

### 10.1.5. Proposed Kalamunda Activity Centre Plan - Adoption for the Purposes of Public Advertising

*Declaration of financial / conflict of interests to be recorded prior to dealing with each item.*

|                |   |
|----------------|---|
| Previous Items | Nil.  |
| Directorate    | Development Services  |
| Business Unit  | Strategic Planning Services   |
| File Reference |   |
| Applicant      | City of Kalamunda   |
| Owner          | Various   |
| Attachments    | <ol style="list-style-type: none"> <li>1. Draft Kalamunda Activity Centre Plan Map <b>[10.1.5.1]</b></li> <li>2. Draft Kalamunda Activity Centre Plan - Part 1 <b>[10.1.5.2]</b></li> <li>3. Draft Built Form Design Guidelines <b>[10.1.5.3]</b></li> <li>4. Draft Kalamunda Landscape Master Plan <b>[10.1.5.4]</b></li> <li>5. Draft Kalamunda Activity Centre Plan - Part 2 - Technical Reports <b>[10.1.5.5]</b></li> <li>6. Summarised Opinion of Probable Costs - Landscape Masterplan Improvements <b>[10.1.5.6]</b></li> </ol> |

#### EXECUTIVE SUMMARY

1. The purpose of this report is to provide Council the opportunity to consider the Proposed Kalamunda Activity Centre Plan (KACP) and Landscape Masterplan for the purpose of commencing public advertising.
2. The advertising process will give landowners within the KACP area and surrounds a formal opportunity to comment on the KACP and for the City to provide a response to submissions and consider any associated modifications.
3. It is recommended that Council adopt the KACP for the purposes of public advertising.

