

Local Housing Strategy

Summary of Strategies and Actions

July 2021

The Local Housing Strategy 2021 (LHS) was adopted at the City of Kalamunda (City) 27 July 2021 Ordinary Council Meeting. The LHS is a supporting document for the Local Planning Strategy, and is a strategic planning document which identifies key actions the City will endeavour to initiate or complete within the next five years.

Summary of Local Housing Strategy 2021 Actions:

Objective Strategy	
Action	Implementation and priority
<p>Objective 1. Simplify and update the local planning framework to streamline housing approvals and remove unnecessary regulatory processes.</p> <p>Strategy 1. Ensure the City's land use planning framework is contemporary and reflects the requirements of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p>	
<p>Action 1. Prepare a new Local Planning Scheme</p> <p>Update the Local Planning Scheme to include:</p> <ul style="list-style-type: none"> a) The <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> deemed provisions b) Rationalise zones and land uses for consistency across the metropolitan region c) Remove redundant provisions d) Make the scheme easier to read and apply, and; e) Update to reflect actions adopted through planning strategies and policy. 	<p>Timeframe: Short term</p> <p>Indicator: New Local Planning Scheme is adopted.</p>

Action	Implementation and priority
<p>Action 2. Normalise Structure Plans</p> <p>In conjunction with the preparation of Local Planning Scheme No. 4 or future Local Planning Scheme Amendments, investigate, in collaboration with the Western Australian Planning Commission, normalising Structure Plan land use and residential density identifications.</p> <p>Structure plans to be reviewed for normalising into the Local Planning Scheme include:</p> <ul style="list-style-type: none"> a) Forrestfield Industrial Area Structure Plan b) Forrestfield U7 Outline Development Plan c) High Wycombe Urban Area U2 – Larwood Crescent d) Karingal Green U2 Outline Development Plan e) High Wycombe U2 Outline Development Plan f) Urban Area U4 Structure Plan g) Maida Vale Cell 6 U6 h) Canning Location 311 Structure Plan 	<p>Timeframe: Short term</p> <p>Partners: State Government</p> <p>Indicator: New Local Planning Scheme or Local Planning Scheme Amendment is adopted.</p>
<p>Action 3. Revoke Local Development Plans where appropriate</p> <p>Investigate the revocation of Local Development Plans where appropriate development standards are already provided for under the Local Planning Scheme No. 3, the Residential Design Codes and/or Local Planning Policy.</p>	<p>Timeframe: Short term</p> <p>Partners: State Government</p> <p>Indicator: Report prepared outlining the Local Development Plans to be revoked, forwarded to the Western</p>

	Australian Planning Commission for consideration.
Action	Implementation and priority
<p>Action 4. Peri-Urban Discussion Paper</p> <p>Prepare a discussion paper, for presentation to Council, investigating the implications of the State Government's <i>Government Sewerage Policy 2019</i> and in particular, the impact on wastewater requirements in the City's existing peri-urban areas. The discussion paper will include an analysis of potential impacts including but not limited to:</p> <ul style="list-style-type: none"> a) Community desires and aspirations through engagement b) Amenity and character c) Existing vegetation and environmental values d) Drainage e) Lot sizes f) Movement and traffic network 	<p>Timeframe: Medium term</p> <p>Partners: State Government</p> <p>Indicator: Paper prepared investigating the impact of the <i>Government Sewerage Policy 2019</i> on existing zonings for the Council's consideration.</p>
<p>Objective 2. Facilitate diverse and sustainable housing options through the provision of a greater mix of housing types, densities and affordability.</p> <p>Strategy 2. Provide healthy, safe and walkable suburbs for local residents.</p>	
<p>Action 5. Housing Diversity</p> <p>Prepare a local planning policy and/or scheme objectives and provisions as necessary to support innovative housing developments to increase housing diversity, affordability and support opportunities for aging in place (eg. Cooperative housing, tiny houses on wheels).</p>	<p>Timeframe: Medium term</p> <p>Indicator: Policy developed for Council consideration.</p>

Action	Implementation and priority
<p>Action 6. Dual Density Areas</p> <p>Review the performance of Scheme Amendment 82 – Dual Density areas and action any appropriate Local Planning Scheme or Local Planning Policy amendments:</p> <p>The review is to include:</p> <ol style="list-style-type: none"> a) Consideration of potential duplication of design requirements emerging through State Planning Policy 7.3 – Residential Design Codes. b) An update and simplification of Local Planning Policy No. 9 – Dual Density c) A review of the boundaries and impact of Dual Density infill on the character of streetscapes and built form and provide analysis of subdivisions which have occurred under the policy. d) An investigation of a single standard code with appropriate development standards under the Local Planning Scheme. 	<p>Timeframe: Medium term</p> <p>Indicator: Review completed, and report prepared which provides recommendations.</p>
<p>Action 7. Aged Care</p> <ol style="list-style-type: none"> a) Facilitate the completion of the necessary land administration and planning processes to incorporate aged care development at: <ul style="list-style-type: none"> • Heidelberg Park; and • Cambridge Reserve. b) Progress the investigations (including community engagement and environmental considerations) for aged care or allied oriented uses at the following sites: <ul style="list-style-type: none"> • Lot 608 (6) Dixon Road, Kalamunda; and • Lot 609 (30) Byron Road, Kalamunda. 	<p>Timeframe: Short – Medium term</p> <p>Partners: State Government, Kalamunda Aged Care Advisory Committee</p> <p>Indicator: Development progresses, Investigation complete and recommendations made for Council review.</p>

