and provision of services to the surrounding locality; and
- The proposal is not expected to result in significant environmental, social, economic, or governance impacts on land in the scheme area.

The proposed scheme amendment shall provide an appropriate opportunity for the subject site to be developed with confidence that such proposed zoning will be beneficial to the surrounding locality.

3.1 Implementation

As per the commentary above, the proposed Scheme Amendment seeks approval for the aforementioned change of zoning from 'Residential' to 'Commercial' at the subject site. Specifically, the amendment seeks to:

1. Rezone Lot 42 (No. 127) Canning Road, Kalamunda from 'Residential' to 'Commercial' – amending the Scheme Map accordingly (**Figure 3 & 4**).

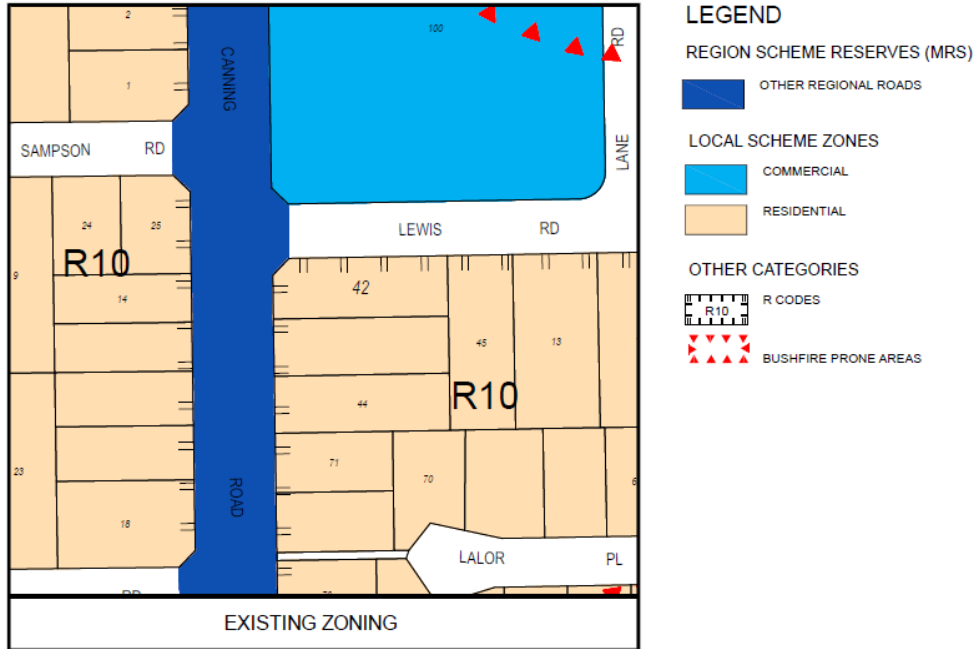


Figure 3 – Existing Scheme Map

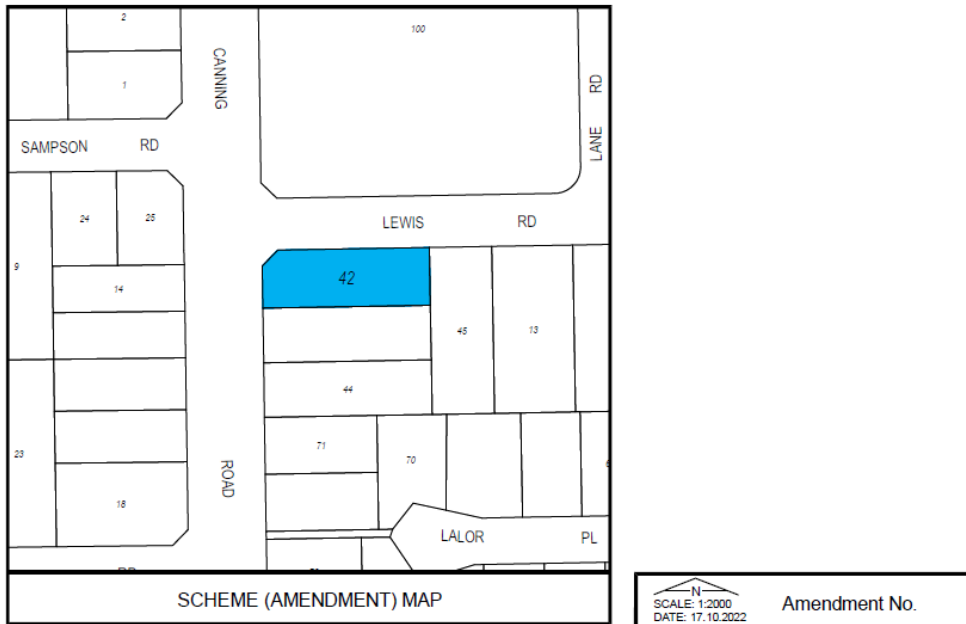


Figure 4 – Proposed Scheme Amendment Map

Lot 42 (No. 127) Canning Road, Kalamunda – 10



4.0 PROPOSED DEVELOPMENT LOT 42 & 43 CANNING ROAD

Whilst not specifically included within this proposal, it is envisioned that a development application would follow approval of the proposed scheme amendment, seeking approval for the development of a 'Motor Vehicle Repairs' land use at the site. The conceptual development plans are contained within the appendices as **Attachment 2** and provide a preliminary illustration of the desired development.