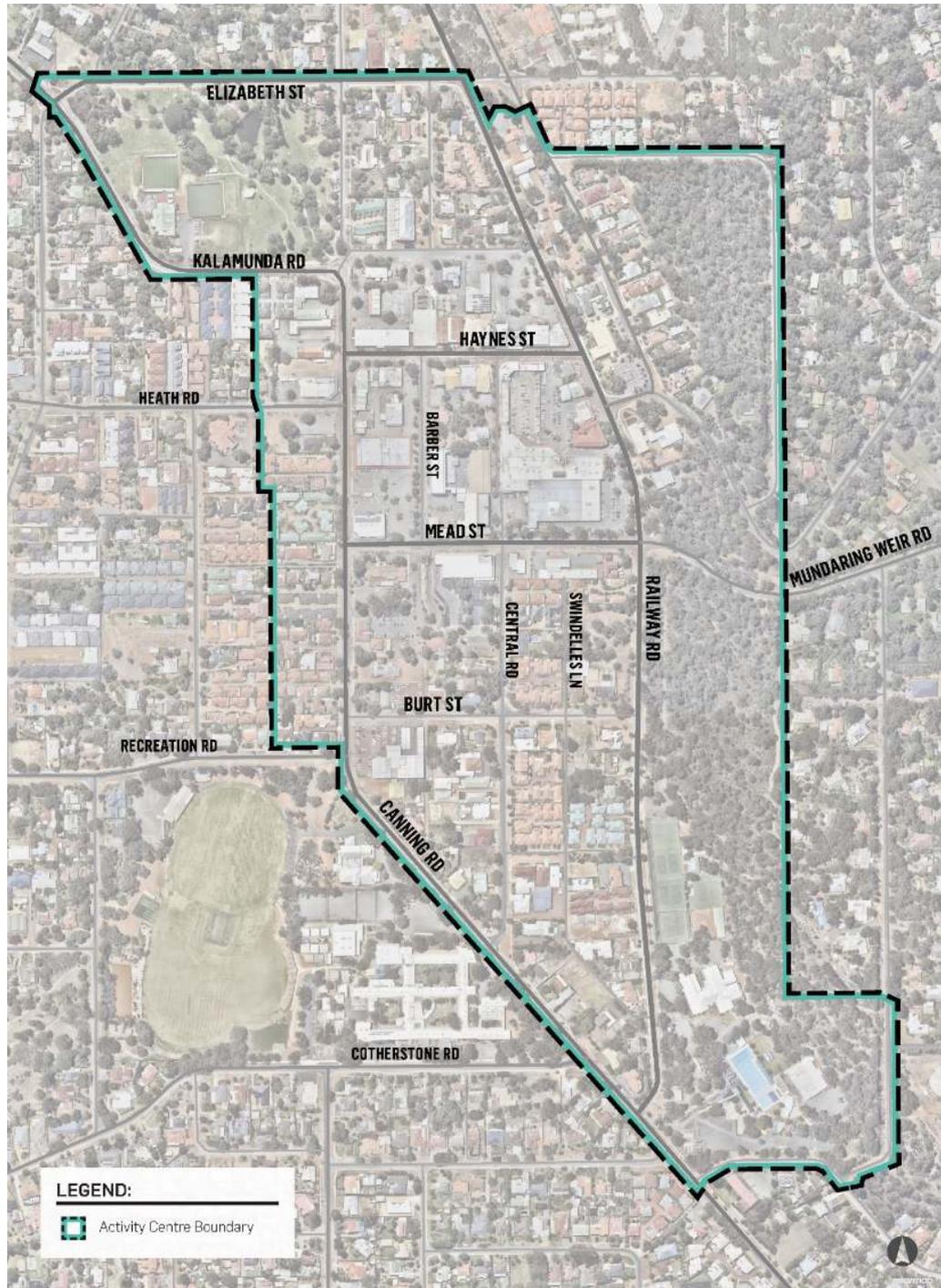
#### BACKGROUND

##### 4. Land Details:

|                             |  |
|-----------------------------|--|
| Land Area:                  | Total: 70.72ha<br>Excluding Roads: 52.82ha   |
| Local Planning Scheme Zone: | District Centre<br>Commercial<br>Mixed Use<br>Residential<br>Private Clubs and Institutions<br>Local Open Space Reserve<br>Public Purpose Reserve<br>Special Uses<br>Other Regional Road Reserve |
|                             |  |

|                                    |       |
|------------------------------------|-------|
| Metropolitan Regional Scheme Zone: | Urban |
|------------------------------------|-------|

5. **Locality Plan:**



6. The KACP area incorporates a total area of 70.72 hectares, comprising 185 lots, 172 of which are privately owned and 13 publicly owned. The area includes the central core of the Kalamunda Town Centre and its peripheral mixed use, residential and public purpose areas. The KACP is generally bounded by Elizabeth Street and Stirk Park to the north, Dixon Road and the Railway Heritage Trail to the east, the Kalamunda Water Park and Canning Road to the south, and half of a block in the residential areas and Kalamunda Road to the west.
7. The KACP area contains a mixture of vibrant, energised spaces and streetscapes, while other areas in the town centre lack a sense of identity and commercial investment, resulting in a fragmented pattern and character.
8. Kalamunda is identified as a 'District Centre' under State Planning Policy 4.2 – Activity Centres for Perth and Peel, which typically have the following characteristics:
  - a) servicing the daily and weekly needs of residents with a local community focus;
  - b) provide services, facilities and job opportunities that reflect the local community needs;
  - c) focal point for the bus network;
  - d) service a population of approximately 20,000 to 50,000 persons;
  - e) incorporate increased density within 400 metres of the activity centre; and
  - f) incorporate supermarkets, discount department stores, convenience goods, small scale shops, personal services and speciality stores.
9. The town centre has a mixture of lot sizes, building scales and dispersed commercial and retail uses. The pattern of development throughout the 20<sup>th</sup> century has been predominantly car-oriented, which has resulted in a number of developments failing to contribute to the streetscapes with dominant parking areas, a lack of pedestrian focus, large or irregular setbacks and minimal street interaction.
10. The KACP area has unique topographical features sloping downhill from east to west, which creates visual interest and opportunities for views to surrounding areas but also poses a constraint for pedestrian movement, access, streetscape and built form design.
11. The existing planning framework for Kalamunda Town Centre incorporates the following relevant instruments/reports:
12. **Special Control Area (SCA) – Kalamunda Town Centre Design Control Area**

The Kalamunda Town Centre Design Control area SCA covers an area bounded by Canning Road, Railway Road, School Street, Stirk Street, and includes land fronting Canning Road between Heath Road and Kalamunda Road. The SCA establishes provisions in addition to standard Local Planning Scheme 3 (LPS 3) provisions, as follows:

  1. creates a link from the LPS 3 to the requirements under Kalamunda Town Centre Planning and Urban Design Guidelines;

2. reduced front setbacks to enable awnings to be constructed over the footpath;
  3. maximum height requirement of two storeys; and
  4. addresses broad considerations relating to design requirements for buildings and grouped dwellings.
13. It is anticipated that the SCA provisions in LPS 3 text and map will be removed and replaced in accordance with the proposed scheme amendment outlined in the Statutory and Legal Considerations of this report.
14. **Kalamunda Town Centre Planning and Urban Design Guidelines (2011)**

These design guidelines were adopted in 2011, seek to address urban design issues for new developments and establish a series of design principles and objectives which aim to represent the desired outcomes for developments within the current Kalamunda town centre area.
15. The existing design guidelines have provided a level of guidance to date, however they are now eight years old and there is a need to establish an implementable activity centre plan which comprehensively addresses the private and public realms to support the town centre development into the future.
16. It is also noted that the SCA together with the associated design guidelines are principally orientated towards urban design, and does not fully address other relevant influencing factors such as land use, traffic, economic, heritage, bushfire, and streetscape analysis. In this regard, the existing SCA and urban design guidelines do not meet the requirements of State Planning Policy 4.2 Activity Centres for Perth and Peel.
17. **Townscape Improvement Plans**

Townscape Improvement Plans (TIP) were prepared in 2010 for Kalamunda town centre and a number of other smaller neighbourhood centres. The TIP provided opportunities and constraints for future development in the Kalamunda town centre, including recommendations for both public and private realm improvements. Council adopted the Kalamunda TIP in December 2010, with further additional work required to be completed, including a schedule of works and projected costs, and a model detailing how town centre improvements could be funded.
18. It is noted that this body of work will be superseded by the KACP, however a recommendation of the draft Activity Centres Strategy includes an action to investigate the implementation of the TIPs for other neighbourhood centres.
19. **Kalamunda Car Parking Study (2011)**

This report was commissioned to undertake a parking study in the Kalamunda Town Centre with a view to develop a strategy to manage parking provision. Key findings of the Study included:

  - a) parking demand generally well below the number of bays provided on private and public land in the study area;
  - b) the Local Planning Scheme No. 3 parking standards were considered likely to be conservative by over estimating actual parking demand; and

c) if the Kalamunda Town Centre were to be developed to full potential there may be a requirements to facilitate additional public parking.

