

CITY OF BELMONT

Activity Centre Planning Strategy Part I



Acknowledgement of Country

“The City of Belmont acknowledges the Whadjuk Noongar people as the Traditional Owners of this land and we pay our respects to Elders past, present and emerging. We further acknowledge their cultural heritage, beliefs, connection and relationship with this land which continues today. We acknowledge all Aboriginal and Torres Strait Islander peoples living within the City of Belmont.”

Activity Centres Planning Strategy Document Suite

The City of Belmont Activity Centre Planning Strategy (the Strategy) is a holistic guide for the future planning of our activity centres. The Strategy has been formed following a review of the current strategic planning framework, future economic trends and analysis of best practice activity centre planning. The Strategy is intended to be read in two parts as detailed below.

Part 1

Part one of the Strategy contains:

- an introduction/ background;
- demographic, economic and strategic context;
- outcomes from community consultation; and
- a vision, objectives and strategies.

Part 2

Part two of the Strategy focuses on individual activity centres detailing:

- an in-depth analysis of each activity centre; and
- an accompanying actions and implementation table.



Alternative Formats

This document is available on the City of Belmont website and can be requested in alternative formats including electronic format by email, in hard-copy both in large and standard print and in other formats as requested.

Contents

Introduction

| | |
|--|---|
| What is an Activity Centre | 4 |
| What is an Activity Centre Planning Strategy | 4 |
| Why Prepare an Activity Centre Planning Strategy | 4 |

Snapshot

| | |
|-------------|---|
| Demographic | 5 |
| Economic | 5 |

Community Aspirations

| | |
|------------------------------|---|
| Strategic Community Plan | 6 |
| Local Planning Scheme Review | 7 |
| Community Engagement | |

Strategic and Planning Context

Activity Centre Hierarchy

| | |
|---------------------------------|----|
| Secondary Centres | 10 |
| Neighbourhood and Local Centres | 10 |
| Specialised Centres | 10 |

Activity Centre Overview

Activity Centre Locations

| | |
|---|----|
| Secondary Local & Neighbourhood Centres | |
| Vision | 13 |
| Objectives | 13 |
| Strategies | 14 |

Specialised Centres

| | |
|------------|----|
| Vision | 15 |
| Objectives | 15 |
| Strategies | 16 |

Actions and Implementation

| | |
|-----------------------|----|
| Actions | 17 |
| Implementation | 17 |
| Monitoring and Review | 17 |

Part I - Activity Centres Planning Strategy

Introduction

What are Activity Centres?

Activity centres are community focal points, attracting people for a variety of reasons including, to shop, work, study and live. Activity centres typically contain a range of land uses including retail, entertainment, tourism, civic/community, and medical services. They are often combined with a varying proportion of medium to high density housing and open space. Activity centres vary in size, role and function, and should be designed to maximise use of public transport and accessibility for pedestrians, cyclists and other modes of transport. This is with the exception of specialised centres which perform their own unique functions.

What is an Activity Centre Planning Strategy?

An Activity Centre Planning Strategy is prepared to guide the future planning and coordination of activity centres. In doing so, it is responsible for guiding:

- The future zoning and use of land within and surrounding activity centres.
- Accessibility to and from activity centres.
- The preparation of future policies for activity centres, addressing street activity and built form.
- Public realm improvements and the facilitation of arts and culture.

In addition, this Strategy will also identify how planning can support the economy of activity centres and ensure that they continue to remain viable as community focal points within the City of Belmont.

Why Prepare an Activity Centre Planning Strategy?

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) requires the City to prepare a local planning strategy for the local planning scheme that applies to land within the district. The Regulations require a local government to review its local planning strategy and local planning scheme every five years. To inform the preparation of a new local planning strategy, and subsequent local planning scheme, the City is preparing a range of sub-strategies, one of which includes this Strategy. This Strategy will replace the City's 2008 Local Commercial Strategy.



Snapshot

The structure and function of activity centres is influenced by a range of factors including:

- Population;
- Dwelling typology; and
- Employment and expenditure.

Population

- In 2016 the City had a population of 41,418 people.
- The 25-54 year old age bracket accounted for the largest percentage of the population in 2016.
- By 2036 the population is predicted to grow to 60,831 people.
- Population projections inform the surrounding communities future retail needs, which will be fundamental for determining the extent of activity centres and the goods and services offered within them.