The proposed Scheme Amendment will be running in parallel with a childcare centre development application lodged with the City of Kalamunda. The proposed childcare sits within Lot 43 and is capable of approval under the current local planning framework. It is key to note that Lot 42 and 43 will share access via Lewis Road and as such it is pertinent to highlight the proposed development within the proposed Scheme Amendments context.

The proposed development provides visual screening by way of landscaping to ensure that the Automasters is screened from public view by the surrounding residential land uses. The Automasters is only directly visible from the Kalamunda Glades carpark and shopping centre. Additionally, the development is sited so that the shared carpark provides a significant buffer from the residential dwelling to the east. The proposed childcare centre provides a transitional land use buffer between the residential dwelling to the south and the Automasters land use, with Canning Road providing the separation from the dwellings to the west ensuring no adverse impacts to the surrounding residential dwellings are proposed.

Figure 5 below depicts the preliminary development concept plans subject to obtaining development approval.

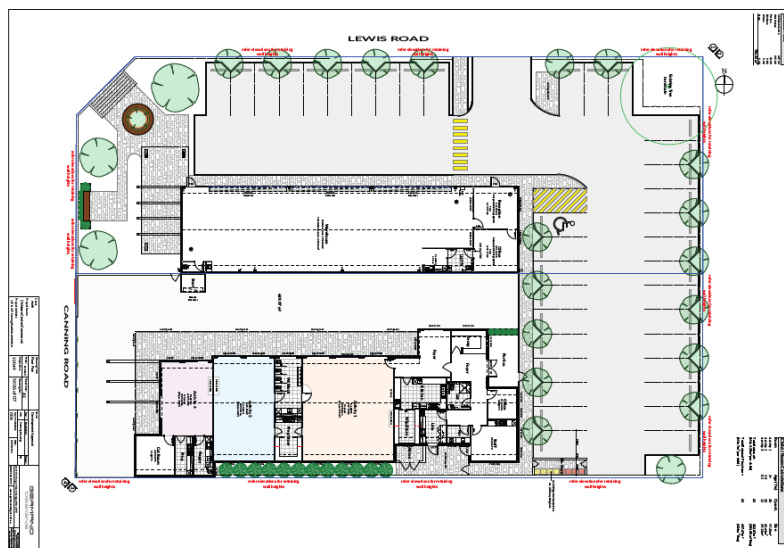


Figure 5 – Conceptual Development Plan Depicting Automasters and Childcare



5.0 PLANNING CONTEXT

5.1 State Planning Framework

5.1.1 Region Planning Scheme

The Metropolitan Region Scheme (MRS) is the overarching statutory planning mechanism which divides land in the region into zones and reservations, ultimately guiding land use and development.

Pursuant to the provisions of the MRS, the subject site is zoned 'Urban'. The proposed scheme amendment and consequent land uses proposed are in accordance with the objectives of this zone.

