
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 for Perth and Peel.
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 - Activity Centres are community focal points. They include activities such as commercial, retail, higher density housing, entertainment, tourism, civic/community, higher education, and medical services. Activity Centres vary in size and diversity and are designed to be well-served by public transport.

Activity Centre Structure Plan – A Structure Plan as contemplated in Section 6.4 of the State Planning policy 4.2 Activity Centres Policy.

Bulky goods retail or showroom – Large premises used to display, sell by wholesale or retail, or hire: automotive parts and accessories, home entertainment goods, camping and recreation equipment, household appliances, electrical light fittings, office equipment supplies, animal and pet supplies, party supplies, floor coverings, swimming pools and supplies, furnishings, bedding and Manchester, hardware, furniture, garden supplies, goods of a bulky nature that require a large area for handling, display or storage; or direct vehicle access to the site of the premises by the public for the purpose of loading goods into a vehicle after purchase or hire.

High-frequency public transport – A public transport route that runs a service at least every 15 minutes during week day peak periods.

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 – Development of any building or extension/s to an existing building where the building or extensions are used or proposed to be used for shop-retail purposes and where the shop-retail NLA of the proposed building is more than 10,000m², or the extension/s is more than 5,000m².

Mix of land uses – Floorspace within the boundaries of an activity centre that is used or proposed for activities within the following land use categories: Office/business: administrative, clerical, professional and medical offices; Health/welfare/community services: government and non-government activities that provide services such as hospitals, schools, community services and religious activities; Entertainment/recreation/culture (excludes outdoor areas): sports centres, gyms, museums, amusements, gambling services and hotels; and Bulky goods retail/showroom.

Neighbourhood centres – are important local community focal points that help to provide for the main daily to weekly household shopping and community needs. They are also a focus for medium density housing. There are also many smaller local centres such as delicatessens and convenience stores that provide for the day-to-day needs of local communities. Neighbourhood and local centres play an important role in providing walkable access to services and facilities for communities.

Net lettable area (NLA) – the area of all floors in the internal finished surfaces of permanent walls but excluding:

- All stairs, toilets, cleaners cupboards, life shafts and motor rooms, escalators, tea rooms, and plant rooms, and other service areas.
- Lobbies between lifts facing other lifts serving the same floor.
- Areas set aside as public space or thoroughfares and not for the exclusive use of occupiers of the floor or building.
- Areas set aside for the provision of facilities or services to the floor or building where such facilities are not for the exclusive use of occupiers of the floor or building.

Shop/retail (shopping or shop) – The land use activities included in “Planning Land Use Category 5: Shop/Retail” as defined by the Commission’s Perth Land Use and Employment Survey (as amended from time to time). (Planning land use categories are broad descriptors of land use activities).

Walkable catchment – Derived from application of the ‘ped-shed’ technique to the existing or proposed street network in the boundaries of the centre plan. ie. The extent of the walkable catchment is either 200m, 400m or 800m depending on centre type (outlined in Table 3 of the State Activity Centres Policy 4.2); and walkable catchment is measured from rail stations, major bus transfer stations or stops located on high-frequency bus routes.



Policy

1. Policy Statement

- 1.1 All major developments in the Shire of Serpentine Jarrahdale will require an Activity Centre Structure Plan as contemplated in the State Activity Centres Policy SPP 4.2 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 Appendix 3: Role and Function of Activity Centres of the 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 following Employment and Activity Centre Objectives as outlined in SPP 4.2 (Activity Centres for Perth and Peel):

Activity Centre	1. Distribute activity centres to meet different levels of community need and enable employment, goods and services to be accessed efficiently and equitably by the community.
Hierarchy	2. Apply the activity centre hierarchy as part of a long-term and integrated approach by public authorities and private stakeholders to the development of economic and social infrastructure.
Activity	3. Plan activity centres to support a wide range of retail and commercial premises and promote a competitive retail and commercial market.
Movement	4. Increase the range of employment in activity centres and contribute to the achievement of sub-regional employment self-sufficiency targets.
Urban Form	5. Increase the density and diversity of housing in and around activity centres to improve land efficiency, housing variety and support centre facilities.
Out of Centre	6. Ensure activity centres provide sufficient development intensity and land use mix to support high-frequency public transport.
Development	7. Maximise access to activity centres by walking, cycling and public transport while reducing private car trips.
	8. Plan activity centre development around a legible street network and quality public spaces.
	9. Concentrate activities, particularly those that generate high numbers of trips, within activity centres.

Source: WAPC

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.



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- 2.4 Maintain and reinforce Serpentine Jarrahdale’s existing Activity Centre hierarchy. discourage ad hoc Activity Centre development that is inconsistent with the 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
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.



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- 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 two bays per 100m² for showrooms and offices and 4-5 bays per 100m² for shops unless otherwise agreed to by Council.
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.
 - 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 5.6.1 of State Activity Centre Policy 4.2. 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 1 or 2 of this policy should:
 - 8.1 Respond to the objectives of this Strategy.
 - 8.2 Be generally consistent with the role and function for the centre set out in Appendix 3 Activity Centre Role and Function.
 - 8.3 Be spatially in accordance with the proposed Activity Centres Network in SPP 4.2.
 - 8.4 Respond appropriately to the requirements of SPP 4.2 Activity Centres for Perth and Peel.
 - 8.5 Demonstrate an appropriate design response that addresses the Local Town Centre Structure Plan, Activity Centre Structure Plan, Design Guidelines or Local Development Plan.
 - 8.6 Conform to the Activity Centre Guidelines outlined in Appendix 2 and the relevant indicative Local Town Centre Plan where indicated in the Activity Centres Strategy.

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 hierarchy of activity centres.
 - 9.4 Address table 1 of the 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	
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.