20. Since January 2018 the City has been working with Urbis and their sub-consultant team to prepare the KACP and supporting technical documentation.

## **DETAILS**

21. The purpose of the KACP is to facilitate the development of a district activity centre in Kalamunda, as contemplated and planned for in a variety of state and local planning instruments, namely State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP 4.2).

22. The KACP has been set out in accordance with format and information required under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Western Australian Planning Commission (WAPC) Structure Plan Framework. The key areas covered include natural environment, landform and topography, statutory and strategic planning context of the area, land uses, zoning or reserves, estimated dwelling and retail development potential, population impacts, transport and infrastructure, staging (where relevant), development standards, servicing infrastructure and vehicle access requirements.

23. The KACP documentation itself includes a report divided into two sections:

- 1) Implementation – outlines the requirements that will be applied when assessing subdivision and development applications; and
- 2) Explanatory – supports part 1 by providing background and explanatory information used to prepare the KACP. Part 2 includes a number of technical reports to support the KACP conclusions and recommendations:
  - a. Appendix A – Built Form Design Guidelines
  - b. Appendix B – Place making & Engagement Report
  - c. Appendix C – Bushfire Management Plan
  - d. Appendix D – Employment and Retail Analysis
  - e. Appendix E – Historical & Aboriginal Baseline Assessment
  - f. Appendix F – Transport Assessment
  - g. Appendix G - Engineering Services Report
  - h. Appendix H – Landscape Master Plan

A copy of the KACP Map is provided in (Attachment 1), Part 1 of the KACP report is provided in (Attachment 2). Appendix A – Built Form Design Guidelines and Appendix H – Landscape Master Plan have been provided in separate attachments (Attachments 3 and 4 respectively) given these are key instruments that inform that KACP framework. All other technical appendices listed above are provided in (Attachment 5).

24. The following vision was developed through a comprehensive preliminary community engagement process in collaboration with key stakeholders and the local community in early 2018:

*"Kalamunda is a place borne of community spirit with a strong connection to its heritage. The town centre serves as a gateway to the hills and as a hub*

*connecting both locals and visitors alike. Its natural bushland setting and traditional village atmosphere are a platform to enhance Kalamunda's unique offerings, activities and events and provides spaces for community interactions and neighbourhood conversations"*

25. The KACP vision is supported with four key themes and associated objectives that are to be read in conjunction with the relevant objectives under LPS 3:
- a) Character – Home in the Forest  
This theme focuses on urban design improvements (streetscape and built form) that reflects the heritage character, materiality and landscape of the KACP area;
  - b) Community – A place for everyone  
This theme focuses on creating a place that caters for all members of the community, encourages events, festivals and markets, and the colocation of community facilities;
  - c) Live / Work / Play – all your daily needs  
Encourage land uses that bring people into the town centre for a variety of reasons, land uses that operate beyond traditional hours and facilitate social interaction; and
  - d) Connected – Walk the centre.  
This theme aims to improve pedestrian and cyclist connections through the KACP area with a view of encouraging walking, cycling and public transport use.
26. **Land Use**  
Several land use opportunities were identified to facilitate a consolidated and well-connected town centre while reinforcing the District Centre role of Kalamunda town centre. The land area covered by the KACP encompasses not only the core with key roads Canning Road and Railway Road forming the boundary but includes peripheral land and key entry points. This land is included to ensure that future land use and development form is structured consistently and frames the KACP area.
27. The KACP Map (Attachment 1) identifies the land uses as 'District Centre', 'Mixed Use', 'Residential', 'Local Open Space' and 'Public Purpose'. Each of these zones and reserves correspond to a zone or local reserve under LPS 3. The proposed classification of land use on the KACP Map is not dissimilar to the broad general arrangement of existing land uses under LPS 3. It is noted that the local reserve classifications for some community facilities owned or managed by a public authority (e.g. Kalamunda Library and Jack Healey Centre) have been identified within the Centre zone, which means that the land use permissibility and development requirements apply consistently across the KACP area.

28. **Residential Density**

An additional 400 dwelling units is expected in the KACP, which is anticipated to accommodate over 850 new residents to the area. The main driver for this growth will be the rezoning of the activity core to accommodate density more in keeping with a 'town centre' however the massing and bulk of these structures will be moderated by height limits and provisions set out in design guidelines. The introduction of these residents would be expected to occur over the lifespan of the activity centre plan and beyond as incremental growth occurs.

