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**WESTERN AUSTRALIAN PLANNING  
COMMISSION**

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**STATEMENT OF PLANNING POLICY No. 9**

**METROPOLITAN CENTRES POLICY  
STATEMENT FOR THE PERTH  
METROPOLITAN REGION**

**A POLICY STATEMENT FOR METROPOLITAN CENTRES,  
RETAILING, OFFICES AND ASSOCIATED DEVELOPMENT  
IN THE PERTH METROPOLITAN REGION**

PREPARED UNDER SECTION 5AA OF THE TOWN PLANNING AND DEVELOPMENT  
ACT 1928 (AS AMENDED) BY THE WESTERN AUSTRALIAN PLANNING COMMISSION AND  
ISSUED WITH APPROVAL OF THE MINISTER FOR PLANNING AND THE ADMINISTRATOR



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**1. CITATION**

- 1.1 This is a Statement of Planning Policy made under section 5AA of the *Town Planning and Development Act 1928* (as amended). It applies to the planning and development of commercial activities in the Perth Metropolitan Region. This policy may be cited as Statement of Planning Policy No.9 : Metropolitan Centres Policy Statement for the Perth Metropolitan Region.

**2. BACKGROUND AND PURPOSE OF THE POLICY**

- 2.1 This policy is formulated in the context of and is consistent with the *State Planning Strategy* (1997) and *METROPLAN* (1990). It will be reviewed when the Future Perth Strategic Plan is completed.
- 2.2 This policy refines and replaces the *Metropolitan Centres Policy Statement for the Perth Metropolitan Region* (1991). In preparing this policy local governments, local government associations and the public were consulted.
- 2.3 This policy is substantially similar to the *Metropolitan Centres Policy Statement for the Perth Metropolitan Region* (1991). However, from the consultations carried out in the review of the policy and as a result of the decision of the Commission the following major changes have been made:
- the policy has been formulated as a Statement of Planning Policy to ensure that it is given due regard in preparing and amending town planning schemes;
  - the hierarchy of centres has been updated to take account of the new centres that have been identified in endorsed structure plans and Local Planning Strategies;
  - the interim shopping floorspace guide for Strategic Regional Centres (up to 80,000m<sup>2</sup> nla), Regional Centres (up to 50,000m<sup>2</sup> nla), District Centres (up to 15,000m<sup>2</sup> nla) and Neighbourhood Centres (up to 4,500m<sup>2</sup> nla) has been adjusted to reflect the sizes of established centres in the hierarchy;
  - in line with comments received in the consultation, the policy promotes functional roles of centres in the hierarchy by indicating the appropriate retail and commercial types for the various categories of centres;
  - the policy promotes the development of centres in accordance with the "main street" design principles; and
  - the policy requires centre development to be undertaken with regard to the surrounding amenity, impact on other centres and commercial planning policies of other local governments.
- 2.4 The principal purpose of the policy is to provide a broad regional planning framework to coordinate the location and development of retail and commercial activities in the metropolitan region. It is mainly concerned with the location, distribution and broad design criteria for the development of commercial activities at the regional and district level. Local Planning Strategies prepared by local governments will provide more detailed guidance for planning and development control at the local level.
- 2.5 The policy is intended to provide a guide for centre development that is flexible enough to enable commercial development to respond to market conditions and has a degree of certainty to assist in commercial investment decisions.
- 2.6 Through this policy, the Western Australian Planning Commission (the Commission) is also seeking to achieve a balanced distribution of employment throughout the Perth Metropolitan Region to facilitate a reduction in travel times, the application of best urban design practice to centres, and need for centre sizes to reflect available infrastructure and locational requirements.

**3. OBJECTIVES OF THE POLICY STATEMENT**

The objectives of this policy statement are to:

- establish a hierarchy of well-located centres in the metropolitan region that will:
  - promote the Perth Central Area as the dominant centre and the primary focus for retail, commercial, cultural, entertainment and tourist facilities;
  - promote Strategic Regional Centres as "cities in the suburbs" and the preferred location for major offices and retailing as well as a mix of entertainment, recreation and community facilities;
  - promote Regional Centres as important suburban centres offering a focus for the community by providing a mix of retail, office, entertainment, recreation and community facilities;
  - promote District Centres to meet the weekly shopping and service needs of the community including the provision of offices and community facilities; and
  - promote Neighbourhood Centres, Local Centres and corner shops as performing a vital role in providing the day-to-day convenience shopping for the neighbourhood as well as an important focus for neighbourhood services and community facilities;
- encourage centres to be developed as the focus of the community and employment activities comprising a range of appropriate commercial and community uses;

- ensure that centres are highly accessible, of a high standard of urban design and developed with due regard to the residential amenity of the locality;
- encourage local governments to develop Local Planning Strategies to provide detailed planning mechanisms to implement the objectives of this policy; and
- provide policy measures and guidelines for the planning and design of centre developments.

#### **4. POLICY STATEMENT**

##### **4.1 GENERAL POLICY MEASURES**

###### **4.1.1 Concentration of Activities**

Retail, office, commercial, entertainment, recreational and community facilities should be located and concentrated in centres.

###### **4.1.2 Managing Retail Development Impact**

In determining major shopping development proposals the Commission will not support proposals which are in the opinion of the Commission, likely to:

- undermine the established and/or planned hierarchy of centres;
- adversely affect the economic viability of existing, approved and planned centres where this could result in a deterioration in the level of service to the local community or undermine public investments in infrastructure and services; or
- adversely affect the amenity of the locality.

###### **4.1.3 Emphasis on Functional Roles and Floorspace Provision**

In determining centre development proposals, the Commission will have regard to the primary functions of the centre and the Shopping Floorspace Guide in Appendix 1.

###### **4.1.4 Providing Good Access to Shops and Services**

Centres should be developed to be conveniently accessible by a range of transport modes including walking, cycling, public transport, cars and commercial and service vehicles as well as by people with disabilities.

###### **4.1.5 Promoting Attractive Centres as Community Focal Points**

Centres should be developed with a wide range of uses comprising a mix of appropriate retail, office, entertainment and commercial uses as well as appropriate residential uses.