Dwellings

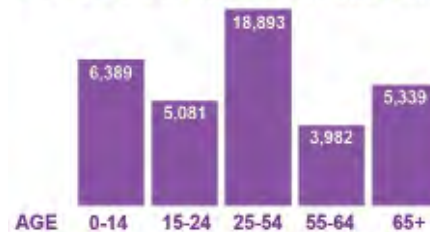
- In 2016, separate houses accounted for a total of 11,827 dwellings within the City, making this the most common housing type.
- It is predicted by 2036 that there will be a total of 27,514 dwellings within the City.
- Contemporary planning prioritises an increase in the number of dwellings surrounding activity centres.

Economic

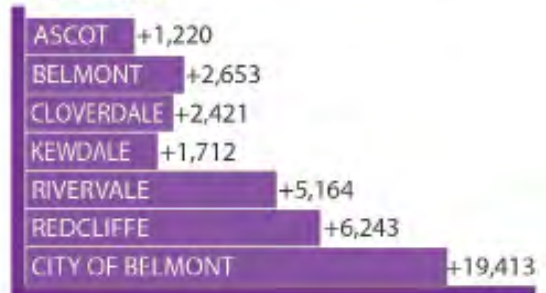
- In 2020, a total of 55,384 square metres of activity centre floor area was located within the City. A large portion of this floor area is located within the Belmont Town Centre.
- In 2020, 4,120 businesses operated within activity and industrial centres across the City.
- In 2020, there were a total of 51,807 jobs located within the City of Belmont.
- The largest employer within the City of Belmont is the Transport, Postal and Warehouse industry, focused within the Kewdale Industrial Area.
- Economic forecasting has identified the need for an increase in retail floor area within various activity centres by 2036.

At a Glance

CITY OF BELMONT AGE BREAKDOWN (NO. OF PEOPLE)



POPULATION CHANGE (PREDICTED) 2016 - 2036



INCREASE IN DWELLINGS 2016 - 2036



Community Aspirations

Strategic Community Plan

The City of Belmont recently prepared a new Strategic Community Plan (SCP) for 2020-2040. The SCP was developed through a wide array of community consultation resulting in a community vision for the City which is:

“We will be home to a diverse and harmonious community, thriving from the opportunities of our unique, riverside City.”

The community consultation also resulted in the development of five overarching goals. The goals contained within the SCP and their implications for the Strategy are listed below. It will be important to ensure that neighbourhoods are well serviced by highly accessible, exciting, attractive and sustainable activity centres, which appeal to businesses and in turn provide for people of all ages to live, work and play within the community.



Goal 1: Liveable Belmont

The City will be a great place to live through the provision of entertainment and dining experiences, supporting community and sporting groups and focusing on history and culture.



Goal 2: Connected Belmont

The City of Belmont neighbourhoods will be safe, walkable, cyclist friendly and well serviced by public transport, providing a sense of opportunity for everyone and an acceptance of all abilities. Achieving a 'Connected Belmont' will require free, safe and sustainable movement of people and goods around the City. The City will be a leader in transportation, and create high quality, connected infrastructure.



Goal 3: Natural Belmont

The City of Belmont community will be known for its strong connection to the environment, in particular the river and trees. The City's neighbourhoods will be highly rated as places to live, with tree lined streets to facilitate walking, cycling, health and environmental benefits. There will be a focus on sustainable planning and development.



Goal 4: Creative Belmont

The City's diversity will be reflected in both residents and those working within, attracting development with an atmosphere for change. Innovative businesses will look to the City as a preferred location due to its proximity to the airport and links to universities. A wide variety of public art will be located across the City, supported by local schools and businesses.



Goal 5: Responsible Belmont

The City of Belmont will advocate for the best community services and infrastructure. The City will strive to provide housing opportunities for everyone and undertake a high level of community engagement on all projects to foster trust.

Local Planning Scheme Review

Community Engagement

To help inform the Strategy, a range of community engagement was undertaken including:

- Workshops with residents;
- Meetings with business/landowners of activity centres within the City; and
- Surveys completed by residents, landowners and businesses across the City.