29. The KACP Map identifies the following R-Codes, which each have corresponding development criteria and influences the density of development:

| <b>R-Code</b> | <b>Area Covered</b>  | <b>Characteristics</b>  |
|---------------|--|---|
| RAC-3         | land identified as 'Centre' bounded by Canning Road, Mead Street, Railway Road and Stirk Street.   | Maximum 4 storeys.<br>Density assessed as plot ratio* of 2:0.<br><br>Grouped dwelling subdivision assessed in the context of built form outcome.  |
| RAC-4         | land opposite the boundary of the central 'core'.  | Maximum 3 storeys.<br>Density assessed as plot ratio* of 1:2.<br><br>Grouped dwelling subdivision assessed in the context of built form outcome.  |
| R60           | Land identified for Mixed Use immediately north of Stirk Street and to the south of the KACP area. | For grouped dwellings:<br>Minimum lot size 120m <sup>2</sup><br>Average lot size 150m <sup>2</sup><br><br>For multiple dwellings and mixed-use development<br>Density assessed as plot ratio* of 0:8. |
| R40           | All remaining land identified as residential.  | Minimum lot size 180m <sup>2</sup> ,<br>Average lot size 220m <sup>2</sup> .<br><br>For multiple dwellings and mixed-use development<br>Density assessed as plot ratio* of 0:6.                       |

*\* Plot ratio is the method of establishing an allowable volume of development within a building envelope, a ratio of the floor area of a building expressed relative to the site area.*

30. **Movement Network**

Based on an assessment of the existing road network within the KACP area, existing road classifications and the hierarchy of routes is anticipated to remain consistent given the role of the transport network in providing connectivity to the broader movement network. Turning movement surveys and analysis was undertaken by Opus in 2016.

31. The following road network priorities have been identified during preparation of the KACP:

- a) improvement to urban design and built form to support pedestrians, cyclists and space activation;
- b) Central Mall potentially being opened for a one-way shared street;
- c) service vehicle access to be restricted to the locations on the Movement Network Plan in the KACP; and
- d) car parking to be supplied at a rate of:
  - i. Shop/Retail – 4.5 car bays per 100sqm;
  - ii. Office – 2 car bays per 100sqm;
  - iii. Residential – As per the R-Codes; and
  - iv. All other uses – refer to the existing provisions of the Local Planning Scheme No. 3.
- e) bicycle parking requirements for commercial development.

32. **Development and Subdivision Standards**

*Built Form*

The Built Form Design Guidelines (BFDG) utilises the State Government's Design WA initiative, which aims to create a built environment that reflects the distinctive characteristics of a local area, that enhances streetscapes and neighbourhoods and contributes to the development of vibrant and liveable communities.

33. The new State Planning Policy *7.3 Residential Design Codes Volume 2 – Apartments* will replace the content of Part 6 of the R-Codes, focusing on improved design outcomes for apartments (multiple dwellings).

34. Design WA has been used as the performance-based assessment tool for new development in the town centre. BFDGs focus only on the site-specific elements and/or elements that would need to be modified in response to local considerations. The following key design consideration form the structure of the KACP and associated Built Form Design Guidelines:

- a) Site Planning and building massing – addressing frontage requirements, plot ratio, building height, ground floor requirements, corner buildings, transitions between differing standards, and topography considerations;
- b) Building character – considers architectural character, compatibility with surrounding buildings, prominent site locations, and the envisaged town square;
- c) Access, Parking and Services;
- d) Landscaping; and
- e) Other considerations - solar, accessibility, heritage, privacy, security and development incentives.

35. *Landscaping*  
 Tree retention and replacement, and the provision of 'deep root zones' form a consideration of the development assessment for multiple dwellings and mixed-use development. In this regard, a landscaping plan will form part of the information required to be submitted with a development application.

36. *Heritage*  
 There are a number of known historic heritage places within the KACP area that are included on the WA State Register, and the Kalamunda Municipal Inventory. These places are identified within the Historical and Aboriginal Heritage Baseline Assessment (refer Appendix E in Attachment 5). Where future development is proposed, including new development adjacent to heritage places, internal refurbishment of heritage places, or proposed demolition of heritage places, impact assessments will be required to be prepared and approved by the relevant level of government prior to any works taking place.

37. There are a number of heritage listings for historic places were identified within the Study area, including one precinct comprising 11 places. Two places were identified as having a State level of heritage value – Stirk Cottage and the Kalamunda Hotel and Original Kalamunda Hotel. Remaining registered heritage places were recorded as having a local level of heritage value.

38. Aboriginal heritage searches identified three known sites within the Study Area, two of which are registered. The Poison Gully Creek site is located in the northern portion of the Study Area, while the Helena River site is located along the eastern boundary. Both sites are listed as mystical sites with intangible heritage values, and as such detailed information on their location and significance is unknown without further investigation or assessment.