###### **4.1.6 Encouraging a More Even Distribution of Employment**

Employment opportunities should be provided at centres throughout the hierarchy by encouraging the development of a maximum range of appropriate uses to improve access to jobs and reduce the need for long journeys to work.

###### **4.1.7 Promoting the Use of Public Transport**

Centres should be planned to provide public transport at central and convenient locations.

###### **4.1.8 Controlling the Spread of Commercial Development in the Inner Suburbs**

Except for designated areas, commercial developments should be located in defined centres in order to promote the centres and discourage the encroachment of commercial activities into residential areas.

###### **4.1.9 Bulky Goods Retailing**

Bulky goods retailing (including activities requiring large display areas associated with household goods, home improvement stores, automotive products, specialised goods and the like) should be located within Regional and District Centres or in designated mixed business areas.

###### **4.1.10 Keeping Industrial Areas for Industry**

Retail and commercial developments, unless incidental to or servicing industrial developments, should not generally be permitted in industrial zones.

###### **4.1.11 Containing Ad Hoc Commercial Ribbon Development**

Unless located in centres, retail and commercial developments along major roads will not be supported.

###### **4.1.12 Main Street Shopping**

The "main street" form of commercial development with street frontages and containing a mix of uses should be encouraged in both new and established centres.

###### **4.1.13 Promoting Sustainable Urban Development**

Commercial services and employment opportunities should be concentrated in centres to decrease energy consumption through maximising opportunities to use public transport.

**4.1.14 Commercial Development in Residential Areas**

Mix commercial development in residential areas should be of a character, intensity and scale consistent with the residential amenity of the area.

**4.1.15 Mixed Business Areas**

Mixed business areas accommodating bulky goods outlets, retail-warehouses, hypermarkets, showrooms, service industries and small scale business uses should be located as parts of Regional or District Centres, with access to major roads and public transport and on land zoned for commercial use.

**4.1.16 Business Centres**

Freestanding major business centres which cannot be located in Regional Centres should be restricted to locations on major public transport routes and on sites which will not undermine the role of regional centres or the amenity of residential areas.

**4.1.17 City Fringe Development**

New office zones or extensions to existing zones in inner suburban areas will not be supported except in existing centres or on sites adjacent to railway stations or other important public transport interchanges.

**4.1.18 Major Office Developments**

Major office developments such as corporate head offices or multi storey offices should be located in the Perth Central Area and Strategic Regional Centres

**4.1.19 Streamlining the Planning Approval Process**

The planning approval process should be streamlined by allowing determination by local governments of applications for centre developments consistent with Local Planning Strategies and centre plans that have been endorsed by the Commission. Only development proposals which are inconsistent with an endorsed Local Planning Strategy, centre plan, structure plan, town planning scheme or this policy are required to be referred to the Commission for determination under the Metropolitan Region Scheme.

**4.2 POLICY MEASURES FOR THE HIERARCHY OF METROPOLITAN AND TRADITIONAL MAIN STREET CENTRES**

The location of centres within the hierarchy including those with traditional "main street" components, are shown in Appendix 2. The following are specific policy measures relating to the hierarchy of centres:

**4.2.1 The Perth Central Area**

The Perth Central Area will be promoted and maintained as the dominant centre and primary focus for retail, commercial, cultural, housing, entertainment and tourist activities. Developments outside the Perth Central Area which adversely affect or undermine the Central Area as the focus of primary activities will not be supported.

**4.2.2 Strategic Regional Centres**

Strategic Regional Centres will be promoted as the main metropolitan centres outside the Perth Central Area as major multi-purpose and employment centres containing a full range of regional shopping, office, administrative, social, entertainment, recreation and community services.

The following centres are designated as Strategic Regional Centres. (M) denotes centres which have a significant "main street" component:

Armadale (M)	Midland (M)
Cannington	Morley
Fremantle (M)	Rockingham (M)
Joondalup (M)	Stirling (Innaloo)

Shopping floorspace should generally be confined to 80,000m<sup>2</sup> unless consistent with a Commission endorsed Local Planning Strategy or centre plan.

Local government is required to prepare a centre plan for each Strategic Regional Centre to guide future planning and development.

**4.2.3 Regional Centres**

Regional Centres will be promoted as multi-purpose centres, providing a predominantly retail function, a mix of offices, community and entertainment facilities.

The following centres are designated as Regional Centres. (M) denotes centres which have a significant "main street" component:

Alkimos	Claremont (M)	Mirrabooka	Whitford City
Amarillo	Ellenbrook	Subiaco (M)	Yanchep
Belmont	Karrinyup	Thomsons Lake	
Booragoon	Maddington	Warwick Grove	

Shopping floorspace should generally be confined to 50,000m<sup>2</sup> unless consistent with a Commission endorsed Local Planning Strategy or centre plan.

Local government is required to prepare a centre plan for each Regional Centre to guide future planning and development.

#### **4.2.4 District Centres**

District Centres will be promoted as centres serving the weekly shopping and service needs of the suburban population. They should provide mainly convenience goods, a range of comparison goods, local services and local employment.

Shopping floorspace should generally be confined to 15,000m<sup>2</sup> unless consistent with a Commission endorsed Local Planning Strategy or centre plan.

Local government is encouraged to prepare centre plans for new District Centres and any existing centres undergoing change and/or experiencing development pressure.

District Centres will generally be required in urban growth areas, but may not be appropriate in areas where a high level of retail service can be provided to a resident population through a combination of a Strategic Regional or Regional Centre, and Neighbourhood Centres of various sizes.

Local Planning Strategies and district structure plans should accurately define the new centres which will be required for the new urban areas. As an alternative to the planned centres, local governments may consider a system of more, but smaller centres whereby centre facilities would be located closer to the population.

The City of Swan should determine the district centre structure, centre requirements, shopping floorspace and uses for the localities of Ellenbrook, Egerton and Albion Town. The City of Wanneroo should determine the centre requirements for the locality of Eglinton.

