

Modifications Table

No.	Section	Modification	Reason
1.	General	Administrative.	Correct minor errors from draft version and minor changes to ensure consistency with final Strategy version.
2.	General	Update Wattle Grove South location and NAC name to Crystal Brook location and NAC.	To align with recent Crystal Brook Concept Plan community engagement easier to distinguish from other centres in Wattle Grove.
3.	General	Change 'Forrestfield North DAC' to 'High Wycombe South DAC'.	To reflect the future centres location within the suburb of High Wycombe, proximity to the train station easier to distinguish from other centres in High Wycombe.
4.	General	Change 'Maida Vale NAC' to 'Midland Road NAC'.	To avoid confusion between Maida Vale Road LAC and Maida Vale LAC.
5.	General	Change 'High Wycombe East NAC' to 'High Wycombe North NAC'.	Better reflects the centres location within the suburb High Wycombe and easier to distinguish from other centres in High Wycombe.
6.	General	Change 'Kalamunda Glades NAC' to 'Kalamunda South NAC'	Better reflects the centres location within the suburb Kalamunda and easier to distinguish from other centres within Kalamunda.
7.	General	Change 'Forrestfield LAC' to 'Berkshire Road LAC'.	Easier to identify centre and distinguish from other centres within Forrestfield.
8.	General	Change 'High Wycombe West LAC' to Kenneth Road LAC'.	Easier to identify centre and distinguish from other centres in High Wycombe.
9.	General	Change 'Maida Vale LAC' to 'Sixways LAC'.	Reflects centres location within Maida Vale and to distinguish from other centres in Maida Vale. Avoids confusion with Maida Vale Road LAC (similar names).
10.	General	Add the following convenience centres: a) Anderson Road CC (Forrestfield) b) Edney Road CC (High Wycombe) c) Orange Grove CC (Kalamunda)	Centres that were not included in draft version but should be to be thorough. Addition is inconsequential due to the very small scale of the

			centres, limited offerings and no actions within the Strategy impact the centres.
11.	General	Change naming convention for convenience centres from LAC to CC.	Distinguishes convenience centres from local activity centres within the Strategy.
12.	General	Reference to Activity Centre Plans change to Precinct Structure Plans.	To align with new terminology under State Planning Policy 7.2 Precinct Design and Draft State Planning Policy 4.2 Activity Centres.
13.	1.0 (a)	Add following note: <i>'Forrestfield North and High Wycombe South are used interchangeably throughout the document. Forrestfield North refers to the District Structure Plan (DSP) area and subsequent local structure plans (LSP) and activity centre structure plans that have been prepared or are in the process of being prepared. High Wycombe South is the same area and is specifically used in the Strategy to identify the future activity centre due to its proximity to the High Wycombe Station and its location within the suburb of High Wycombe.'</i>	To provide naming clarity.
14.	1.4 Activity Centre Hierarchy - Table	Table update to include example of centre features.	Greater explanation of each activity centre type.
15.	1.6 Targeted Stakeholder Consultation	Include public advertising results.	To provide public advertising results.
16.	2.1 State Policy Context	Add Draft State Planning Policy 4.2: Activity Centres for Perth and Peel and Implementation Guidelines	Update relevant documents to the Strategy.
17.	2.2 City Policy Context	Add Draft Public Art Masterplan and Draft Local Housing Strategy 2020 to table of City Policy documents.	Update relevant documents to the Strategy.
18.	3.1 Population, 3.2 Dwellings and 3.3 Age Profile	Update population information to align with most recent available information from Forecast i.d. 2021.	To provide up to date information.
19.	4.4 Major Developments and Infrastructure Delivery	Change 'Forrestfield Airport Link' to 'Airport Railway Line'.	To reflect recent name change.

