

TOWN OF CAMBRIDGE

Local Planning Strategy



Endorsed by the
Western Australian Planning Commission

29th April 2021

Disclaimer

This is a copy of the Local Planning Strategy at the date of endorsement produced from an electronic version of the Strategy held by the Department of Planning, Lands and Heritage. Whilst all care has been taken to accurately portray the current Strategy provisions, no responsibility shall be taken for any omissions or errors in this documentation.

Consultation with the respective Local Government Authority should be made to view a current legal version of the Strategy.

Please advise the Department of Planning, Lands and Heritage of any errors or omissions in this document.

Department of Planning,
Lands & Heritage
Gordon Stephenson
House
140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

website: www.planning.wa.gov.au
email: corporate@dplh.wa.gov.au
tel: 08 6551 9000
fax: 08 6551 9001
National Relay Service: 13 36 77
infoline: 1800 626 477



LOCAL PLANNING STRATEGY

FINAL DRAFT FOR WAPC ENDORSEMENT



FEBRUARY 2021

Preparation

The Town of Cambridge Local Planning Strategy has been prepared in accordance with Part 3 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

The Strategy was prepared on behalf of the Town of Cambridge by:



In association with:

Flyt | [Traffic and Transport Planning](#)

Emerge Associates | [Environmental Planning](#)

The Civil Group | [Infrastructure and Service Analysis](#)

MGA Town Planners | [Retail Needs Analysis](#)

Pracsys | [Economic Development Analysis](#)

Project Reference: 16/048

Version Control Table

Reference	Version	Date
Version 0	Draft for Council Consideration	July 2018
Version 1	Draft for WAPC Certification	January 2019
Version 2	Draft for Formal Consultation	February 2020
Version 3	Draft for WAPC Endorsement	June 2020
Version 4	Final Draft for WAPC Endorsement	November 2020
Version 5	Final Report	February 2021

ADVERTISING

The Town of Cambridge Local Planning Strategy certified for advertising on 13 February 2020

Signed for and on behalf of the Western Australian Planning Commission

A handwritten signature in blue ink, likely belonging to an officer of the Western Australian Planning Commission.

*an officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)*

Date: 13/02/2020

ADOPTED

The Town of Cambridge hereby adopts the Local Planning Strategy, at the Ordinary meeting of the Council held on the 26th day of May 2020

A handwritten signature in blue ink, likely belonging to the Mayor of Cambridge.

MAYOR/SHIRE PRESIDENT

KERI SHANNON

Mayor
Town of Cambridge

A handwritten signature in blue ink, likely belonging to John Giorgi, JP.

CHIEF EXECUTIVE OFFICER

JOHN GIORGI, JP
CHIEF EXECUTIVE OFFICER
TOWN OF CAMBRIDGE

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on DATE

A handwritten signature in blue ink, likely belonging to an officer of the Western Australian Planning Commission.

*an officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)*

Date: 29/04/2021

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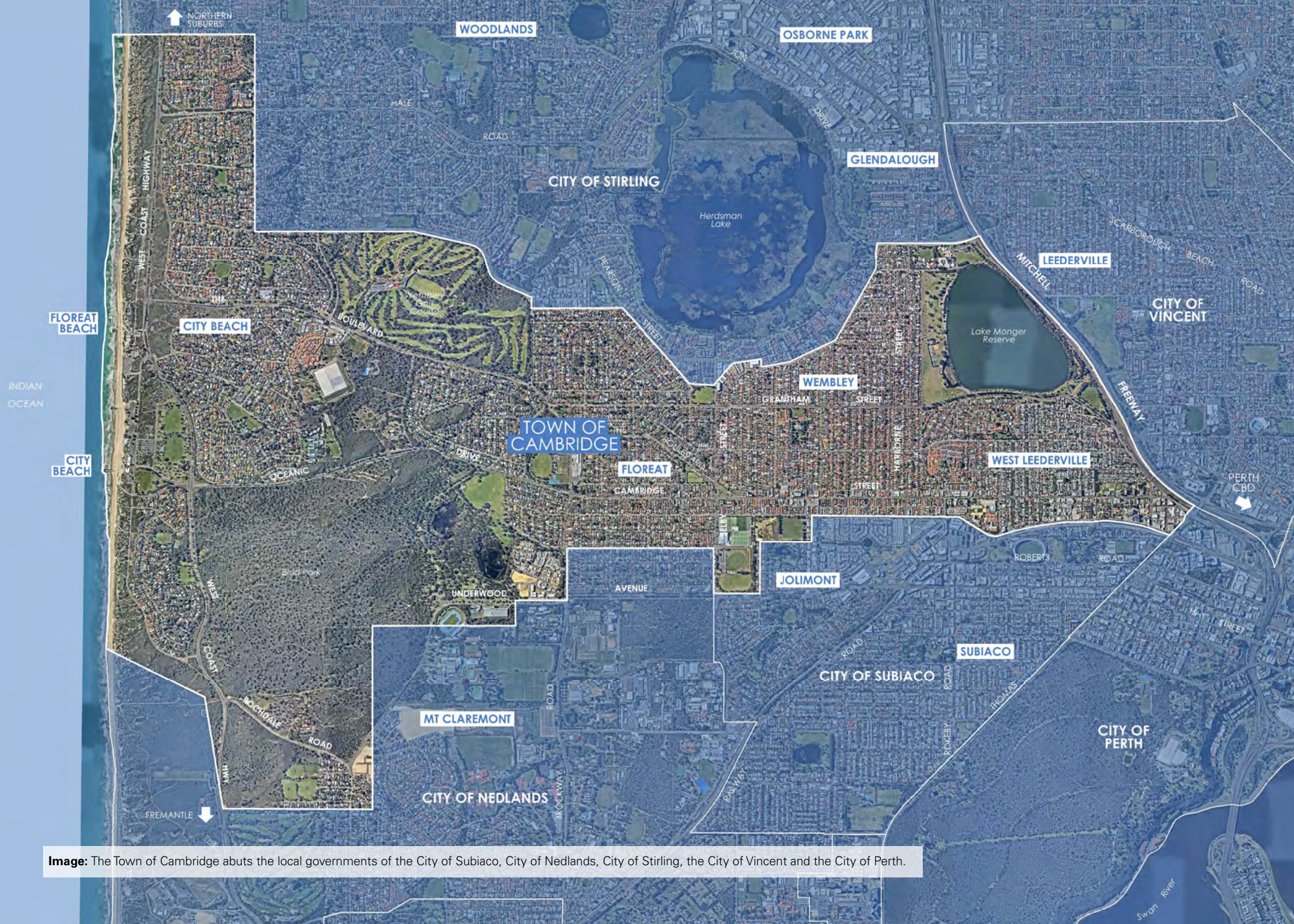


Image: The Town of Cambridge abuts the local governments of the City of Subiaco, City of Nedlands, City of Stirling, the City of Vincent and the City of Perth.

EXECUTIVE SUMMARY

The Town of Cambridge Local Planning Strategy has been prepared in accordance with the Town's statutory requirements under the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The purpose of the Strategy is to enable the Council and the community to determine the vision and strategic planning direction for the Town of Cambridge for the next 10 to 15 years and beyond.

In accordance with the Western Australian Planning Commission's (WAPC's) *Local Planning Guidelines* the Strategy has been arranged in two main parts:

Part 1 – Local Planning Strategy

This part provides:

- The Town's vision, planning principles and objectives which are to guide land use and development;
- Strategies and actions to deliver the desired outcomes within identified areas;
- A framework for implementation and periodic review.

Part 2 – Background Analysis Report

This part provides:

- A summary of the relevant State and regional planning context;
- A summary of the relevant local planning considerations;
- Local profile and key issues/opportunities which have been identified through analysis of the major influences on planning for the future.

The Town's vision for their community is summarised as follows:

Cambridge: The Best Liveable Suburbs

The Town is endowed with a range of housing, employment, and lifestyle opportunities. Our inner-city charm, character laden suburbs, extensive parkland and quality streetscapes reflect who we are, what we value and what we offer. Our activity hubs, mixed-use areas and events create a sense of community, belonging and wellbeing for residents of all ages. These are all community values we seek to protect and enhance into the future.

The Strategy focuses on the following eight key strategic themes and principles that are of significant importance to the Cambridge community:

1. **Housing:** Facilitate the delivery of well-considered, integrated housing growth which transitions from established suburban areas, meets the needs of changing communities and provides housing choice and a quality lifestyle for all residents of Cambridge.
2. **Economy and Employment:** Promote employment and economic growth by ensuring planning provisions support a diversity in businesses and services which are appropriately located in key areas.
3. **Character and Heritage:** Recognise and protect the established heritage and character of suburban and urban areas and facilitate the conservation and celebration of key heritage places, streets and precincts.
4. **Traffic and Transport:** Increase the opportunity to diversify travel methods in order to encourage modal shifts that will reduce traffic congestion and improve the health and wellbeing of residents.
5. **Public Realm and Open Space:** Improve the usability and accessibility of open space areas and the public realm to improve amenity and encourage active lifestyles and community wellbeing.
6. **Community Infrastructure and Facilities:** Ensure the provision of high quality community infrastructure and facilities that are responsive to the changing needs of the community and reinforce a sense of place within that community.
7. **Utility and Service Infrastructure:** Facilitate the delivery and advancement of essential service infrastructure and encourage environmentally sustainable developments throughout the Town.
8. **Natural Asset Management:** Encourage the preservation and protection of the Town's natural assets and ensure that future land use and development does not compromise the environmental integrity of these assets.

By establishing clear principles, objectives, strategic directions and actions under each of these themes the Town will ensure that it embraces growth and change and reinforces the vibrancy of the area, whilst retaining the character and charm that makes Cambridge home to the best liveable suburbs.



Image: Oblique view of the Town of Cambridge looking east from City Beach towards the Perth CBD.

INTRODUCTION

CHAPTER

1

Introduction

The Town of Cambridge is a Western Australian local government municipality encompassing a total area of 22km² in the central western Perth region. The Town is approximately 8km west of the Perth GPO, and is bordered by the local governments of the City's of Perth, Nedlands, Subiaco, Vincent and Stirling.

The local government is predominantly suburban in nature, and is characterised by lower density suburban residential development, higher density urban development within activity centres and along Cambridge Street, and large precincts of open space and conservation areas, including Bold Park, the City Beach and Floreat Beach Foreshore Reserves, Perry Lakes, Lake Monger, Alderbury Reserve and Pat Goodridge Reserve (**Figure 1**).

The key urban centres within the Town are West Leederville Activity Centre, Wembley Activity Centre and Floreat Forum, which are generally linked by the Cambridge Street corridor.

The Town consists of several suburbs, being:

- **City Beach**, which incorporates the western most quarter of the municipal area, and includes all of the coastal frontage along with Bold Park;
- **Floreat**, which incorporates the central region of the municipal area, and incorporates the Floreat Forum, Perry Lakes and Alderbury Reserve;
- **Wembley** in the eastern portion, incorporating Lake Monger and the Wembley Town Centre;
- **West Leederville** in the far eastern portion, incorporating the West Leederville Activity Centre, part of Lake Monger and sitting adjacent the West Leederville and Leederville Train Stations;
- **Jolimont**, a portion of a suburb shared with the City of Subiaco, to the central southern part of the municipal area;
- **Mount Claremont**, a portion of a suburb shared with the City of Nedlands, in the southwestern corner of the municipal area.
- **Wembley Downs**, a portion of a suburb shared with the City of Stirling, comprising the Wembley Golf Course; and
- **Subiaco**, a portion of a suburb shared with the City of Subiaco, comprising of St John of God Hospital.

The Town had an estimated population of 28,339 people (ABS, ERP 2017) and this is forecast to grow to 31,940 people by the year 2026.



Image: Redevelopment of the City Beach foreshore area has further expanded the locations appeal to locals and the broader region.

1.1 VISION AND PRINCIPLES

1.1.1 VISION

In 2018 as a component of the preparation of the Strategic Community Plan the Town of Cambridge adopted the following vision for their community:

Cambridge - The Best Liveable Suburbs

The Town is endowed with a range of housing, employment, and lifestyle opportunities. Our inner-city charm, character laden suburbs, extensive parkland and quality streetscapes reflect who we are, what we value and what we offer. Our activity hubs, mixed-use areas and events create a sense of community, belonging and wellbeing for residents of all ages. These are all community values we seek to protect and enhance into the future.



Image: Open space and community facilities throughout the Town are symbolic of the character and charm of the area (Beecroft Park, City Beach).

1.1.2 PLANNING PRINCIPLES

The Local Planning Strategy is guided by the following planning principles:

Housing: Facilitate the delivery of well-considered, integrated housing growth which transitions from established suburban areas, meets the needs of changing communities and provides housing choice and a quality lifestyle for all residents of Cambridge.

Economy and Employment: Promote employment and economic growth by ensuring planning provisions support a diversity in businesses and services which are appropriately located in key areas.

Character and Heritage: Recognise and protect the established heritage and character of suburban and urban areas and facilitate the conservation and celebration of key heritage places, streets and precincts.

Traffic and Transport: Increase the opportunity to diversify travel methods in order to encourage modal shifts that will reduce traffic congestion and improve the health and wellbeing of residents.

Public Realm and Open Space: Improve the usability and accessibility of open space areas and the public realm to improve amenity and encourage active lifestyles and community wellbeing.

Community Infrastructure and Facilities: Ensure the provision of high quality community infrastructure and facilities that are responsive to the changing needs of the community and reinforce a sense of place within that community.

Utility and Service Infrastructure: Facilitate the delivery and advancement of essential service infrastructure and encourage environmentally sustainable developments throughout the Town.

Natural Asset Management: Encourage the preservation and protection of the Town's natural assets and ensure that future land use and development does not compromise the environmental integrity of these assets.



Image: Floreat Sporting Precinct provides facilities for passive and active recreation.

1.2 OBJECTIVES

The Local Planning Strategy is guided by the following objectives for each of the strategic themes:

HOUSING



Housing Growth: To facilitate growth of residential density in precincts with strong connectivity to local services and facilities.



Housing Diversity and Affordability: To increase the diversity of housing choices throughout the Town to cater for a changing demographic and lifestyle choice.



Built Form Response: To ensure new built form responds to changing needs of the community and existing and proposed character within the surrounding area.

ECONOMY AND EMPLOYMENT



Vibrant Centres: To support the viability of business activity in strategic centres, knowledge centres and consumer centres.



Business Diversity: To increase the diversity of businesses and services operating throughout the Town to reinforce the resilience of the economy.



Business and Employment Growth: To provide flexibility in land use planning and development to facilitate land use change and mixture that encourages business and employment growth within Activity Centres, Corridors, Neighbourhood and Local Centres.

CHARACTER AND HERITAGE



Suburban Character Precincts: To celebrate and strengthen the character of suburban precincts throughout the Town.



Character Streets: To protect and enhance the integrity of character streets and streetscapes throughout the Town.



Heritage Places: To facilitate the protection and preservation of key heritage features of identified heritage places.

TRAFFIC AND TRANSPORT



Traffic Congestion and Parking: To reduce traffic congestion and parking conflicts to increase the efficiency and safety of movement.



Public Transport: To expand the public transport network and frequency of service to encourage modal shift.



Cycling and Walking: To increase walkability and cyclability to reduce traffic congestion and improve the health and wellbeing of residents.

PUBLIC REALM AND OPEN SPACE



Proximity and Usability: To improve the usability, accessibility and amenity of the public realm and open space areas.



Regional Accessibility: Maintain and enhance current usability and accessibility for residents and visitors throughout the Town to regional open space and sporting facilities.



Tree Canopy: To maintain and expand upon the tree canopy throughout all suburban and urban precincts.

COMMUNITY INFRASTRUCTURE AND FACILITIES



Meeting Community Need: To respond to the changing demographic needs of the Town with community infrastructure designed to meet those needs.



Activation of Places: To encourage activation of places within the Town through integration and delivery of community infrastructure and facilities.



Sustainable Funding Mechanisms: To ensure that community infrastructure planning is supported by sustainable funding mechanisms that attribute costs equitably amongst beneficiaries.

UTILITY AND SERVICE INFRASTRUCTURE



Infrastructure Upgrades: To plan for upgrades to essential service infrastructure to support the growth of infill precincts throughout the Town.



Coordinated Funding: To ensure that public infrastructure upgrades are supported by sustainable funding mechanisms that attribute costs equitably amongst beneficiaries.



Sustainable Built Form Design: To encourage energy efficient and water sensitive urban design technologies in the design, construction and/or modification of development throughout the Town.

NATURAL ASSET MANAGEMENT



Asset Management: To sustainably manage the Town's natural assets and maintain their environmental integrity.



Tourism Development: To facilitate sustainable tourism opportunities within and adjacent to key natural assets.



Urban Interface: To ensure that fringe development is appropriately planned to minimise land use conflict with key natural assets.



Image: Lake Monger reserve provides excellent opportunities for passive and active recreation.

A stylized graphic of blue hills in the background, with a white arc line curving across the top.

LOCAL PLANNING STRATEGY

CHAPTER 2

2.1 STRATEGIC OVERVIEW

Chapter 2 of this report describes the eight key themes of this Local Planning Strategy, being Housing, Economy and Employment, Character and Heritage, Traffic and Transport, Public Realm and Open Space, Community Infrastructure and Facilities, Utility and Service Infrastructure and Natural Asset Management.

These themes are each described by their planning principle, objectives, strategic directions and key actions, as outlined in **Figure 2**.

Local Planning Framework

The Local Planning Strategy is guided by the Town's *Strategic Community Plan* and is intended to provide comprehensive guidance to the preparation of the planning framework for the Town of Cambridge, which will include the:

- Preparation of subsequent detailed strategic planning for critical elements, including but not limited to economic development, movement network, open space and community infrastructure, infrastructure funding, heritage and character and sustainability;
- Precinct structure plans and more detailed neighbourhood and local centre planning for activity centres, neighbourhood centres, activity corridors and local centres;

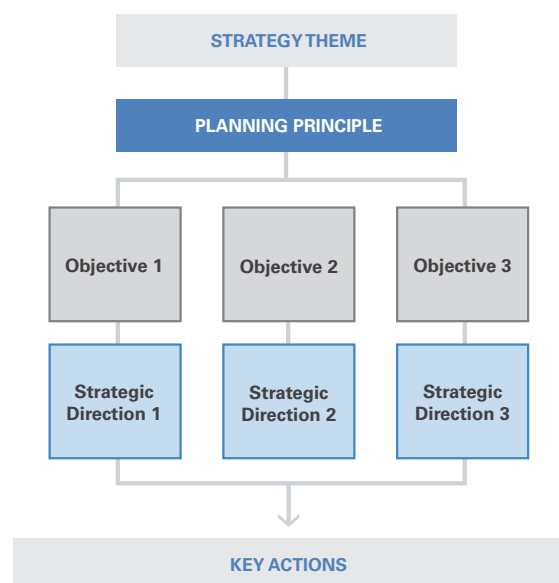


Figure 2: Relationship between the strategic themes, principles, objectives, directions and actions for the purpose of Chapter 2 of this report.

- A review of the statutory controls in place under *Local Planning Scheme No. 1* to reflect the strategic vision and the new model scheme provisions of the *Planning & Development (Local Planning Scheme) Regulations 2015*; and
- A review of detailed policies and design guidelines which provide detailed guidance for land use, built form and site design.

The proposed structure of the Town's planning framework is outlined in **Figure 3**.

Local Planning Strategy Plan

The Local Planning Strategy Plan shown in **Figure 4** is intended to provide a spatial overview of the urban consolidation and infill precincts within the Town of Cambridge to assist in defining the Town's vision.

The matters shown and annotated on the Local Planning Strategy Plan are not intended to be exhaustive, and are supported by the individual strategy theme plans in Chapter 2 of this report, along with the more detailed urban consolidation and infill plans in Chapter 3 of this report.



Figure 3: Overview of the planning framework which will guide development and land use throughout the Town.

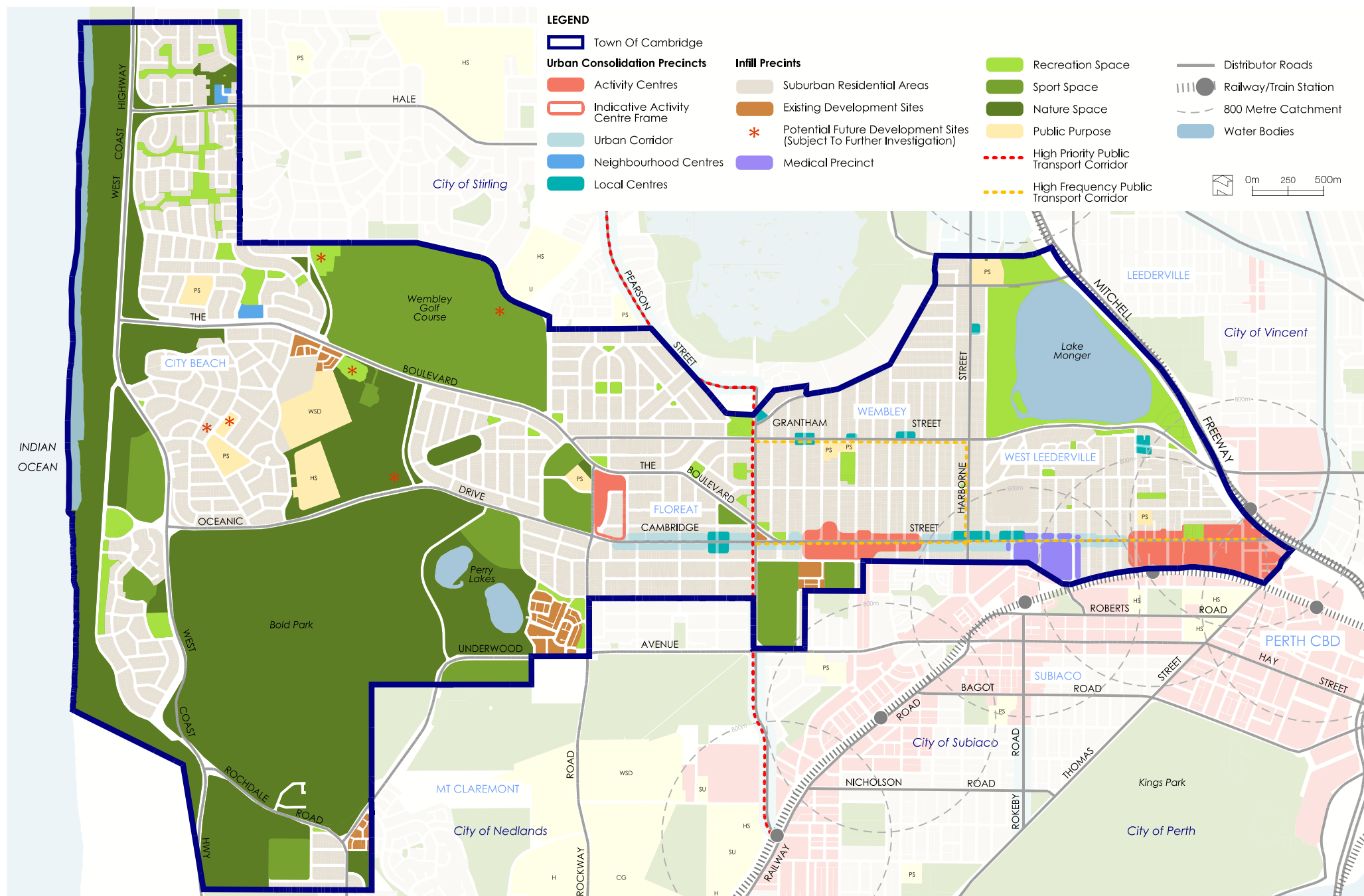


Figure 4: Local Planning Strategy Plan

2.2 HOUSING

2.2.1 PLANNING PRINCIPLE

The Town will facilitate the delivery of well considered, integrated housing growth that meets the needs of changing communities and provides housing choice and a quality lifestyle for all residents of Cambridge.