The consultation revealed the community's vision for the future direction of the City, with the following key themes identified:

- A desire for a wide variety of land uses, including a mix of residential and commercial;
- A diverse range of good quality sustainable development;
- Liveable green spaces, including treelined streets;
- Public art and community events; and
- Safe and inclusive street design.

The community identified the following aspirations:

Context

Community members identified a desire for good quality and diverse housing, in addition to the provision of apartments integrated with commercial development within neighbourhood and local centres.

To facilitate the community's vision, the Strategy examines appropriate zoning and built form standards to guide future development within activity centres. The Local Housing Strategy will examine overall housing supply and types to complement the City's Activity Centres.

Movement

The community expressed a desire for high quality pedestrian infrastructure, better accessibility to public transport (particularly connecting surrounding train stations) and safer bicycle paths.

This Strategy encourages active transport and public transport usage, whilst seeking to find a balance between all modes of transport. This strategy also aims to facilitate universal accessibility within activity centres.

Place

The community seeks high quality and safe and secure centres, with greater lighting and after hours security patrols. The local community also outlined a desire for events and an increase in land use mix, particularly cafes and restaurants and alfresco dining within activity centres. There was a strong desire for the following activity centres to be upgraded as a priority:

- Kooyong Road Centre
- Belgravia Street Centre
- Belvidere Street Centre

Contemporary activity centre planning seeks to enable safe and secure centres through an increase in street activity and passive surveillance from surrounding development.

This Strategy aims to increase the vibrancy and activity of centres through built form provisions, street activation, universal design and improved streetscapes.

Whilst the City can undertake improvements within the public realm (i.e. within public roads and verges), the City can only encourage improvements to private property as it is individual landowners who are ultimately responsible for their property.

Lighting improvements require further investigation by the City and may be explored through future detailed planning for activity centres.



Planning and Strategic Context

A Strategy gives due regard to the principles and objectives contained within a range of planning documents. A summary of relevant documents is provided below.

Perth and Peel @ 3.5 Million: Central Sub-Regional Planning Framework

The Perth and Peel @ 3.5 Million suite of documents provides state level strategic guidance on future land use planning and infrastructure provision for the Perth and Peel Region. Perth and Peel @ 3.5 Million includes locational based sub-strategies for four regions across Perth and Peel.

The Central Sub-Regional Planning Framework is one of the locational based sub-strategies, which includes the City of Belmont.

Activity centres are envisioned as places that attract people to live and work by optimising land use and transport linkages between centres; protecting identified employment land and avoiding linear or ribbon development of commercial activities beyond activity centres.

In addition, the Central Sub-Regional Planning Framework includes density targets, employment goals and movement network guidance.

Planning and Development (Local Planning Schemes) Regulations 2015

The Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations) are a state government document responsible for governing the way in which local planning strategies and local planning schemes are prepared.

The Regulations guide:

- Standard and consistent local planning scheme zonings
- Exemptions from the need for planning approval, including certain land uses within activity centres.
- Exemptions from car parking requirements for certain businesses within activity centres.

State Planning Policy 4.2 - Activity Centres for Perth and Peel

SPP4.2 provides specific guidance for the form and function of activity centres across the Perth and Peel Metropolitan Region.

The key objectives of SPP 4.2 include:

- Establish an activity centre hierarchy and distribute activity centres in accordance with this hierarchy.
- Provide for a range of land uses within activity centres.
- Facilitate employment self-sufficiency.
- Increase housing density and diversity within and surrounding activity centres.
- Maximise access to activity centres by walking, cycling and public transport.

State Planning Policy 7.2 - Precinct Design

State Planning Policy 7.2 - Precinct Design Guidelines (SPP7.2) provide guidance on detailed planning for specific precincts, including:

- Activity Centre Precincts;
- Station Precincts;
- Urban Corridor Precincts; and
- Residential/Mixed Use Precincts

SPP7.2 focuses on six key design elements, including:

- Urban Ecology;
- Urban Structure;
- Public Realm;
- Movement;
- Land Use; and
- Built Form.

Despite SPP7.2 being specific to the preparation of Precinct Structure Plans, it is beneficial to adopt the six key elements to form a robust Strategy.

Figure 1 below illustrates the key documents associated with the preparation of the Strategy.