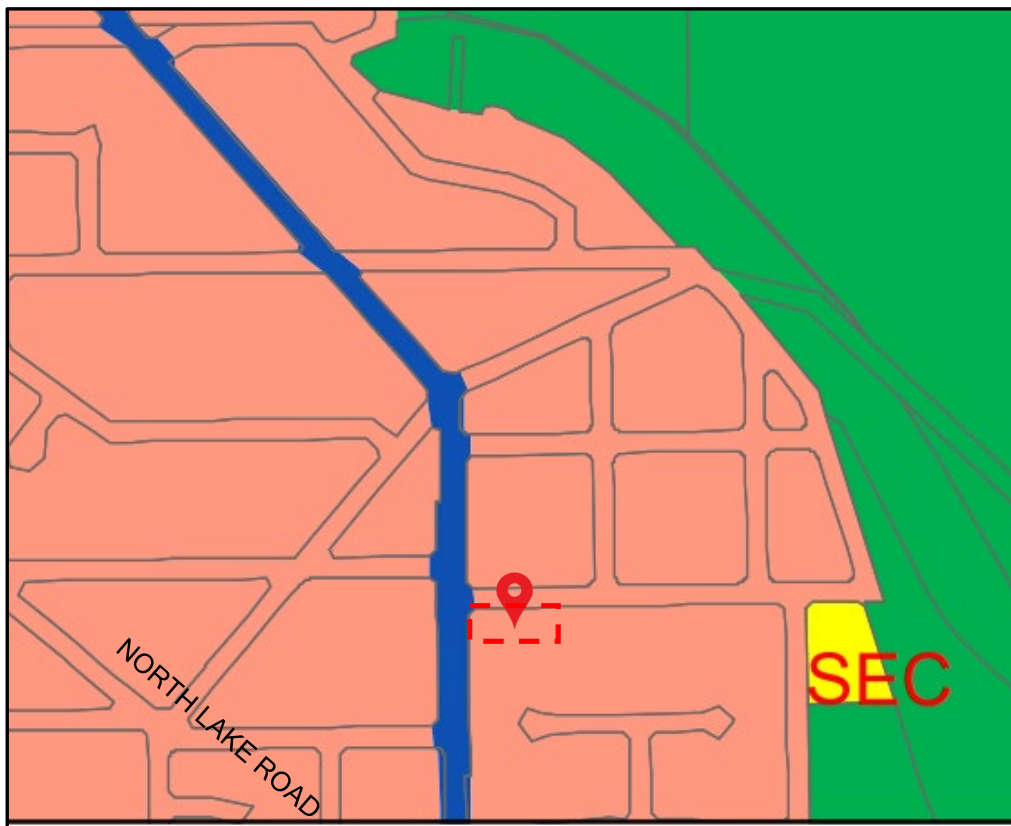


Figure 6 – Metropolitan Region Scheme Mapping (Source: Department of Planning, Lands and Heritage)



5.1.2 State Planning Policies

5.1.2.1 WAPC State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP 4.2)

State Planning Policy 4.2 is in the process of being superseded by the now 'seriously entertained' draft SPP 4.2. However, as the draft SPP 4.2 has not been finalised assessment under the provisions and objectives of SPP4.2 is still applicable. The main purpose of this policy is to specify broad planning requirements for the planning and development of new activity centres and the redevelopment and renewal of existing centres in Perth and Peel. It is mainly concerned with the distribution, function, broad land use and urban design criteria of activity centres, and with coordinating their land use and infrastructure planning. The policy also reflects the Western Australian Planning Commission's (WAPC) intention to encourage and consolidate residential and commercial development in activity centres so that they contribute to a balanced network.

The proposed Scheme Amendment will not undermine the adjoining 'Neighbourhood Centres' commercial value, due to the site area constraints. Lot 42 has an area of 1,430sqm and once the parking, access and development requirements are factored in only a small amount of area will remain for the building footprint. The low availability of commercial floor space and minor development footprint will ensure the commercial viability of the adjoining Neighbourhood Centre is not negatively impacted. Additionally, by providing a commercial transitional buffer the residential amenity of the surrounding development will be protected from the negatives impacts of the adjoining centre. Contributing positively to the wider network

Further, the proposed Scheme Amendment does not meet the requirements of SPP4.2 to require a Retail Sustainability Assessment (RSA) to justify the proposal. An RSA assesses the potential economic and related effects of a significant retail expansion on the network of activity centres in a locality. It 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. The provisions requiring a RSA that are not met by the proposed Scheme Amendment are as follows:

- Major developments and scheme amendments or structure plans that provide for major development are to include a RSA. Furthermore, any proposal that would result in the total shop-retail floorspace of a neighbourhood centre exceeding 6000 m2 nla, or expanding by more than 3000 m2 shop-retail nla also requires a RSA.
- The responsible authority may waive this requirement where the proposed shop-retail floorspace is substantially within the walkable catchment of a passenger rail station, in view of the scale and likely impact of the proposal.
- Where an endorsed local planning (commercial) strategy, district, local or activity centre structure plan includes an indicative amount of shop-retail



floorspace derived from a retail needs assessment, a RSA is only required where a significant increase to this shop-retail floorspace is proposed.

- Major developments and scheme amendments or structure plans that provide for major development in the Perth Capital City or strategic metropolitan centres do not require a RSA.