2.2.2 OBJECTIVES

The strategic objectives for housing are:



Housing Growth: To facilitate growth of residential density in precincts with strong connectivity to local services and facilities.



Housing Diversity and Affordability: To increase the diversity of housing choices throughout the Town to cater for a changing demographic and lifestyle choice.



Built Form Response: To ensure new built form responds to changing needs of the community and existing and proposed character within the surrounding area.

2.2.3 STRATEGIC DIRECTION

The Town's strategic direction for Housing is outlined as follows, with key actions outlined in **Table 2**.

Housing Growth

In order to accommodate a growing population and meet the needs of future residents the Perth metropolitan area needs to grow and intensify.

Inner urban areas like the Town of Cambridge have potential to accommodate a proportion of this population growth through well planned urban nodes and corridors which reinforce the viability of centres and protect the suburban character of established areas.

In accordance with the Western Australian Planning Commission's *Perth and Peel @ 3.5 million* framework the Town has a target to plan for the provision of 6,830 additional dwellings by 2050 to support a total Perth metropolitan population of 3.5 million.



Traditional 'California Bungalow' style detached dwelling, Wembley



Contemporary style detached dwelling, City Beach



Medium density pre-war cottage detached dwelling, West Leederville



Medium density dwellings, City Beach



Higher density apartment building, Wembley



Contemporary higher density apartment development, West Leederville

Images: The existing diversity and character of housing throughout the Town's suburban and urban areas is a source of strong community pride that is to be respected and protected in the facilitation of infill development.

A series of urban consolidation and infill precincts have been identified which are intended to accommodate residential development within the Town of Cambridge over the next 20-30 years.

These precincts are identified spatially in **Figure 5** and broadly described as follows, with further description outlined in Chapter 3:

- a. **Activity Centres:** West Leederville, Wembley and Floreat Town Centres, as defined by the WAPC's Perth & Peel @ 3.5 million Strategy.
- b. **Urban Corridors:** The Cambridge Street Urban Corridor between West Leederville Activity Centre and Floreat Activity Centre.
- c. **Neighbourhood Centres:** Including the Town's two Neighbourhood Centres in City Beach known as the Gayton Road Centre (The Boulevard) and Ocean Village (Hale Road).
- d. **Local Centres:** Including various Local Centres throughout Wembley and West Leederville.
- e. **Suburban Residential Areas:** Including latent subdivision potential within suburban areas and an opportunity to increase the viability and desirability of developing ancillary accommodation within established suburban areas.
- f. **Existing Development Sites:** Residential development precincts that have progressed significantly since 2010.
- g. **Potential Future Development Sites:** Identified Town owned land that is potentially surplus to need and available for future residential development.
- h. **Precinct Planning Areas:** Other areas with recognised potential for residential densification, subject to further infrastructure investment and precinct planning.

Detailed planning for each of these precincts is essential to ensure that population growth is supported by an increase in local infrastructure and services. Redevelopment must occur in a manner which reinforces the sense of place within the precinct, makes a positive contribution to the public realm, provides a high level of amenity for future residents and protects the amenity and liveability of adjacent sites. Due to these reasons, it is recognised that Urban Consolidation and Infill Precinct areas may be the subject of further minor refinements through the detailed planning stages.

The dwelling estimates for the precincts a) to g) above are identified in **Table 1**, demonstrating that the Town has more than adequate capacity to accommodate the WAPC's target of 6,830 dwellings by 2050. Precinct h) has not been included in this calculation as the extent of development potential and timing for progression of redevelopment is subject to further analysis.

Table 1: Dwelling estimate range for identified urban consolidation and infill precincts.

Urban Consolidation and Infill Precincts	Dwelling Estimate Range ¹	
	Lower Growth Estimate	Higher Growth Estimate
Activity Centres		
West Leederville	1,800	2,300
Wembley	750	1,000
Floreat	900	1,250
Sub-Total	3,450	4,550
Cambridge Street Urban Corridors		
Cambridge Street East	325	400
Cambridge Street West	325	450
Sub-Total	650	850
Neighbourhood Centres		
Gayton Street Neighbourhood Centre	100	150
Ocean Village Neighbourhood Centre	200	250
Sub-Total	300	400
Local Centres		
Local Centres - Wembley and West Leederville	50	100
Sub-Total	50	100
Suburban Residential Areas		
Latent Subdivision Potential	340	440
Ancillary Accommodation Potential	250	500
Sub-Total	590	940
Existing Development Sites		
Perry Lakes, Floreat	600	600
Ocean Mia, City Beach	100	100
Parkside Walk, Jolimont	350	350
St Johns Wood, Mt Claremont	60	60
Sub-Total	1,110	1,110
Potential Future Development Sites		
Old Quarry Site, City Beach	50	100
Surplus Golf Course Land, Wembley Downs	450	600
Templetonia Cres and Civic Centre Site, City Beach	50	100
Administration Centre Site, Floreat	150	200
Sub-Total	700	1,000
Total Estimated Dwelling Range	6,850	8,950

1. The definitions and method of calculation for the higher and lower growth estimates are outlined within Appendix 1 of the Background Analysis Report.

Housing Diversity and Affordability

The current diversity of dwelling types within the Town of Cambridge is broadly comparable to housing throughout the Perth Metropolitan Area, in that it is dominated by single detached dwellings which make-up 78 percent of the 10,250 dwellings within the municipal area.

The remaining 22 percent is identified as medium density dwellings, which are predominantly located throughout inner-city suburbs of Wembley and West Leederville, and higher density development which is almost exclusively abutting Cambridge Street.

Demand for smaller detached houses, grouped dwellings and apartments within the Town is projected to occur as a result of:

- A growing metropolitan population and desire to live and work close to services and employment, particularly within inner urban areas of Perth;
- An ageing population which is increasingly looking to downsize from traditional family homes to more manageable housing options within the same location;
- Decreasing affordability of housing, particularly in desirable locations with largely homogenous housing typologies.

Through a focus on infill development within the key strategic precincts outlined above the Town aims to deliver an increased diversity of housing and greater affordability for the existing and future community.

In particular it is anticipated that:

- **Activity, Neighbourhood and Local Centres** will deliver predominantly apartment based product either as stand alone apartment complexes or as part of mixed use development, with opportunity for townhouse product at the fringes of precincts where they interface with established suburban areas;
- The **Cambridge Street Urban Corridor** will deliver a mixture of apartments and townhouse/villa style grouped dwellings;
- **Suburban Residential Areas and Development Sites** will continue to provide opportunities for smaller dwellings and townhouse/villas, in addition to ancillary accommodation options where sufficient site area is available;
- **Potential Future Development Sites** offer potential for a mixture of apartments, townhouse/villas and smaller detached dwellings depending on their proximity to services and open space.

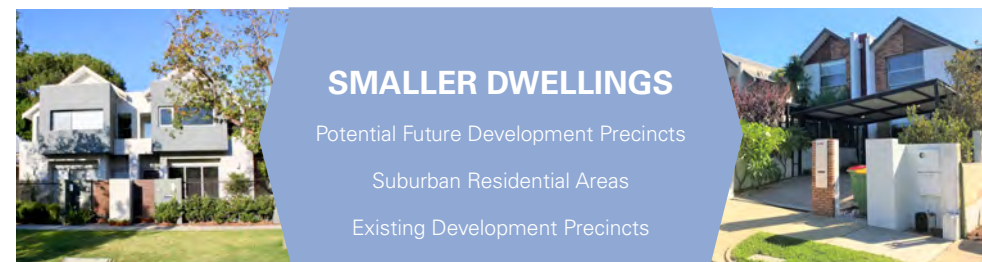


Image: Examples of the range of diversity of new housing options to be provided throughout the Town in key precincts.

Accessible Housing

In delivering a diversity of dwelling types and sizes, the Town aims to facilitate the delivery of housing suitable for elderly people or those with special needs. In comparison with greater Perth, the Town of Cambridge has a higher percentage of residents over the age of 55 years. With an ageing population, many residents have a desire to downsize and remain within the Town.

New residential development must incorporate WA Liveable Homes (universal) design principles to allow those with disabilities or special needs to live within the Town and provide options for those requiring high levels of accessibility including seniors, carers and people with small children.

Built Form Response

The Town of Cambridge is an attractive place to live and work, and the design of new residential development should reflect and respond to its attributes. As an established suburban and urban area, places within the Town have a distinctive character that will be respected, enhanced and celebrated by current and future residents of the Town.

New residential development must be responsive to its surrounding context and in particular be designed to ensure the development:

- Responds to the existing or intended character of the local area and reflects the sense of place within that community;
- Proposes massing and height that is appropriate to its setting and does not unreasonably diminish the liveability or privacy of adjacent sites or the intended future character of the area;
- Provides a high level of amenity to future occupants, neighbours and visitors;
- Positively contributes to the streetscape and the surrounding public and private realm; and
- Considers passive surveillance of the public realm whilst maintaining a level of privacy for residents.

In the formulation and review of more detailed planning for housing development precincts, the Town of Cambridge will ensure that the quality and consistency of built form is a critical consideration for decision making authorities, and is required to be addressed in all substantial residential development proposals.

The Town's Design Review Panel will continue to provide guidance on all substantial development proposals received by the Town, and will be guided by the Local Planning Strategy and the detailed planning undertaken for individual precincts.

This guidance will ensure that applicants and decision making authorities are well informed and better able to deliver the expected standards of built form design.



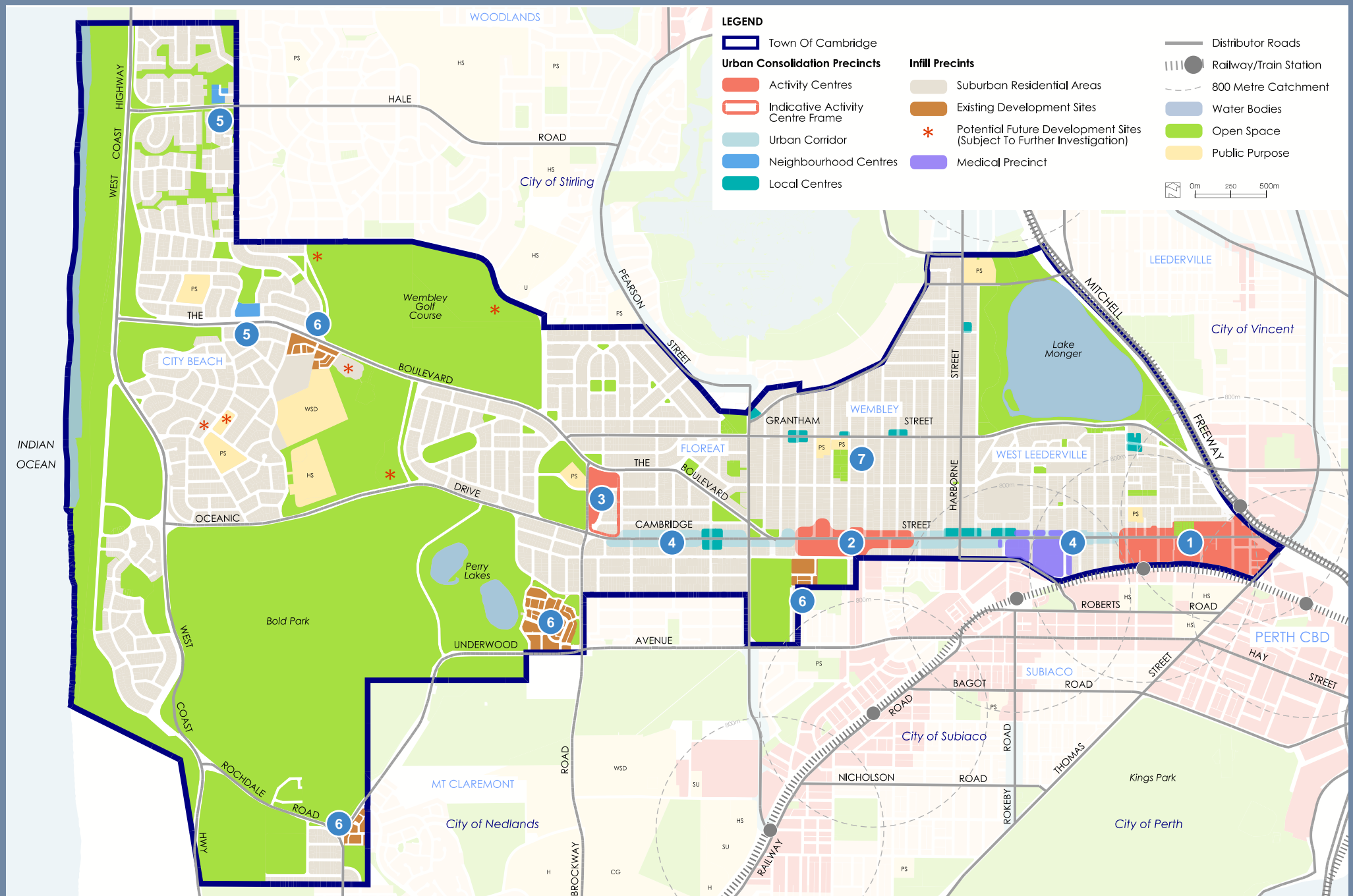
Image: Examples of high quality responsive infill development at 'The Bottleyard' development in North Perth (left) and 'Liv Apartments' in Fremantle (right)
(Image Source: MJA Architects (left) and Defence Housing Australia (right))

Table 2: Key actions to be undertaken with respect to Housing in the Town of Cambridge.

Precinct	Action	Indicative Timeframe
Urban Consolidation Precincts		
West Leederville	Finalise and implement the West Leederville Precinct Structure Plan to ensure that it comprehensively plans for the infrastructure and investment required to facilitate the proposed growth in a manner which provides a high quality public realm, excellent connectivity and a high quality of life for residents, businesses and visitors.	Immediate
Wembley	Finalise and implement the Wembley Activity Centre Plan to ensure that proposed growth of the activity centre is supported by a comprehensive planning framework and infrastructure funding strategy to provide a high quality public realm, excellent access to public transport and a high quality of life for residents, businesses and visitors.	Immediate
Floreat	In collaboration with stakeholders undertake the preparation of a precinct structure plan for the Floreat activity centre which facilitates redevelopment of the existing retail centre and immediate surrounds, and provides opportunity for high quality residential and public realm development.	Short Term (1-3 years)
Cambridge Street Urban Corridor	In collaboration with stakeholders undertake detailed analysis of opportunities for residential development of private land abutting the Cambridge Street corridor with a view to preparing a planning framework to facilitate more intensive residential and mixed use development along the corridor.	Medium Term (3-5 years)
Gayton Road Neighbourhood Centre	In collaboration with stakeholders undertake detailed analysis of opportunities for mixed use development of the centres to facilitate residential and retail/ commercial development providing housing opportunities and goods/services to the local community.	Medium Term (3-5 years)
Ocean Village Neighbourhood Centre		Short Term (1-3 years)
Local Centres	In collaboration with stakeholders undertake detailed analysis of opportunities for mixed use development of the centres to facilitate residential and retail/ commercial development to provide housing opportunities and goods/services to the local community.	Medium Term (3-5 years)
Urban Infill Precincts		
Latent Subdivision Potential	Investigate opportunities to facilitate residential subdivision and development in existing suburban areas which is reflective of the unique local character of these precincts.	Short Term (1-3 years)
Ancillary Dwelling Potential	Investigate opportunities to facilitate ancillary dwelling development as an alternative to subdivision and standard development within existing suburban areas.	Short Term (1-3 years)
Existing Development Sites	Continue to work with applicants to facilitate the growth of current development sites in accordance with the approved planning framework.	Ongoing
Templetonia Crescent and Old Quarry Potential Future Development Sites	In collaboration with stakeholders undertake investigations of each potential development site to assess opportunities and issues with a view to preparing a planning framework to facilitate residential development within the precinct.	Short Term (1-3 years)
Wembley Golf Course & Town Admin Centre Potential Future Development Sites		Medium Term (3-5 years)
Precinct Planning Areas	Identify the location and extent of future potential opportunity areas and undertake further investigation of these areas in the context of opportunities and constraints that arise from more detailed planning.	Ongoing

FIGURE 5: SPATIAL CONSIDERATIONS AND ACTIONS FOR HOUSING

- 1 Through the implementation of the West Leederville Precinct Structure Plan the activity centre will grow to accommodate medium and high density living opportunities in a mixed use urban centre.
 - 2 Through the implementation of the Wembley Activity Centre Plan the activity centre will redevelop to accommodate medium and high density living opportunities in a mixed use centre.
 - 3 Through the preparation of a precinct structure plan , Floreat Forum and surrounds will evolve over time to become an activity centre which accommodates medium and high density mixed use development.
 - 4 The Cambridge Street Urban Corridor will redevelop over time to accommodate medium and high density living opportunities and reinforce local centres and nodes of activity.
 - 5 Intensification of Neighbourhood Centres will focus on redevelopment of existing commercial areas to accommodate mixed use development in a multi-storey built form which transitions to the surrounding established suburban environment.
 - 6 Existing Development Sites will continue to provide opportunity for smaller detached dwellings, townhouse/villa product and smaller apartment developments.
 - 7 Local Centres along Grantham Street and Harborne Street will redevelop existing commercial areas to accommodate small mixed-use development in a multi-storey built form which transitions to the surrounding established suburban environment.
- * Potential Future Development Sites will, subject to further investigation and detailed planning, provide potential for additional residential development and deliver opportunity for smaller detached dwellings, townhouse/villa developments and apartment developments.



2.3 ECONOMY AND EMPLOYMENT

2.3.1 PLANNING PRINCIPLE

The Town will promote employment and economic growth by ensuring planning provisions support a diversity in businesses and services which are appropriately located in key areas.

2.3.2 OBJECTIVES

The strategic objectives for economy and employment are:



Vibrant Centres: To support the viability of business activity in strategic centres, knowledge centres and consumer centres.



Business Diversity: To increase the diversity of businesses and services operating throughout the Town to reinforce the resilience of the economy.



Business and Employment Growth: To provide flexibility in land use planning and development to facilitate land use change and mixture that encourages business and employment growth within Activity Centres, Corridors, Neighbourhood and Local Centres.

2.3.3 STRATEGIC DIRECTION

The Town of Cambridge holds a strategic economic and employment position in Perth's western suburbs due to its proximity to Perth CBD, secondary centres of Subiaco and Leederville and direct access to passenger rail and the Mitchell Freeway.

The urban corridor of Cambridge Street links significant commercial centres and employment hubs, with particular focus on St John of God Hospital and surrounding medical facilities which provide more than half of all local jobs.

The Town's employment related floor space includes community uses, commercial uses, population driven and strategically responsive land uses totalling approximately 526,000m².

Vibrant Centres

Centres, corridors and business precincts within the Town of Cambridge can be broadly divided into three categories as follows:

- **Strategic Centres:** precincts which primarily provide specialised services and products for other businesses or visitors who tend to be from outside the Town, either in the broader Perth Metropolitan area, interstate or overseas;
- **Knowledge Centres:** precincts which primarily provide for specialised education, health and social services for a broader inner Perth metropolitan catchment; and
- **Consumer Centres:** precincts which primarily provide for the daily goods and service needs of a local population catchment.

Strategic Centres

Within the Town the key strategic centres are West Leederville, which is ideally located on key transport routes within walking distance of the Perth CBD and other major centres, and Floreat/City Beach, as a result of its value for tourism and visitation associated with the significant natural assets of the beach and surrounding public open space.

West Leederville

West Leederville is a key strategic centre that provides over 30 percent of the Town's total office floorspace. It has significant comparative advantages such as proximity to the City, and proximity to train stations, pedestrian links and cycle paths, as well as being on the border of the Perth CBD Free Transit Zone. As a strategic employment centre, West Leederville also offers a high level of diversity with significant entertainment and retail floorspace and high-density residential development.

In future, the centre is planned to grow significantly in terms of both residential and commercial uses. It is estimated that West Leederville could require approximately 51,000m² of additional employment floorspace in order to support the 2050 population projections, and this growth will require careful consideration of the necessary transport, recreation, utility and service infrastructure necessary to support an increased resident and employment population.

City Beach and Floreat Beach Nodes

The City Beach and Floreat Beach nodes provide amenity for a significant population, including local residents, Greater Perth residents and tourists visiting from interstate and overseas. The centres provide a distinct offering compared to Cottesloe and Scarborough, with a unique family friendly environment.

City Beach has recently been redeveloped and provides a significant entertainment and

recreation precinct in addition to valuable public open spaces. As the local population grows and visitation increases there will be a need to ensure that amenity is able to support/sustain the growing demand. The success of the centres is highly dependent on the quality of the natural environment and surrounding spaces.

It is estimated that, based on local and regional population growth, the nodes could support an additional 4,000m² of employment floorspace by 2050.

Knowledge Centres

Knowledge centres provide important services such as health and education for local and neighbouring communities alike. There is a mix of large and small knowledge based centres in the Town, with the most significant being St John of God Hospital which provides world class healthcare for many of the local and Greater Perth population. Smaller centres provide health and education services to the local community.

Knowledge centres currently provide approximately 2,800 employment opportunities, with a significant proportion of those positions being knowledge intensive consumer services. It is estimated that the knowledge centres could require approximately 18,000m² of additional floorspace by 2050 to meet population demand. In addition, the medical precinct surrounding St John of God Hospital could require between 11,000m² and 19,000m² by 2050 to meet population projections, with the potential for additional expansion beyond this level.

In order to cater for this growth the medical precinct will require comprehensive planning to accommodate additional floorspace as part of redevelopment of the hospital site. In addition, further planning for development opportunities within the surrounding medical facilities fronting McCourt Street and Cambridge Street is required to ensure that land use and development outcomes make optimal use of the opportunities provided.

Consumer Centres

Centres, corridors and business precincts throughout the Town provide the community with the goods and services they need on a daily and weekly basis.

There are a range of consumer based centres in the town including the district scale Wembley and Floreat Forum centres and smaller neighbourhood and local centres such as Gayton Road, Ocean Village, Grantham Street and Birkdale Street. Part time employment makes up almost half of all employment or 17 percent of full time equivalent positions in the Town, a reasonable proportion of which are provided within these consumer centres.