Figure 1: Planning and Strategic Context

Activity Centre Hierarchy

State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP4.2) designates a hierarchy for activity centres ranging from Capital City (Perth CBD) to Local Centre. In addition, SPP4.2 provides guidance on specialised activity centres and other activity generating land uses/hubs which do not neatly fit into the overall hierarchy of activity centres.

The City of Belmont contains one secondary centre, and a range of neighbourhood, local and specialised centres. The full activity centre list can be seen in Table 1, while their locations can be seen in Figure 2.

Secondary Centres

Secondary centres are intended to act as regional activity hubs, which serve a smaller catchment area (up to 150,000 persons) than a designated strategic metropolitan centre. A secondary centre performs an important role in the overall Perth Metropolitan Area's economy, whilst providing essential services to their defined catchment.

SPP 4.2 outlines that department stores, supermarkets and speciality shops are typical retail land uses located within secondary centres. A secondary centre is also intended to be supported by major offices and professional and service businesses.

Neighbourhood and Local Centres

It is the responsibility of the City to appropriately categorise neighbourhood and local centres. SPP 4.2 explains that neighbourhood and local centres should provide for daily and weekly household shopping needs, contain community facilities and a small range of convenience services.

Typically a neighbourhood centre would consist of a supermarket, personal services and convenience shops, supported by small scale offices. Local centres share the same characteristics of a neighbourhood centre; however operate on a smaller scale.

Specialised Centre

Specialised Centres have a focus on regionally significant economic or institutional activities, which generate a high volume of work and visitor trips. Specialised Centres are typically characterised by a primary function. Opportunities exist for the development of a range of land uses that complement the specialised centre's primary function, provided that these land uses will not detract from other centres within the hierarchy.

Hierarchy

The Activity Centre Hierarchy shown in Table 1 is intended to guide the future level of service and provision for the community.



Activity Centre Overview

| | Secondary | Neighbourhood | Local | Specialised |
|---------------------|---|--|---|---|
| Name of Centres | <ul style="list-style-type: none"> Belmont Town Centre | <ul style="list-style-type: none"> Belvidere Street Eastgate Kooyong Road Redcliffe (Future) | <ul style="list-style-type: none"> Ascot Ascot Waters Belgravia Street Belmay Belmont Square Epsom Avenue Francisco Street Golden Gateway (Future) Love Street The Springs Wright Street | <ul style="list-style-type: none"> Belmont Business Park Kewdale Industrial Area Perth Airport Redcliffe Industrial Area Great Eastern Highway |
| Role & Function | <ul style="list-style-type: none"> Multipurpose centres that contain a diversity of uses. Contain economic and community services. | <ul style="list-style-type: none"> Provide for daily and weekly household shopping needs. Contain community facilities and a small range of other convenience services. Provide a meeting place for social interaction. | <ul style="list-style-type: none"> Provide daily convenience retailing. Provide a meeting place for social interaction. | <ul style="list-style-type: none"> Variable |
| Typical Uses | <ul style="list-style-type: none"> Department stores Supermarkets Speciality shops Major offices Professional and service businesses | <ul style="list-style-type: none"> Supermarkets Personal services Convenience shops Restaurant/ Cafes | <ul style="list-style-type: none"> Convenience shops Restaurant/ Cafes | <ul style="list-style-type: none"> Variable |
| Walkable Catchments | 400m | 200m | 200m | N/A |