20.	Section 4	Add 4.6 Covid-19 section and explanation.	To describe the affects of Covid-19 to the Activity Centre Strategy outcomes.
21.	5.6.2 2036 Outputs	Modify Midland Road NAC (previously Maida Vale NAC) requirements to only require a retail sustainability assessment for any proposed development, removing consideration post 2026.	In response to submission and alternative modelling provided.
22.	Section 5	Add 5.6.3 – Alternative Output Scenarios and Development Proposals. Individual sections with commentary created on alternative modelling to the activity centres strategy modelling for: <ul style="list-style-type: none"> • High Wycombe South DAC – local structure plan modelling, • Kalamunda DAC – activity centre plan modelling, • Forrestfield DAC - submission, • Midland Road DAC – submission and alterative modelling, • Wattle Grove North DAC – structure plan amendment; and • Maida Vale Road LAC – development approval. 	Provide alternative modelling outcomes from recently prepared planning documents and submissions through public advertising.
23.	Section 5	Add 5.6.4 – Retail Sustainability Assessment (RSA) Requirements. Add section providing guidelines for where a retail sustainability assessment should be required. Generally stating: <i>`Any new activity centre should be required to prepare a retail sustainability assessment/impact test. Any significant expansion of an existing activity centres should also require a retail sustainability assessment to be prepared to support a structure plan or development application. The need for a RSA and the requirements to be addressed are to be in accordance with SPP4.2</i>	To provide guidance on RSA requirements. In response to submissions.

		<p><i>and Implementation Guidelines (including due regard for the draft version).</i></p> <p><i>Other forms of retail analysis reports may be accepted instead of an RSA where deemed appropriate by the City or where the above guidelines are not valid an RSA or other form of retail analysis report may still be requested where deemed appropriate by the City. The City may consider preparing a local planning policy to further address RSA requirements.'</i></p>	
24.	Section 5	<p>Add 5.6.5 – Out of Centre Development. Provide City's position on 'out-of-centre' development proposals. Generally stating:</p> <p><i>'The City is generally unsupportive of 'out-of-centre' development. That is where commercial development occurs outside of the activity centres identified by the Strategy. Out-of-centre development has the potential to cause impacts on the economic viability of existing and future centres identified by the Strategy. Assessing out-of-centre development should be undertaken in accordance with SPP4.2 and Implementation Guidelines (including due regard for the draft version).</i></p> <p><i>Some existing convenience centres and some LACs (non-supermarket) are examples of where out-of-centre development has occurred in the past and currently exists, however noting most of these centres may pre-date the existing LACs (supermarket component), NACs and DACs, and may still serve an important convenience need in the community or have a community connection. There may be consideration for investigating alternative land uses at existing convenience centres and LACs to consolidate commercial activity in the larger and more activated NACs and DACs and some of the more highly utilised</i></p>	In response to submission.

		<i>LACs. The City may consider preparing a local planning policy to further address out of centre considerations.'</i>	
25.	6.0 Built Form and Public Realm Analysis	Update with latest built form improvements within the City and updated information on the Kalamunda Activity Centre Plan. State that 'The City may consider preparing a local planning policy to further address built form in activity centres not covered by a set of design guidelines.'	Information update.
26.	7.0 Car Parking	Add reference to review of Local Planning Scheme 4.	Information update.
27.	8.0 Existing and Future Centres	Update title to 'Summary and Recommendations'.	Better reflects the purpose of the section.
28.	8.1 Existing Activity Centre Hierarchy	Update title to 'City of Kalamunda Activity Centres Hierarchy'.	Minor title update.
29.	8.1 Existing Activity Centre Hierarchy (changed to City of Kalamunda Activity Centres Hierarchy)	Update table to provide location of the centres, existing floorspace, model projected /alternative floorspace for 2026 and model projected / alternative floorspace for 2036. A number of subscript notes added to centres within the table to clarify status of centres.	Table provides succinct summary of each centres location and floorspace modelling outcomes.
30.	Section 8	Add 8.1 – Naming Conventions and commentary regarding the conventions used for naming the activity centres.	Clarified the naming conventions for the City's activity centres.
31.	8.2 and 8.3 - General	Change sub-titles 'Summary of Changes' to 'Summary and Recommendations'. Added 'Alternative Modelling' sub-section.	Better reflects purpose of section and provides additional succinct information.
32.	8.2 – Existing Centres – District Centres	Separate Kalamunda DAC and Forrestfield DAC into separate sections with summaries of strategy modelling, alternative modelling and recommendations.	More succinct and readable.
33.	8.2 – Existing Centres – District Centres – Kalamunda DAC	State that expansion beyond 20,000m2 may be feasible for Kalamunda DAC in the long term.	Aligns with State Planning Policy 4.2 definition for DAC's which is 20,000m2.