On the basis of the projected population growth to 2050, it is estimated that consumer services centres could require approximately 39,000m² of additional employment floorspace to meet the needs of local residents.

Centres need to be planned and developed in a manner which responds to their unique characters and functions. Overall considerations will need to be factored into future plans to support a sustainable economic future, including but not limited to:

- Diversity of built form products and affordability to ensure that premises are sufficiently flexible to meet the needs of a broad range of businesses;
- Availability of parking to limit barriers to customers accessing centres;
- Improved public transport services, cycling access and pedestrian safety/connectivity;
- Availability of high speed internet to open up broader markets and reinforce viability of local businesses; and
- Place activation and improved streetscapes and good pedestrian walkability to attract people to the area on a regular basis.

It is estimated that Floreat Forum and Wembley could require approximately 8,400m² and 10,500m² of additional employment floorspace by 2050 respectively in order to meet population projections.

Business Diversity

Additional floorspace capacity should include provision for a mix of land uses and development scale and stimulate a mix of local community need based land uses as well as knowledge intensive and strategic activity that will contribute to the prosperity of the Town.

Place Activation

Increased diversity of businesses and services will be of particular importance in the visioning and development of the key activity, neighbourhood and local centres, as a greater diversity of businesses and services will assist in:

- Encouraging residents to shop locally for their daily and weekly needs, providing both health benefits to local residents by encouraging them to walk or cycle within the precinct, and reinforcing the viability of businesses due to the strong local catchment;
- Activation of these precincts with greater foot traffic at all times of the day, rather than just during peak periods; and
- Creating safer, more attractive neighbourhoods as a result of the activation and passive surveillance of the streetscape from different businesses and services operating at different times of the day.

Land uses that will be encouraged within these precincts include but are not limited to entertainment, food and beverage, health, education, hospitality and service accommodation, retail and community purpose.

Home Based Businesses

Communication based technological advancements and a desire for greater flexibility in work/ life balance are fuelling an increase in the establishment of home based businesses throughout Australia, with nearly 1 million people running a business from home in 2018 (DIIS, 2018). Given the comparatively high educational levels of Town of Cambridge residents and the forecast growth in families residing in the area, the Town is well placed to support the growth and expansion of home based businesses throughout the Town.

This should be facilitated through a review of planning requirements for home based businesses, along with the Town actively supporting the establishment and operation of these businesses through working with utility providers to improve services and providing support in advertising and promotion through Town events and publications.

Tourism and Short Stay Opportunities

The Town has a range of natural and built assets that provide recreation and services for the local and regional population, including:

- St John of God Hospital medical precinct, which as a private hospital provides medical services for the whole of Western Australia and attracts a large number of patients and visitors to the local area;
- Natural assets including Bold Park, Lake Monger, and the City Beach / Floreat foreshore which attract a broad range of locals and tourists participating in passive and recreational activities; and
- Regional sporting and recreation facilities including Bold Park Aquatic Centre, Wembley Golf Course, Alderbury Sportsground and the State Netball Centre attracting recreational and competitive sporting groups from around the State.

To ensure that complementary services are provided to support these facilities, the Town will investigate and respond to the demand for short-stay accommodation, transportation and service needs of these visitors within these local areas.

Business and Employment Growth

The Town's economy is characterised by high levels of knowledge intensive and strategic employment and corresponding high qualification/income levels reflective of the medical and community based prevailing uses. Maintaining and increasing business activity and quality employment will be particularly important to strengthen the local economy and to support further population growth and demographic change.

Business Growth

The Town provides significant employment floorspace to meet the needs of both local population and industries. Employment related floorspace includes both commercial and community uses such as retail stores, offices, health services and recreational facilities.

The Town will need to plan for appropriate commercial development to allow capacity to accommodate the projected employment needs to support the population targets established by *Perth and Peel @ 3.5 million*.

To support economic sustainability in the future, both population driven and strategic employment will need to grow at approximately the same rate as population growth over the long term. It is estimated that approximately 300,000m² additional floorspace will be required. This will result in an ultimate total floor space requirement for 839,000m² to support an employment self-sufficiency target of 79 percent or a total of 16,500 additional jobs by 2050, as outlined in **Table 3**.

Employment Growth

The WAPC's *Perth and Peel @ 3.5 million – Central Sub-Regional Planning Framework* establishes an employment self-sufficiency target of 139.7 percent for 2050, which maintains the current ESS ratio as at 2010. A large proportion of the sub-regions employment is, however, contained within the Perth CBD. The Town's ESS target also reflects its current ESS at 79 percent, which equated to 10,300 jobs in 2011.

The Town has low unemployment levels, but has a relatively low employment self-containment at 16 percent. The Town will work to improve the employment self-containment through intensification of mixed use centres to encourage local living and working lifestyles and strengthen the Town's community connectivity.

Table 3: Employment floorspace targets for identified precincts in Local Planning Strategy (Pracsys, 2018)

Economy and Employment Precinct	Employment Floorspace (2011)	Employment Floorspace Target (2050)	Percentage Increase (%)
Strategic Centres			
West Leederville	83,500m ²	134,500m ²	+61 %
City Beach / Floreat Beach Nodes	6,500m ²	10,500m ²	+66 %
Sub-Total	90,000m²	145,000m²	
Knowledge Centres			
Medical Precinct	24,000m ²	38,000m ²	+58 %
Other Knowledge Centres	7,000m ²	11,000m ²	+57 %
Sub-Total	31,000m²	49,000m²	
Consumer Centres			
Wembley Activity Centre	18,000m ²	29,000m ²	+61 %
Floreat Activity Centre	19,000m ²	28,000m ²	+47 %
Gayton Street Neighbourhood Centre	3,200m ²	4,400m ²	+37.5 %
Ocean Village Neighbourhood Centre	2,300m ²	3,400m ²	+48 %
Other Centres (Grantham Street and Cambridge Street, Herdsman Parade)	31,000m ²	49,000m ²	+63 %
Sub-Total	73,500m²	113,800m²	
Other employment floorspace (community facilities, civic uses, etc)	331,500m ²	531,200m ²	+62 %
TOTAL	526,000m²	839,000m²	

Footnote: The employment floorspace targets are indicative rather than prescriptive limits.

2.3.4 KEY ACTIONS

Table 4: Key actions to be undertaken with respect to Economy and Employment in the Town of Cambridge.

Precinct	Action	Indicative Timeframe
Town Wide		
Business and Employment Growth	Undertake the preparation of an economic development strategy to identify and coordinate efforts to grow and support businesses and employment within the Town.	Immediate
Home Based Business	Investigate opportunities to support the establishment and operation of home based businesses throughout the Town.	Short Term (1-3 years)
Tourism and Short Stay Opportunities	Investigate opportunities to provide additional complementary and support services to key attractions for tourists and visitors, including short stay accommodation, transportation and other services.	Medium Term (3-5 years)
Activity Centres		
West Leederville	Finalise and implement the West Leederville Precinct Structure Plan to ensure that it comprehensively plans for the infrastructure and investment required to facilitate the proposed growth in a manner which provides a high quality public realm, excellent connectivity and a high quality of life for residents, businesses and visitors.	Immediate
Wembley	Finalise and implement the Wembley Activity Centre Plan to ensure that proposed growth of the activity centre is supported by a comprehensive planning framework and infrastructure funding strategy to provide a high quality public realm, excellent access to public transport and a high quality of life for residents, businesses and visitors.	Immediate
Floreat	In collaboration with stakeholders undertake the preparation of a precinct structure plan for the Floreat activity centre which facilitates redevelopment of the existing retail centre and immediate surrounds, and provides opportunity for high quality residential and public realm development.	Short Term (1-3 years)
Urban Corridor		
Cambridge Street Urban Corridor	In collaboration with stakeholders undertake detailed analysis of opportunities for residential development of private land abutting the Cambridge Street corridor with a view to preparing a planning framework to facilitate more intensive residential development along the corridor.	Medium Term (3-5 years)
Neighbourhood and Local Centres		
Gayton Road Neighbourhood Centre	In collaboration with stakeholders undertake detailed analysis of opportunities for mixed use development of the centres to facilitate residential and retail/ commercial development providing housing opportunities and goods/services to the local community.	Medium Term (3-5 years)
Ocean Village Neighbourhood Centre		Short Term (1-3 years)
Local Centres	In collaboration with stakeholders undertake detailed analysis of opportunities for mixed use development of the centres to facilitate residential and retail/ commercial development to provide housing opportunities and goods/services to the local community.	Medium Term (3-5 years)
Medical Precinct		
St John of God Medical Precinct	Undertake detailed planning of the St John of God Hospital site and surrounding medical precinct to facilitate growth and redevelopment of health related industries and residential opportunities.	Short Term (1-3 years)

FIGURE 6: SPATIAL CONSIDERATIONS AND ACTIONS FOR ECONOMY AND EMPLOYMENT

- 1 Through the implementation of the West Leederville Precinct Structure Plan the activity centre will grow to accommodate a greater diversity of uses and increased employment floorspace reflective of its economic role as a strategic centre.
- 2 Through the implementation of Wembley Activity Centre Plan the activity centre will redevelop to accommodate an increase in employment floorspace and greater economic diversity.
- 3 Through the preparation of a precinct structure plan, Floreat Forum and surrounds will evolve over time to become an activity centre which accommodates medium and high density mixed use development with increased employment floorspace.
- 4 Intensification of Neighbourhood Centres will focus on redevelopment of existing commercial areas to accommodate mixed use development in a multi-storey built form which is anticipated to accommodate additional employment floorspace.
- 5 Local Centres will redevelop existing commercial floorspace to accommodate small mixed-use development in a multi-storey built form which transitions to the surrounding established suburban environment.
- 6 As an important knowledge centre the St John of God Hospital and surrounding medical precinct will redevelop and expand over time to provide additional services and employment floorspace, and will generate greater demand for complementary services such as short-stay accommodation.

2.4 CHARACTER AND HERITAGE

2.4.1 PLANNING PRINCIPLE

The Town will recognise and protect the established character and heritage of suburban and urban areas and facilitate the conservation and celebration of key precincts, streets and sites.

2.4.2 OBJECTIVES

The strategic objectives for character and heritage are:



Suburban Character Precincts: To celebrate and strengthen the character of suburban precincts throughout the Town.



Character Streets: To protect and enhance the integrity of character streets and streetscapes throughout the Town.



Heritage Places: To facilitate the protection and preservation of key heritage features of identified heritage places.

2.4.3 STRATEGIC DIRECTION

The Town of Cambridge has a unique identity and historical suburban layout which defines the various areas and showcases how the Town has been established.

Suburban Character Precincts

The Town of Cambridge is an exemplar of suburban living through the diversity and richness of its subdivision patterns, built form styles, tree lined streets and plentiful public open space and recreational areas.

The Town's four main precincts, Wembley, Floreat, City Beach and West Leederville, are uniquely characterised by their built form and streetscape, contributing to the Town's strong suburban character, as outlined on page 27.

All too often the character of historic suburban precincts in the Perth metropolitan area is diminished or extinguished by incompatible development which is not reflective or respectful

of the character of surrounding built form or streetscapes.

In order to protect the unique character of the Town's established suburban areas the Town will take proactive steps to ensure that new development is controlled in a manner which will ensure cohesiveness with the prevailing character of an area, and streetscapes are maintained and improved through further investment in the public realm.

In the first instance the Town will undertake a study to identify the key aspects of its diverse suburban precincts which contribute to the character and sense of place within that suburb, including a review of:

- **Local context**, including the setting and function of the local area and the broader character of the precinct;
- **Site design**, including building setbacks, access and parking locations, landscaping, etc.;
- **Built form design**, including architectural significance, building height, architectural features, materials and colour, roof pitch, etc. and;
- **Streetscape and public realm design**, including verge widths, street trees, open space, pedestrian and cyclist paths, development interface, etc.

The objective of the study will be to identify key suburban precincts which are prime examples of the style of development and subdivision of that area, and the sense of place that style reinforces within the community.

The identified precincts may then be considered for further protection from inappropriate development and subdivision under the provisions of the local planning scheme.

Local Government Inventory

The Town's Local Government Inventory of Heritage Place (LGI) and Heritage List was adopted on 27 November 2018, replacing the Town's first inventory prepared in 1997. The LGI is a database of places and areas of local heritage significance within the Town. Although the LGI itself offers no legal protection of these places and does not affect future development, the LGI is important in recognising the Town's cultural and historic sites and places, assisting in informing the heritage policy (consistent with State Planning Policy 3.5 'Historic Heritage Conservation') and provides information about local heritage issues that may require protection under the Town's Local Planning Scheme.

The Heritage List identifies properties that are of cultural heritage significance and considered worthy of protection under the Town's Local Planning Scheme.



Floreat

Floreat is characterised by low density residential development, primarily separate detached dwellings with considerable street setbacks, with subdivision design reflecting the principles of 'Garden Suburbs'. It is comprised of architectural styles from the 1950's and 1960's which are unique to Perth and synonymous with the establishment of the suburb as a prestigious residential area.



Wembley

Development in Wembley dates back to the 1920's and 1930's, with most of the suburb developed by the 1950's. Wembley's streetscape and built form are highly uniform and characterised by low-density housing from the inter-war and immediate post-war period, although infill has occurred throughout the suburb since the 1970's and there continues to be an increase in the number of dwellings in the area. The traditional character of the housing has been maintained, in part, through the introduction of policy controls to assist in keeping with the traditional housing form.



West Leederville

West Leederville was the earliest area to be developed in the Town with early development in West Leederville consisting of primarily small timber and iron cottages. While there are examples of such development remaining, there has since been redevelopment which introduced a variety of housing designs and types into the area. Overall, the area is characterized by an eclectic mix of housing styles and designs and a variety of lot sizes, at low to medium density. This is representative of the diverse age in the housing stock which also includes more contemporary housing designs as the area continues to be redeveloped.



City Beach

City Beach is largely characterised by open and landscaped spaces and reserves integrated with residential developments based on the 'Garden Suburbs' principles. Due to the high desirability of the coast location, City Beach has experienced a high rate of redevelopment with many 1970s dwellings being replaced with larger modern dwellings which have come to characterise the area. The streetscape has mostly remained open with large setbacks, yet the visual dominance of homes along the streets has increased.

Character Streets

The Town of Cambridge is well recognised for attractive and valued streetscapes that contribute to the high amenity and desirability of the area. The character of residential areas within the Town can be expressed through their streetscape, which includes the scale and form of the buildings, roof pitch, front fences, gardens, street trees, landscaping and pathways.

Visual elements inform the perception of the street and in turn the desirability and attractiveness of the area. Therefore, it is important to preserve and enhance the amenity and key elements of the Town's streets that are considered representative of the character of the area.

Identifying and protecting key character streets within the Town is significant in celebrating the Town's identity. Future development should respect and contribute to the character of the

streetscape. The key features of attractive streetscapes found in the Town, include significant tree canopy, pedestrian pathways on both sides of the street, active street frontages with a built form that is representative of the historic character of the area.

Streetscapes within the Town which are iconic or representative of the historic pattern of subdivision and development throughout that area may warrant statutory protection to ensure their character and integrity is not compromised by incompatible development.

To ensure that these character streets are identified and protected, in collaboration with the local community the Town will undertake a review of Character Streets with the objective of identifying the necessary statutory measures to be put in place to protect the integrity of the streetscape.



Image: Example of the tree lined highly walkable streets within the Town of Cambridge.

Heritage Places

Historic Heritage

The Town of Cambridge is characterised by many culturally significant heritage places that define the community and represent its development. These sites should be protected and celebrated with future generations.

Heritage places, both built and natural, are recognised within the State Register of Heritage Places, or listed in the Town's Local Heritage List. The Town currently consists of seven State Heritage listed properties, including Leederville Town Hall, West Leederville Primary School, Holy Spirit Catholic Church (City Beach), Catherine McAuley Centre (Wembley) Quarry Amphitheatre (City Beach), and two original homes in Floreat.

In addition to the State Heritage Listed Sites, which have statutory protection, sites with the highest cultural heritage significance in the Town have been included in the Town's Heritage List adopted in November 2018 and provided the protection under the Local Planning Scheme.

Indigenous Heritage

Registered indigenous heritage sites are protected under the *Aboriginal Heritage Act 1972* and are important cultural and historical sites that must be managed accordingly.

There are five registered Aboriginal Heritage Sites within the Town, found within Bold Park, Lake Monger and Stephenson Avenue, and several other sites designated as 'Stored Data/ Not a Site'.



Image: Examples of State Heritage Listed buildings within the Town of Cambridge - St Vincents Foundling Home (top) and Leederville Town Hall (bottom).

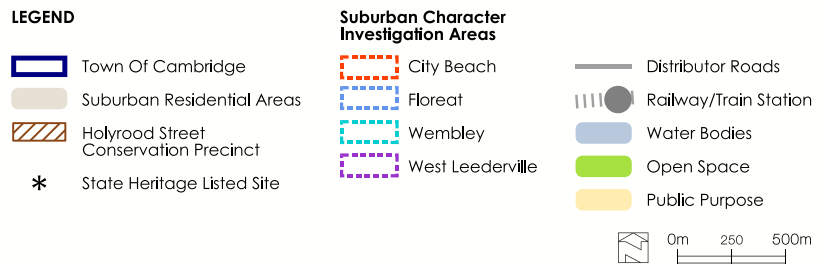
2.4.4 KEY ACTIONS

Table 5: Key actions to be undertaken with respect to Character and Heritage in the Town of Cambridge.

Precinct	Action	Indicative Timeframe
Character Streets and Character Precincts	In collaboration with the local community undertake a review of streets and precincts within the Town of Cambridge to identify the specific values and attributes within those streets/precincts that exemplify the character of those areas and the aspects worthy of protection and celebration.	Short Term (1-3 years)
	Where deemed appropriate and necessary, identify the criteria for new development and prioritisation of public infrastructure investment to protect and enhance the characteristics within identified streets/precincts.	Medium Term (3-5 years)
State Heritage List	In collaboration with the Heritage Council continue to protect the retention and restoration of State Heritage List buildings, and regularly review the Town's Local Heritage List to identify further properties worthy of consideration as a component of the State Heritage List.	Short Term (1-3 years)
Local Heritage List	Undertake periodic review of the Local Heritage List and identify the schedule for ongoing review.	Ongoing
	Continue to work with owners of affected properties to retain and restore their buildings to assist in celebrating local heritage.	Medium Term (3-5 years)
Indigenous Heritage	Ensure that indigenous heritage sites are protected from inappropriate development or and/or land use in coordination with the Department of Planning, Lands and Heritage.	Ongoing

FIGURE 7: SPATIAL CONSIDERATIONS FOR CHARACTER AND HERITAGE

- 1 City Beach is largely characterised by open and landscaped spaces and reserves integrated with residential developments based on the 'Garden Suburbs' principles. Due to the high desirability of the coast location, City Beach has experienced a high rate of redevelopment with many 1970s dwellings being replaced with larger modern dwellings which have come to characterise the area. The streetscape has mostly remained open with large setbacks, yet the visual dominance of homes along the streets has increased.
- 2 Floreat is characterised by low density residential development, primarily separate detached dwellings with considerable street setbacks, with subdivision design reflecting the principles of 'Garden Suburbs'. It is comprised of architectural styles from the 1950's and 1960's which are unique to Perth and synonymous with the establishment of the suburb as a prestigious residential area.
- 3 Development in Wembley dates back to the 1920's and 1930's, with most of the suburb developed by the 1950's. Wembley's streetscape and built form are highly uniform and characterised by low-density housing from the inter-war and immediate post-war period, although infill has occurred throughout the suburb since the 1970's and there continues to be an increase in the number of dwellings in the area. The traditional character of the housing has been maintained, in part, through the introduction of policy controls to assist in keeping with the traditional housing form.
- 4 West Leederville was the earliest area to be developed in the Town with early development in West Leederville consisting of primarily small timber and iron cottages. While there are examples of such development remaining, there has since been redevelopment which introduced a variety of housing designs and types into the area. Overall, the area is characterized by an eclectic mix of housing styles and designs and a variety of lot sizes, at low to medium density. This is representative of the diverse age in the housing stock which also includes more contemporary housing designs as the area continues to be redeveloped.



2.5 TRAFFIC AND TRANSPORT

2.5.1 PLANNING PRINCIPLE

The Town will increase the opportunity to diversify travel methods in order to encourage modal shifts that will reduce traffic congestion and improve the health and wellbeing of residents.

2.5.2 OBJECTIVES

The strategic objectives for traffic and transport are:



Traffic Congestion and Parking: To reduce traffic congestion and parking conflicts to increase the efficiency and safety of movement.



Public Transport: To expand the public transport network and frequency of service to encourage modal shift.



Cycling and Walking: To increase walkability and cyclability to reduce traffic congestion and improve the health and wellbeing of residents.

2.5.3 STRATEGIC DIRECTION

Traffic Congestion and Parking

Traffic Congestion is a key concern of many residents and business owners within the Town, particularly during AM and PM peak hour periods along district distributor routes such as Cambridge Street, Oceanic Drive, Harborne Street and Grantham Street.

Without intervention traffic congestion is likely to increase as a result of increasing population density throughout the Town.



Image: Issues of congestion and parking are of concern to the local community, particularly within developing areas like Northwood Street in West Leederville, where onstreet parking serves a variety of uses and is in high demand throughout the day and night.

The Town will work to minimise traffic congestion through the following measures:

- 1. Encouraging modal shift from private vehicles to public transport, cycling and walking:** To provide an efficient movement network throughout the Town, the entire population cannot rely upon private motor vehicles for all of their daily movements. Through improvements in the public realm, investment in public infrastructure, improvements in public transport services and modifications to development requirements the Town will work to encourage residents, employees, business owners and visitors to use public transport, cycle or walk to their destination rather than rely on private motor vehicles.
- 2. Intensification within key nodes and corridors:** To make access to key services and employment more viable without a private vehicle, the Town will focus intensification on residential and commercial growth within activity corridors, activity centres, neighbourhood centres and local centres. The development of these areas will aim to provide sufficient local catchment to support investment in public infrastructure for cycling, walking and public transport.
- 3. Recognising technological change:** The Town recognises that technological change over time will result in improved efficiency of the movement network. The shift to driverless vehicles will ultimately reduce the number of vehicles required per person and make more efficient use of road networks, and increase opportunity for expansion of pedestrian and cycle paths within the existing road reservations. The increase in home delivery services will reduce the number of trips made by consumers to traditional retail outlets. The impacts of technological change will continue to be monitored by the Town and considered as a component of development requirements and decisions on public infrastructure investment.
- 4. Management of Parking:** The Town recognises that there are demonstrable benefits in controlling the provision of parking within key centres to encourage residents, employees and visitors to use public transport, cycling and walking. This includes consideration of reduced or maximum parking requirements for new development in close proximity to key public transport nodes, requirements for shared use of parking facilities and management of public parking to limit long term parking within centres. This must, of course, be supported by continuing improvements to the standard and accessibility of the alternative transport modes.