#### **4.2.5 Neighbourhood and Local Centres**

Neighbourhood Centres and Local Centres which range from corner shops to small centres should be promoted as predominantly for convenience retailing and (in the larger centres) weekly food and groceries shopping. Provision should also be made for small offices which serve the local community, as well as health, welfare and community facilities.

Shopping floorspace should generally be confined to 4,500m<sup>2</sup> unless consistent with a Commission endorsed Local Planning Strategy.

The size and location of Neighbourhood and Local Centres should be identified in Local Planning Strategies, district and local structure plans for new urban growth areas.

Planning controls should support the future of small shops and centres by controlling the size of larger centres and limiting new competing retail development outside local centres defined in the Local Planning Strategies and structure plans.

#### **4.2.6 Traditional "Main Street" Centres**

As far as practicable centres at all levels should be developed or redeveloped in accordance with the traditional "main street" design principles as integrated, attractive, safe and vibrant places to provide a focus for community activities.

Incentives are provided to promote traditional "main street" development by allowing shopping floorspace development to exceed the shopping floorspace guide of this policy or the floorspace specified in an endorsed Local Planning Strategy.

### **5. IMPLEMENTATION**

#### **5.1 Implementation Measures**

Implementation of the policy will involve:

- the preparation of Local Planning Strategies by local governments for endorsement by the Commission;
- the preparation of centre plans for the Strategic Regional Centres, Regional Centres, District Centres and traditional "main street" centres by local governments for endorsement by the Commission;
- the introduction of appropriate zoning provisions and development control measures by local governments;
- State Government measures to promote the development of the Strategic Regional Centres; and
- ensuring that uses and quantity of shopping floorspace proposed for each centre are appropriate for the position in the hierarchy.

#### **5.2 ZONING**

Central Perth and the Strategic Regional Centres are included in the "Central City Area" zone under the Metropolitan Region Scheme. In addition, all other metropolitan centres and other commercial areas should be appropriately zoned under the relevant local government town planning scheme. Zones proposed in centre plans should reflect the objective of promoting a



mix of activities. The following zoning classifications provided in the Model Scheme Text Guidelines should be considered by local governments in the review and amendment of town planning schemes:

- Regional Centre zone;
- District Centre zone;
- Local Centre zone;
- Mixed Business zone

### 5.3 FUNCTIONAL ROLES OF CENTRES

To maintain a strong hierarchy of centres it is necessary to ensure that commercial functions and uses are appropriate to each centre's position in the hierarchy. Proposed office or retail uses which are identified in this policy as more appropriate to a higher level in the hierarchy as shown in Appendix 1, or which the responsible local government considers should be in a higher level centre, can only be permitted with the approval of the Commission. Proposals of this nature will need to be supported with information outlined in Appendix 3.

### 5.4 SHOPPING FLOORSPEACE GUIDE

The Shopping Floorspace Guide in Appendix 1 provides an indication of the nature and quantity of shopping floorspace appropriate for centres in the hierarchy and provides for additional shopping floorspace of up to 1,000m<sup>2</sup> above the shopping floorspace guide in traditional "main street" centres. Shopping development up to the floorspace indicated is deemed to be acceptable and unlikely to have significant adverse social or economic impacts on the locality or other centres.

Developments which do not result in the shopping floorspace guide figures being exceeded will normally be determined by the local government. However, proposals which would result in the shopping floorspace levels in the guide being exceeded are required to be referred to the Commission for determination unless such proposals are consistent with a Local Planning Strategy or centre plan endorsed by the Commission. In the absence of an endorsed Local Planning Strategy, any proposal which exceeds the retail floorspace specified in an endorsed structure plan or town planning scheme will need to be referred to the Commission for determination.

Notwithstanding the indicative centre sizes specified in the Shopping Floorspace Guide or any endorsed Local Planning Strategy or centre plan, additional retail developments in "main street" centres in Strategic Regional, Regional and District Centres of up to 1,000m<sup>2</sup> do not need to be referred to the Commission for determination, provided the net total of retail floorspace resulting from such developments in any one centre does not increase by more than 2,500m<sup>2</sup> in any one calendar year.

Proposals which require referral to the Commission for determination must be supported by information and justification outlined in the Development Guidelines in Appendix 3 (sections 1.1.1 and 1.1.5).

The shopping floorspace referred to in the Shopping Floorspace Guide in Appendix 1 and this policy is as defined in Planning Land Use Category 5 (but excludes hotels, taverns and nightclubs) of the *WA Standard Land Use Classification* (WASLUC). Uses such as banks, real estate agencies, medical practices and showrooms are not included. The list of Category 5 uses is provided in Appendix 4.

In calculating the shopping floorspace of a centre, the shopping floorspace of the entire centre is to be included. This includes the total shopping floorspace within the retail zone plus any shopping floorspace in other parts of the centre which are not zoned retail.

### 5.5 LOCAL PLANNING STRATEGIES

A key element in the effective implementation of this policy is the preparation of Local Planning Strategies by local governments to guide development at the local level. These will be used as a basis for preparing and amending town planning schemes and assessing development applications. They should be prepared as soon as possible and ideally in conjunction with town planning scheme reviews.

Local Planning Strategies will require endorsement by the Commission to enable delegation of development control to local governments under the Metropolitan Region Scheme for commercial developments.

When preparing Local Planning Strategies local governments should take account of the impacts of the strategy proposals on other existing Local Planning Strategies, existing or planned centres and the Perth Central Area.

The Commission's *Local Commercial Strategies - Guidelines for Preparation, Form and Content* (December 1991) has been prepared to assist local governments in the preparation of the commercial aspects of Local Planning Strategies. The guidelines are intended to provide advice on the form, content and process of preparing such strategies.

Local governments should continue to have regard to existing retail structure plans, policies and guidelines in the interim period before Local Planning Strategies are completed.

## 5.6 CENTRE PLANS

To assist in implementation of the policy and to ensure that the centres are developed as integrated, cohesive and accessible centres with a range of uses and high levels of employment, it is proposed that local governments and where appropriate, owners, prepare centre plans for:

- existing and new Strategic Regional Centres and Regional Centres;
- new District Centres and existing District Centres experiencing development pressure; and
- traditional “main street” centres.

