

Objectives:	Place
Outcome:	2.1 - A diverse, well planned built environment.
Strategy:	2.1.1 - Actively engage in the development and promotion of an effective planning framework.

Purpose

1. To implement the objectives of State Planning Policy 4.2 Activity Centres.
2. To facilitate the orderly development of District and Neighbourhood level Activity Centres in the Shire.
3. To promote a strong and positive identity and image for the Activity Centre and a strong sense of pride and belonging.
4. To promote increased residential opportunities within the Activity Centre.
5. To establish a built form character that respects the existing character of the Activity Centre.
6. To promote and provide access to public transport, walking and cycling facilities.
7. To manage traffic issues where Activity Centres interface with residential areas.
8. To improve pedestrian access throughout Activity Centres.
9. To provide opportunities for a greater diversity of dwelling types in and around Activity Centres.

Definitions

Activity Centre - An activity centre shown in an endorsed regional, sub-regional, district-level or local-level strategy, framework or structure plan.

Bulky goods retail or showroom - As defined in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

High-frequency public transport - A public transport route, or multiple routes serving the same station/stop that if combined have timed stops every 15 minutes during weekday peak periods (7am to 9am and 5pm to 7pm).

High trip generating land uses:

Land use High >100 vehicle trips in peak hour that includes:

- Educational establishment >100 students.
- Restaurant, tavern, night club, reception area etc. >1000 persons (seats) or >2000m² gross floor area.
- Fast food outlet >500m² gross floor area.
- Shop >1000m² gross floor area.
- Non-food retail >2500m² gross floor area.
- Offices >5000m² gross floor area.



Major development - As defined by State Planning Policy 4.2 Activity Centres.

Mix of land uses - Floorspace within the boundaries of an activity centre that is used or proposed for a wide range of office, commercial, retail, food and hospitality, entertainment, education, leisure, cultural/tourist, recreation (public and private), community facilities, medium and high-density residential land uses.

Neighbourhood centres - Neighbourhood centres are important local focal points that provide for daily to weekly household shopping needs, community facilities and a small range of other convenience services. They are also a focus for medium density housing. These centres play an important role in providing walkable access to services and facilities for local communities.

Net lettable area (NLA) - As defined in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Shop – As defined in the *Planning and Development (Local Planning Schemes) Regulations 2015*. SPP 4.2 provides for two different sizes:

- shop – small – no greater than 1500m² NLA
- shop – large – greater than 1500m² NLA.

Structure Plan – means a standard structure plan or a precinct structure plan.

Walkable catchment – Derived from application of the ped-shed technique to the existing or proposed street/footpath network measured from an agreed upon central point(s) within the activity centre core. The central point(s) may be a town square or main street, rail or bus station and/or important services such as a supermarket. Depending on the centre type (Appendix 1), the extent of the walkable catchment is either 200m, 400m, 800m or 1200m with the inner 200m comprising the centre core.