- 5. Work with the State Government to upgrade regional road networks to address traffic congestion:** The 2018 *Perth & Peel @ 3.5 million - Transport Network* proposes a number of extensions and upgrades to major highways and freeways across the Perth Metropolitan Area which are anticipated to ease congestion more broadly, including within the Town of Cambridge.

It is noted that the Transport Network Plan does not show Stephenson Avenue as being required.

The Town will further analyse, consult and review each of the above measures as a component of a movement network strategy to be prepared.



Image: Increased opportunities for cycling and walking throughout the Town will be of benefit to the health and wellbeing of the community and will support a reduction in traffic congestion and parking issues.

Public Transport

The Town has two train stations on its boundaries that form part of the metropolitan passenger rail network, Leederville and West Leederville stations, and is within the 800m catchment (10 minute walk) of two additional stations, being Subiaco and City West. This network is a key component of Perth's public transport system and connects major centres including Perth, Joondalup and Fremantle.

The Town is primarily served by a series of bus routes that operate east-west through the Town between Perth CBD and the coastal suburban areas of City Beach. Other bus routes provide connections between Perth CBD and Wembley Downs and Glendalough Station (via Herdsman Parade).

In addition, the high frequency Circle Route bus runs north-south through the Town along Pearson Street and Selby Street. Circle Route bus services connect to Stirling Station to the north and Shenton Park Station to the south.

There are a number of proposed investments in public transport infrastructure within the *Perth & Peel @ 3.5 million - Transport Network* which would increase the frequency and provision of public transport throughout the Town, including:

- The existing Circle Route (998/999) along Selby Street and Pearson Street, designated as a **'High Priority Public Transit Corridor'** where, for example, queue jumps, traffic signal priority or bus only lanes may be installed to provide for public transport priority; and
- Cambridge Street (from Loftus Street to Selby Street), Harborne Street (from Cambridge Street to Grantham Street) and Grantham Street (from Harborne Street to Selby Street) are designated as **'High Frequency Public Transport Corridors'**, where bus services are available at a frequency of five minutes in peak times and 15 minutes out of the peak times. These align with corridors identified under *Perth and Peel @ 3.5 million* and *Central Metropolitan Sub-regional Planning Framework* for increased development.

In order to facilitate new or enhanced public transport provision within and across the Town, it is paramount that the Town continues to focus increased development and activity within strategic corridors previously identified as part of State planning initiatives.

The Town will also continue to engage with the State Government to support the introduction of new public transport priority infrastructure or service enhancement proposals.

Where achievable, interim public transport services may be provided where funding arrangements are agreed to achieve greater public transport circulation, particularly to key activity nodes, regional open space and sporting facilities.

A priority route for such a programme would be to extend services west along Oceanic Drive, north along West Coast Highway and east along The Boulevard, connecting back to Grantham Street, as this would provide greater accessibility to Alderbury Park sporting facilities, Bold Park, recreational beaches at City Beach and Floreat, Bold Park Aquatic Centre and Wembley Golf Course.

Opportunities for additional public transport investment and service provision will be further investigated and planned as a component of the Town's Movement Network Strategy.



Image: Development should leverage the strategic advantage of rail infrastructure (above) and other public transport services (below) for residents and visitors to the Town.

Cycling and Walking

The Town of Cambridge has an extensive network of on-road and shared-use paths for cyclists which assist in encouraging local residents and visitors to cycle throughout the Town. The spine of the formal cycle network is made up of two east-west routes and two north-south routes identified as:

- **Perth Bike Network Route NW12** – the east-west between Leederville Station and Floreat Beach via Tower Street, Ruslip Street, Peebles Road and The Boulevard;
- **Perth Bike Network Route C2C** – the ‘City to Coast’ route between Subiaco Station and City Beach via Shenton Park and City Beach (Alderbury St and Oceanic Dve);
- **Perth Bike Network Route NW9** – the north-south route through Wembley via Jersey Street; and
- **West Coast Highway/Challenger Parade Shared Path** – a high quality shared path which runs along the coast.

In addition, there are a number of shared paths within parks and reserves across the Town, as well as around Lake Monger – providing opportunities for leisure and recreational cycling. There are also a number of local streets identified as ‘Local Bicycle Friendly Streets’ which provide informal connections through residential areas to connect to the spine network or leisure/recreational network previously identified.

Through further planning and upgrades of the cycling network the Town will:

- Develop and encourage a cycling culture across its resident and business communities;
- Improve local bike routes in the West Leederville/Wembley areas to provide access to local centres of activity, employment, education and other community services as well as enhance connections to Perth CBD and adjacent centres of Subiaco and Leederville; and
- Improve local bike routes in Floreat/City Beach to provide access to local centres and to connect into the recreational routes that are prevalent in those areas, whilst linking through to Wembley and West Leederville.

With respect to pedestrian paths, the extent of the network differs throughout the Town with:

- A fairly well established pedestrian network throughout Wembley and West Leederville, with footpaths typically on both sides of the street, and reasonably high pedestrian amenity contributing to a highly walkable environment; and
- A limited pedestrian network throughout Floreat and City Beach, where the majority of streets have either a single footpath to one side of the street or no footpath at all.

Through further network planning and facilitation of development the Town will:

- Improve pedestrian amenity through additional street tree planting and encouraging residents to grow mature trees within front garden areas to provide shade to the adjacent footpaths;
- Extend the pedestrian path network in areas under-served by this infrastructure, particularly linking residential areas to key nodes such as activity centres, recreational facilities and bus stops; and
- Improving the permeability of activity centres for pedestrians by calming traffic and providing safe and efficient pathways to move throughout the centre.



Image: The Town has an extensive network of cycle paths and walking paths which provide excellent opportunity for alternative transport options.

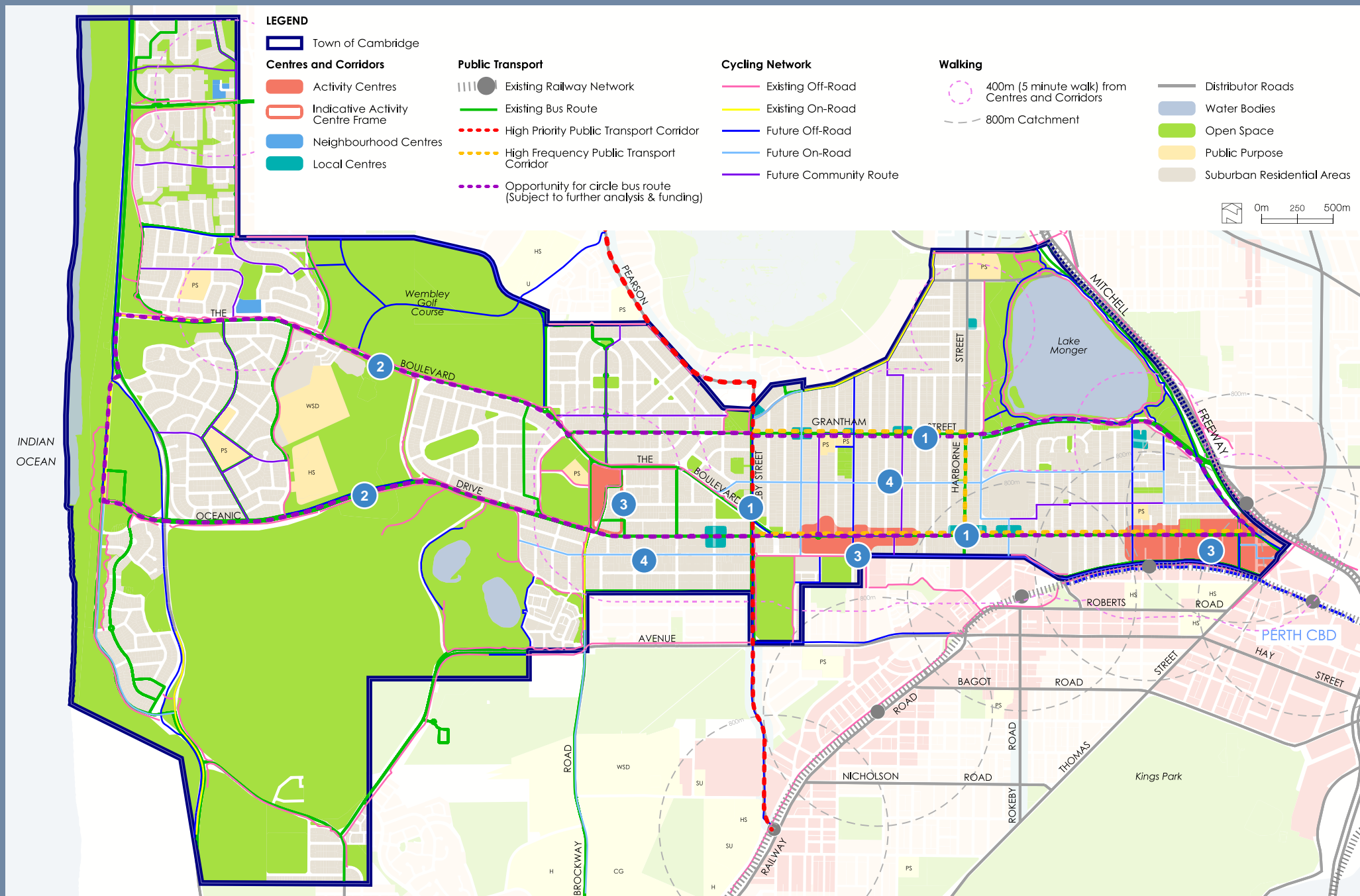
2.5.4 KEY ACTIONS

Table 6: Key actions to be undertaken with respect to Traffic and Transport in the Town of Cambridge.

Precinct	Action	Indicative Timeframe
Town Wide	In collaboration with the local community and key State Government agencies undertake the preparation of a movement network strategy in accordance with the Department of Transport guidelines for the preparation of integrated transport plans comprehensively analyses the existing and future transport system requirements within the Town and provides achievable measures to minimise traffic congestion and provide an efficient and sustainable movement network.	Short Term (1-3 years)
Activity Centres and Cambridge Street Urban Corridor	<p>Undertake the review and preparation of further detailed planning in the context of a movement network strategy with the aim of minimising traffic congestion within key centres and corridors through:</p> <ul style="list-style-type: none"> Encouraging residents, employees and visitors to use public transport, cycling or walk to destinations instead of using private vehicles; Managing public and private car parking to reduce opportunities for long-term parking within centres; Facilitating the provision of end of trip facilities in substantial commercial and mixed use developments to support employees and visitors cycling or walking to key destinations; and Designing the public realm to make non-car based trips more appealing through the provision of shade and shelter, dedicated infrastructure and safer movements. 	Short-Medium Term (1-5 years)
Neighbourhood and Local Centres	In collaboration with the local community, design redevelopment to provide a greater intensity of development which will support the investment in and provision of public infrastructure to support non car based transport, including end of trip facilities and more frequent bus services.	Medium Term (3-5 years)
City Beach / Floreat	Investigate the expansion of pedestrian and cycle infrastructure in locations where City Beach and Floreat are under serviced, particularly to provide greater connectivity between residential areas and key activity nodes, public transport infrastructure and recreational facilities.	Medium Term (3-5 years)
	Investigate opportunities for expansion of public transport services throughout the western suburbs, with privately run services supported by local businesses and the Town as a potential solution until increased Transperth services are provided.	Short-Medium Term (1-5 years)
West Leederville / Wembley	Investigate opportunities for further public amenity throughout Wembley and West Leederville to encourage pedestrian and cyclist movement.	Medium Term (3-5 years)

FIGURE 8: SPATIAL CONSIDERATIONS AND ACTIONS FOR TRAFFIC AND TRANSPORT

- 1 The Town will support the Public Transport Authority in increasing the frequency and provision of bus services along high priority and high frequency public transport routes.
- 2 Opportunities for additional public transport routes through the western part of the Town, particularly linking key recreational and sporting facilities, will be actively pursued by the Town.
- 3 Increased intensity at key activity centres will support the investment in public infrastructure including public transport service expansion, public realm improvement and end of trip facilities for cyclists and pedestrians.
- 4 Investment in cyclist infrastructure to make commuter and recreational routes safer and more efficient will encourage more residents and visitors to the Town to cycle instead.



2.6 PUBLIC REALM AND OPEN SPACE

2.6.1 PLANNING PRINCIPLE

The Town will improve the usability and accessibility of open space areas and the public realm to improve amenity and encourage active lifestyles and community wellbeing.

2.6.2 OBJECTIVES

The strategic objectives for public realm and open space are:



Proximity and Usability: To improve the usability, accessibility and amenity of the public realm and open space areas.



Regional Accessibility: Maintain and enhance current usability and accessibility for residents and visitors throughout the Town to regional open space and sporting facilities.



Tree Canopy: To maintain and expand upon the tree canopy throughout all suburban and urban precincts.

2.6.3 STRATEGIC DIRECTION

Proximity and Usability

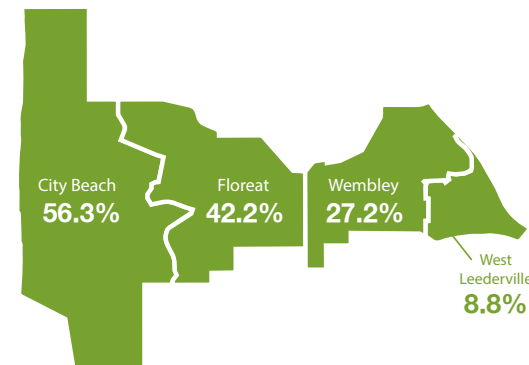
In comparison to the broader Perth metropolitan area, the Town of Cambridge is well serviced by public open space, with approximately 975ha (43.9 percent) of the municipal area dedicated for local, neighbourhood and district parks (**Figure 9**).

Whilst this open space serves the community well based on existing population levels, an increasing population will result in increased demand for open space, particularly within key residential development precincts. Some of the more intense development precincts are the most remote from the more abundant open space areas.

Whilst there is limited capacity to provide new areas of open space within the Town, there are opportunities to expand on the open space network in areas which are comparatively under provided or are likely to experience pressure due to increased demand.

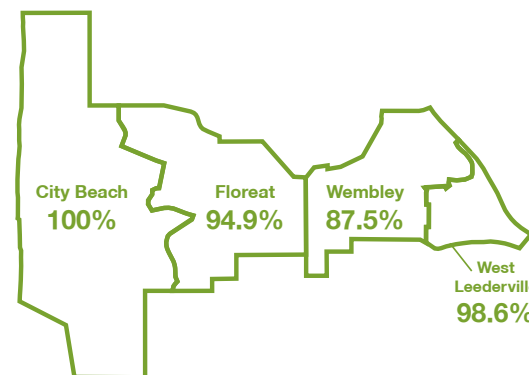
Proportion of municipal area dedicated for Open space

43.9%



Percentage of Developed Area within 400m of Open Space

94.9%



Average size of Open Space

Local Parks
(Less than 3,000m²)



1250m²

Neighbourhood Parks
(3000m² - 2.49ha)



8300m²

District Parks
(2.5ha+)



36ha

Figure 9: The Town has extensive open space facilities for passive and active recreation.

All properties within 400m (5 minute walk) of Public Open Space

Given the extent of open space within the regional area, the Town is in a unique position to be able to achieve 100 percent of all residential areas being within 400m (5 minute walk) of public open space.

Analysis of the open space network identifies that, of the total municipal area, the following proportion of properties are currently not within 400m (5 minute walk) of open space:

- Floreat - 5.1 percent
- Wembley - 12.5 percent
- West Leederville - 1.4 percent

It should be noted that the percentage coverage includes those properties within a 400m of open space both within the Town of Cambridge and within abutting local governments (**Figure 9** and **Figure 10**), and that the coverage does not take account of ease of access to open space (suitable footpath network, safe road crossings, shade/shelter, etc).

These areas are to be further investigated as a component of an Open Space and Community Facilities Strategy prepared by the Town, with the intention for the Town to pursue acquisition and development of additional open space areas to ensure that 100 percent of all properties are within a 5 minute walk of public open space.

New Open Space within Development Precincts

The provision of new open space will need to be met through private development so that new open space and/or improvements to existing open space will support the additional resident population.

Providing additional open space within the Town may be achieved through:

1. Requiring monetary contributions from applicants undertaking development within specified precincts to assist in funding the acquisition and development of new open space within the local area, or for the further embellishment of existing open space within the local area; or
2. Requiring development to provide suitably sized pocket parks or other open space areas in appropriate locations within privately owned land which, by condition of development approval, will be developed to a required standard and made available for public use in perpetuity by way of a public access easement.

Both of these options should be considered as a component of the detailed planning required

for activity corridors and for activity, neighbourhood and local centres to ensure that these areas are provided with the necessary public infrastructure to support the growing population, and that the financial responsibility for the provision of this infrastructure is funded by the beneficiaries of redevelopment.

The increase in resident population and increasing diversity within the demographic profile will also put pressure on the types of open space provided within the Town.

Open Space and Community Facilities Strategy

In consideration of the changing demand for open space the Town will prepare an Open Space and Community Facilities Strategy to comprehensively plan for open space and public realm assets to meet future community expectations.

The Open Space and Community Facilities Strategy will:

- Assess the current distribution, function, usability and quality of the open space and would provide recommendations for upgrades, development or other initiatives;
- Assess local and regional accessibility to open space areas, including the connectivity and condition of footpath and cycle networks;
- Assess the current and future demographics and engage with the community, outlining strategies in order to meet the needs and aspirations of the community and users of existing and future public open spaces; and
- Outline key recommendations for the implementation of accessible and functional public open space that addresses the increased demand for public open space and responds to the current and future needs of the community.



Image: Example of a privately owned public space in Perth CBD (left) and West Perth (right).

Regional Accessibility

The Town has an extensive network of regional open space and sporting facilities, including Bold Park, Wembley Golf Course, Perry Lakes Reserve, Bold Park Aquatic Centre, Alderbury Sportsground, Matthews Netball Centre, Floreat Sporting Precinct and the coastal foreshore.

The largest proportion of these regional and sporting facilities is located within the western sections of the Town, through Floreat and City Beach. Less regional open space is found within the eastern sections of Wembley and West Leederville, with the exception of Lake Monger and Wembley Sports Park.

Regional open space and sporting facilities should be easily accessible to the broader Town, particularly via public transport, walking and cycling. Whilst a large proportion of residents are within close proximity to regional open spaces and sporting facilities, many users from within and outside the Town will rely on public and private transport to access these facilities.

Currently there are some bus services that connect the Town's regional open spaces such as the coastal foreshore, Bold Park and Wembley Sports Park to surrounding areas. However, these services are limited in that they are not frequently available, with some services not available on weekends or public holidays. Additionally, there is currently very limited service availability to access Lake Monger in West Leederville. In order to improve the accessibility of regional open spaces and sporting facilities within the Town, improved connectivity to these facilities is vital.

An assessment of the current modes of transport, and strategies to improve the accessibility to regional open spaces and sporting facilities is to be included as a component of the Open Space and Community Facilities Strategy and the Movement Network Strategy. The Town will need to work with local businesses, sporting clubs and State agencies to increase the frequency of bus services that currently connect regional open spaces and sporting facilities to surrounding areas. Bus services that run along Cambridge Street/Oceanic Drive and The Boulevard will be a priority, as well as improving access to Bold Park.

The Town should also continue to support initiatives that improve the connectivity of the residents and visitors to the Town's regional open spaces and sporting facilities. The Town's Summer Bus Services, a privately run bus service that links West Leederville and Wembley with the Town's community facilities, including stops at Bold Park Aquatic Centre, Perry Lakes Skate Park, and City Beach and Floreat beaches, is an excellent example of such a programme.



Image: The Town's extensive regional open space and sporting facilities are well used by local residents and the broader region - Floreat Sporting Complex (top) and City Beach foreshore (bottom).

Tree Canopy

The Town of Cambridge is well-known for its extensive tree cover with over 25,000 Council owned trees lining streets and growing in public open spaces, in addition to the Town's natural areas and wetlands. The existing tree cover and open space is a significant part of the Town's identity and highly valued within the community.

With proposed urban intensification the tree canopy is likely to be put at risk, however, as further crossovers and on-street parking require the removal of mature street trees. Increased tree canopy through additional planting is important in areas currently with lower tree coverage, as well as areas identified for future growth, to reduce the heat island effect, improve amenity and make a positive contribution to the natural environment.

It is therefore imperative that the Town take measures to protect and maintain the current tree canopy, whilst also facilitating opportunities to expand the provision of public trees, particularly in areas where future development is expected and in areas with minimal tree canopy.

The Town prepared a Treescape Plan (2010-2020) in 2010, which identifies specific areas and streets that require improvements in order to improve the Town's overall tree canopy area and aims to develop attractive streetscapes and foster community awareness of the importance of street trees. It is recommended that this plan be reviewed and updated to identify actions that respond to future development, change in land uses and population change.

The Town is widely recognised for its green and leafy suburbs, which for many residents is an important part of the desirability of living in the Town of Cambridge. With future intensification anticipated for the Town, the threat of declining trees on privately owned land increases. There is opportunity to incentivise the retention of existing trees and provision of additional trees within new development in order to maintain and enhance the Town's tree canopy.

Urban Forest Strategy

The Town is currently preparing an Urban Forest Strategy. This Strategy will analyse existing tree and vegetation coverage and quality within the Town and will set a clear direction for the future to maintain and improve on these natural assets.



Image: The Town has an extensive public tree canopy via public open space and road verge areas that requires protection and expansion - Street trees in Floreat (top) and Beecroft Park in City Beach (bottom).

2.6.4 KEY ACTIONS

Table 7: Key actions to be undertaken with respect to Public Realm and Open Space in the Town of Cambridge.

Precinct	Action	Indicative Timeframe
Town Wide	<p>In collaboration with the local community undertake the preparation of an Open Space and Community Facilities Strategy to:</p> <ul style="list-style-type: none"> Assess the current distribution, function, usability and quality of the open space and provide recommendations for upgrades, development or other initiatives; Identify opportunities to acquire and develop additional open space within residential areas with an identified shortfall to ensure that all residential land is within 400m (5 minutes) of public open space. Assess the current and future demographics and engage with the community, outlining strategies in order to meet the needs and aspirations of the community and users of existing and future public open spaces; and Outline key recommendations for the implementation of accessible and appropriate public open space that addresses the increased demand for public open space and responds to the current and future needs of the community. Finalise the preparation of the Urban Forest Strategy which will analyse existing tree and vegetation coverage and quality within the Town and will set a clear direction for the future to maintain and improve on these vital assets. 	Short Term (1-3 years)
Activity, Neighbourhood and Local Centres	In preparing more detailed planning for Activity, Neighbourhood and Local Centres identify and facilitate the creation of additional open space which responds to the increased demand from population growth in the local area.	Short-Medium Term (1-5 years)
Public Streets	Implement and review the Town's Treescape Plan (as amended) to ensure that the tree canopy within the public realm is maintained and increased over time for the benefit of the entire community.	Ongoing
Development Sites	Review opportunities to encourage or require developers to retain mature trees onsite in the design of new development or replace mature trees where required to be removed.	Short Term (1-3 years)

FIGURE 10: SPATIAL CONSIDERATIONS AND ACTIONS FOR PUBLIC REALM AND OPEN SPACE

- Population growth within the West Leederville Activity Centre will result in increased demand for open space and community facilities which will necessitate the creation of new open space areas, improvement of public realm linkages to surrounding open space (particularly within Subiaco and Leederville) and review of facilities provided within open space areas.
- Population growth within the Wembley Activity Centre will result in increased demand for open space and community facilities which is proposed to be addressed with improved linkages to surrounding open space via public realm upgrades, in addition to new pocket parks within the activity centre.
- Floreat Activity Centre is in close proximity to substantial open space areas, including Floreat Sporting Precinct and Alderbury Park, but connectivity is difficult due to the high traffic barriers of Oceanic Drive and Howtree Place. The Precinct Structure Plan will need to address improved connectivity for pedestrians and cyclists to these open space areas.
- Residential areas that do not fall within 400m (5 minute walk) of open space are to be further reviewed with the intention for the Town to actively acquire and develop land for public open space purposes where possible.