In the absence of an endorsed Local Planning Strategy, centre plans for Strategic Regional Centres, Regional Centres and District Centres, whether designed as traditional “main street” centres or not, will require endorsement by the Commission to enable delegation of development control to local governments under the Metropolitan Region Scheme, commercial developments.

Appendix 3 (section 1.1.3 and 1.1.4) provides guidelines for preparing centre plan and traditional “main street” centre plans.

## 5.7 DEVELOPMENT CONTROL

The allocation of responsibilities between the Commission and local governments for development control for retail and centre development is outlined in the Development Guidelines in Appendix 3 (section 1.1.2).

In dealing with an Application for Approval to Commence Development, the responsible local government or the Commission shall have regard to any relevant legislation, the provisions of the Metropolitan Region Scheme, any operative or proposed town planning scheme, Statement of Planning Policy prepared pursuant to section 5AA of the Town Planning and Development Act (as amended), the Metropolitan Centres Policy Statement for the Perth Metropolitan Region and any relevant endorsed policy, strategy or plan.

In granting an approval to an application, the responsible authority may impose reasonable conditions to achieve the objectives of the above planning instruments or for relevant planning purposes. The conditions may include:

- the requirement to modify the floorspace provision or design and arrangement of the proposal;
- the undertaking of related works or reasonable financial contributions to such works by the responsible authority or another agency; and
- ceding of land required for achievement of the objectives or provisions of the above planning instruments, where the land requirement is related to the needs created by the proposal.

In the event that the responsible local government or the Commission declines to grant an approval or imposes conditions which are not acceptable to the applicant, the applicant has a right of appeal to the Minister for Planning or Town Planning Appeals Tribunal.

## 6. DEFINITIONS

**Amenity** means all those factors which combine to form the character of an area and include the present and likely future amenity.

**Ancillary Use** (office) means a use which is incidental to the predominant use of land and buildings.

**Centre** means areas designated in this policy and includes all land for retail, commercial, office and industrial developments.

**Centre Plan** means a plan showing coordination, integration and mix of uses of the centre.

**Centre Development** means retail, commercial, office, industrial developments occurring in centres.

**Hierarchy of Metropolitan Centres** means the system of centres defined in this policy statement.

**Home Business** means a business, service or profession carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which:

- (a) does not employ more than 2 people not members of the occupier’s household;
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood;
- (c) does not occupy an area greater than 50m<sup>2</sup>;
- (d) does not involve the retail sale, display or hire of goods of any nature;
- (e) in relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight; and
- (f) does not involve the use of an essential service of greater capacity than normally required in the zone.

**Home Occupation** means an occupation carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which:

- (a) does not employ any person not a member of the occupier's household;
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood;
- (c) does not occupy an area greater than 20m<sup>2</sup>;
- (d) does not display a sign exceeding 0.2m<sup>2</sup>;
- (e) does not involve the retail sale, display or hire of goods of any nature;
- (f) in relation to vehicles and parking, does not result in the requirement for a greater number of parking facilities than normally required for a single dwelling or an increase in traffic volumes in the neighbourhood, does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight, and does not include provision for the fuelling, repair or maintenance of motor vehicles; and
- (g) does not involve the use of an essential service of greater capacity than normally required in the zone.

**Local Planning Strategy** means a document and plan setting out a local government's broad vision and the longer term directions for land use and development as required under Regulation 12A of the *Town Planning Regulation 1967*.

**'Main Street'** means mixed land use developments fronting to a street in a manner whereby pedestrian access to the majority of individual businesses can be achieved directly from the street and/or where customer car parks on private property generally do not separate the road reserve boundary from the front of a building.

**Model Scheme Text** means the Model Scheme Text in Appendix B of *Town Planning Amendment Regulations 1999*.

**Metropolitan Region Scheme** means the Metropolitan Region Scheme with the meaning of the *Metropolitan Region Town Planning Scheme Act 1959*.

**Net Lettable Area** (nla) means the area of all floors within the internal finished surfaces of permanent walls but excludes the following areas:

- (a) all stairs, toilets, cleaner's cupboards, lift shafts and motor rooms, escalators, tea rooms, and plant rooms, and other service areas;
- (b) lobbies between lifts facing other lifts serving the same floor;
- (c) areas set aside as public space or thoroughfares and not for the exclusive use of the occupiers of the floor or building; and
- (d) areas set aside for the provision of facilities or services to the floor or building where such facilities are not for the exclusive use occupiers of the floor or building.

**Office** means premises used for administration, clerical, technical, professional or other like business activities;

**Perth Central Area** means the area shown as the Central City Area in the Metropolitan Region Scheme in the City of Perth and includes the East Perth Redevelopment Area.

**Shopping Floorspace** means the shopping floorspace as defined in Planning Land Use Category 5 (but excludes hotels, taverns and nightclubs) of the *WA Standard Land Use Classification* as specified in Appendix 4

**Structure Plan** means a plan showing in outline the overall development intentions for an area, including land use, major transport and utility networks, drainage, urban water management, open space systems and indicative built form.