We maintain that the proposed change of zoning sought under the Scheme Amendment is consistent with SPP 4.2 and assists in the consolidation of residential and commercial development. With the transitional zone provided by the change in zoning ensuring the existing balance is not disrupted. Additionally, we have assessed the merits of the proposed scheme amendment against the provisions and objectives of the now 'seriously entertained' draft WAPC State Planning Policy 4.2 – Activity Centres to demonstrate the appropriateness of the proposal.

5.1.2.2 Draft WAPC State Planning Policy 4.2 – Activity Centres (draft SPP 4.2)

The now 'seriously entertained' draft SPP 4.2 concerns the development of and development within activity centres, which are defined as multi-functional community focal points that vary in size and function. Application of the policy should be given due regard when preparing scheme reviews and amendments, and as such this report has considered the provisions against the proposal as the subject site is adjacent to a Neighbourhood Centre.

Section 9 of the draft SPP 4.2 provides for the definition of an activity centre; in accordance with the policy, we refer to the relevant definition which defines an activity centre as land zoned under a 'Centre' zoning or equivalent under the applicable local planning framework or land otherwise agreed to be an activity centre by the WAPC. The policy makes reference to Appendix 2 which contains details relevant to the Activity Centre Hierarchy.

In consideration of the above commentary, it is noted that the provisions of draft SPP 4.2 provides that a 'Neighbourhood Centre' is to be designated and within the relevant strategic planning framework for the applicable locality. Accordingly, the City of Kalamunda's *City's Activity Centres Strategy (2021)* indeed acknowledges the subject site as a 'Neighbourhood Centre' and is discussed in greater detail in the following sections of this report.

In consideration of the above, it is noted that the policy provides for example of Neighbourhood Centre features, which includes but is not limited to the following:

- Anchored by 1 major grocery shop, sometimes anchored by smaller format grocery store.
- Small number of speciality stores.
- Limited number of restaurants, take-away and cafes.



Further the policy indicates the subject site as an area identified as development opportunity. **Figure 7** below is an extract of the City's *Activity Centre Strategy* demonstrating the sites development opportunity designation.

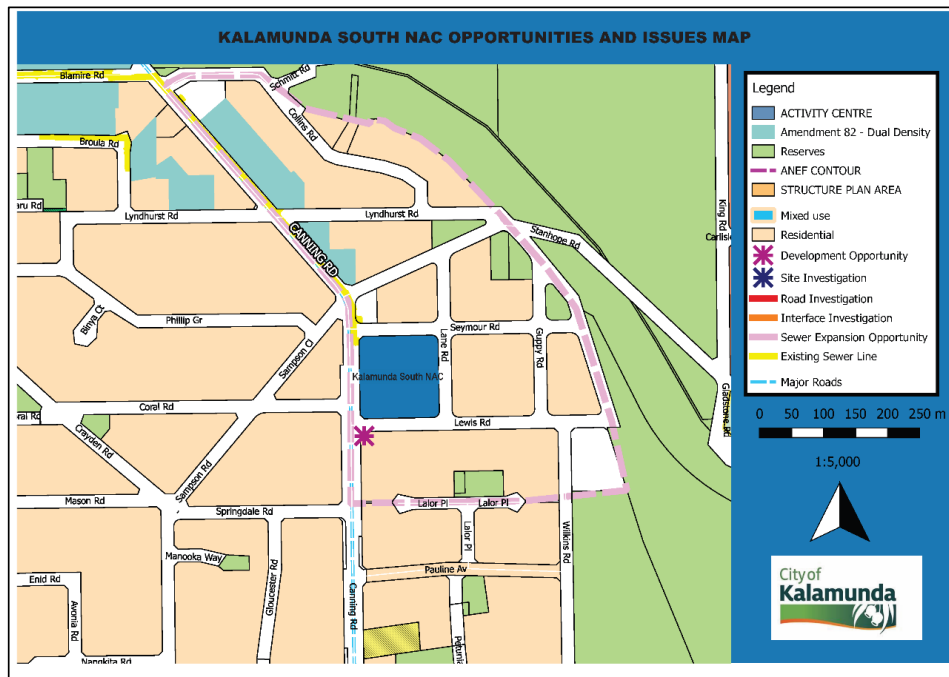


Figure 7 – City of Kalamunda Activity Centre Strategy 2021 extract (Source: City of Kalamunda)

We highlight the inclusion of “small number of specialty stores” of which we are of the opinion that a small-scale offering can be considered at a ‘Neighbourhood Centre’. It is evident therefore that the proposed change of zoning to allow a small scale non-residential land use has merit and can be considered appropriate for implementation via the proposed Scheme Amendment.

Draft SPP 4.2 provides accompanying policy objectives which pertain to the appropriate distribution of centres so as to provide a variety of services and activities that do not undermine the existing hierarchy within the local government area.