39. **Local Development Plans**  
 A Local Development Plan (LDP) is a planning instrument that co-ordinates development in an integrated manner, taking into account-built form siting and development controls, vehicle access and car parking areas, building entries and pedestrian access. LDPs are required prior to any development or subdivision for land identified as an LDP site on the KACP Map. The key considerations for each LDP are as follows:

| LDP Site                             | Considerations   |
|--------------------------------------|--|
| a) Lot 608 (6) Dixon Road, Kalamunda | a) Bushfire risk within local open space.<br>b) Protection of remnant vegetation.<br>c) Opportunity for aged care or retirement land uses.<br>d) Responsive to the topography of the site.<br>e) Consolidate access points.<br>f) Aboriginal Heritage – investigate heritage place 17064 which is identified as a modified tree. Its status is an "Other Heritage Place" – Stored Data/Not a Site. |

|   |  |
|---|--|
|   | Obtain necessary approvals under the <i>Aboriginal Heritage Act 1972</i> as required.  |
| b) Lots bound by Canning Road, Haynes Street and Barber Street.             | <ul style="list-style-type: none"> <li>a) Consolidation of land parcels where possible to achieve more developable land parcels.</li> <li>b) Delivery of 'proposed pedestrian linkages' in accordance with the Movement Network Plan.</li> <li>c) Restricted servicing access off Haynes Street to reduce loading and service areas dominating the streetscape.</li> <li>d) Resolution of topographical changes across the site.</li> </ul>  |
| c) Lots bound by Canning Road, Stirk Street, Railway Road and Haynes Street | <ul style="list-style-type: none"> <li>a) Consolidation of land parcels where possible to achieve more developable land parcel(s).</li> <li>b) Investigate closure of internal access road to provide additional developable land.</li> <li>c) Maintain the consolidation of service access.</li> </ul>  |
| d) Town Square  | <ul style="list-style-type: none"> <li>a) Investigate the opportunity to redevelopment the existing library and collocating this with additional community uses such as performance space, function facilities etc.</li> <li>b) Provide appropriate visual and physical connections to Zig Zag Cultural Centre, library and Bibbulmun track.</li> <li>c) Incorporate seating, playgrounds (e.g. waterplay) and opportunities for social interaction and informal gathering.</li> <li>d) Incorporation of a public art piece to terminate the view on Haynes Street will act as an attractor and aid in wayfinding.</li> <li>e) Appropriate interface with the 'Shared Zone' on Railway Parade to improve the east-west connection.</li> <li>f) A Traffic Management Plan be prepared with supporting analysis to determine impacts and mitigation strategies associated with closing the segment of Railway Road during events.</li> </ul> |

40.

**Services and Utilities**

An Engineering Servicing Report has been prepared to consider the existing situation and future requirements of critical servicing infrastructure sewer, water supply, power supply, telecommunications, gas and drainage. The Engineering Servicing Report recommends that the City establish a working group to enable open dialogue and identify required upgrades, timing and significant constraints with network modifications. It is expected that this will occur during the implementation of the KACP through Scheme amendment process.

41. **Staging**  
Further development in the activity centre plan area can be progressed in the near term, as services are already available, and the road network within and surrounding the activity centre are pre-existing. The staging of future development will take place in line with market demand given the fragmented landownership within the activity centre.
42. Based on the scenarios provided within the Employment and Retail Analysis, it is anticipated that a potential additional 1,500m<sup>2</sup> – 3800m<sup>2</sup> of retail floor space demand is possible over the next 10 years (the expected life of the KACP), depending on the overall level of desirability anticipated for residents and visitors to visit and shop in the KACP area. The KACP recommends a focus on measures that increase desirability of the KACP centre. In this regard, the implementation of the KACP requires both private and public investment to facilitate a contemporary, attractive and functional town centre for both residents and visitors.
43. **Public Realm Improvements**  
Through a number of visioning and community engagement exercises themes have guided a desired urban form driven by a number of features based around precincts including:
- a) Town Square – A scaleable and defined town square that co-locates heritage, tourism and community facilities and provides a civic focus for the town centre.
  - b) Main Street – A clearly identifiable Main Street enhancing an already functioning urban fabric and increasing pedestrian focus and connectivity.
  - c) Green Park and Barber St Piazza– An area of respite and social gathering, hospitality and community facilities.
  - d) Central Mall - Central Mall will become a one-way street acting as the heart of Kalamunda’s night time economy, delivering an intimate and vibrant urban experience that supports both day and night-time activities and acts as a counterpoint to the more traditional and heritage spaces of the town centre.
  - e) Journeys – ‘Lost and Found in Kalamunda’ clearly defined pedestrian and vehicle routes and streetscape offering a diversity of experience and choice in a safe and vibrant town centre environment.

## **STATUTORY AND LEGAL CONSIDERATIONS**

44. Under the *Planning and Development (Local Planning Schemes) Regulations 2015*, an Activity Centre Plan is defined as follows:

*"Activity centre plan ... means a plan for the coordination of the future subdivision, zoning and development of an activity centre."*

45. The City is required to take the following actions regarding the Draft KACP:
1. determine the level of information required to be provided within the KACP;
  2. assess the KACP against appropriate planning principles;
  3. advertise the KACP;
  4. consider and respond to submissions received during advertising; and
  5. prepare a report and recommendation on the proposed KACP, and provide it to the WAPC for its decision.

The Council's consideration is required to progress with item c) above, to commence advertising on the proposed KACP.