Action	Implementation and priority
<p>Action 8. Public Transport Links</p> <p>Improve access to activity centres and major transport routes by advocating for efficient local bus services from the High Wycombe Station to district, neighbourhood and local town centres.</p>	<p>Timeframe: Short term</p> <p>Partners: Public Transport Authority, Transperth</p> <p>Indicator: City to liaise with partners and provide recommendations for improved connectivity following completion of Forrestfield North train station.</p>
<p>Action 9. Active Transport Links Investigate an extension to the Bicycle Plan 2017 providing a coordinated strategic approach to connecting the High Wycombe train station, activity centres, bike trails and tourist attractions with dedicated cycling lanes and walking paths.</p> <p>Investigations will consider Healthy Active by Design principles as outlined by the Heart Foundation and provide recommendations for improving active transport links. This may include but is not limited to improving links between existing streets, frequently used trails or routes, and new structure plan areas as well as providing end of trip facilities, storage or bike repair stations. Can form part of a coordinated Streetscape Enhancement Program (refer action 11)</p>	<p>Timeframe: Medium term</p> <p>Partners: Public Transport Authority, Transperth</p> <p>Indicator: City to investigate and provide recommendations following completion of High Wycombe train station. Bicycle Plan reviewed, and report prepared with recommendations for improving connectivity and facilities, supported by a proposed cost schedule for consideration by Council.</p>

Action	Implementation and priority
<p align="center">Objective 3. Guide the design of new developments to respect and enhance existing neighbourhood character and encourage high quality, safe urban form.</p> <p align="center">Strategy 3. Increase the quality of built form, public realm and character of existing suburbs whilst improving crime levels through Crime Prevention Through Environmental Design (CPTED) principles.</p>	
<p>Action 10. Community Safety</p> <p>Implement recommendations of the City's Community Safety Crime Prevention Plan 2020-2025 and provide Designing Out Crime solutions through Activity Centre Plans, urban design upgrades and infrastructure improvements.</p>	<p>Timeframe: Short – Medium term</p> <p>Indicator: Investigation completed and recommendations provided for Council review.</p>
<p>Action 11. Streetscape Enhancement Program</p> <p>Develop a streetscape enhancement program to incrementally upgrade the public realm to complement new housing development within an 800m walking distance of key activity centre precincts. Upgrades are to focus on prominent entrances and linkages to activity centres, which may include:</p> <ul style="list-style-type: none"> a) Lighting b) Signage c) Street furniture d) Landscaping 	<p>Timeframe: Medium term</p> <p>Indicator: Streetscape enhancement program prepared for Council consideration.</p>

<ul style="list-style-type: none"> e) Street trees f) Accessible footpaths and cycle ways g) Design of facades and awnings 	
Action	Implementation and priority
<p>Action 12. Heritage</p> <p>Review the Municipal Heritage Inventory to update records and reflect changes for consistency with the <i>Heritage Act 2018</i>.</p> <p>Review to include re-assessment of listed heritage sites, assessment of proposed new sites and include assets of natural heritage which lists natural landscape features or trees which have significant cultural, social, or heritage value to the community. Consider whether local sites of cultural heritage significance should be protected in the Local Planning Scheme.</p>	<p>Timeframe: Short term</p> <p>Partners: Kalamunda and Districts Historical Society, State Heritage Office</p> <p>Indicator: Investigation completed and recommendations provided for Council review.</p>
<p>Objective 4. Guide Council, Officers, and applicants when considering applications for the development of housing in existing and future development areas.</p> <p>Strategy 4. Improve the design, quality and sustainability of new housing.</p>	
<p>Action 13. Sustainability Incentives</p> <p>Investigate the preparation of a 'Sustainability Bonus' local planning policy and/or grant scheme to reward exceptionally high quality streetscape outcomes and sustainable design. (refer Part 17)</p>	<p>Timeframe: Short – Medium term</p> <p>Indicator: Policy is completed for Council review.</p>

Action	Implementation and priority
<p>Objective 5. Ensure housing supply and diversity aligns with expected population growth and, in accommodating that growth, has due regard for the City’s strategic environmental framework.</p> <p>Strategy 5. Facilitate more housing choice for residents and increase dwelling diversity.</p>	
<p>Action 14. Investigation Areas</p> <p>Progress studies for investigation areas as part of the new Local Planning Strategy and Local Planning Scheme No. 4 (refer Map 2 – Investigation Areas).</p> <p>Investigation Areas include:</p> <ul style="list-style-type: none"> • Pickering Brook Townsite Expansion • Crystal Brook (Wattle Grove South) • Forrestfield North (High Wycombe South) • Cambridge Reserve • Heidelberg Park • Hillview Golf Course • Maida Vale South • The Glades • Forrestfield Dual Density Area • Halleendale Road, Walliston • Lot 126 (2) Cephalotus Road, Walliston • Rural Zoning Rationalisation project 	<p>Timeframe: Short – Medium term depending on individual investigation area</p> <p>Partners: State Government</p> <p>Indicator: Analysis completed and recommendations made for Council review.</p>

For project descriptions refer sections 8-10.

NOTE: Investigation Area is simply identifying the need to undertake further community consultation and technical studies to determine the best future land use. The term 'Investigation Area' is not to be taken as a guaranteed development outcome and in some cases may result in no change at all.