Policy

1. Policy Statement
 - 1.1 All major developments in the Shire of Serpentine Jarrahdale will require a Precinct Structure Plan in accordance with State Planning Policy 7.2 Precinct Design and State Planning Policy 4.2 Activity Centres unless otherwise agreed to by Council.
 - 1.2 Where significant work has been done on a specific activity centre, and where a local structure plan, or a development application, or a concept plan has been approved and an amendment is proposed then this policy will apply.
 - 1.3 The Shire's Local Planning Strategy and Appendix 3: Role and Function of Activity Centres of the Shire's Activity Centre Strategy provides the basic hierarchy of Activity Centres within the Shire. It also provides the requirements of the various activity centre localities that need to be addressed in any development in this area.
 - 1.4 District level and neighbourhood centre development in the Shire of Serpentine Jarrahdale will achieve the objectives and outcomes as outlined in State Planning Policy 4.2 Activity Centres.
2. The objectives of the Activity Centre hierarchy are to:
 - 2.1 Facilitate the development of services and small offices located within and at the edge of the local town centres.
 - 2.2 Facilitate the development of a network of district and local town centres providing a mix of retail, commercial, leisure and community services activities.
 - 2.3 Facilitate the establishment of community services network within each neighbourhood along with the provision of other activities (such as childcare centres, mixed business and convenience stores, retirement and aged care facilities), which provide employment as well as services to the local community.
 - 2.4 Maintain and reinforce Serpentine Jarrahdale's existing Activity Centre hierarchy.
 - 2.5 Discourage ad hoc Activity Centre development that is inconsistent with the Shire's Local Planning Strategy and Activity Centre Strategy.
3. Activity in the designated centres will seek to:
 - 3.1 Reinforce strong sense of community, amenity and place.
 - 3.2 Maintain intensity and focus of development at designated Activity Centre locations.
 - 3.3 Make provision for the development of retail, commercial, leisure and other support services required to meet the needs of local workers, business and industry.
 - 3.4 Move away from the historical trend of the 'dormitory suburb' and escape expenditure to other locations for jobs and weekly shopping needs.
 - 3.5 Promote quality of life and community participation.
 - 3.6 To pursue employment self sufficiency.



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4. The movement network in and around Activity Centres should seek to:
 - 4.1 Take advantage of exposure to passing traffic on major arterials.
 - 4.2 Reduce transport costs for households and businesses.
 - 4.3 Manage vehicle traffic impacts associated with Town centre development so it does not adversely impact upon the amenity of residential neighbourhoods.
 - 4.4 Develop in accordance with integrated land use and transport planning principles, taking into account access for all users, trip generation, traffic calming and pedestrian movement.
 - 4.5 Take account of the current and planned road capacity servicing the locality.
 - 4.6 Ensure that vehicular access to arterial roads do not compromise their safe operation or desired transport function.
 - 4.7 Ensure loading/unloading facilities and associated vehicle manoeuvring areas are designed so as to optimise public safety and convenience.
 - 4.8 Balance regional traffic requirements for travel to, through (where appropriate) and around a centre with local traffic access needs.
 - 4.9 Sustain high levels of pedestrian movement and an external street-based retail and business environment by providing suitable traffic volumes and permeability within and around the activity centre.
 - 4.10 Take account of the need for access and parking priority accorded to different users and modes including public transport, freight/delivery, people with a disability, bicycles, pedestrians and private cars, and balance competing user needs such as workers and visitors.
 - 4.11 Promote an efficient supply of car parking by a suitable allocation of on-street, off-street public and shared parking including cash-in-lieu and reciprocal / shared use arrangements.
 - 4.12 Prioritise access by different users and modes, eg central locations for short-stay parking with commuter and other long-stay parking near the edge of centres.
 - 4.13 Identify necessary improvements to public transport, walking and cycling infrastructure and capital and recurrent service funding needs.
 - 4.14 High trip-generating activities should be located to maximise opportunities to use public transport and to reduce the need for travel between places of residence, employment and recreation. The primary entrance to such activities in an activity centre of a district level and above should be within 400m of a high-frequency public transport service.
 - 4.15 Activity Centres should be accessible by cars and freight vehicles, and particularly by public transport, walking and cycling.
 - 4.16 Parking should be provided in accordance with the Shire's Local Planning Scheme No.3.
 5. Built form in Activity Centres should:
 - 5.1 Deliver a diverse range of building types and uses to contribute to a vibrant and viable economic environment.
 - 5.2 Promote human scale places that is responsive to climatic conditions.
 - 5.3 Encourage larger activity centres to facilitate an active urban lifestyle, extending beyond '9 to 5' business hours.