2.7 COMMUNITY INFRASTRUCTURE AND FACILITIES

2.7.1 PLANNING PRINCIPLE

The Town will ensure the provision of high quality community infrastructure and facilities that are responsive to the changing needs of the community and reinforce a sense of place within that community.

2.7.2 OBJECTIVES

The strategic objectives for community infrastructure and facilities are:



Meeting Community Need: To respond to the changing demographic needs of the Town with community infrastructure designed to meet those needs.



Activation of Places: To encourage activation of places within the Town through integration and delivery of community infrastructure and facilities.



Sustainable Funding Mechanisms: To ensure that community infrastructure planning is supported by sustainable funding mechanisms that attribute costs equitably amongst beneficiaries.

2.7.3 STRATEGIC DIRECTION

Meeting Community Need

The community's need for facilities and services is continuously changing due to:

1. Changing demographic profile – existing residents aging and young singles and families coming in to the Town;
2. Densification and housing diversification, bringing in more people and creating a more diverse demographic profile;
3. Changes in the way we recreate and communicate brought about by changes in technology, work practices and the way we socialise; and

4. Emphasis on active recreation and sports as part of lifestyle to achieve health and wellbeing.

The possible implications of these changes, in relation to the provision of community facilities, will include:

- Greater reliance on public open space given the reducing areas of private open space around the centres and corridors;
- More facilities for the increasing age cohorts;
- Different facilities for a more diverse community profile; and
- Greater and more diverse demand patterns in relation to recreation and sport.

The Town has undertaken needs assessments and development strategies for a number of its recreation centres individually; however, it has not undertaken a more holistic assessment of its existing community and recreation facilities, in terms of their current state of repair, adequacy for current needs, or any gaps or excesses in its existing network. There are, however, some broad observations that can be made about the existing community infrastructure provision. The Town enjoys an abundance of high quality Regional facilities, including the City and Floreat beach fronts, Bold Park, Perry Lakes and Lake Monger. In terms of local and district level facilities, City Beach and Floreat have a higher level of per capita provision than West Leederville and Wembley. Importantly, however, there is presently insufficient information to determine the adequacy of existing facilities, which is needed to establish a baseline to determine future need for additional facilities.

In order to properly plan for the demographic change projected to occur within the timeframe of this Strategy, it is recommended that the Town prepare an Open Space and Community Facilities Strategy in order to map out the needs for facilities within the timeframe of this Strategy. The Open Space and Community Facilities Strategy should determine the type and quantity of facilities currently within the Town, future requirements and consideration of different funding mechanisms.

Suggested components of this Strategy are outlined below:

- A full review of existing assets in terms of quality and functionality.
- Research into visitation and use of existing facilities and potentially a consumer survey, having regard to the demands that outer metropolitan communities may be placing on the Town's facilities.

- Collaboration with a number of stakeholders including: Department of Planning, Lands & Heritage, Department of Health, Department of Education and Department of Sport and Recreation on growth projections and opportunities to share future facilities in redevelopment areas.
- A review of Open Space and facilities' standards to ensure compatibility with industry benchmarks.
- A gap analysis and concept planning for future local facilities and feasibility analysis.
- Possible mechanisms for funding and/or cost recovery, i.e. developer contributions/ bonuses, grants, facility management, etc.

In considering future infrastructure needs it is also important to consider funding approaches. Following the completion of the Open Space and Community Facilities Strategy it is recommended that a Community Infrastructure Plan (CIP) be prepared to provide a more specific scoping of future community infrastructure needs (and funding requirements) in line with this Local Planning Strategy. The Town will need to adopt population benchmarks to calculate future needs for specific facilities. The suggested benchmarks shown in **Table 8** provide an indication of typical per capita ratios applied to specific local and district level facilities.

Activation of Places

One of the most significant challenges in planning for community infrastructure in an inner urban environment is ensuring that future facilities are appropriately located relative to where the majority of the population is living. This means finding opportunities to provide facilities in, or near, the key centres and corridors, where future population growth is going to be concentrated.

These places are where the need is greatest, but the cost of delivery can be the highest. Innovation and creative use of scarce and costly land resource will be paramount to ensuring that our future communities enjoy a high standard of amenity and liveability. Community facilities and amenity cannot be fully provided under traditional models of stand-alone buildings/facilities on public land.

The public realm needs to be considered in the context of publicly owned land - parkland, the streets and lanes, etc - as well as the potential to create public spaces within privately-owned land. The images on the following page provide some examples of different ways to deliver

Table 8: Suggested benchmark guidelines for community facilities.

Facility	Suggested ratio based on benchmarks
RECREATION	
Sporting Fields/POS (to be classified by local government)	1.85 ha per 1,000 people
Aquatic Centre	1:100,000 people
District Park / District Active Playing Surface (LN)	6.5m ² /person
Active Local Public Open Space/Ovals	1:6,500 people
Other Parks / POS (to be classified by Local Government)	(to be confirmed)
Sporting /Clubrooms/ Change Rooms	1:5,000 people
Public Toilets	1 per local centre/park
District Indoor Recreation Centre	1:55,000 people
Golf Course	1: 30,000 people
Wheeled Sports Facilities (BMX track)	1:14,000 people
Youth Sports (skate park/beach facilities etc)	1:15,000 people
Tennis Courts	1:1,000 people
Netball Courts	1:1,000 people
Basketball Courts	1:1,000 people
Soccer Field	1:2,250 people
Cricket Wicket	1:6,000 people
Hockey Field	1:40,000 people
SOCIAL/CULTURAL	
District Community Centre - large scale higher order facilities	1:40,000 people
Local Community Centre - small scale lower order facilities	1: 8,250 people
Library	1:30,000 people
Youth Centre	1:25,000 people
Aged & Disability Day Care	1:20,000 people
Childcare Centre	1:5,000 people
After School Care	1:5,500 people
Church	1:11,000 people
HEALTH	
Community Health Clinic	1:25,000 people

Source: WA Local Government CIP benchmarks include reference to City of Stirling, City of Belmont, City of Rockingham, City of Kwinana. Other benchmark references include City of Melbourne, Parks and Leisure Australia (Western Australia Region).

community amenity.

With the potential for flexibility in maximum development standards, there is a real opportunity to incentivise the provision of publicly accessible land and facilities within private development, in return for development bonuses.

Through the formulation of clear policies that reward the provision of genuine and permanent public benefit within private development, there can be a highly transparent process for providing some community amenity at little or no cost to the Town.

To derive maximum benefit from all opportunities for space activation in the right locations, the Open Space and Community Facilities Strategy should seek to:

1. Ensure new investment in facilities is prioritised towards addressing gaps in existing service levels;
2. Make optimum use of the limited local public land and facilities – matching use with the identified needs of the existing and future demographics. Where there is publicly-owned land or buildings in the right location, consider their design and purpose in the context of future population needs. Redeveloping, or re-purposing buildings to suit future requirements, redesigning open spaces to ensure the limited land resources provide maximum benefit to future need;
3. Utilise, where possible and appropriate, the abundant Regional Open Spaces to fulfil local and district level needs;
4. Create equity in the standard of, and accessibility to, community infrastructure provision across the whole Town; and
5. Use innovative ideas to enhance local amenity through creative design of streets and other public utility land, and through private development opportunities.

Sustainable Funding Mechanisms

The densification of the key centres and activity corridors present a challenge for the Town to deliver additional community facilities or upgrade existing facilities to meet changing and increasing demand. Even with a sound planning framework in place, the actual provision of new housing is largely controlled by the private development sector, and infill development will typically occur in a piecemeal way; while the long-term need for facilities can be anticipated the staging and funding availability can be more difficult to forecast. This will be substantially addressed through a Community Infrastructure Plan, as recommended above.

Contemporary approaches to the financing of community facilities usually include the



Image: Optimising use of existing facilities



Image: Sharing spaces - play spaces for the very young alongside the more mature



Image: Community facility derived from private development



Image: High value public space located on private land



Image: Space does not need to be large to be valued by the community



Image: High quality treatment of other public spaces - landscaped streets connecting community facilities become an extension of the facility

collection of contributions from developers for the developments that will ultimately contribute to the need for the services. At the same time, however, the traditional funding sources of general revenue, Lotteries Commission and Government Grant funding must remain as part of the suite of funding options. There is also scope for disposing of reclaimed Council land to fund acquisition/development of facilities in the most suitable locations.

Sourcing infrastructure funds through development contributions requires the establishment of a Development Contribution Plan (DCP) under Part 7 of the *Planning and Development (Local Planning Schemes) Regs 2015*. Any such plan must also comply with State Planning Policy 3.6 (SPP 3.6) Development Contributions for Infrastructure.

SPP 3.6 places a very strong reliance on demonstrating 'need and nexus' between development and the infrastructure to be funded. The 'need and nexus' test is considerably more difficult to demonstrate in an urban infill setting than, for example, a greenfield development on the urban fringe. This is a recognised issue that various inner urban local governments are seeking to address with the WAPC at present.

There are some key considerations for recovering development contributions for community infrastructure:

1. It is more difficult to establish the need and nexus for 100 percent of the infrastructure cost from new development, as there is a substantial established community that will also benefit from any new facility;

2. Some of the need for new infrastructure may derive from changing demographics within the existing housing stock – eg existing population is aging, or aged population is replaced by young singles, couples and families;
3. If there is a need to acquire land for facilities, this can be very costly in an inner urban environment depending on the extent. If the full cost of land acquisition is passed on to development, it may impact on the affordability of future housing in the Town.
4. Development Contribution Plans that seek full cost-recovery through development, need to produce fully detailed designs and quantities to justify the costs. This is, in itself, a very costly exercise; while such costs can ultimately be recovered through the DCP, the Town must provide the initial funding and cost-recovery may take many years.

It is recommended that, following the preparation of the Community Infrastructure Plan the Town prepare an Infrastructure Funding Strategy that will analyse the staging and funding needs associated with community infrastructure, the various funding sources available to the Town, and ultimately provide the optimum use of those sources to deliver the facilities in the most timely and cost-efficient manner.



Image: Community infrastructure in regional open space can contribute to local amenity.



Image: Leederville HQ Skate Park - A highly successful demonstration of repurposing redundant space and filling a significant void in the community facilities network.



Image: Good design and positioning of facilities promotes use and builds the sense of community.

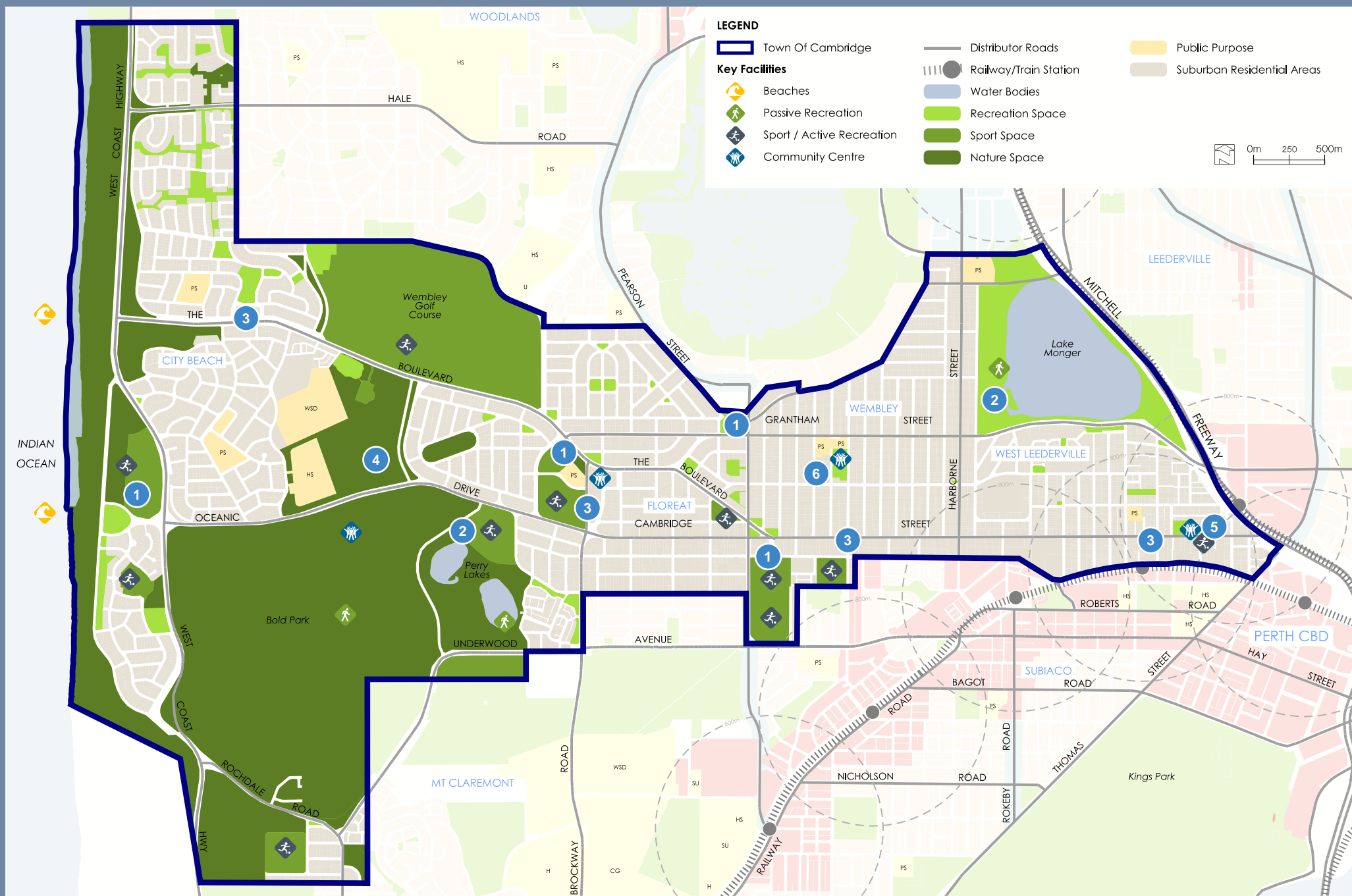
2.7.4 KEY ACTIONS

Table 9: Key actions to be undertaken with respect to Community Infrastructure and Facilities in the Town of Cambridge.

Objective	Action	Indicative Timeframe
Community Need		
Existing Facilities	Investigate and document all existing community facilities within the Town, including type, location, state of repair and amount of use.	Immediate
Education Facilities	Engage with Department of Education to determine future needs for educational facilities. While not a local Government responsibility, any additional capacity requirement should be identified in the Open Space and Community Facilities Strategy.	Immediate
Future Infrastructure Planning	Prepare an Open Space and Community Facilities Strategy. This Strategy should include Community Needs Analysis, to determine the type and quantity of facilities currently within the Town, future requirements and consideration of different funding mechanisms.	Immediate
	Prepare a Community Infrastructure Plan (CIP) to determine future community infrastructure needs (and funding requirements) which should be responsive to proposed future development in line with this Local Planning Strategy.	Short Term (1-3 years)
Activation of Spaces		
Asset Optimisation	Prepare a Public Asset Optimisation Plan to make the most effective use of public assets that are well located relative to the future population growth. This could form part of the Community Infrastructure Plan, or run parallel to that process.	Short Term (1-3 years)
Private Development Opportunities	Investigate opportunities and methods to utilise development incentivisation to deliver new public amenity and facilities through private development. Outcomes may be implemented through updated Activity Centre or Corridor Plans.	Immediate
Sustainable Funding		
Funding Sources	Prepare an infrastructure funding paper to analyse the various options available to the Town to raise, or recover, the costs involved in providing community infrastructure in the future.	Short Term (1-3 years)
	Prepare an Infrastructure Funding Strategy that will analyse the staging and funding needs associated with community infrastructure, the various funding sources available to the Town, and ultimately provide the optimum use of those sources to deliver the facilities in the most timely and cost-efficient manner. To occur in parallel with, or immediately following, the completion of the Community Infrastructure Plan.	Short Term (1-3 years)
Development Contribution Plan	Immediately following the completion of the Infrastructure Funding Strategy / CIP, prepare a Community Infrastructure Development Contribution Plan.	Short Term (1-3 years)

FIGURE 11: SPATIAL CONSIDERATIONS AND ACTIONS FOR COMMUNITY INFRASTRUCTURE AND FACILITIES

- 1 Through the Open Space and Community Facilities Strategy, consider the potential to establish additional community facilities with existing local and district public open space.
- 2 Investigate the potential to utilise land within Regional Open Space for the future development of new community facilities. Investigation should include locational availability of such land in relation to future needs.
- 3 Activity and Neighbourhood Centres - will continue to grow as population hubs with more focused need for community infrastructure. Through the Open Space and Community Facilities Strategy, investigate the merits of achieving public facility space through private development incentivisation - either in the form of dedicated space with buildings, or publicly accessible open space.
- 4 The Town of Cambridge Council Offices and Civic Centre Site is surrounded by land classified as "Potential Future Development Site (Subject to further investigation)" within this strategy. There is the potential, as part of any negotiation for sale / development of surrounding land to secure additional land for community use.
- 5 Holyrood Park is an established community hub with a variety of facilities and well located in relation to future population growth. The Open Space and Community Facilities Strategy should investigate potential to expand this infrastructure to meet future additional needs.
- 6 Wembley Community Centre is experiencing pressure from increasing student members in adjacent Wembley Primary School.



2.8 UTILITY AND SERVICE INFRASTRUCTURE

2.8.1 PLANNING PRINCIPLE

The Town will facilitate the delivery and advancement of essential service infrastructure and encourage environmentally sustainable developments throughout the Town.

2.8.2 OBJECTIVES

The strategic objectives for utility and service infrastructure are:



Infrastructure Upgrades: To plan for upgrades to essential service infrastructure to support the growth of infill precincts throughout the Town.



Coordinated Funding: To ensure that public infrastructure upgrades are supported by sustainable funding mechanisms that attribute costs equitably amongst beneficiaries.



Sustainable Built Form Design: To encourage energy efficient and water sensitive urban design technologies in the design, construction and/or modification of development throughout the Town.

2.8.3 STRATEGIC DIRECTION

Infrastructure Upgrades

Essential service infrastructure upgrades will be required over the next 20-30 years to replace aging infrastructure, address existing deficiencies and facilitate intensification of development within identified precincts. Upgrades required include infrastructure for the provision of water, sewer, power, gas and telecommunications, in addition to storm water drainage.

Water

The Town is generally well served by water distribution mains, although some upgrades may be required due to the aging cast iron mains that are prevalent throughout parts of the Town.

Upgrades are likely to be required where further land use intensification and redevelopment require increased water capacity, particularly where high rise or mixed use developments are proposed, as these will require additional water supply to comply with fire suppression regulations.

A number of the proposed development precincts will require further analysis and consideration of upgrades to infrastructure as follows:

- **West Leederville Activity Centre:** Recent upgrades of distribution mains have increased capacity to this area, as several reticulation mains have been upgraded to meet the needs of some multi-story developments. There are many low capacity, cast iron mains in the area which will likely need to be upgraded when multi story developments are served by these mains.
- **Floreat Activity Centre:** The Floreat Forum precinct is well served with distribution and reticulation main and upgrades are unlikely to be required.
- **Wembley Activity Centre / Cambridge Street:** This area is well served by distribution mains, however similarly to the West Leederville area, many reticulation mains branching from Cambridge Street are low capacity cast iron pipes. Significant developments may require these cast iron mains to be upgraded.
- **Other Development Precincts:** These sites are considered unlikely to have capacity constraints, however will need to be assessed at the time of the development or subdivision application.

Sewer

The Town falls into three sewer districts, being City Beach, Subiaco and Perth. All sewer in the Town of Cambridge is treated at the Subiaco Wastewater Treatment plant, much of which is gravity fed by the Perth Main Sewer.

A number of areas will require upgrades to address existing deficiencies and proposed intensification of development:

- **West Leederville:** a relatively large catchment which includes part of the Southport Precinct and Cambridge Street is served off a long section of 150 mm diameter sewer that discharges to the Perth Main Sewer near the Mitchell Freeway. The Water Corporation have indicated that additional development in this catchment may trigger the need for this sewer to be increased to a 225 mm sewer. Water Corporation propose to undertake flow monitoring of the existing sewer in order to calibrate their model and determine what level of development will necessitate its upgrade.
- **Floreat Activity Centre:** This precinct is served by a single 150 mm diameter sewer that crosses the bowling club and connects into a 305 mm diameter sewer. Development of

the Floreat Precinct has the potential to exceed the capacity of the 150 mm sewer. The Water Corporation will need to model the system to confirm this and any upgrades that may be required.

- **Wembley Activity Centre:** The Wembley precinct falls into two sewer catchments. There is a small catchment that flows to a sewer pump station, and the other flows into the Perth Main Sewer. There are no apparent capacity concerns in this area, but the Water Corporation will confirm this through their modelling.
- **Gayton Road Neighbourhood Centre:** The Neighbourhood Centre is served by the Oban Road pump station located within the shopping centre site. The location of the pump station and its buffer (10-20 m) will need to be considered when developing the site. It will need to be confirmed whether development triggers an upgrade to the pump station.
- **Ocean Village Neighbourhood Centre:** The Neighbourhood Centre is served by a 230 mm sewer that takes discharge from a sewer pressure main. It is likely that this sewer is close to capacity, so it will need to be confirmed by the Water Corporation that the development will not cause this pipe's capacity to be exceeded.
- **City Beach Residential Area:** There are some areas of City Beach which are not serviced by sewer but are part of the Water Corporation's infill sewer program and are scheduled to be served before 2020.

Power

Western Power has advised that there is moderate capacity within their network across the Town, with existing substations located in Wembley Downs and Herdsman Parade, and a recently completed new substation adjacent to the existing Shenton Park substation which is proposed to serve the western suburbs for the next 50-75 years. The old Shenton Park and Herdsman Parade substations are currently being decommissioned.