The desired policy outcomes will seek to result in activity centres which meet different levels of community needs and enables employment as well as the placement of goods and services in an easily accessible fashion.

We maintain that the added ‘Commercial’ zoning provides an opportunity to facilitate greater interaction between surrounding residents and the subject site. Through the enabling of development of small scale commercial services adjoining a centre that was identified by the City's Activity Centre strategy that lacks the ability to provide expanded commercial floor space.



5.1.3 State Planning Strategies

5.1.3.1 Directions 2031

In 2010 the Directions 2031 Spatial Framework for Perth and Peel was released and had been prepared following the Stephenson-Hepburn plan in 1995, the Corridor Plan in 1970, Metroplan in 1990 and Network City in 2004. When released, Directions 2031 superseded Network City and replaced Metroplan and all other metropolitan strategies as the highest-level spatial framework and strategic plan for the metropolitan Perth and Peel region.

While the strategic document largely focuses on the macro-scale development of residential areas and an increase in the provision of housing, due regard to the provisions contained within Directions 2031 is given considering the intent of the strategic document to provide for additional employment opportunities. As detailed within Directions 2031, it is estimated that the population in Western Australia will increase to over 2.2 million from 1.65 million by 2031, requiring an additional 353,000 jobs.

We maintain that actions taken to improve the commercial offerings of the Neighbourhood Centre adjacent to the subject site would therefore assist in the aim of Directions 2031 of providing for increased employment opportunities, with respect to the proposed scheme amendment. The change of zoning sought for the subject site would facilitate a greater variety of land use options to facilitate future development.

Due regard to the context of Directions 2031 is also prudent given the influence of the Perth and Peel @ 3.5 Million and the associated Sub-Regional Frameworks on the proposed Scheme Amendment, which now supersedes Directions 2031, however due regard is still judicious given 2031 remains a decade away.

5.1.3.2 Perth and Peel @ 3.5 Million

The key principles of Directions 2031 formed the basis for the development of the Perth and Peel @ 3.5 Million framework. The Perth and Peel @ 3.5 million document provides strategic guidance to government agencies and local government on land use, land supply, land development, environmental protection, and infrastructure investment and the delivery of physical and community/social infrastructure for the Perth and Peel regions. It makes the case for a change from a business-as-usual perspective to a more considered, connected, consolidated urban form.

The Perth and Peel @ 3.5 Million framework includes four separate planning and infrastructure frameworks for the Central, North-West, North-East and South Metropolitan Peel sub-regions, of which the latter is the applicable framework pertinent to the subject site. The sub-regional framework documents guide development to deliver a more compact, connected and efficient city and the development of activity centres, corridors, and station precincts to drive employment



opportunities outside the Perth CBD. Accordingly, a review of the North-East Sub-Regional Framework is provided below.

5.1.3.3 North-East Sub-Regional Framework

The North-East Sub-regional Planning Framework (the framework) is one of three frameworks prepared for the outer sub-regions of Perth and Peel. Combined with the Central Sub-regional Planning Framework, these establish a long-term and integrated planning framework for land use and infrastructure provision.

The focus of the North-East Sub-regional Planning Framework in broad terms relates to ensuring the sub-region is planned in an orderly and proper manner so as to ensure appropriate provision of jobs and housing as the population continues to rise.

Part 3.3 of the framework details the provisions pertinent to the Economy and Employment within the sub-region. The objective relates to the promotion of employment opportunities and increase the number of people who live and work within the sub-region, with a focus on attracting strategic economic and employment land uses within the identified activity centres.

One of the key ways to undertake this is to provide for urban consolidation principles, contained per Table 5 of the framework. Principle 3 refers to Activity Centres of which the subject site is adjacent to and can accommodate the expansion of the 'Neighbourhood Centre'. While the sub-regional framework does not identify the subject site as a local activity centre, it is considered that the characteristics inherently render the existing centre to be consistent with the definition. Further, the subject site has previously been identified as a 'Activity Centre' as per the City of Kalamunda Strategic Framework, discussed in greater detail in the following sections of this report.

The objective of the Activity Centres principle is as follows, and is consistent with an outcome which would result from approval of the proposed Scheme Amendment:

'Support urban and economic development of the activity centres network as places that attract people to live and work by optimising land use and transport linkages between centres; protecting identified employment land from residential encroachment, where appropriate, and avoiding contiguous linear or ribbon development of commercial activities beyond activity centres.'