**APPENDIX 1****METROPOLITAN CENTRES POLICY HIERARCHY**

## Centre Functions:

	<b>Strategic Regional Centres</b>	<b>Regional Centres</b>	<b>District Centres</b>	<b>N'hood and Local Centres</b>	<b>Traditional 'Main Street' Centres (all levels in hierarchy)</b>
<b>Primary Functions</b>	Multi-purpose and major employment centres for a full range of retail, commercial, administrative, entertainment recreational and regional community facilities.	Multi-purpose centres for retail, office, community and entertainment facilities.	Centres for weekly retail, service and community facilities.	Local centres for convenience shopping, small offices and local services and community facilities.	As for centres in the hierarchy.
<b>Office and Community Uses</b>	Major offices of businesses and government, professional offices and major entertainment facilities such as multiplex cinemas.	Office development, professional offices and entertainment facilities.	District level offices such as professional, sales and service offices.	Small offices.	As for centres in the hierarchy.
<b>Retail Types</b>	Department stores, discount department stores, major supermarkets, major specialised retail stores and convenience stores.	Discount department stores, supermarkets, specialty stores and convenience stores.	Minor discount department stores, supermarkets, specialty stores and convenience stores.	Supermarkets, Convenience stores and local shops.	As for centres in the hierarchy.
<b>Shopping Floorspace Guide</b>	Up to 80,000m <sup>2</sup> nla	Up to 50,000m <sup>2</sup> nla	Up to 15,000m <sup>2</sup> nla	Up to 4,500m <sup>2</sup> nla	Additional individual retail development of up to 1,000m <sup>2</sup> or cumulative developments of up to 2,500m <sup>2</sup> in any calendar year subject to qualifications in clause 5.4 of this policy.
<b>Preferred Location</b>	Primary road, rail station and major public transport services.	Primary road, rail station and major public transport services.	District distributor road and public transport services.	Local distributor road and bus route.	As for centres in the hierarchy.
<b>Centre Plans</b>	Required	Required	Recommended	Recommended	Required

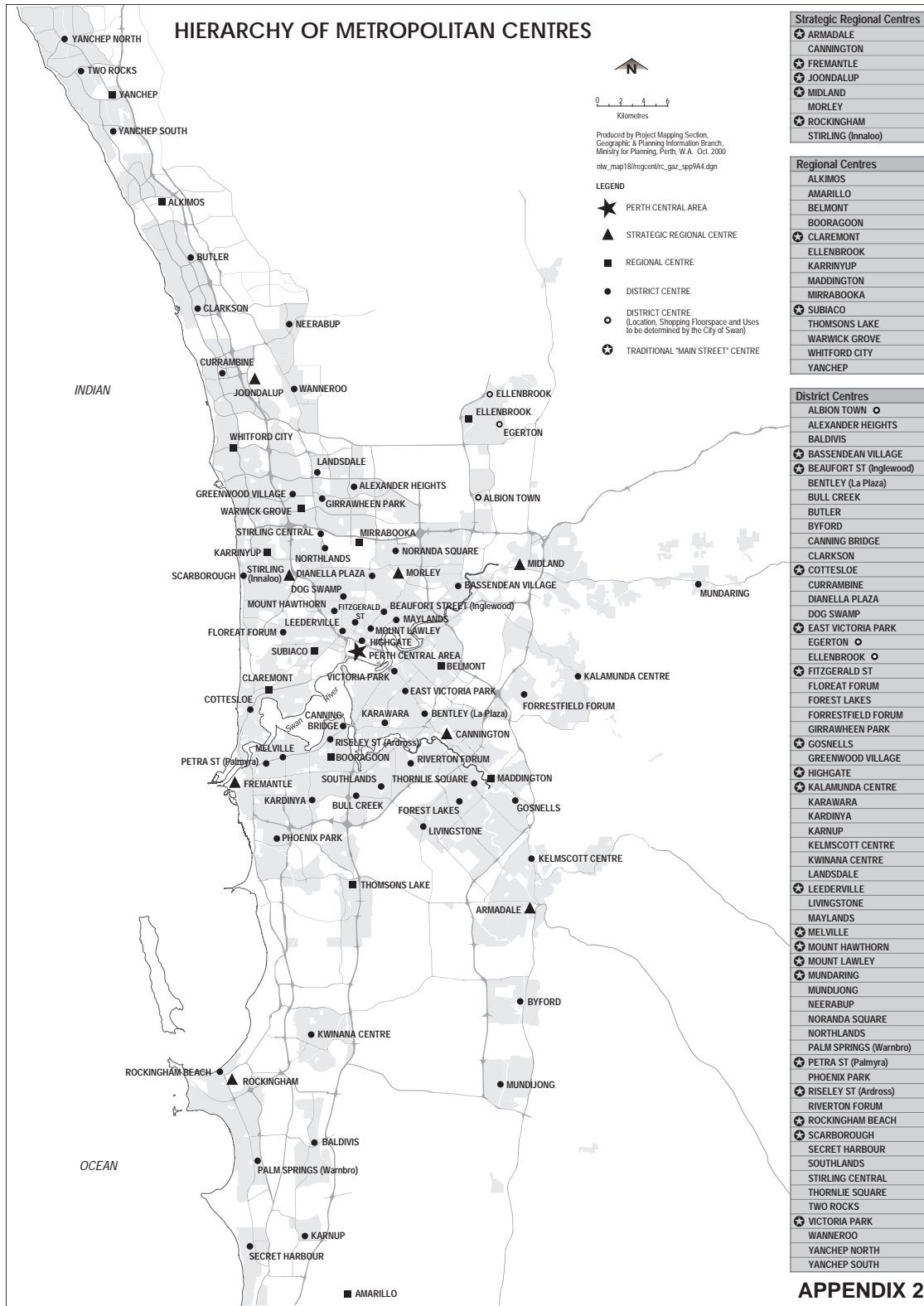
METROPOLITAN CENTRES POLICY HIERARCHY—*continued*

Development approval requirements:

	<b>Strategic Regional Centres</b>	<b>Regional Centres</b>	<b>District Centres</b>	<b>N'hood and Local Centres</b>	<b>Traditional 'Main Street' Centres (all levels in hierarchy)</b>
<b>Local Government</b>	Yes	Yes	Yes	Yes	Yes
<b>Western Australian Planning Commission</b>	If the shopping floorspace of the centre exceeds 80,000m <sup>2</sup> nla unless consistent with a Commission endorsed centre plan or local commercial strategy or in the absence of an endorsed centre plan or local commercial strategy, the shopping floorspace exceeds any endorsed structure plan or subsequent town planning scheme.	If the proposed office use or retail types are those listed for or uses which the local government considers should be located in Strategic Regional Centres; or  If the shopping floorspace of the centre exceeds 50,000m <sup>2</sup> nla unless consistent with a Commission endorsed centre plan or local commercial strategy or in the absence of an endorsed centre plan or local commercial strategy, the shopping floorspace exceeds any endorsed structure plan or subsequent town planning scheme.	If the proposed office use or retail types are those listed for or uses which the local government considers should be located in Regional Centres or Strategic Regional Centres; or  If the shopping floorspace of the centre exceeds 15,000m <sup>2</sup> nla unless consistent with a Commission endorsed centre plan or local commercial strategy or in the absence of an endorsed centre plan or local commercial strategy or in the absence of an endorsed centre plan or local commercial strategy, the shopping floorspace exceeds any endorsed structure plan or subsequent town planning scheme.	If the proposed office use or retail types are those listed for or uses which the local government considers should be located in District Centres, Other Regional Centres or Strategic Regional Centres; or  If the shopping floorspace of the centre exceeds 4,500m <sup>2</sup> nla unless consistent with a Commission endorsed centre plan or local commercial strategy or in the absence of an endorsed centre plan or local commercial strategy, the shopping floorspace exceeds any endorsed structure plan or subsequent town planning scheme.	If the proposed additional shopping floorspace exceeds 1,000m <sup>2</sup> nla unless consistent with a Commission endorsed centre plan or local commercial strategy or in the absence of an endorsed centre plan or local commercial strategy, the shopping floorspace exceeds any endorsed structure plan or subsequent town planning scheme.

- Notes:
1. This table is a summary of the main provisions of the policy as they relate to the different types of centres. It is intended as a checklist and, in considering any proposal, reference should be made to the relevant sections of the policy.
  2. Net lettable area (nla) means the area of all floors within the internal finished surfaces of permanent walls but excludes the floor areas of:
    - stairs not in a fire-rated enclosure, escalators, toilets, cleaners' cupboards, plant rooms, and other service areas except where such floor areas are for the exclusive use of the occupiers of the floor or building;
    - stairs in a fire-rated enclosure, lift shafts and motor rooms, and 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 the occupiers of the floor or building;
    - areas set aside for the provision of shared facilities or services of the occupiers of the floor or building;
  3. The shopping floorspace in this table refers only to the floorspace as defined in Planning Land Use Category 5 (excluding hotels, taverns, and nightclubs) of the *WA Standard Land Use Classification* (WASLUC).

APPENDIX 2





**APPENDIX 3****DEVELOPMENT GUIDELINES****1 RETAIL DEVELOPMENT****1.1.1 Proposed Retail Development**

Retail development proposals should:

- comply with the functions, use types and Shopping Floorspace Guide in Appendix 1 of this policy, any centre plan, Local Planning Strategy and any relevant structure plan;
- improve the level of service provided for shoppers including design, appearance, shopping mix, access, movement of pedestrians and vehicles and provision of community facilities;
- be designed to integrate with other uses and developments of the centre;
- be safely and readily accessible to the population to be served, particularly by public transport, bicycles, pedestrians and people with disabilities;
- be planned to utilise streets as shared public realm in a “main street” format as the preferred development format;
- have due regard to the residential amenity of the area;
- have an acceptable impact on traffic movements in the locality and avoid conditions which would give rise to difficulties associated with traffic congestion and safety;
- make effective use of existing and proposed investment in public infrastructure, transport and other facilities; and
- be a suitable use of the site which will not result in adverse impacts on adjacent land uses.

Proposed retail developments will be encouraged to locate in appropriate centres as defined in this policy and in the relevant Local Planning Strategy.

Retail developments which would have an unacceptable impact on the level of access and service provided to consumers by the existing, approved and planned provision of shopping in the locality will not be supported. Unacceptable impact may include a physical or financial cause that would result in an overall adverse effect upon the extent and adequacy of facilities and services available to the local community if the development is proceeded with, that is not made good by the proposed development itself. The location and distribution of existing, approved and planned centres and development are relevant factors to be taken into account.

**1.1.2 Local Government Responsibility**

Local governments will be responsible for controlling shopping developments at all levels of the hierarchy. The following proposals, however, will be referred to the Western Australian Planning Commission for determination in accordance with the appropriate Clause 32 Resolution under the Metropolitan Region Scheme:

- proposed office or retail developments identified in Appendix 1 which the local government considers appropriate to a higher level in the hierarchy;
- developments in Strategic Regional Centres, where approval of the proposal would result in the shopping floorspace of the centre exceeding 80,000m<sup>2</sup> or the amount specified in any endorsed structure plan or town planning scheme unless the proposal accords with an endorsed Local Planning Strategy or centre plan endorsed by the Commission;
- developments in Regional Centres, where approval of the proposal would result in the shopping floorspace of the centre exceeding 50,000m<sup>2</sup>, or the amount specified in any endorsed structure plan or town planning scheme unless the proposal accords with an endorsed Local Planning Strategy or centre plan endorsed by the Commission;
- developments in District Centres, where approval of the proposal would result in the shopping floorspace of the centre exceeding 15,000m<sup>2</sup>, or the amount specified in any endorsed structure plan or town planning scheme unless the proposal accords with an endorsed Local Planning Strategy or centre plan endorsed by the Commission;
- developments in Neighbourhood and Local Centres, where approval of the proposal would result in the shopping floorspace of the centre exceeding 4,500m<sup>2</sup> nla, unless the proposal accords with an endorsed Local Planning Strategy or centre plan which has been endorsed by the Commission;
- traditional “main street” developments in Strategic Regional, Regional or District Centres, where approval of the proposal would result in the shopping floorspace exceeding 1,000m<sup>2</sup>, or where the net total of retail floorspace resulting from such developments in any one centre increases by more than 2,500m<sup>2</sup> in any one calendar year above the Shopping Floorspace Guide in Appendix 1 or the shopping floorspace specified in any Local Planning Strategy or centre plan endorsed by the Commission;
- any other retail development which is inconsistent with any endorsed structure plan, town planning scheme or planning policy or in the opinion of the Commission, after consulting the responsible local government, should be determined by the Commission having regard to matters of regional significance.