It is Western Power's responsibility to ensure the power transmission keeps up with demand, unless the intensity of development exceeds the capacity of existing high voltage feeders, at which time the requirement for upgrades will be transferred to the developer.



Image: The ultimate redevelopment of West Leederville Activity Centre will require capacity upgrades to both water and sewer infrastructure.

Natural Gas

Reticulated gas is available throughout the Town of Cambridge and is supplied from a network of medium-low pressure, medium pressure and high pressure pipes.

Although gas is not an essential or required service there seems to be sufficient supplies and networks in place that there may be no capacity issues that will prevent development. If mains are to be upgraded, it will be progressive and supported from the network of high pressure mains.

Telecommunications

The NBN Co is currently installing their network throughout most of the Town. Recent infill developments (after installation of the NBN Co networks began) are already connected to the NBN and the remainder of the Town is likely to be connected by about 2019. It is not expected that broadband capacity will be a burden to future development once the NBN Co system has been implemented in the Town.

Drainage

There are several Water Corporation Main drains in the Town. As is the requirement with all Water Corporation drains, development cannot increase the peak flows in the drains for the 1:10 year event.

The Town's policy is that developments shall retain the 100yr event on site by providing 1m³ of storage per 30m² of roof or paved area. This is a "broad brush" policy and may not be suitable for all types of development. The Town suggested that the City of Perth guidelines could be adopted in some places. These guidelines make allowance for detained discharge into the council's system.

It would be recommended that the Town gain a thorough understanding of their drainage infrastructure and capacity to aid in the development of the Town. The Town advised that they will provide information regarding known problem spots, that may need to be considered for future development.

The Town is currently undertaking upgrades to install drainage detention at the McCourt St/ Woolwich Rd reserve. This catchment includes Cambridge Street between St Leonards Ave and Station Street, including part of the St John of God hospital site.

Coordinated Funding

The cost of upgrading essential service infrastructure is most often funded by the State Government agencies or Government Trade Enterprises (GTE's) responsible for that infrastructure, primarily as the capital expenditure required is ordinarily too significant to be funded by developers, and because the infrastructure is viewed as a long term investment by the State Government.

The funding arrangements do, however, rely upon capital works budgets of the various responsible agencies keeping up with the demand for infrastructure across the metropolitan area. Where demand exceeds both the capacity of the infrastructure and the planned upgrades in accordance with capital works budgets, interim pre-funding of works by developers may be required.

In urban infill situations with fragmented land ownership, the coordination of pre-funding arrangements is more difficult to manage, as the costs of pre-funding need to be shared by all developers looking to develop prior to the planned/budgeted upgrade.

In such situations a government agency may need to facilitate the co-ordination of funds through a development contribution plan or other mechanism which ensures that infrastructure can be delivered in a timely manner and the costs of pre-funding are shared equitably.

The need for consideration of pre-funding arrangements for service infrastructure is particularly relevant in:

- **West Leederville Activity Centre**, where the anticipated requirement for upgrade of the 225mm sewer will be complex due to the likely significant cost and its current alignment within private land, in addition to the required upgrades to water reticulation infrastructure throughout the precinct;
- **Wembley Activity Centre / Cambridge Street**, where upgrades to existing cast iron mains are likely to be required, and depending on the intensity or pace of development may require developer pre-funding; and
- **Gayton Road and Ocean Village**, where depending on scale and intensity of proposed development and latent demand from the surrounding catchment, the anticipated upgrades of sewer infrastructure may be triggered by the proposed development.

These will need to be further considered as a component of the detailed planning to be undertaken for each of these development precincts.

Sustainable Built Form Design

In order to reduce the demand for essential service infrastructure upgrades and limit the impacts on the broader natural and built environment, the Town will look to incentivise sustainable building practices and site design through the more detailed planning required for each of the development precincts.

The Town will look to encourage a number of measures including but not limited to:

- The use of building materials that support energy efficiency outcomes, including glazing, eaves, insulation and alternative construction techniques;
- The design of buildings that optimise cooling and heating via passive solar design, promoting air movement and providing shade;
- The opportunity to retrofit existing buildings to make them more energy efficient;
- The opportunity for storm water management and/or reuse on-site or within the local area via storage, slow water percolation, permeable paving, filter drains or retention ponds;
- The integration of photo-voltaic cells into new development and public spaces; and
- The integration green roofs as part of new development.

The above initiatives will be further considered as a component of the Town's Sustainability Strategy and are anticipated to be further refined as a component of detailed planning frameworks for each of the development precincts.



Top image - Extent of photovoltaic cells provided at the new Bottleyard development in Palmerston Street, North Perth (image credit to Roofeze - <https://roofeze.com.au/latest-projects/bottleyard-apartments-palmerston-st-east-perth/>);

Bottom image - Extent of green roofs in Stuttgart, Germany - Cook Jenshel Photography - <http://cookjenshel.com/wp-content/uploads/2012/06/131.jpg>

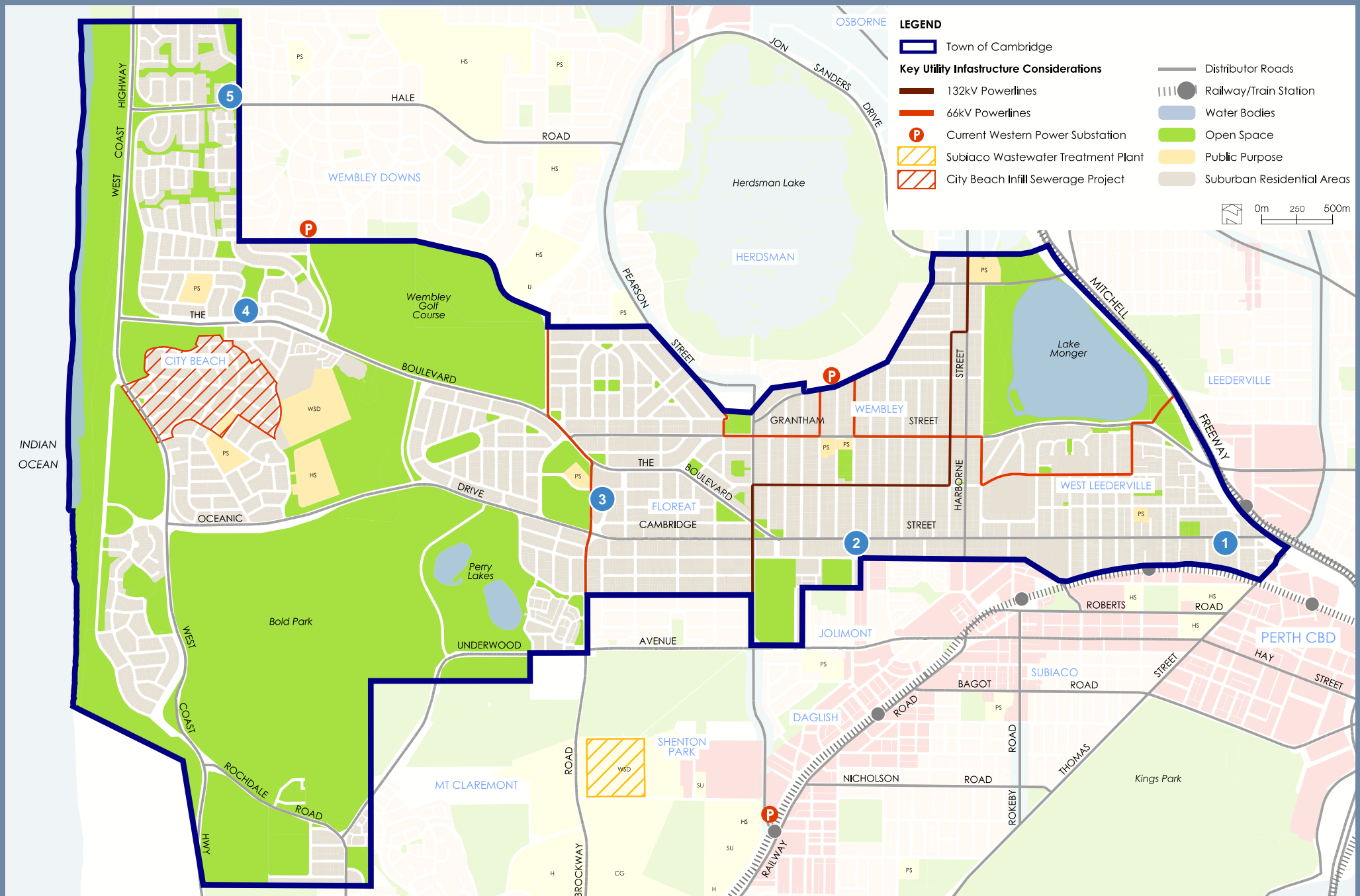
2.8.4 KEY ACTIONS

Table 10: Key actions to be undertaken with respect to Utility and Service Infrastructure in the Town of Cambridge.

Action	Description	Indicative Timeframe
Water	Continue to work with the Water Corporation to plan for necessary infrastructure upgrades to meet the anticipated demand based on further detailed planning for each of the development precincts.	Ongoing
Sewer	Continue to work with the Water Corporation to plan for necessary infrastructure upgrades to meet the anticipated demand based on further detailed planning for each of the development precincts.	Ongoing
Western Power	Continue to work with the Western Power to plan for any infrastructure upgrades to meet the anticipated demand based on further detailed planning for each of the development precincts.	Ongoing
Natural Gas	Continue to monitor the capacity of natural gas infrastructure and assist service providers in forecasting the need for upgrades.	Ongoing
Telecommunications	Continue to monitor the progress of the delivery of the NBN throughout the Town and work with businesses to ensure they have access to high speed telecommunications.	Ongoing
Coordinated Infrastructure Planning	Continue to work with relevant servicing agencies to plan for the necessary funding of infrastructure upgrades in accordance with capital works budgets and identify budgetary shortfalls early in the process for consideration of alternative funding sources.	Short Term (1-3 years)
Detailed Precinct Planning	Through more detailed planning for development precincts identify opportunities to incentivise sustainable building practices and site design to assist in reducing demand for essential service infrastructure upgrades and limit the impacts on the broader natural and built environment.	Ongoing

FIGURE 12: SPATIAL CONSIDERATIONS AND ACTIONS FOR UTILITY AND SERVICE INFRASTRUCTURE

- 1 The ultimate redevelopment of West Leederville Activity Centre will require staged upgrades of water and sewer infrastructure to replace aging pipes and accommodate increased demand.
- 2 Aging water reticulation infrastructure will require staged upgrades to support redevelopment within the Cambridge Street area of Wembley.
- 3 Development of the Floreat Activity Centre has the potential to exceed the capacity of the existing sewer main, and the Water Corporation will need to model the system to confirm any required upgrades.
- 4 Gayton Road Neighbourhood Centre is served by the Oban Road pump station located within the shopping centre site. The location of the pump station and its buffer (10-20 m) will need to be considered when developing site. It will need to be confirmed whether development triggers an upgrade to the pump station.
- 5 The Neighbourhood Centre is served by a 230 mm sewer that takes discharge from a sewer pressure main. It is likely that this sewer is close to capacity, so it will need to be confirmed by the Water Corporation that the development will not cause this pipe's capacity to be exceeded.



2.9 NATURAL ASSET MANAGEMENT

2.9.1 PLANNING PRINCIPLE

The Town will encourage the preservation and protection of its natural assets and ensure that future land use and development does not compromise the environmental integrity of these assets.

2.9.2 OBJECTIVES

The strategic objectives for natural asset management are:



Asset Management: To sustainably manage the Town's natural assets and maintain their environmental integrity.



Tourism Development: To facilitate sustainable tourism opportunities within and adjacent to key natural assets.



Urban Interface: To ensure that fringe development is appropriately planned to minimise land use conflict with key natural assets.

2.9.3 STRATEGIC DIRECTION

The Town contains notable environmental and open space landmarks including, Bold Park, Lake Monger Reserve, Perry Lakes reserve, Wembley Golf Club and Course, City Beach and Floreat Beach. Other significant features within the town include Bush Forever sites, Conservation Category Wetlands, Registered Indigenous Heritage sites and important wildlife habitats and ecological linkages.

Pressures from infill development, associated population growth and increasing visitation may put direct and indirect pressure on environmental assets in reserved areas and on residual mature vegetation in urban precincts.

In addition, global climatic changes (with indications from CSIRO modelling of higher temperatures lower rainfall and extreme storm events) have the potential to impact the sustainability of the natural environment and require greater consideration of urban microclimates and water sensitive urban design measures.

Asset Management

Overall the Town has good representation of remnant vegetation complexes which includes three Bush Forever sites (301,312 and 315) and Conservation Category Wetlands (Lake Monger and Perry Lakes), with approximately 25.6 percent of the original extent of pre-European vegetation remaining (558.9 hectares) including Quindalup Complex (42.6 percent), Cottesloe Complex Central and South (43.3 percent) and the Karrakatta Complex Central and South (34.6 percent), with 478 hectares currently reserved for Parks and Recreation.

Development within, or adjacent to, reserve areas should give consideration to the broader biodiversity retention objectives of national policy and also the strategic advice for Perth and Peel @3.5million provided by the Environmental Protection Authority to retain at least 30 percent of the pre-clearing (pre-European) extent of each ecological community, or 10 percent where the level is already below 30 percent.

The Karrakatta Complex has the smallest extent within the Town and also within the Swan Coastal Plain. The limited extent of this vegetation occurs in the portions of Perry Lakes, Roscommon Park, Wembley Golf Club and McLean Park. Areas identified with Banksia Woodland (a Threatened Ecological Community) is most likely to occur in Bold Park (20 percent of the Town's land area), which will not be impacted by Urban development. Similarly, should Tuart Woodland be identified as Threatened, these locations are likely to be within existing reserves. Perry Lakes Reserve also contains numerous exotic and remnant mature trees over 8 metres tall that provide ideal roosting habitat for black cockatoos which are protected fauna.

The Town's coastline is vulnerable and it was estimated in a coastal vulnerability assessment prepared in 2013 that the coastline may retreat over the next 50 years by approximately 45-64 metres as a result of storm erosion and sea level rise. A coastal defence system including an underground sea wall has been constructed to mitigate impacts of shoreline retreat, though a Coastal Hazard Risk Mitigation and Action Plan (CHRMAP) is also recommended.

Ongoing management of the Town's complex ecosystems and environmental values is of vital importance. Any use, management or development within the Town's reserves must take into account the impact development may have on these complexes and natural assets.



Image: Bold Park is an A Class Reserve set across 437 hectares of urban bush land.

Tourism development

Opportunity exists to support the Town's economic development through the development of eco-tourism and recreation attractions including access to natural assets and reserves. For example, Lake Monger Reserve, Bold Park Reserve and Perry lakes Reserve are popular recreational locations and hold aboriginal cultural values. Continued efforts to conserve and promote the biodiversity and cultural values of these features should be prioritised.

On balance however, in order to ensure the sustainability of the Town's natural assets for future generations and to maintain the contribution these assets provide as crucial ecological and habitat links for flora and fauna in the Metropolitan area, public access may need to be limited and a management regime will be required.

The Town's coastline is a key attraction to local residents and a wider catchment of visitors and tourists. This attraction is supported by a number of low key access points with associated carparks and the recent development of a new surf club at City Beach. Whilst the coastal lifestyle opportunities are important to the Town's economic and community wellbeing, access ways, particularly informal and vehicular accessways to the beach must be managed to avoid additional dune blowout processes occurring.



Image: The Town's natural assets have significant value as tourist attractions - Bold Park (left) and Perry Lakes (right).

Urban Interface

The State Government's strategic planning framework informs decision making on urban intensification and provides environmental protection guidance in line with the commitment to urban infill outlined in the State's *Perth and Peel @ 3.5million*.

Areas within the Town with specific commitments to the protection of natural assets include Fred Burton Park, Roscommon Park, the remnant vegetation within McLean Park and Helston Park.

Existing and potential urban development interfacing with large tracts of vegetation should be considered in the context of:

- **Bushfire hazards/bushfire prone areas** and the need to ensure appropriate assessment processes for the management of existing, and the location of future, urban development. Locations of particular relevance include those in proximity to the 776 hectares of land identified by the State Government as "Bushfire Prone Areas". A Bushfire Hazard Assessment has been undertaken for the identified Bushfire Prone Areas as a component of the Background Analysis Report, and will inform the preparation of Bushfire Management Plans required as a component of subdivision and development applications within or adjacent to these areas.
- **Tree Canopy** and the potential for redevelopment to retain mature trees were possible and increase tree canopy within the public and private space to assist in reduction of heat islands and improve local micro climate conditions.
- **Stormwater management** and the potential to redirect stormwater inflow into wetlands and the aquifer which could be considered as part of future district, local and urban water management regimes associated with urban development.
- **Coastline management** and the ongoing monitoring of coastline changes, particularly in City Beach and near Challenger Parade, which are within 300 metres of the coast. Additional development along the coast should be responsive to the ongoing monitoring of shoreline retreat and risk management assessments in accordance with the Town's Coastal Hazard Risk Mitigation and Action Plan.
- **Acid Sulphate Soils** risk, particularly around Lake Monger and Perry Lakes, which may impact on development proposals within these areas.
- **Introduction of pest species** such as cats, rabbits and foxes in close proximity to managed reserves.



Image: The interface of urban development with natural assets requires careful management.

2.9.4 KEY ACTIONS

Table 11: Key actions to be undertaken with respect to Natural Asset Management in the Town of Cambridge.

Objective	Action	Indicative Timeframe
Conservation Category Wetlands	In collaboration with relevant State agencies and the community, continue the conservation and restoration of Lake Monger Reserve and Perry Lakes Reserve	Short-Medium Term (1-5 years)
Bush Forever and environmentally sensitive sites	In collaboration with relevant State agencies and the community, continue to manage and maintain environmental and ecological values of sites in accordance with management plans.	Ongoing
Vegetation, flora and ecological communities	Monitor extent of remnant vegetation complexes, Banksia and Tuart woodland systems and minimise impacts of urban development and aim to retain a minimum 30 percent of the Karrakatta Complex Central and South vegetation complex.	Ongoing
Acid Sulphate Soils (ASS)	Limit development disturbance/dewatering of ASS in Lake Monger and Perry Lakes Reserves.	Ongoing
Regional ecological linkages RID 1 and RID 5	In collaboration with adjoining Local Governments, ensure coastal and remnant vegetation links remain intact and provide appropriate protection.	Ongoing
Threatened fauna	In collaboration with relevant State agencies, ensure habitat of threatened fauna is not impacted by future development proposals.	Ongoing
Surface and groundwater drainage systems	In collaboration with relevant State agencies and land owners, manage stormwater and investigate ground water recharge and water sensitive urban design techniques in the interest of receiving water bodies.	Ongoing
Coastal hazards	Undertake and implement a Coastal Hazard Risk Mitigation and Action Plan (CHRMAP) and limit development encroachment in areas of risk, manage accessways to the beach, stabilise dune system and restrict disturbance and removal of natural vegetation.	Short-Medium Term (1-5 years)
Natural asset interpretation	In collaboration with key stakeholders, promote the biodiversity and cultural values of reserves within the Town.	Short Term (1-3 years)
Urban tree canopy	Investigate statutory protection and guidance for retention of existing significant trees in the Town in public and private domain and develop a program for public realm/road reserves improvement.	Short-Medium Term (1-5 years)
Climate adaptation	Undertake a Local Climate Change Adaptation Plan in accordance with WESROC guidance (2010).	Short Term (1-3 years)

FIGURE 13: SPATIAL CONSIDERATIONS AND ACTIONS FOR NATURAL ASSET MANAGEMENT

- 1 Potential future development sites are all within areas identified as being bushfire prone. The management of this bushfire risk will be a key consideration in the progression of detailed analysis and planning for these sites prior to any changes in zoning or development potential.
- 2 Many of the Town's environmental assets are also significant tourist attractions, and the balance between the protection of the assets and provision of tourist facilities requires careful consideration by the Town and State Government management authorities (where applicable).
- 3 The Town's Administration Centre is located within Bush Forever Site 312, and detailed analysis and planning will need to be undertaken to identify the impact and management of future urban development on the protection of the Bush Forever site.



Image: The Wembley Hotel is a well recognised landmark within the Wembley Activity Centre.

A stylized graphic of blue hills in the background, with a white arc line curving across the top of the page.

URBAN CONSOLIDATION AND INFILL PRECINCTS

CHAPTER 3

3.1 OVERVIEW

This section outlines in greater detail the proposed urban consolidation and infill precincts to assist in implementing key actions outlined within Chapter 2 as they relate to the precincts. It is also acknowledged that Urban Consolidation and Infill Precinct areas may be the subject of further minor refinements through the detailed planning stages.

Urban Consolidation Precincts

Urban centres and corridors are proposed to maintain their function servicing the daily and weekly needs of the Town's residents, in addition to providing significant local employment opportunities.

In order to reinforce economic sustainability within these centres and corridors and leverage existing transport, community and service infrastructure, the precincts are also proposed to accommodate a significant proportion of the Town's residential growth target through the development of medium and high density apartments in stand alone and mixed use developments.

Urban Consolidation Precincts are identified spatially in **Figure 14** and broadly described as follows:

- **Activity Centres:** West Leederville, Wembley and Floreat Activity Centres;
- **Neighbourhood Centres:** Gayton Road and Ocean Village Neighbourhood Centres;
- **Local Centres:** Grantham Street and Harborne Street Local Centres;
- **Urban Corridor:** Cambridge Street corridor between Floreat and West Leederville, inclusive of several local centres and the St John of God Medical Precinct.

Infill Precincts

Infill precincts are identified opportunities for further residential growth within the suburban areas of the Town, as shown in **Figure 14**, and are broadly described as follows:

Existing Development Sites

The existing development sites of Perry Lakes, Ocean Mia, St John's Wood and Parkside Walk are to continue their development in accordance with their approved planning framework. Together the existing development sites will provide an estimated 1,110 dwellings, a significant proportion of which have been delivered since 2010 in accordance with the *Perth & Peel @ 3.5 million* dwelling targets.

These developments are providing a level of diversity in dwelling types for the western parts of the Town of Cambridge, providing opportunities for 'downsizers' and new home buyers attracted to the area.

Potential Future Development Sites

As a component of planning for additional housing needs within the Town a number of surplus government land assets have been identified as potentially suitable for future residential development subject to comprehensive review of alternative uses, opportunities and issues and development feasibility.

The identified sites are each owned by the Town of Cambridge and, subject to further detailed analysis, are likely to be surplus to the needs of the Town and can be made available for residential development.

Suburban Residential Areas

Protection of the highly valued character and heritage of suburban residential areas is of paramount importance to the Town of Cambridge community, and as such the level of development intensity within these areas is not proposed to change under the Local Planning Strategy.