The proposal addresses the above adequately as the proposal is anticipated to result in consolidation of similar land uses and will provide for an increased variety of land uses capable of approval for future tenants upon completion of the separately proposed development of the subject site. The development in question while not a part of this proposal, was briefly discussed in the preceding sections of this report in order to give context to the desired outcome resultant from favourable consideration of the proposal.



5.2 Local Planning Framework

5.2.1 Local Planning Scheme

Planning and development within the City of Kalamunda is guided by Local Planning Scheme No. 3 (LPS 3). Under the provisions of LPS 3, the subject site is zoned 'Residential'. The 'Residential' zoning allows for residential development within the locality and prohibits land uses incompatible with residential dwellings. As such the proposed Scheme Amendment was prepared to enable a change from 'Residential' to 'Commercial' zoning over the subject site. This will allow a mixture of commercial uses capable of approval on the site enabling the proposed development to provide access to services for the surrounding 'Neighbourhood Centre' catchment.

As stated within LPS 3, the objectives of the 'Commercial' zone is provided as follows:

- *To serve needs of a localise area in providing for local shopping facilities, business, professional, civic, cultural, medical and other health related services.*
- *To ensure that development is designed to be compatible with nearby uses and zones particularly Residential zones.*

The proposed change of zoning is consistent with the above objectives of the 'Commercial' zone. As it is maintained that this will allow the provision of a professional service to serve the needs of a localised area. Additionally, under the provisions in LPS 3 the land uses that can be approved within the zone are still appropriate within a residential context. To this end the intended future proposed development that, whilst not a part of this proposal, has taken this objective into account as the development is appropriately screened from residential dwellings via the siting and the proposed childcare transitional land use.

A copy of the LPS 3 Scheme Map is contained below as **Figure 8**.

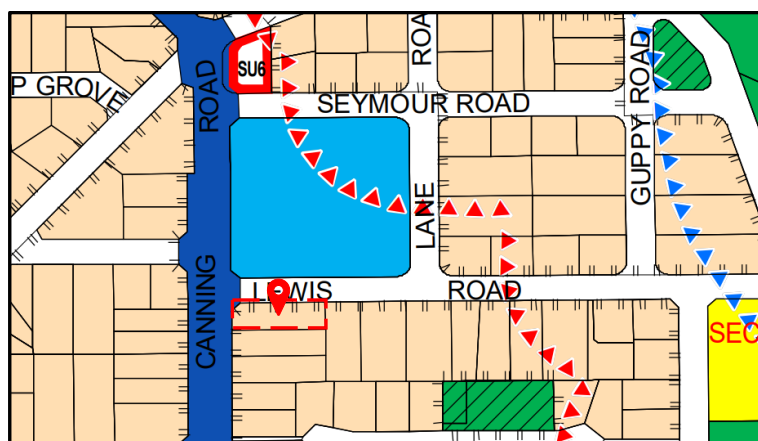


Figure 8 – LPS 3 Mapping (Source: City of Kalamunda)



5.2.2 Local Planning Policies

While there is a Local Planning Policy prepared by the City of Kalamunda being Local Planning Policy 18 – Requirements for Local Planning Scheme Amendments (LPP18) it is considered that this proposed Scheme Amendment Report directly addresses the relevant requirements for the Scheme Amendment. However, with regard to the anticipated future development of the subject site, there are various policies which have been referred to with commentary below, noting that due regard of the listed policies will be required at such time when a planning application for the aforementioned development is prepared.

5.2.2.1 Local Planning Policy 2 – Advertising Signage (LPP2)

While not concerned with this proposal, it is acknowledged that the provisions of LPP2 will require due regard concerning an application to develop the subject site for a 'Motor Vehicle Repair' that will have associated 'advertising signs'.

5.2.2.2 Local Planning Policy 23 – Retaining Wall and Filling of Land (LPP23)

Similarly, to the above, while not directly applicable to this proposal, LPP23 will require due regard during the future anticipated proposal to develop the site.

5.2.2.3 Local Planning Policy 26 – Public Art Contribution (LPP26)

LPP26 aims to ensure that public art is established to improve the amenity of the locality. While as per the above it is not a part of this proposal a development application is being prepared for the site due regard will have to be paid to the Policy and the objectives within when determining whether a contribution will be required.

5.2.2.4 Draft Local Planning Policy 33 – Tree Retention (LPP33)

Similarly, to the above, while not directly applicable to this proposal, draft LPP33 will require due regard during the future anticipated proposal to develop the site.

5.2.3 Local Strategic Planning Framework

5.2.3.1 Local Commercial & Activity Centres Strategy (2012)

The City of Kalamunda's Activity Centres Strategy (ACS) is an important planning document for implementing the new direction for the planning of activity centres in Perth and Peel, informed by the provisions of Directions 2031 and State Planning Policy No. 4.2 – Activity Centres for Perth and Peel. These two documents reflect a growing recognition within the State Government and the planning profession of the complex issues relating to sustainability and planning for the urban environment.

