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Dear Sir/Madam

DRAFT LOCAL PLANNING STRATEGY AND DRAFT LOCAL PLANNING SCHEME NO. 5 – UPDATE FOLLOWING WORKSHOPS WITH ELECTED MEMBERS

The City of Subiaco (the City) is contacting everyone who made a submission on the draft revised Local Planning Strategy (the Strategy) and/or the draft Local Planning Scheme No. 5 (LPS 5) to provide an update and information on the next steps.

More than 1000 submissions received on LPS 5 and the Strategy have been analysed and responses to submissions have been workshopped with Elected Members. The City is preparing modifications to the Strategy and LPS 5 based on the submissions received and the outcomes of workshops with Elected Members.

The modified Strategy and LPS 5 are intended to be presented to Council for consideration at a Special Council Meeting on **7 February 2019**.

Next Steps and Council Consideration

The City is preparing modifications to the Strategy and LPS 5 that:

1. Respond to the submissions raised from the community;
2. Promote a positive future development outcome that enhances the existing character of Subiaco and is consistent with the State Government's planning framework; and
3. Provide opportunities for the growth of local businesses and improved vibrancy of the town centre and local centres.

The City intends to make the modified Strategy and LPS 5 documents publicly available in late January 2019 ahead of the Special Council Meeting on 7 February 2019. At this time, each property in the City of Subiaco will be sent a letter detailing its particular recommended zoning under the modified LPS 5 (see Figure 1).

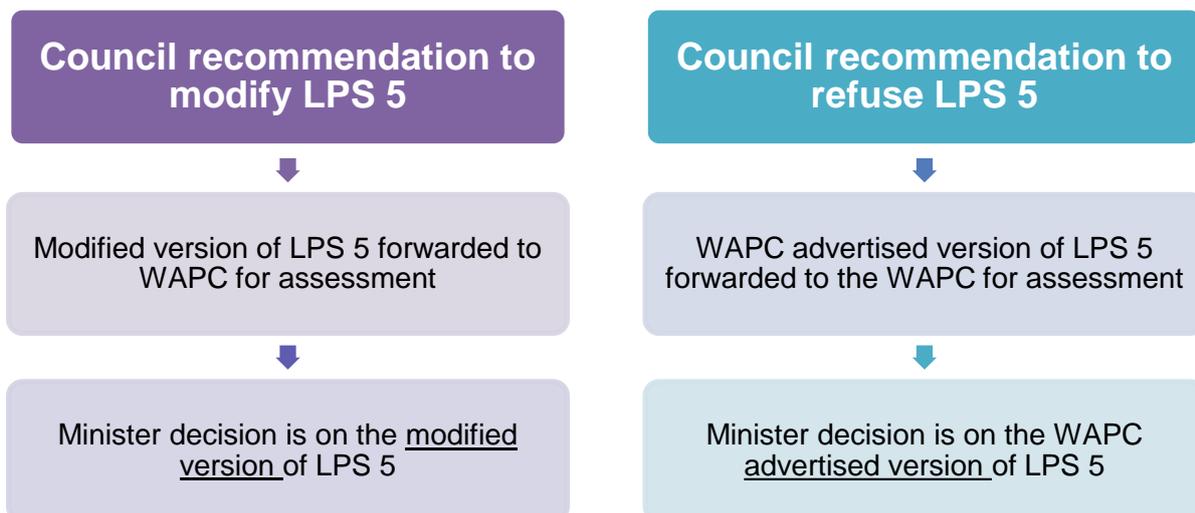
Figure 1 – Next Steps



Should Council recommend that the Strategy and LPS 5 be modified, the modified documents will be forwarded for consideration by the WAPC and Minister for Planning.

Should Council recommend that LPS 5 be refused, the WAPC and Minister will consider the WAPC advertised version of LPS 5, see Figure 2 below. Legislation does not provide Council with an option to recommend that the Strategy be refused.

Figure 2 – Council recommendation and consideration of documents



Local Planning Strategy Modifications

The Strategic Community Plan vision for the City of Subiaco will be included in the Strategy and a mission statement has been prepared to guide the implementation of this vision. This will ensure the Strategy addresses a wide range of planning factors in striving to achieve this vision.

The Strategy's planning factors will be layered into maps, strategies and actions for six topics (see Figure 3) which combine to form a holistic Strategy for the City.

Figure 3 – Proposed Layered Local Planning Strategy Approach



Many strategies and actions for each topic exist in the City's current Local Planning Strategy. Modified and/or additional actions are also being considered to address issues raised in the submissions.

To help support these recommended modifications, the City will give consideration to the 10 Urban Consolidation Principles outlined in the State Government's [Central Sub-regional Planning Framework](#).

- | | | |
|---------------------------|-----------------------|------------------------------|
| 1. Housing | 5. Station precincts | 8. Infrastructure |
| 2. Character and Heritage | 6. Industrial Centres | 9. Green Network |
| 3. Activity Centres | 7. Public Transport | 10. Environmental Protection |
| 4. Urban corridors | | |

In considering these principles, it is intended to focus on protecting existing character and heritage areas, promoting infill development in activity centres and urban corridors, and enhancing the City's network of green spaces. Focusing on these matters within the State Government's planning framework will help provide a robust planning rationale for the proposed modifications.

Planning for additional homes will also identify Subiaco East as a targeted growth area to reduce the pressure on existing character areas.

To assist in character retention, a general definition for character will be included in the Strategy. The City understands that there are many different areas throughout Subiaco, all with a unique character. The definition will refer to local planning policies which describe the character of each particular area.

The Strategy will identify a future program for detailed investigation into specific planning matters, such as public open space, laneways, social infrastructure, traffic and transport, and activity centres. This will provide a framework for these projects to be funded and implemented in the future.

Local Planning Scheme No. 5 Modifications

Based on the strong response received during public consultation, the City will recommend that the proposed blanket density rezoning around the Daglish and Shenton Park station precincts be removed.

Submissions received during consultation will be used in conjunction with the 10 urban consolidation principles to identify appropriate areas for density to assist in achieving Subiaco's minimum infill dwelling target to the year 2050.

Additional modifications will correct minor inconsistencies to better align LPS 5 with the Strategy. Some other key modifications include:

- A focus on achieving high quality design outcomes;
- The preservation of local character, heritage and context with appropriate zoning and density codes; and
- Continuing to provide flexibility for land uses and development to respond to economic influences through appropriate land use permissibility and discretion.

Thank you again for your submission. The City's Planning Services team is available to answer any queries you may have and can be contacted on 9237 9222.

Yours sincerely



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MANAGER PLANNING SERVICES