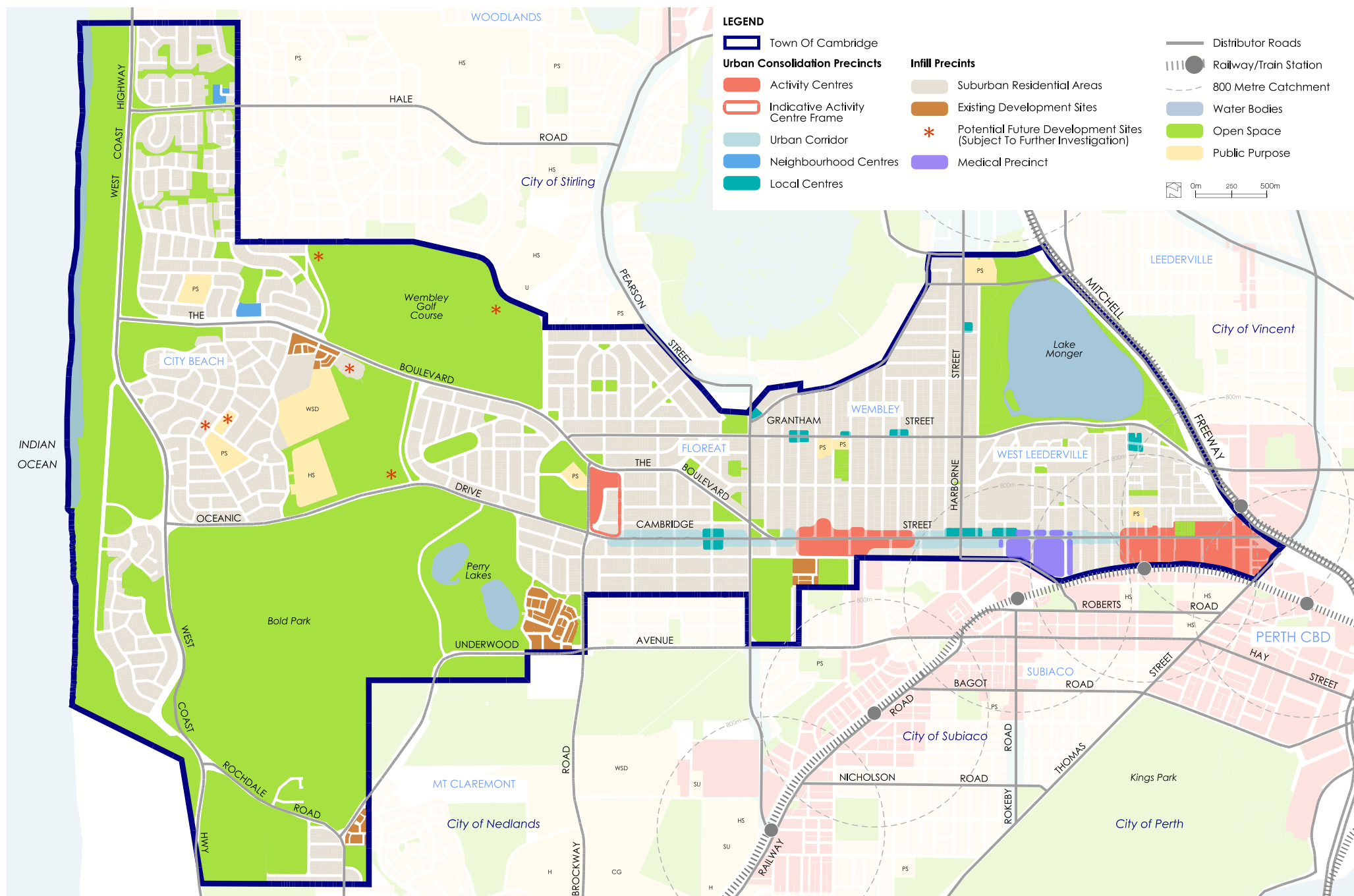
Of importance, however, is the existing latent capacity for development under existing density codes, which is anticipated to provide a further 340 - 440 dwellings throughout the Town via redevelopment of existing residential properties.

Additional potential will also be provided through the relaxation of ancillary dwelling requirements to allow residents with a suitable sized block to develop a small 'granny flat' that they may use for downsizing, additional rental opportunities or family accommodation.

Precinct Planning Areas

As a component of the WAPC's *Perth and Peel @ 3.5 million* the State Government has identified portions of Selby Street, Harborne Street and Grantham Street as 'Urban Corridors'. Upgrades to the frequency and efficiency of public transport along these corridors is strongly supported by the Town, and the Town will work collaboratively with the Public Transport Authority to ensure that these upgrades are delivered as early as possible.

The Town will, on an ongoing basis, investigate opportunities for residential intensification within Precinct Planning Areas in collaboration with the Public Transport Authority, the Department of Transport, stakeholders and the broader community.



3.2 URBAN CONSOLIDATION AREAS

The following sections outline the urban consolidation areas further, including the precinct vision, key actions and spatial considerations, which are intended to guide further detailed planning for the precincts. Urban Consolidation Precinct areas may also be the subject of further minor refinements through the detailed planning stages.

3.2.1 WEST LEEDERVILLE ACTIVITY CENTRE

Precinct Vision

West Leederville Activity Centre will retain its role as the most vibrant and diverse urban area within the Town. Leveraging its strategic advantages as a centre well serviced by public transport, close to the Perth CBD and a significant employment generator, West Leederville's resident population and business activity is proposed to grow.

Over time growth will occur in accordance with the West Leederville Precinct Structure Plan with expansion of population and businesses accommodated in mixed use, multi-storey buildings between two and ten storeys.

Key Actions

Finalise and implement the West Leederville Precinct Structure Plan to incorporate population and business growth projections and coordinate planning for infrastructure and services to support proposed growth consistent with the directions of the WAPC.



Image: Detailed planning for West Leederville Activity Centre needs to focus on a functional public realm and open space areas and high quality, mixed use development outcomes.

FIGURE 15: SPATIAL CONSIDERATIONS FOR WEST LEEDERVILLE ACTIVITY CENTRE

- 1 Transition from new development to the established suburban areas must be respectful and sympathetic to the liveability of these areas, and transition in height and scale needs to be accommodated within the development precinct.
- 2 Opportunity for smaller pocket parks or urban spaces (plazas or piazzas) to be developed within areas abutting high quality public realm as a component of development incentives.
- 3 Need for high quality open space and community facilities to serve the growing population of West Leederville including the retention of existing public open spaces.
- 4 West Leederville Primary School is nearing capacity and planning for further school sites or expansion of existing school sites is likely to be required given the population growth anticipated within West Leederville generally.
- 5 The new Inner City College provides opportunity for additional public secondary school placements which will be of benefit for the growing population of West Leederville.

PRECINCT OVERVIEW

DWELLING GROWTH ESTIMATE

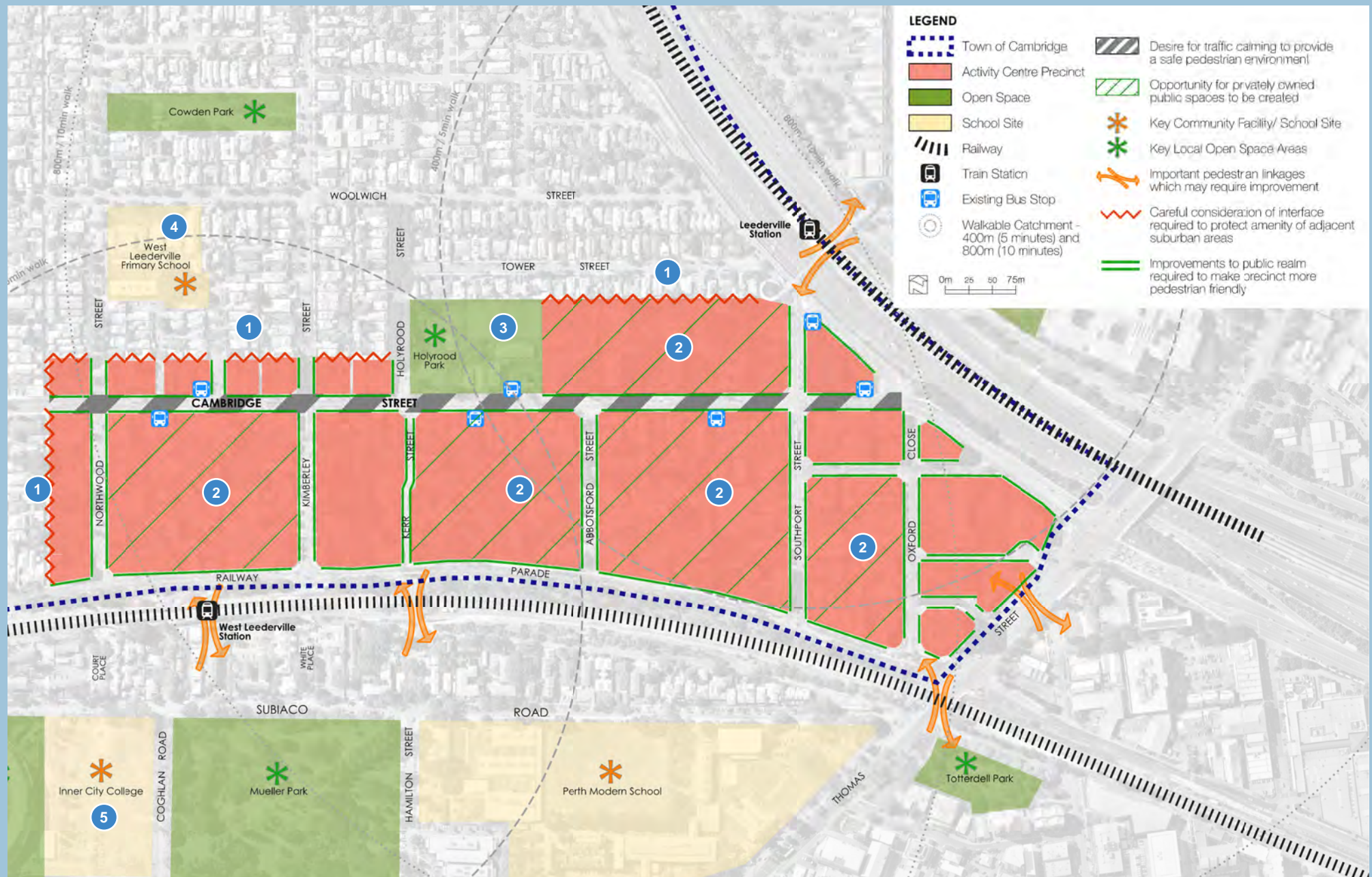


1,800 - 2,300
New Dwellings

EMPLOYMENT FLOORSPACE GROWTH TARGET



Additional 52,000m²



3.2.2 WEMBLEY ACTIVITY CENTRE

Precinct Vision

The Wembley Activity Centre will continue its role as a thriving urban hub and a focal point within a broader suburban environment.

The activity centre will undergo redevelopment over time to increase opportunities for residential, retail, hospitality and commercial uses to join the Wembley community. Growth will occur in accordance with the Wembley Activity Centre Plan, with new development to provide high quality built form in the order of two to seven storeys.

Key Actions

Implement the Wembley Activity Centre Plan adopted by the Town and approved by the Western Australian Planning Commission and undertake periodic reviews of the plan to ensure that development outcomes are in accordance with expectations for the public and private realm.



Image: Detailed planning for Wembley Activity Centre is focused on the need for high quality built form which integrates land uses and retains heritage features, and improved public realm and pedestrian permeability within the precinct.

FIGURE 16: SPATIAL CONSIDERATIONS FOR WEMBLEY ACTIVITY CENTRE

- 1 Ensure a sensitive transition from the activity centre into surrounding areas to minimize the impact of future intensification on adjoining residential areas.
- 2 Improve connectivity with surrounding residential areas and open spaces, particularly Henderson Park.
- 3 Maintain the integrity of Henderson Park and ensure infrastructure is reflective of community needs.
- 4 Opportunity for smaller pocket parks or urban spaces (plazas or piazzas) to be developed within the core of the activity centre.

PRECINCT OVERVIEW

DWELLING GROWTH ESTIMATE

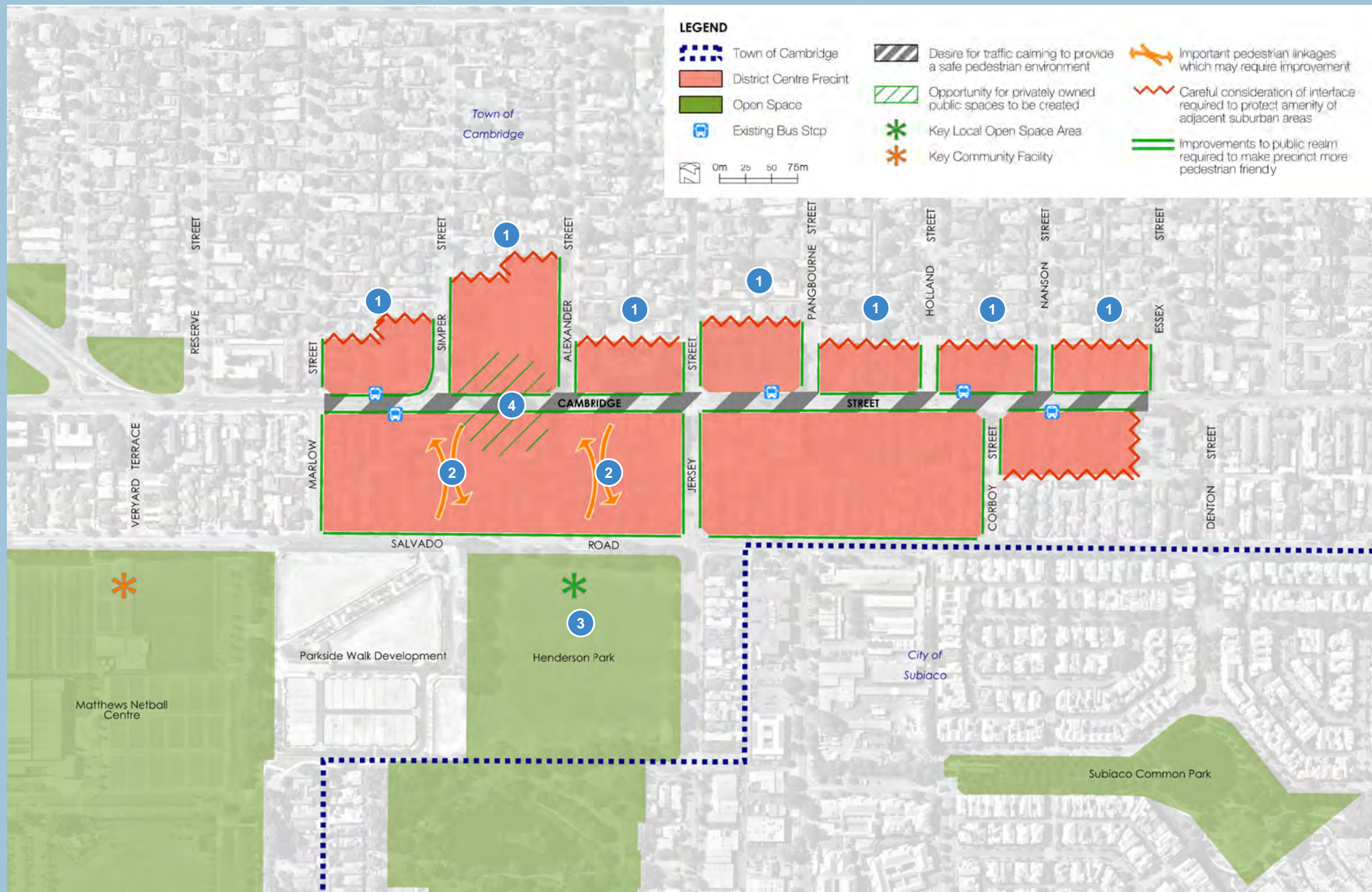


750 - 1,000
New Dwellings

EMPLOYMENT FLOORSPACE GROWTH TARGET



Additional 11,000m²



3.2.3 FLOREAT ACTIVITY CENTRE

Precinct Vision

Floreat Activity Centre will transform into an attractive and vibrant mixed-use precinct with a broad range of residential and commercial/retail uses.

The Floreat Forum Shopping Centre and the Cambridge Library form a key part of the activity centre and will be redeveloped to better interface with the surrounding public streets and open space, accommodating residential development above the commercial/retail area.

Adjacent suburban streets will progressively be redeveloped to provide medium-high density residential between two and five storeys, with density grading down to the existing suburban environment.

Key Actions

In collaboration with the community, key stakeholders and the Town of Cambridge, a Precinct Structure Plan will be prepared for the Floreat Activity Centre to guide future amendments to the statutory planning framework, necessary infrastructure upgrade considerations and detailed built form and public realm design considerations.



Image: Detailed planning for Floreat Activity Centre is focused on the need for high quality built form and improved public realm and pedestrian permeability within the precinct.

FIGURE 17: SPATIAL CONSIDERATIONS FOR FLOREAT ACTIVITY CENTRE

- 1 Ensure future development does not have a negative impact on the adjoining residential development, reflecting a sensitive transition between land uses.
- 2 Opportunity to enhance existing open space that supports social interaction, informal recreation and event spaces.
- 3 Ensure commercial and residential land uses front the street and pedestrian walkways to encourage street level activity and natural surveillance of the adjoining streets and public open spaces.
- 4 Optimise opportunities for potential ocean and/or city views for residential developments.

PRECINCT OVERVIEW

DWELLING GROWTH ESTIMATE

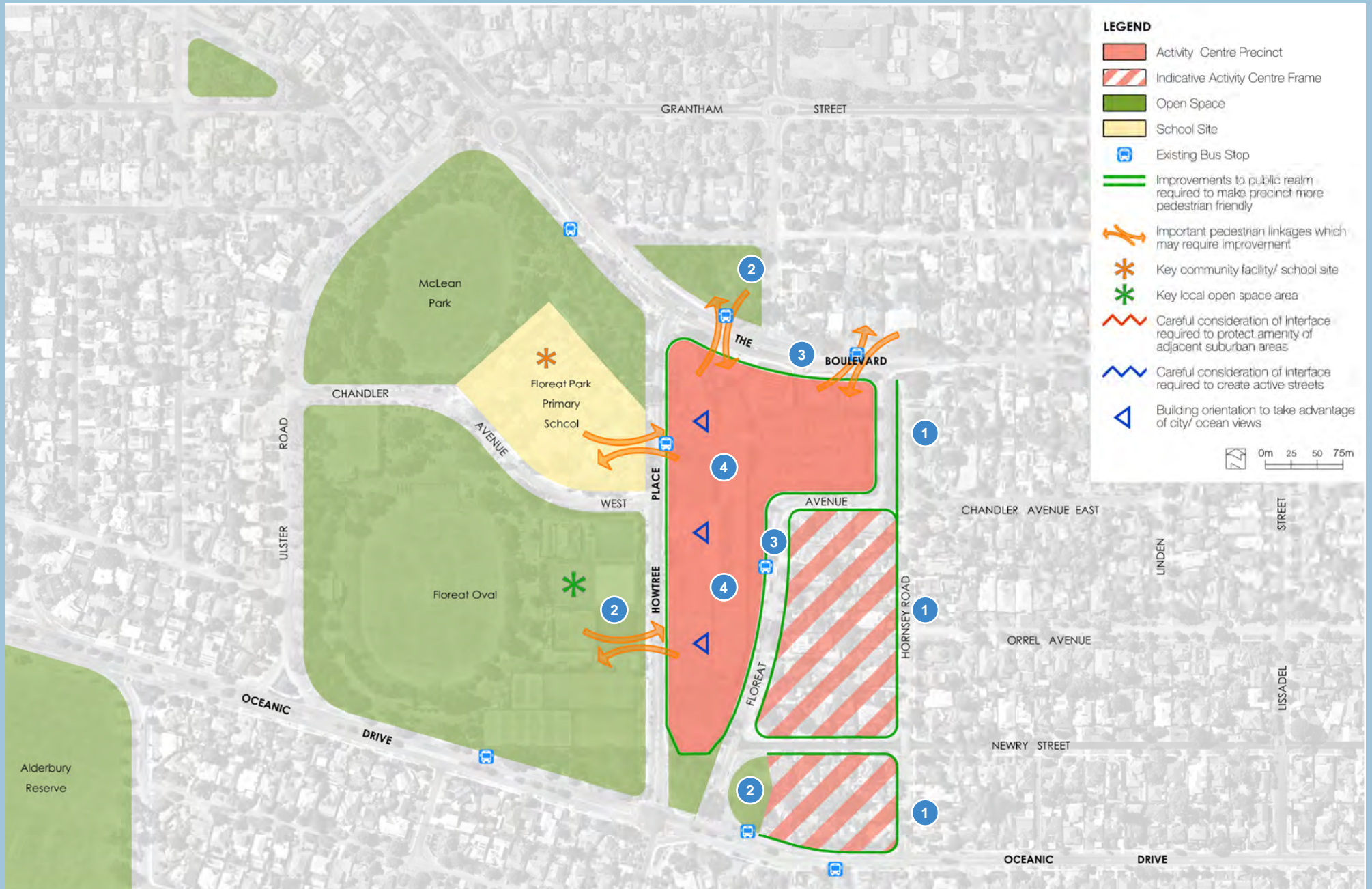


900 - 1,250
New Dwellings

EMPLOYMENT FLOORSPACE GROWTH TARGET



Additional 11,000m²



3.2.4 CAMBRIDGE STREET URBAN CORRIDOR

Precinct Vision

The Cambridge Street Urban Corridor is a well renowned corridor through the urban areas of the Town and the primary route for public transport connections. The corridor connects the three activity centres in addition to accommodating several local centres and the St John of God Medical Precinct.

It is envisioned the corridor will facilitate increased residential and commercial development opportunities, with the local centres and medical precinct accommodating mixed use development and the urban corridor precincts accommodating apartment and townhouse style residential development.

Key Actions

Through the preparation of an Activity Corridor Plan the Town will undertake further investigation of built form concepts and public realm upgrades to facilitate the proposed development, which will ultimately guide future amendments to the statutory planning framework, necessary infrastructure upgrade considerations and detailed built form and public realm design considerations.



Image: Detailed planning for the Cambridge Street Urban Corridor must focus on creating a more pedestrian and cyclist friendly environment, creating high quality and interesting built form and optimising access to and efficiency of public transport.