The ACS was adopted in March 2021 and establishes a hierarchy of activity centres (District, Neighbourhood, Local and Convenience) and places all of the City's activity



centres within one of those categories. The strategy ensures that activity centres within the City are delivered to optimise community benefit through the guiding of future development. The Strategy builds upon the City of Kalamunda's Strategic Community Plan by supporting the local economy and ensuring that the use of land managed equitably. To this effect the Strategy has the following overarching vision:

"The City of Kalamunda will have a network of commercial activity centres that are characterised by their diversity, flexibility, and unique character."

The proposed Scheme Amendment is in keeping with the vision of the ACS as the added area of 'Commercial' zoning will increase the commercial flexibility of the adjacent 'Neighbourhood Centre' and diversify the current land uses within the vicinity. Furthermore, our proposed Scheme Amendment is consistent with the objectives of the ACS, they are as follows:

- a) To respond to the change and growth of population.
- b) To ensure an equitable spatial distribution of facilities so that communities are not geographically disadvantaged from activity centres.
- c) To improve the aesthetics of activity centre environments.
- d) Reflect best practice land use planning and provide a robust framework for local commercial and activity centres.

Our proposed Scheme Amendment is consistent with the above objectives for the following reasons:

- a) The proposed Scheme Amendment allows for the provision of additional commercial uses at a centre that was identified by the ACS to lack the ability to expand the commercial offerings.
- b) The proposed Scheme Amendment and the subsequent intended development outcome provide access to a service that is not readily available to the immediate vicinity.
- c) The proposed Scheme Amendment will facilitate the development of current vacant land and any subsequent development application will have due regard to the City's planning framework to ensure the quality of the development.
- d) The preparation of the proposed Scheme Amendment and its subsequent consideration by the City would satisfy the requirements of best practice land use planning.

Accordingly, the provisions of the Strategy provide the designation of the adjacent centre to subject site as a 'Neighbourhood Activity Centre' as per Table 8.1 – City of Kalamunda Activity Centres Hierarchy. The strategy states that the Kalamunda South 'Neighbourhood Centre' (NAC) is expected to experience reductions in available floorspace and to promote the redevelopment of the NAC investigation into the adjacent land to allow for progressive commercial land should be considered in addition to public realm improvements. In consideration of the above the proposed Scheme Amendment has investigated the commercial potential of the adjacent land



and through the intended future development public realm improvements that are proposed.

Specifically for the Kalamunda South NAC that is adjacent to the subject site, the ACS states that there is limited space for expansion on the existing site without compromising the current parking availability. As per the map provided in the preceding section, the subject site was identified for development opportunity. As such the proposed Scheme Amendment was prepared to enable the minor expansion of the available 'Commercial' offerings without compromising the function of the existing centre.

It is submitted that the proposal remains consistent with the intended outcomes of the Neighbourhood Centre designation and provides for the contribution towards increased employment opportunities for the sub-region.

5.2.3.2 Local Housing Strategy July 2021 (2021)

The City of Kalamunda has prepared the Local Housing Strategy (LHS) to coordinate, guide and focus the planning framework at a strategic level to assist with delivering housing needs. The LHS states that any proposal seeking a rezoning should be assessed against the objectives and priorities of the LHS with proposals inconsistent with the objectives being discouraged. Additionally, the overarching vision for the LHS is as follows:

"The City of Kalamunda will have a range of attractive and functional housing types in close proximity to activity centres and high frequency transport nodes to cater for a diverse and changing population, whilst retaining or improving the character, amenity and safety of existing urban areas."

The objectives of the LHS that are relevant for consideration with regard to the proposed Scheme Amendment is as follows:

1. Facilitate diverse and sustainable housing options through the provision of a greater mix of housing types, densities and affordability.
2. Guide the design of new developments to respect and enhance existing neighbourhood character and encourage high quality, safe urban form.
3. Guide the Council, Officers and applicants when considering applications for the development of housing in existing and future development areas.

The proposed Scheme Amendment is consistent with the above objectives for the following reasons:

1. The subject site is unsuitable for the development of housing types currently not present within the immediate vicinity as the provision of services is not conducive of higher density development.



2. As discussed above the site is ill-suited for residential development of housing typologies not currently seen within the vicinity. Further, as the site currently sits vacant it is evident that the market currently does not exist for residential development on site.
3. The site was earmarked for further investigation as higher density development that will be discussed further below, however; the site is ill-suited due to the availability of the necessary infrastructure services.