34.	8.2 – Existing Centres – District Centres – Forrestfield DAC	State that expansion beyond 20,000m2 may be feasible for Forrestfield DAC in the long term.	Aligns with State Planning Policy 4.2 definition for DAC’s which is 20,000m2 and response to submission.
35.	8.2.1.2 – Wattle Grove North NAC (changed to 8.2.2.3)	Include commentary on the Council adopted Outline Development Plan amendment to the adjacent site.	Information update.
36.	8.2.1.2 – Edinburgh Road NAC (changed to 8.2.2.6)	Include commentary on the recent development approval of additions and improvements to the Edinburgh Road BAC,	Information update.
37.	8.2.1.3 – High Wycombe East LAC (changed to 8.2.3.3)	Add commentary regarding the interchange upgrade to Kalamunda Road / Roe Highway, disruption to the centre and competition from surrounding centres. Comment made regarding consideration of investigating most appropriate zoning for the site subject to consultation.	Information update and investigation opportunity.
38.	8.3.1 – Forrestfield North DAC (changed to 8.3.1.1 High Wycombe South DAC)	Update alternative outputs to align with table earlier in the document.	Information update.
39.	8.3.2 Maida Vale South (changed to 8.3.2.1)	State that Maida Vale South is identified as Urban Expansion by the North East Sub-Regional Framework.	Information update.
40.	8.3.3 Wattle Grove South (changed to 8.3.2.2 Crystal Brook)	Include commentary regarding the name change to Crystal Brook. Stated that Maida Vale South is identified as Urban Expansion by the North East Sub-Regional Framework.	Information update.
41.	8.3.4 Maida Vale (changed to 8.3.2.3 Midland Road NAC)	Include alternative modelling commentary provided by submission that generally supported the establishment of the Midland Road NAC without compromising Forrestfield North establishment. Removed 2026 requirement.	Response to submission.

42.	8.3.5 Maida Vale Road (changed to 8.3.3.1 Maida Vale Road LAC)	Include development approval information.	Information update.
43.	8.3.6 Hills Rural Area (changed to 8.3.2.4)	Update information to reflect latest information on the Pickering Brook Taskforce.	Information update.
44.	9.0 – Action 2.3.1	Remove requirement for Midland Road NAC to be considered post 2026.	Response to submission.
45.	9.0 Action 4.2.1	Revise action to state 'Through the preparation of Local Planning Scheme 4 and subsequent Amendments review and rationalise where appropriate the zoning of the City's activity centres. Locations that may be considered (but may not be limited to) include: a) Special Use 1 (Holmes Road CC) b) Special Use 4 (Holmes Road CC) c) Additional Uses 10, 37, 38, 39 and 40 (Sixways LAC)'	Allows for review of centre zoning throughout the City. Greater flexibility.
46.	9.0 Action 4.2.3	Add reference to Local Planning Scheme No. 4.	Information update.
47.	9.0 Actions	Add Action 4.2.3 'Investigate the preparation of a Local Planning Policy/s to address the following activity centre matters (may not be limited to): a) Built Form b) Retail Sustainability Assessment / Retail Analysis Requirements c) Out of Centre Development'	Consistent with commentary included within Strategy document.
48.	Appendices	Update appendices where appropriate to reflect up to date information and to be consistent with Strategy document. Of particular note updates were made to Appendix 1 – Demographic Analysis to provide the most up to date forecast demographics prepared by Forecast i.d. 2021.	Information update.