Table 1: Activity Centre Hierarchy and Overview

Activity Centre Locations

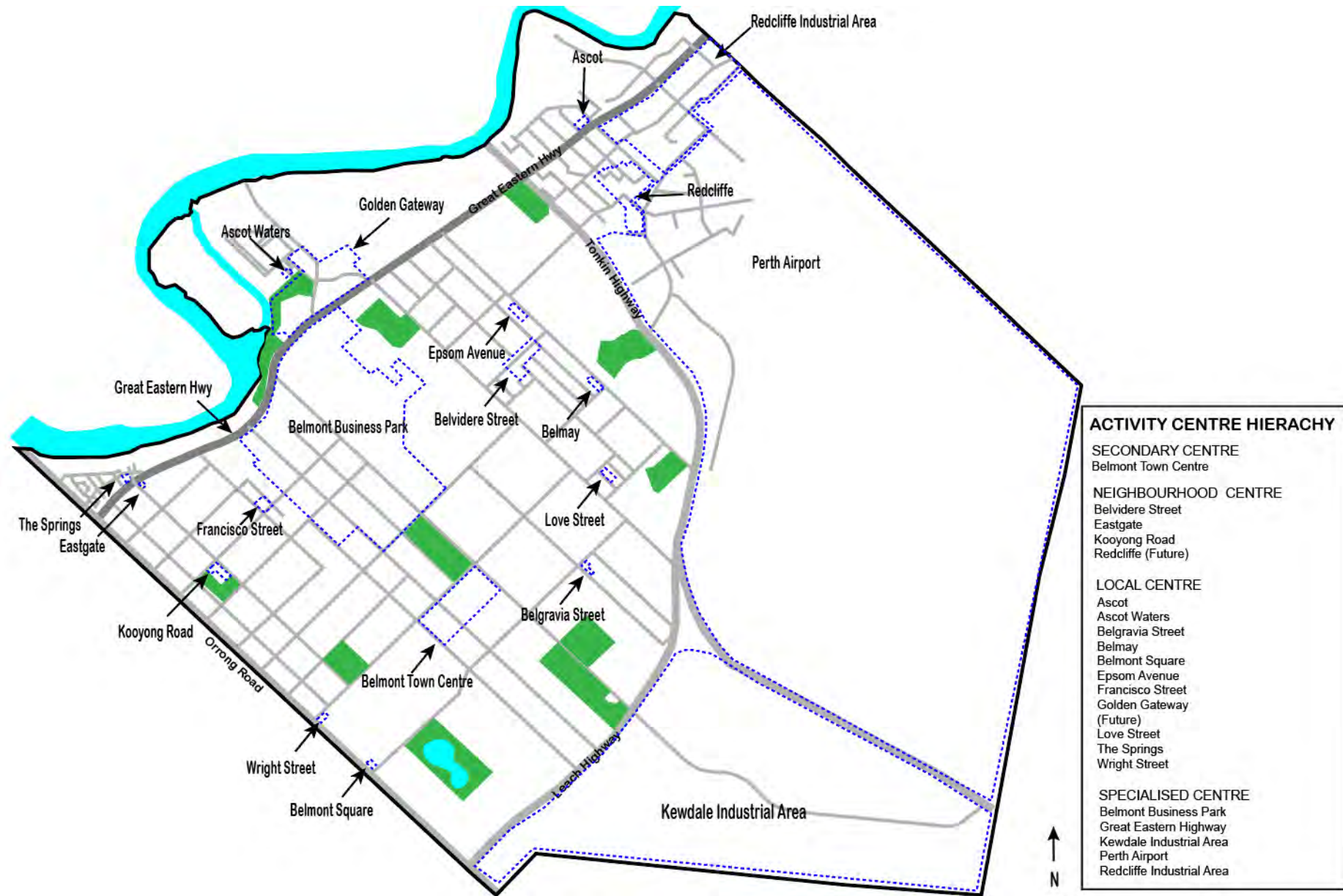


Figure 2: Activity Centre Locations

Secondary, Local & Neighbourhood Centres

Vision

The vision for the secondary, neighbourhood and local centres within the City of Belmont is as follows:

"The secondary, neighbourhood and local centres within the City of Belmont will be highly accessible vibrant hubs containing a mix of land uses, to facilitate employment and meet the commercial, social and cultural needs of the community. Diverse housing options are encouraged within and surrounding these vibrant hubs to support their ongoing function and performance."

Objectives

The key objectives for these centres include:

- Providing the community with equitable access to activity centres.
- Supporting a range of retail and commercial land uses within activity centres to service the community.
- Promoting commercial competition of land uses within activity centres.
- Promoting the development of attractive, vibrant and universally designed centres that serve as focal points for the community.
- Protecting activity centres from inappropriate land uses to ensure that they continue to provide goods and services to the community and support the local economy.
- Encouraging residential development and complementary land uses within and surrounding activity centres to support their ongoing sustainability and prosperity.
- Support employment self-sufficiency within the City of Belmont.
- Maximising universal access to activity centres through public transport, cycling and walking.
- Maintain a local road network that is responsive to business needs and economic development.
- Adopting a local planning framework and practices that are consistent, flexible and responsive to business and community needs and foster economic growth.