### 1.1.3 Centre Plans

Centre plans should provide the following information:

- the floorspace allocation for the various uses of the centres. As a guide, regional and district centres should aim to allocate not less than 20 per cent of the total floorspace for office and community uses;
- the general location and intensity of existing and proposed land uses;
- the siting, integration, general layout, bulk and scale of buildings;
- public transport provision showing connection to high demand areas to maximise usage;
- provision of a safe and convenient cycling and pedestrian access system to, from and within the centres;
- vehicular movement and servicing arrangements, including car parking and traffic capacity;
- landscaping, conservation and urban design information aimed at developing high quality commercial centres with distinct character;
- details of any heritage or environmental features;
- provision of an entry statement;
- streetscape treatments and design to provide a safe, convenient and sheltered walking environment;
- relationship to surrounding land uses;
- the extent of higher density housing opportunities in and near centres;
- forecast shopping floorspace provision and justification by retail modelling;
- integration of public and civic spaces and community facilities in the centres;
- assessment of the impact of the development on the amenity of the surrounding areas and proposed measures to address any adverse impacts;
- assessment of the impact of the development on other centres and the Perth Central Area where appropriate; and
- implementation arrangements including the staging and coordination of development, provision of infrastructure and cost-sharing arrangements.

### 1.1.4 Centre Plans for Traditional “Main Street” Centres

Local centre plans for existing traditional and new “main street” centres should provide the following information to:

- indicate how mixed uses of the centre will be integrated, the main street concept will be promoted and integrated with the surrounding uses;
- show how the development of a wide range of uses in the centre including retail, medium density housing, office development, commercial services, entertainment facilities, medical services, restaurants and community facilities is to be achieved;
- demonstrate how the development of continuous shop frontage at street level along the main street is to be encouraged;
- determine the amount of shopping floorspace appropriate for the centre taking into account its impact on other centres;
- show a range of housing types with residential densities that increase toward the centre;
- determine the walkable catchment of the centre;
- show how public transport facilities through the centre is to be provided;
- illustrate clear and convenient pedestrian and cycle routes from all directions for up to 800m from the centre;
- identify sites for a range of community facilities including community halls, local libraries, child care facilities, local parks and public meeting areas, local open space etc;
- determine the location of car parking facilities and car parking requirements, recognising the mixed use nature of the centres would provide opportunity for the sharing of parking facilities and that access roads leading to these centres would provide on-street parking; and
- show program for streetscape and landscape improvements, provision of community and local open space facilities and pedestrian and cycling facilities, in order to develop the image or character of the centre.

### 1.1.5 Supporting Information for Retail Proposals

Rezoning amendments and development applications for retail uses which do not comply with the floorspace guide of this policy should be supported by the information set out below:

- Evidence that the proposal is consistent with this policy statement, any Local Planning Strategy, centre plan, any relevant structure plan and/or *Liveable Neighbourhoods: Community Design Code*.



- A description of the proposed development including plans showing:
  - the location and design of buildings in relation to the site and surrounding area and design theme of the development;
  - layout, landscaping and pedestrian access through the traffic circulation and parking areas;
  - public and community spaces;
  - landscape and planting proposals;
  - integrated pedestrian and cycleway system to the centre and linkages between the various buildings and community spaces which make up the centres;
  - access and egress arrangements to public roads;
  - access facilities and arrangements for people with disabilities;
  - the proposed use of land and buildings including the net lettable shopping floorspace, a general indication as to the shopping mix (discount store, supermarket, specialty shops, etc) and the floorspace used for other purposes including public access;
  - the integration and connection to other uses and developments; and
  - details of the staging of development.
- An analysis of the economic impact of the proposed development on the existing and planned provision of retail facilities in the locality including the Perth Central Area where appropriate, taking into account:
  - the trade area of the proposal;
  - the location, size and role of existing, approved and planned centres within the trade area;
  - estimates of consumer needs taking into account existing and potential population levels and shopping habits; and
  - existing and potential deficiencies in shopping provision in the trade area.
- An assessment of the impact of the proposal on:
  - traffic in the general area, including the amount and distribution of vehicular traffic and car parking generated by the proposed development and the ability of the surrounding road network (and any proposed improvements) to accommodate the additional and diverted traffic;
  - the character and amenity of adjoining areas including traffic intrusion, noise, privacy considerations, overshadowing, lighting and appearance; and
  - the provision of public facilities and services to the site.
- An assessment of the merits of the proposed development in terms of:
  - the design and appearance of the development;
  - the extent to which the proposed development will improve the level of service provided for shoppers in the general area;
  - bulk and scale of the development in relation to the site and the locality;
  - the extent to which the development is integrated with existing facilities (if any) including building relationships, pedestrian and vehicular access and urban design;
  - the extent to which the development will reinforce and enhance the character and functioning of the centre;
  - accessibility to the resident population particularly by public transport, bicycles and pedestrians; and
  - access, egress and internal circulation arrangements for motor vehicles, pedestrians and bicycles, and access to loading areas for service goods vehicles.
- An assessment of the number of parking bays to be provided taking into account the level of public transport, cycling and pedestrian access to be provided and the extent of higher density residential and mixed use development in or near the centre.
- An assessment of the costs imposed on public sector agencies by the proposed development including the implications on and optimal use of public infrastructure and services provided in the locality, in the subject centre and other centres in the area.

A comprehensive assessment, including a retail impact analysis, will normally be required for any major shopping development proposal exceeding 5,000m<sup>2</sup> nla, unless the proposal accords with the retail floorspace guide or a Local Planning Strategy which has been endorsed by the Commission. The Commission or relevant local government may waive or modify any of the requirements listed above in any particular case having regard to the likely scale and impact of the proposed development.

#### **General Guidelines on Shopping Floorspace Provision**

The following table provides a general notion of shopping floorspace provision. It has been developed from overall population figures and total shopping floorspace. No account has been taken of variations to productivity, profitability, accessibility, spending capacity and population characteristics of individual centres. Factors like types and mix of stores, shop hours and design of centres have also not been taken into account.

The general guidelines are intended as a guide only to give a broad indication of the distribution of shopping floorspace in the hierarchy of centres. The standards will need to be refined and reassessed when preparing Local Planning Strategies and assessing development approvals.