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- 5.4 Have a well-formed structure typically consists of small, walkable blocks that improve accessibility within a centre.
 - 5.5 Have buildings that address streets and public spaces to promote vitality and encourage natural surveillance.
 - 5.6 Contain a mix of uses along street frontages, and arrange key retail and other attractors to maximise pedestrian flows along streets.
 - 5.7 Include 'sleeving' of large-scale retail and car parks, more externally-oriented or 'active' building frontages and fewer blank walls.
 - 5.8 Have 'town squares', public and civic spaces and parks that are attractive, well located spaces that provide a quality meeting place for the community as an integrated component of the centre.
6. Out of Centre Development should be located in a manner that:
 - 6.1 Boosts local employment opportunities.
 - 6.2 Minimises the potential amenity impacts between existing industrial activity and adjoining residential development.
 - 6.3 Promotes the establishment of fine grained business and commercial activities, office, warehouse and a combination of service industries and related business services.
 - 6.4 Health, welfare, community services, entertainment, recreation, commercial and cultural facilities likely to attract a significant number of employees or users and/or generate significant vehicle trips should generally be located in, or adjacent to, activity centres. Where such uses cannot be accommodated within, or adjacent to, activity centres development should be restricted to established mixed business or equivalent zones with good access to public transport, rather than being dispersed.
7. Bulky goods should be located as contemplated as in Section 7.4.3 of State Planning Policy 4.2 Activity Centres. Bulky goods retail therefore:
 - 7.1 Should not be located in the walkable catchment or the core of Activity Centres given their size and car-parking requirements, low employment densities and need for freight vehicle access.
 - 7.2 Should be promoted adjacent to, or in close proximity to Activity Centres and the regional road and public transport networks to maximise the use of infrastructure, including the shared use of car parking; limit the number of car trips; and economically support other Activity Centre business.
 - 7.3 Should not encroach into residential and industrial zones.
 - 7.4 Should not be located in an ad hoc manner or as ribbon development along regional roads.
 - 7.5 Should be developed with access and urban design controls so as not to interfere with traffic flow and safety, or detract from the amenity of public transport or the locality.
8. Local Development Plan or Structure Plans that are submitted pursuant to Section 1 or 2 of this policy should:
 - 8.1 Respond to the objectives of this Policy.



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- 8.2 Be generally consistent with the role and function for the centre set out in Appendix 3 Activity Centre Role and Function within the Shire's Activity Centres Strategy.
 - 8.3 Be spatially in accordance with the proposed Activity Centres network in State Planning Policy 4.2 Activity Centres.
 - 8.4 Respond appropriately to the requirements of State Planning Policy 4.2 Activity Centres.
 - 8.5 Demonstrate an appropriate design response that addresses the Structure Plan, Precinct Structure Plan, Design Guidelines or Local Development Plan.
 - 8.6 Conform to the Activity Centre Guidelines outlined in Appendix 2 of the Shire's Activity Centres Strategy.
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9. Where a proposal that is considered by Council to be an activity usually contemplated as being part of an activity centre is not identified in any of the above planning documents the proposal shall need to provide:
 - 9.1 Detailed site and contextual analysis.
 - 9.2 Appropriate design response and control at the discretion of the Shire.
 - 9.3 Address consistency with the floorspace allocations as identified within Appendix 1 Activity Centres Hierarchy of State Planning Policy 4.2 Activity Centres and the Shire's Local Planning Strategy.
 - 9.4 Address table 1 of the Shire's Activity Centres Strategy which addresses activity centre hierarchy, activity, movement, urban form and out of centre development.

**References**

Name of Policy	Local Planning Policy 2.5 – Activity Centres
Previous Policy	Local Planning Policy 70 – Activity Centres
Date of Adoption and Resolution Number	15 May 2023 – OCM100/05/23
Review dates and Resolution Numbers	
Next review date	
Related documents	Acts/Regulations <i>Local Government Act 1995</i> <i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> Plans/Strategies Strategic Community Plan 2017 - 2027 Policies References Delegations Work Procedures

Note: changes to references may be made without the need to take the Policy to Council for review.