46. In a similar process to that of a structure plan, the KACP is ultimately required to be determined by the WAPC.

47. **Local Planning Scheme No. 3**

The KACP area is currently divided into a number of zones and reserves under LPS 3 with additional provisions relating to the Kalamunda Town Centre Design Special Control Area, additional uses, special uses and restricted uses. In order to update LPS 3 to remove outdated provisions and align the LPS No. 3 to the KACP, a scheme amendment will need to be progressed.

48. The City's officers and Urbis have met with the Department of Planning, Lands and Heritage officers to ensure that the structure of any future scheme amendment is supported. The recommended approach for a scheme amendment is to:

1. rezone the land to 'Centre' with a 'C1 – Kalamunda' subcategory for the core of the activity centre, with the exception of the Local Open Space reserves. The proposed land use permissibility for 'Centre C1 – Kalamunda' in Table 1 - Zoning table of LSP 3 relates to the land identified as 'C1 – Kalamunda' on LPS 3 Zoning Map and 'Centre' on the Kalamunda Activity Centre Plan Map.
2. all other areas outside of the C1 – Kalamunda designation shall be in accordance with the corresponding zone in LPS 3 as identified on the activity centre plan map as follows:
  - a) land uses in areas designated Mixed Use are to be in accordance with the Mixed-Use zone listed in the Zoning Table in LPS 3.
  - b) land uses in areas designated Residential are to be in accordance with the Residential zone listed in the Zoning Table in LPS 3.
  - c) land uses in the areas designated Public Purpose and Local Open Space are to be in accordance with the provisions of Part 3 – Reserves of LPS 3.

49. The City is in the process of preparing scheme amendment documentation, however it is considered appropriate to present this to Council following public advertising of the KACP and to make any necessary changes to the scheme amendment prior to adoption and avoid significant modifications within the amendment process.

## **POLICY CONSIDERATIONS**

50. **Perth and Peel @ 3.5million**  
Providing a spatial and policy framework for Perth reaching a population of 3.5 million, this document seeks to provide for a more compact Perth, including better planned outer area. The suburb of Kalamunda is identified with an urban infill dwelling target of 11,452 dwellings and an estimated population of 25,190 people.
51. The KACP is considered to be consistent with the strategies contemplated by Perth and Peel @ 3.5 million in the following ways:
- a) The centre will encourage local employment opportunities aligning with its District Centre designation.
  - b) Consolidation of employment generating land uses including larger format commercial, retail and civil uses.
  - c) Increasing density in appropriate locations to support a mix of uses in the centre.
  - d) A 'frame' to the town centre core that supports predominantly residential and mixed use development that contributes to the walkable catchment of the town centre.
  - e) Celebration of cultural features by create synergies between Stirk Park including Stirk Cottage, Zig Zag Cultural Centre and Bibbulmun Track.
  - f) Reinforcement of Haynes Street as the traditional 'main street' with highly active edges, a mix of uses, pleasant pedestrian environment and a built form outcome that reflects the character of Kalamunda.
  - g) Creation of a new 'town square' on Railway Road at the top end of Haynes Street creating a focal point for the community.
  - h) Consolidated parking areas in appropriate locations.
52. **State Planning Policy 4.2 – Activity Centres for Perth and Peel**  
State Planning Policy 4.2 (SPP 4.2) is the primary policy document guiding the hierarchy and distribution of activity centres in the Perth and Peel Regions. The hierarchy provides a strategic planning framework to guide public authorities in the preparation of long-term capital investment programs and to promote private investment in activity centres.
53. The KACP addresses a range of matters that are required to be included in an activity centre plan, including planning context, movement, activity, urban form and implementation.
54. **State Planning Policy 7.0: Design of the Built Environment (SPP 7.0)**  
This policy elevates the importance of design quality across the whole built environment. It includes 10 principles for good design and establishes the framework for integrating design review as a part of the evaluation process. The KACP uses principles from SPP 7.0 through the Built Form Design Guidelines.

55. **State Planning Policy 7.3: Residential Design Codes Volume 2 – Apartments (SPP 7.3)**  
The new SPP 7.3 will replace the content of Part 6 of the R-Codes, focusing on improved design outcomes for apartments (multiple dwellings). Content from SPP 7.3 has been used as the performance-based assessment tool for new development in the town centre.
56. **State Planning Policy 3.7: Planning and Bushfire Prone Areas (SPP 3.7)**  
The entire suburb of Kalamunda is identified as bushfire prone according to the Department of Fire and Emergency Services mapping (published 31 May 2017). Development and subdivision will need to comply with the requirements of SPP 3.7, which may involve the preparation of a Bushfire Attack Level assessment and Bushfire Management Plan.

## **COMMUNITY ENGAGEMENT REQUIREMENTS**

### **Internal Referrals**

57. During the development of the KACP and Landscape Masterplan, the City ensured the preparation of the plans were assessed from the perspective of the relevant development-oriented disciplines. Further input will be required from these disciplines as part of finalisation of the KACP following advertising.
58. The Design Advisory Committee (DAC) reviewed the draft Built Form Design Guidelines and Landscape Master Plan. The DAC advice was provided to Urbis and sub-consultants and the recommendations have been considered as part of the finalisation of the draft documentation for the KACP. It is expected that the DAC will be involved in considering development proposals within the KACP area to ensure that design of proposals undergo thorough assessment with independent advice.