Strategies

Context

- i. Ensure that activity centres perform and operate in line with their intended role under the activity centre hierarchy.
- ii. Appropriately zone land within and surrounding activity centres.
- iii. Facilitate an appropriate level of residential density within and surrounding activity centres.
- iv. Adopt development standards that protect the ongoing viability and growth of activity centres.

Movement

- i. Create and facilitate the development of an attractive, universally accessible and legible movement network.
- ii. Ensure that activity centres are accessible by all modes of transport, with a particular focus on walking, cycling and public transport.

Place

- i. Facilitate development of attractive and universally designed public spaces within activity centres.
- ii. Facilitate development of activity centres that serve as focal points for the community.
- iii. Engage the community in the future growth and development of activity centres.
- iv. Facilitate and encourage activities and events to be held within activity centres.
- v. Encourage a diverse range of land uses to locate within activity centres.
- vi. Ensure that the planning framework can meet and respond to the ongoing needs of businesses, to facilitate in their growth and sustainability.
- vii. Facilitate high quality development outcomes within activity centres, with a particular focus on street activation.
- viii. Facilitate activation of under-utilised land parcels within activity centres.

Specialised Centres

Vision

The vision for the specialised centres within the City of Belmont is as follows:

"Specialised centres within the City of Belmont will be highly accessible and vibrant business hubs facilitating employment and meeting the commercial, social, and business needs of the community."

Objectives

The key objectives for these centres include:

- Promoting the development of attractive economic hubs.
- Facilitating the development of complementary land uses that do not detract from the primary function of these centres or other centres across the City of Belmont.
- Encourage a robust and adaptable built form that can facilitate intensification and change of use over time.
- Maximising universal access to specialised centres through public transport, cycling and walking.
- Maintaining a road network that is responsive to business needs and which facilitates economic development.
- Adopting a local planning framework and practices that are consistent, flexible and responsive to business needs and foster economic growth.



Strategies

Context

- i. Ensure that specialised centres perform and operate in line with their intended role under the activity centre hierarchy.
- ii. Protect specialised centres from encroachment of inappropriate development.
- iii. Appropriately zone land within and surrounding specialised centres.
- iv. Facilitate an appropriate level of amenity within and surrounding specialised centres.

Movement

- i. Ensure that the road network is designed to accommodate vehicles necessary to service specialised centres.
- ii. Ensure that specialised centres are accessible by appropriate modes of transport.

Place

- i. Ensure that the planning framework can meet and respond to the ongoing needs of businesses, to facilitate their ongoing growth and economic viability.
- ii. Facilitate high quality development outcomes within specialised centres with a particular focus on encouraging a robust yet attractive built form that can facilitate economic growth over time.
- iii. Facilitate the activation of under-utilised land parcels within specialised centres.



Actions and Implementation

Actions

This Strategy has designated a range of actions, aimed at achieving the objectives and strategies listed above. Actions are detailed within Part 2 for each of the City's activity centres, along with more detailed analysis.

Implementation

The Strategy actions and implementation table for each activity centre designates broad timeframes, broken into short, medium and long term.

Short, medium and long term timeframes are intended to provide an indicative timing range.

- Short Term - 1-5 years.
- Medium Term - 5-10 years.
- Long Term - 10+ years.

Short term actions primarily pertain to tasks related to the review of LPS 15 and the preparation of a new Local Planning Strategy and Local Planning Scheme. For example, the Strategy suggests investigating zones and density codes applicable to various centres. On the other hand, medium and long term timeframes are applied when actions necessitate an analysis of current infrastructure and infrastructure renewal over an extended period. An example is the Strategy's proposal to explore public realm improvements for various centres. Here, the Strategy acts as a guiding document for future improvements which require careful investigation and analysis as needs arise.

Detailed action priority, timing and implementation should be determined through the City's long term financial planning and Corporate Business Plan, with consideration given to the following aspects when determining priority actions:

- community input;
- associated risk;
- financial implications; and
- resourcing implications.

Monitoring & Review

Monitoring of the Strategy will be managed through the continued operational reporting of the Corporate Business Plan.

This Strategy will be reviewed periodically to ensure that the objectives, strategies and actions are implemented. A formal review should be undertaken prior to the five year review period for the City's local planning scheme, as set out by the Regulations.