The subject site was identified under the LHS as a current investigation area being the 'The Glades – Investigation Area'. The site under this investigation area was identified as having the potential for dual density similar to the north of the Glades shopping centre and adjacent to Canning Road that were rezoned R20/R30 as part of Scheme Amendment 82. The following factors for the consideration of the site is the proximity near an activity centre, access to public transport, access to and capacity of the sewerage network, tree canopy cover, larger lot sizes, aged care provision, and the general character of the area. The key point to highlight is that the subject site is not connected to the sewerage network and is unlikely to be connected to the existing network within the near future. As such the subject site is inappropriate for the dual density zoning and should be considered for the change of zoning sought under this proposed Scheme Amendment.

An extract of the LHS Glades Investigation area is contained below as **Figure 9**.

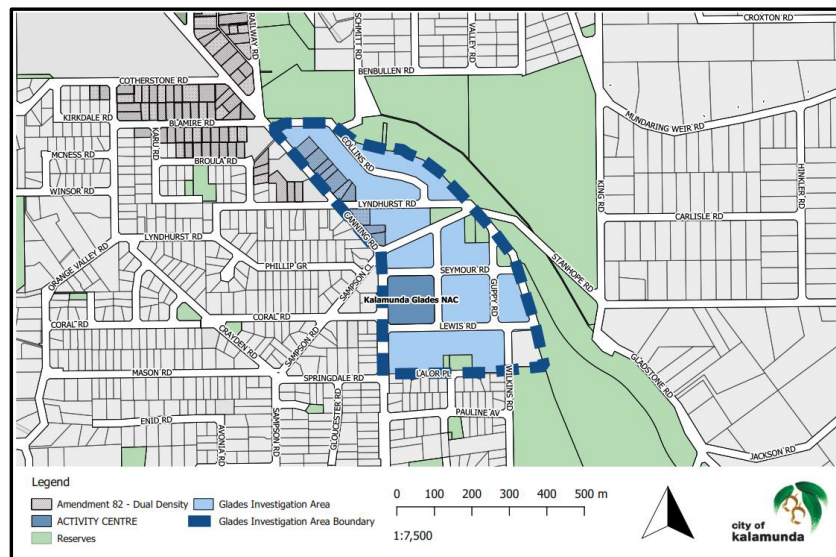


Figure 9 – LHS Glades Investigation Area (Source: City of Kalamunda)

It is submitted that the proposal remains consistent with the intended outcomes of the LHS and provides for the contribution towards increased employment opportunities for the sub-region without negatively impacting the housing provision of the strategy area.



6.0 CONCLUSION

In light of the above, the proposed Scheme Amendment is considered appropriate and justified given the comprehensive assessment above demonstrating the suitability against the prevailing context of the site and surrounding locality.

Specifically, the proposed Scheme Amendment seeks the change of zoning from 'Residential' to 'Commercial' which is considered to bring benefit to the future economic prosperity of the site and adjacent 'Neighbourhood Centre' by allowing an expanded range of land uses capable of approval on the site and the resultant service and amenity benefits to surrounding residents within the centre catchment.

Accordingly, the proposed Scheme Amendment warrants favourable consideration and subsequent approval by the City of Kalamunda for the following reasons:

- 1) The proposal has been demonstrated as being consistent with the provisions of the Metropolitan Region Scheme;
- 2) The proposal is consistent with and would seek to maintain the existing character of the locality, and it is submitted that the proposed 'Commercial' zoning is appropriate as it is supported by the provisions of the relevant State Strategic Planning Framework;
- 3) The proposal is consistent with the objectives and provisions of the State Planning Policy 4.2 - Activity Centres for Perth and Peel and draft State Planning Policy 4.2 – Activity Centres;
- 4) The proposal has been demonstrated consistency with the provisions of the City's Strategic Planning Framework;
- 5) If approved, the proposal assists the facilitation of a development of the site, which is to have the same desired outcome of increasing the economic viability of the adjacent centre, ensuring longevity and retention of the existing amenities that remain; and
- 6) The proposal shall move towards achieving sustainable development practice by making better and efficient use of existing available land within the locality.

As the proposal is consistent with planning principles derived from state and local levels, it is submitted that the proposed Scheme Amendment is consistent with orderly and proper planning and accordingly warrants the support of the City of Kalamunda Officers and initiation by the Council of the City.



Attachment 1
Certificate of Title

Attachment 2
Local Planning Scheme No. 3 Rezoning Map

Attachment 3
Concept Redevelopment Plans