### **External Referrals**

59. Preliminary community and stakeholder engagement were undertaken during February and March 2018. This engagement was specifically structured to ensure a range of stakeholders and user groups' inputs were received. The project team and City of Kalamunda staff undertook the following methods of engagement:
- i. one-on-one meetings with 14 local business owners (17 meetings in total) to hear their thoughts on improvements that could be made to the town centre to improve and attract new business;
  - ii. two pop-up workshops in a sea container at the Kalamunda markets, including 'Jane Jacobs' walking tours led by community members, and idea/emotional mapping;
  - iii. a three-hour community visioning exercise, incorporating ideas and emotional mapping around the key themes of connectivity, land use, built form and public realm; and
  - iv. an online survey conducted over six weeks with 44 responses received.

60. The preliminary consultation provided a basis for establishing a vision and key themes to guide the drafting of the KACP. A summary of the engagement process is included in the Placemaking and Engagement Report, provided within Attachment 5.

## **FINANCIAL CONSIDERATIONS**

61. Costs associated with the preparation of the KACP documentation has been met through the Development Services annual budget.
62. The City has obtained a high-level opinion of probable costs for the public realm improvements identified in the Landscape Master Plan, to inform future long term financial planning and capital works programming. The opinion of probable cost is provided in Attachment 6. It is important to note that these costs have been prepared without detailed design and are subject to review and change.

## **STRATEGIC COMMUNITY PLAN**

### **Strategic Planning Alignment**

63. *Kalamunda Advancing Strategic Community Plan to 2027*

#### **Priority 3: Kalamunda Develops**

**Objective 3.1** - To plan for sustainable population growth.

**Strategy 3.1.1** - Plan for diverse and sustainable housing, community facilities and industrial development to meet changing social and economic needs.

#### **Priority 3: Kalamunda Develops**

**Objective 3.2** - To connect community to quality amenities.

**Strategy 3.2.2** - Provide and advocate for improved transport solutions and better connectivity through integrated transport planning.

#### **Priority 3: Kalamunda Develops**

**Objective 3.3** - To develop and enhance the City's economy.

**Strategy 3.3.1** - Facilitate and support the success and growth of industry and businesses.

#### **Priority 3: Kalamunda Develops**

**Objective 3.4** - To be recognised as a preferred tourism destination.

**Strategy 3.4.1** - Facilitate, support and promote, activities and places to visit.

## **SUSTAINABILITY**

### **Social Implications**

64. Kalamunda has an active and engaged community. The preliminary engagement to establish a vision for KACP has shown that there is great diversity of public opinion regarding the character and identity of the town centre. Notions of the 'character' of Kalamunda are beyond the built form, often this is also influenced by streetscape, community activity and facilities, land uses and movement links across the town centre. The KACP framework is built upon themes and associated objectives that respond to these key elements that contribute towards the character of Kalamunda.
65. A key long-term objective for the KACP is to create improved public realm and recreational opportunities and facilitate diverse land uses and housing to cater for all members of the community.

### **Economic Implications**

66. Based on the scenarios provided within the Employment and Retail Analysis, it is anticipated that a potential additional 1,500m<sup>2</sup> – 3800m<sup>2</sup> of retail floor space demand is possible over the next 10 years (the expected life of the KACP), depending on the overall level of desirability anticipated for residents and visitors to visit and shop in the KACP area. The KACP recommends a focus on measures that increase desirability of the KACP centre. In this regard, the implementation of the KACP requires both private and public investment to facilitate a contemporary, attractive and functional town centre for both residents and visitors.

### **Environmental Implications**

67. The KACP has a distinct topography sloping downhill from east to west, creating opportunities for views to surrounding areas but also posing a constraint for pedestrian movement, access, streetscape and built form design.
68. Remnant vegetation is limited to the eastern portion of the project area, and occurs in relatively large and intact parcels, as well as fragmented plots within private landholdings. The majority of remnant vegetation within the KACP area is proposed to be retained as 'local open space'.
69. While the KACP is not anticipated to result in any significant undue environmental impacts, any potential environmental impacts resulting from implementation of the proposal will be addressed in accordance with standard State and Commonwealth legislative requirements under the *Environmental Protection Act 1986* and *Environmental Protection and Biodiversity Conservation Act 1999*, during future planning and development processes.

**RISK MANAGEMENT CONSIDERATIONS**

70.

|  |                    |               |
|--|--------------------|---------------|
| <b>Risk:</b> The Kalamunda community are opposed to aspects of the KACP.   |                    |               |
| <b>Likelihood</b>  | <b>Consequence</b> | <b>Rating</b> |
| Possible   | Moderate           | Medium        |
| <b>Action/Strategy</b>   |                    |               |
| Ensure the community is aware that the KACP vision was derived from preliminary community and stakeholder engagement, and during the advertising period, meaningful and inclusive community engagement is undertaken to provide landowners and the broader community appropriate opportunities to comment on the proposal. |                    |               |

71.