### **Guidelines on Shopping Floorspace Provision**

	Per Capita m <sup>2</sup> nla
Perth Central Area	0.20
Regional Centres	0.61
District Centres	0.40
Neighbourhood and Local Centres	0.53
Total	1.74

nla : Nett Lettable Area

Shopping floorspace in the table is as defined in Category 5 of PLUC codes but excluding hotels, taverns and nightclubs. A list of Category 5 uses is provided in Appendix 4.

## **2. OFFICE DEVELOPMENT**

### **2.1 Locations for Office Development**

The preferred location for major office developments is Central Perth and the Strategic Regional Centres.

Smaller scale office developments are encouraged in District Centres and Neighbourhood/Local Centres. This type of development will need to be designed to be compatible with the scale and character of the centres and have regard to the residential amenity of the surrounding areas.

Major office developments outside Central Perth and Regional Centres will be supported, only where the proposed development:

- is consistent with the objectives and principles of this policy statement, any Local Planning Strategy, or centre plan;
- is conveniently located to the public transport network with the preferred location for such developments at railway stations or other public transport interchanges;
- is a suitable use of the site which will not result in adverse amenity, land use and traffic impacts; and
- is part of a mixed-use development concept and not a stand-alone development.

Piecemeal office development of land fronting major roads will generally be discouraged.

Office uses in industrial areas will be permitted providing they are ancillary to the functions carried out in factory or warehouse premises.

Home-based office uses are also supported provided that the intensity, scale and character do not affect the surrounding residential amenity.

### **2.2 Supporting Information for Office Proposals**

Rezoning amendments and development applications for office uses should be accompanied by the following information:

- Evidence that the proposal is consistent with this policy statement, any endorsed Local Planning Strategy, centre plan and/or structure plan approved under the *Liveable Neighbourhoods: Community Design Code*.
- An assessment of the impact of the proposal on:
  - traffic in the general area, including provision for access by public transport, bicycles and pedestrians;
  - the character and amenity of adjoining areas including traffic intrusion, noise, privacy considerations and appearance; and
  - the provision of public services and facilities to the site.
- A description of the proposed development including plans showing:
  - the location and design of buildings in relation to the site and surrounding area and design theme of the development;
  - layout, landscaping and pedestrian access through the traffic circulation and parking areas;
  - public and community spaces;
  - landscape and planting proposals;
  - integrated pedestrian and cycleway system to and within the centre and linkages between the various buildings and community spaces which make up the centre;
  - access and egress arrangements to public roads;
  - access facilities and arrangements for people with disabilities;
  - the proposed use of land and buildings including the net lettable office floorspace and the floorspace used for other purposes including public access;

- the integration and connection to other uses and developments; and
- details of the staging of development.
- An assessment of the merits of the proposed development in terms of:
  - the design and appearance of the development;
  - the extent to which the development is integrated with existing facilities (if any) including the relationships of buildings, pedestrian and vehicular access and urban design;
  - the extent to which the development will reinforce and enhance the character and function of the centre; and
  - accessibility, particularly by public transport.
- An assessment of the costs imposed on public sector agencies by the proposed development including the implications on and optimal use of public infrastructure and services provided in the locality, in the subject centre and other centres in the area.

#### APPENDIX 4

##### Planning Land Use Category 5 Shop/Retail by WA Standard Land Use Classification (WASLUC)

5321	Department Stores Retail
5322	General Merchandise Retail
5331	General Markets
5341	Duty Free Stores
5411	Grocers, Confectioners & Tobacconist
5421	Meats Retail
5422	Fish and Seafoods Retail
5431	Fruits and Vegetables Retail
5441	Takeaway Food and Milk Bars
5461	Bread and Cake Stores
5491	Delicatessen
5492	Health Foods
5499	Other Retail Food Trade (Nec)*
5611	Men's and Boy's Clothing Retail
5621	Women's, Girl's and Infant's Wear Stores Retail
5631	Combined Men's & Women's Clothing Stores Retail
5661	Footwear Retail
5691	Fabric Shop and Dressmaking Accessories Retail
5692	Fur and Leather Clothing Retail
5693	Knitting Wool and Accessories Retail
5694	Accessories Retail (Nec)
5713	Manchester Goods and Soft Furnishings Retail
5714	Kitchenware Retail
5719	Furniture and Home Furnishings and Equipment Retail (Nec)
5721	Household Appliances Retail
5722	Music and Musical Instruments Retail
5724	Electronic Equipment and Parts Retail
5811	Restaurants, Cafe and Function Centres
5812	Function and Reception Centres (Not included in definition of shop)
5821	Drinking Places (Alcoholic Beverages)—Hotels (Not included in definition of shop)
5822	Drinking Places (Alcoholic Beverages)—Taverns (Not included in definition of shop)
5823	Nightclubs (Not included in definition of shop)
5911	Pharmacies, Chemists
5921	Liquor Retail
5931	Antiques Retail
5932	Secondhand Merchandise Retail
5941	Newsagents
5942	Stationers
5943	Booksellers
5944	Craft and Art Supplies Retail
5945	Gifts, Novelties and Souvenirs Retail

- 5946 Adult Products Retail
- 5951 Sporting Goods and Trophies Retail
- 5952 Bicycles Retail
- 5953 Toys and Hobbies Retail
- 5954 Firearms Retail
- 5961 Business and Computing Equipment
- 5971 Watchmakers and Jewellers Retail
- 5981 Florists Retail
- 5991 Cameras and Photographic Supplies Retail
- 5992 Sheepskins Retail
- 5995 Pets and Pet Supplies Retail
- 5997 Leather Goods and Saddlery Retail
- 5999 Other Retail Trade (Nec)
- 6231 Men's Hairdressers
- 6232 Women's Hairdressers (Including Unisex)
- 6233 Beauty Salons
- 6234 Weight Reducing Salons
- 6391 Clothing Hire
- 6398 Motion Picture Distribution and Services (Including Video Libraries)
- 6496 Footwear Repair Services

\*Nec: Not Elsewhere Classified