|   |                    |               |
|---|--------------------|---------------|
| <b>Risk:</b> If the KACP is not adopted, the City does not have a vision and contemporary planning framework for the Kalamunda town centre, resulting in development, subdivision and public improvements that are not appropriately coordinated. |                    |               |
| <b>Likelihood</b>   | <b>Consequence</b> | <b>Rating</b> |
| Unlikely  | Significant        | Medium        |
| <b>Action/Strategy</b>  |                    |               |
| Ensure that the KACP is progressed to determination through the WAPC, and that the implementation of the KACP recommendations are undertaken in a timely manner.  |                    |               |

72.

|  |                    |               |
|--|--------------------|---------------|
| <b>Risk:</b> That private investment in the KACP area is slow or not maximizing the development potential envisaged.   |                    |               |
| <b>Likelihood</b>  | <b>Consequence</b> | <b>Rating</b> |
| Possible   | Moderate           | Medium        |
| <b>Action/Strategy</b>   |                    |               |
| Ensure the KACP is implemented, including the additional 'implementation mechanisms' and public realm improvements, to encourage private sector investment in development and subdivision as envisaged through the KACP. |                    |               |

73.

|   |                    |               |
|---|--------------------|---------------|
| <b>Risk:</b> The Council does not allocate funding for public realm improvements resulting in a lack of investment in the KACP area.  |                    |               |
| <b>Likelihood</b>   | <b>Consequence</b> | <b>Rating</b> |
| Possible  | Significant        | Medium        |
| <b>Action/Strategy</b>  |                    |               |
| Ensure the KACP public realm improvements are included as funding initiatives as part of future budgets for consideration and included as part of the City's long term financial plans. |                    |               |

## OFFICER COMMENT

74. This activity centre plan will provide the greatest opportunity to date to deliver a robust planning framework that can facilitate this coordination and much needed activation to key areas of the Kalamunda town centre. The existing local planning framework, comprising the Kalamunda Town Centre Design Special Control Area and design guidelines has served a purpose for a number of years, however it is evident that a consolidated plan is required to coordinate both public and private development and investment into the future, and to reflect the current regulatory requirements for District Centres.
75. It is important to note that the KACP comprises a number of elements, the most critical being the Activity Centre Plan document itself, Parts 1 (Implementation) and 2 (Explanatory). These parts of the KACP are supported by eight technical reports appendices (Attachment 5)
76. In order to give statutory effect to the KACP, the City will be required to rezone the land within the KACP area (see Statutory and Legal Considerations section of this report). This will be a separate body of work that will be presented to Council post advertising of the KACP and will ultimately involve advertising in its own right.
77. The KACP also makes broad recommendations about future 'implementation mechanisms' that will assist in the delivery of the KACP:
1. Local Development Plans – coordinate development in an integrated manner for the sites identified on the KACP map.
  2. Parking Strategy – assess opportunities for reciprocal parking, consistent demand through 7-day trading, parking management, and accessibility for people who are aged or have a disability.
  3. Landscape Feasibility Framework and Implementation – assess feasibility and funding arrangements to deliver the Landscape Master Plan. Noting that this is currently underway with Haynes Street and will be progressed with Council and the broader community over the short term.
  4. Traffic Management Plan – Determine impacts and mitigation strategies associated with the proposed town square concept in the KACP, and periodically closing segments of Railway Road during events and when major upgrades are underway in the town centre (i.e. Haynes Street).
  5. Aboriginal heritage survey – to be undertaken in the context of the subdivision or development of Lot 608 (6) Dixon Road, Kalamunda.
  6. Place Making Strategy – Refine and determine actions from the Place Making and Engagement Report for implementation. This relates to the objective of the KACP to encourage visitation by improving Kalamunda as a destination through public realm improvements (Haynes Street).
  7. Detailed Drainage Study – to provide guidance on future upgrade requirements to facilitate future development envisaged through the KACP.

It is anticipated that, subject to the KACP being approved, an implementation schedule with roles, responsibilities and timeframes will be developed to manage the delivery and implementation of the KACP.

78. While the KACP has been drafted following significant preliminary engagement, the details of the KACP have not, to date, been subject to community engagement. It is anticipated that the community engagement process will provide further opportunity to refine private and public realm objectives and guidelines in the KACP. Accordingly, it is recommended that the Council adopt the KACP for the purposes of public advertising.

Cr Giardina moved the recommendation with the addition of a point three and provided the rationale for the additional point. This amendment received a seconder and was put to the vote.

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| <b>Voting Requirements: Simple Majority</b> |
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RESOLVED OCM 112/2019

That Council:

1. ADOPTS the Draft Kalamunda Activity Centre Plan for the purpose of public advertising.
2. AUTHORISES advertising in accordance with the requirements stipulated by the *Planning and Development (Local Planning Schemes) Regulations 2015*.
3. NOTES, that upon establishment of the proposed Kalamunda Town Team, the Draft Kalamunda Activity Centre Plan will be referred to it for further deliberation and comment to facilitate community input into the vision and recommendations for the Draft Kalamunda Activity Centre Plan with a particular emphasis on the private realm design guidelines and proposed public realm improvements.

Moved: **Cr John Giardina**

Seconded: **Cr Michael Fernie**

Vote: **CARRIED UNANIMOUSLY (10/0)**