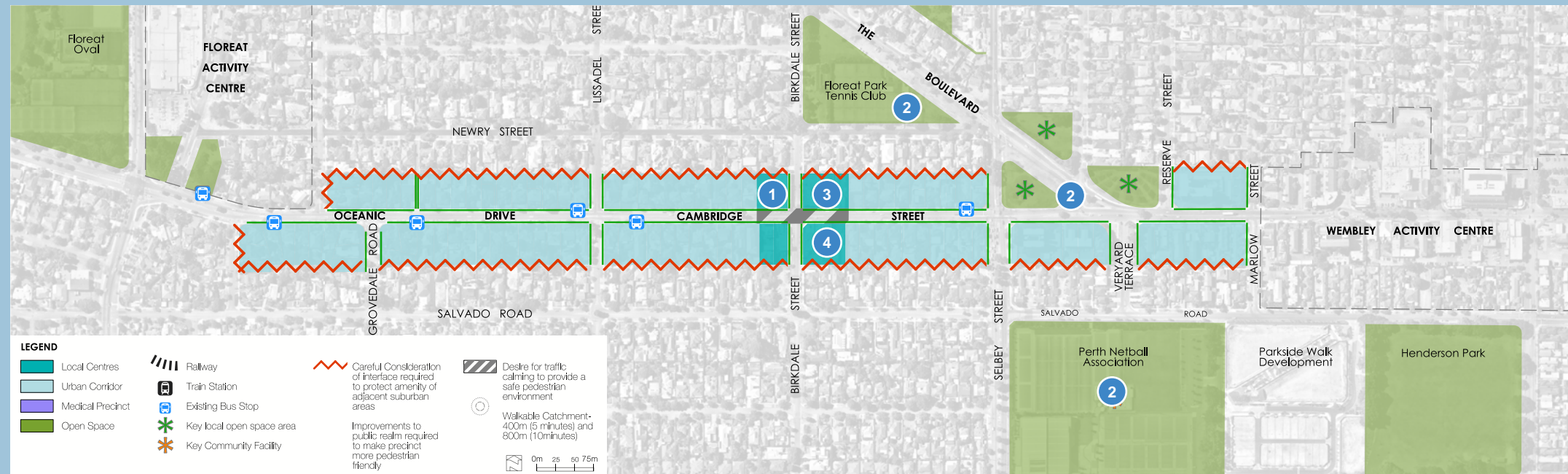


FIGURE 18: SPATIAL CONSIDERATIONS FOR CAMBRIDGE STREET URBAN CORRIDOR

- 1 Ensure a cohesive movement network that minimises user conflicts with pedestrians and cyclists sharing right of way of the street and is easily accessible via public transportation, particularly within medical and mixed use precincts.
- 2 Opportunity to enhance the public open space network that is easily accessible and supports a variety of visual and functional needs of the community.
- 3 Ensure street frontages are activated and support a positive pedestrian experience, particularly throughout the medical and mixed use precincts.
- 4 Opportunities for local centres to act as focal points along the corridor, prioritising commercial and retail land uses which support local community needs and provides for employment opportunities.

PRECINCT OVERVIEW

DWELLING GROWTH ESTIMATE

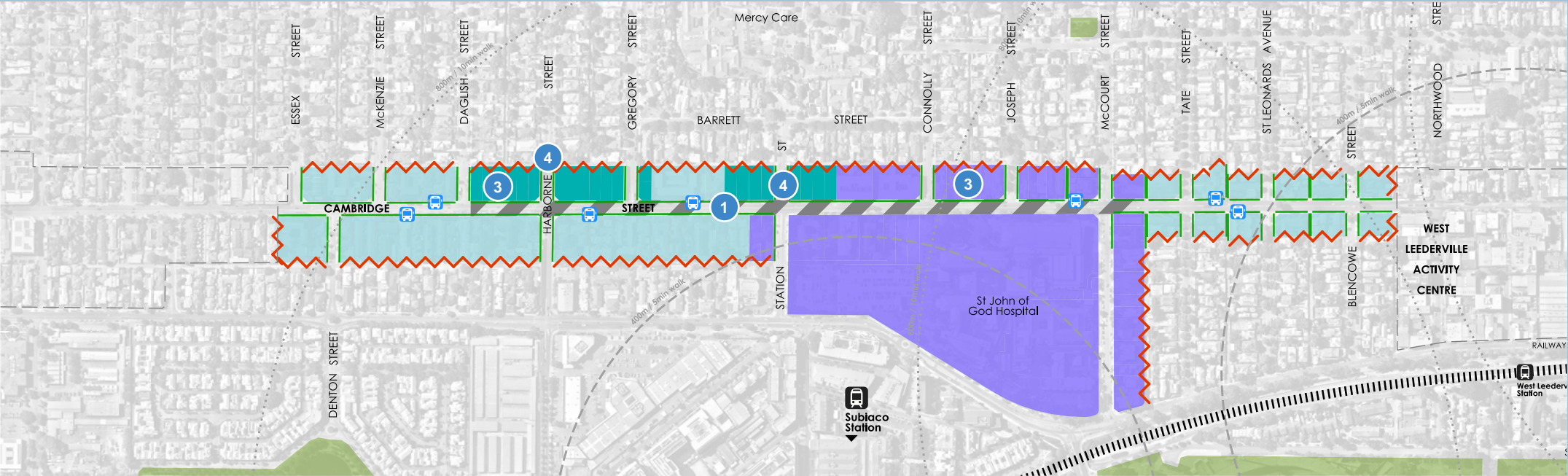


650 - 850
New Dwellings

EMPLOYMENT FLOORSPACE GROWTH TARGET



Additional 10,000m²



3.2.5 GAYTON ROAD NEIGHBOURHOOD CENTRE

Precinct Vision

The Gayton Road Neighbourhood Centre is envisioned to become a centre that supports a diverse range of land uses and residential opportunities, creating a desirable and interesting place for people to interact. Redevelopment of the precinct will focus on the creation of mixed use, multi-storey development.

It is anticipated that street level land uses will focus on retail, hospitality and commercial uses with some undercroft parking, with upper levels available for apartment living. Design of the built form will be responsive to the history of the precinct, the surrounding suburban environment and the adjacent areas of open space.

Key Actions

In collaboration with key stakeholders the Town will undertake concept planning for the redevelopment of the centre to inform the preparation of detailed area planning and design guidelines, along with any necessary statutory amendments, which will guide the ultimate redevelopment of the precinct.



Image: Detailed planning for Gayton Road Neighbourhood Centre will focus on high quality and integrated built form design, retention and celebration of the history and character of the local area, and integration with the open space and facilities of Beecroft Park.

FIGURE 19: SPATIAL CONSIDERATIONS FOR GAYTON ROAD NEIGHBOURHOOD CENTRE

- 1 Ensure future development does not detract from the existing character of the area and does not intrude onto the adjoining residential developments.
- 2 Provide clear linkages throughout the precinct, public open spaces and surrounding residential developments, that are convenient and physically attractive.
- 3 Ensure connections between the precinct and public transportation provide clear prioritization to pedestrians to encourage a safe movement network.
- 4 Opportunity to enhance Beecroft Park to strengthen its capacity to attract and accommodate a variety of activities.
- 5 Need for high quality mixed use developments that attracts a vibrant mix of uses and caters for a balance of activities during the day and evening.

PRECINCT OVERVIEW

DWELLING GROWTH ESTIMATE



100 - 150
New Dwellings

EMPLOYMENT FLOORSPACE GROWTH TARGET



Additional 1,200m²



3.2.6 OCEAN VILLAGE NEIGHBOURHOOD CENTRE

Precinct Vision

The Ocean Village precinct is considered to be underutilized and suitable for redevelopment as a mixed use, multi-storey centre which reflects both its importance as a neighbourhood centre for the surrounding precinct, and its proximity to significant open space and amenity.

The existing commercial precinct is anticipated to provide commercial and retail opportunities at ground level with apartment living above. Adjacent residential zoned land will also be considered for higher density residential development to assist in transitioning the centre to the surrounding suburban environment.

Key Actions

In collaboration with the Community and key stakeholders, the Town will undertake concept planning for the redevelopment of the centre to inform the preparation of detailed area planning and design guidelines, along with any necessary statutory amendments, which will guide the ultimate redevelopment of the precinct.



Image: Detailed planning for Ocean Village Neighbourhood Centre is to focus provision of daily goods and services for the surrounding community, integration with the surrounding open space and high quality built form development that integrates well with the surrounding area.

FIGURE 20: SPATIAL CONSIDERATIONS FOR OCEAN VILLAGE NEIGHBOURHOOD CENTRE

- 1 Ensure future developments appropriately interface adjoining residential developments and St. Paul's Anglican Church; additional dwelling growth will generally be provided for within the indicative precinct boundary.
- 2 Ensure safe and accessible pedestrian linkages between public transportation and the neighbourhood centre.
- 3 Opportunity to enhance Ocean Village Park to enhance its capacity to attract and accommodate a variety of activities and ensure it is well integrated into the pedestrian network.
- 4 Opportunity for Kilpa Court to become the internal focal point within the neighbourhood centre, characterized by a shared movement network and a concentration of activities to create an activated 'main street.'
- 5 Ensure well designed developments that support a variety of land uses, creating a vibrant concentration of activities for the surrounding neighbourhood to gravitate to.

PRECINCT OVERVIEW

DWELLING GROWTH ESTIMATE

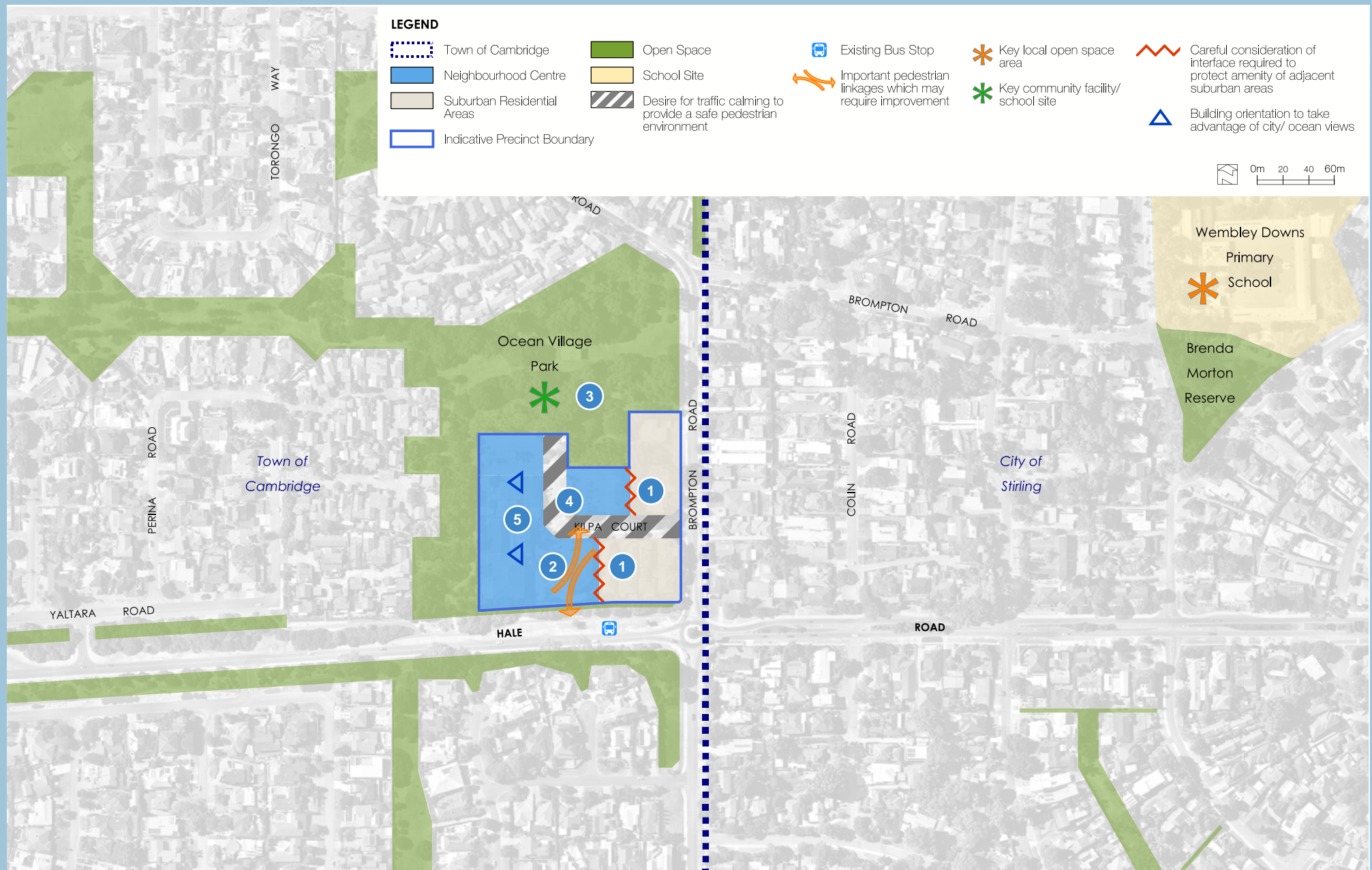


200 - 250
New Dwellings

EMPLOYMENT FLOORSPACE GROWTH TARGET



Additional 1,100m²



3.2.7 LOCAL CENTRES

Precinct Vision

The Local Centre precincts are envisioned to redevelop over time as small scale mixed use centres which accommodate land uses that cater for the local community's daily needs.

The existing commercial precincts are anticipated to provide commercial and retail opportunities at ground level with apartment living above. Development will need to be sensitive to adjacent suburban residential areas both in terms of the building bulk and scale proposed and the impact of commercial uses on residential amenity.

Key Actions

In collaboration with key stakeholders the Town will undertake concept planning for the redevelopment of the centres to inform the preparation of detailed area planning and design guidelines, along with any necessary statutory amendments, which will guide the ultimate redevelopment of the centres.



Image: Detailed planning for local centres is to focus on a small scale integrated mix of commercial and residential land uses in built form outcome that transitions to the surrounding suburban context, with improved street amenity to encourage locals to visit.

FIGURE 21: SPATIAL CONSIDERATIONS FOR LOCAL CENTRES (WEMBLEY AND WEST LEEDERVILLE)

- 1 Transition from local centres to residential areas must be respectful and sympathetic to the establish suburban character.
- 2 Ensure businesses directly front the footpath to provide active and people-oriented street frontages, improving the amenity of the public realm.
- 3 Consider the inclusion of existing commercial development within the residential zoned area as 'Local Centres' based on a review of their strategic importance and site opportunities and constraints.
- 4 Existing Local Centres on Selby Street and Northwood/Vincent Street are likely to require more comprehensive local area planning to facilitate redevelopment over time.

PRECINCT OVERVIEW

DWELLING GROWTH ESTIMATE



50 - 100
New Dwellings

EMPLOYMENT FLOORSPACE GROWTH TARGET



Additional 8,000m²

3.3 INFILL PRECINCTS

The following sections outline the infill precincts further, including the key considerations and actions, which are intended to guide further detailed planning for the precincts. Urban Infill Precinct areas may also be the subject of further minor refinements through the detailed planning stages.

3.3.1 SUBURBAN RESIDENTIAL AREAS

Residential Development

The Town of Cambridge is renowned for being a beautiful suburban environment, largely due to the differing character of its four key suburbs, diversity of housing types and tree lined and well landscaped streets. There is substantial residential subdivision capacity within the existing suburban precincts, with an estimated 554 green titled lots with subdivision potential based on their existing coding, as outlined in **Table 12** and **Figure 22**.

Table 12: Desktop analysis of indicative subdivision potential within existing suburban residential areas based on existing cadastre and aerial photography.

Locality	R-Coding(s) applicable	Number of Sites with Subdivision Potential under R-Codes	Additional capacity based on lower growth scenario ¹	Additional capacity based on higher growth scenario ¹
West Leederville	R20, R30 and R40	373	223	299
Wembley	R20	145	87	116
Floreat	R12.5 and R15	8	5	6
City Beach	R12.5, R20 and R30	28	17	22
Total		554	332	443

Note 1 - Growth projections assume that only one additional dwelling per site is created in the redevelopment of existing sites, and the percentage of sites that redevelop over the next 20-30 years is 60 percent in the lower growth scenario and 80 percent in the higher growth scenario.

Assuming that 60-80 percent of these lots are redeveloped over the next 20-30 years to each accommodate a minimum of one additional dwelling, the suburban areas are expected to accommodate a further 340 – 440 additional dwellings over this period.

To ensure that the additional development can be accommodated with minimal impact on the existing suburban character, the Town will be undertaking further planning to ensure that new development is controlled in a manner which will ensure cohesiveness with the prevailing

character of an area, and streetscapes are maintained and improved through further investment in the public realm. This is further outlined in Section 2.4.3.

Ancillary Dwellings

Ancillary dwellings, or ‘granny flats’, are increasingly viewed as an alternative housing option as they provide opportunity to create increased residential space without requiring the creation of additional land parcels. Ancillary dwellings can provide opportunity for:

- Homeowners looking to downsize who may wish to build a suitable sized ancillary dwelling for them to live in whilst renting their primary dwelling;
- Families looking to create additional space separate from the primary dwelling; or
- Homeowners looking to create additional residential space to accommodate people seeking rental properties within the area.

The Town takes the position that ancillary dwellings are an excellent method of increasing the dwelling stock within existing suburban precincts without significantly changing the built form or streetscape character of these areas.

To encourage community members to consider investing in suitable ancillary dwellings the Town will investigate measures aimed at incentivising their development. These incentives may include plot ratio bonuses to allow ancillary dwellings larger than the 70m² maximum under the R-Codes to provide greater flexibility in living arrangements.

It is anticipated that such development will be particularly appealing within areas like City Beach and Floreat, where subdivision potential is limited but residential land parcels are comparatively large and may have space to accommodate an ancillary dwelling.

There are estimated to be approximately 5,000 residential lots within the Town with a site area greater than 650m² that are not subdividable based on the average lot size requirements of their respective R-Code. If 5 - 10 percent of these community members choose to expand their site potential by accommodating an ancillary dwelling over the next 20-30 years the Town will produce an additional 250 - 500 dwellings.



Image: Examples of contemporary ancillary accommodation which can be attached or detached to the primary dwelling and is considered an excellent alternative method of increasing dwelling stock within suburban areas (Image source: Avalon Granny Flats)

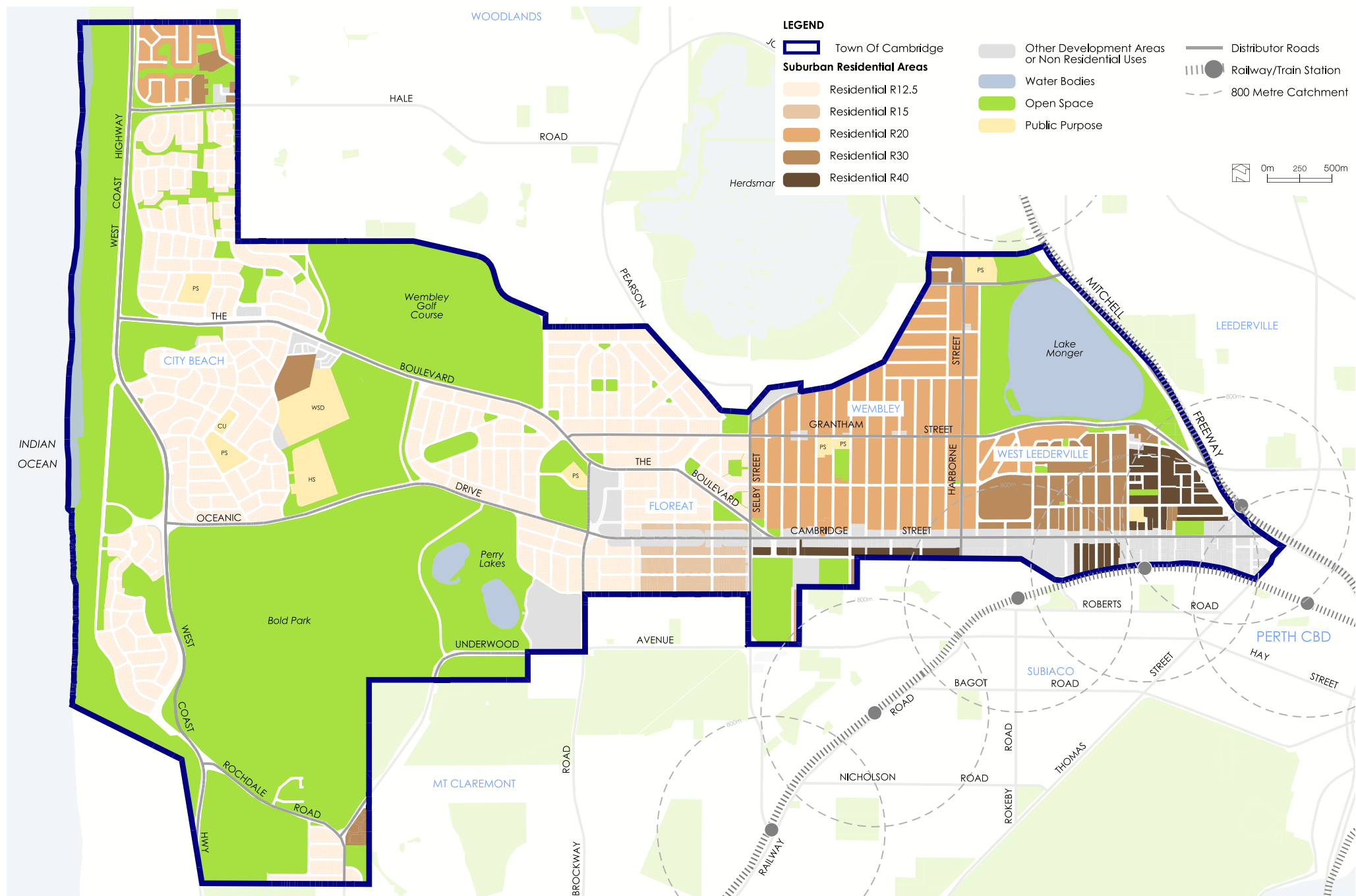


Figure 22: Suburban residential areas based on current R-Coding under *Local Planning Scheme No. 1*.

3.3.2 EXISTING DEVELOPMENT SITES

There are a number of existing development sites within the Town that will continue to develop in accordance with their approved planning framework. An overview of these precincts, and their identified development potential, is outlined as follows:

Perry Lakes

The redevelopment of the Perry Lakes Stadium site and surrounds has been ongoing since 2005 and is being facilitated by LandCorp. The detailed area plan facilitates the development of approximately 600 new dwellings and builds on the site's sporting history and ties in with Floreat's garden nature.

Planning controls for Perry Lakes were transferred to the State Government under the *Perry Lakes Redevelopment Act 2005*. Planning control transferred back to the Town in November 2016.

Ocean Mia

Ocean Mia Estate is located in City Beach, bounded by The Boulevard and Kalinda Drive, west of Bold Park. The Estate comprises 66 individual (single) lots and two grouped dwellings sites, over which there is to be a minimum of 91 dwellings.

St Johns Wood

Landcorp recently completed the St John's Wood Estate on land known as 'Area G' in Mt Claremont.

The development comprises 49 lots, two of which are for grouped dwellings, the remainder for single dwellings and an area of public open space to integrate with the existing Daran Park.

Parkside Walk

Parkside Walk, on the former City of Perth nursery site on Salvado Road, commenced development in 2016. An Outline Development Plan (ODP) sets out the residential density and dwelling targets, public open space and local road and access network for the site. The plan is based on a minimum housing target of 200 dwellings and housing target of 350 dwellings.

A total of 24 single terrace-style dwellings are proposed, which will be located in the southern portion of the site. Seven apartment sites, ranging between three and six storeys in height are proposed in the northern portion of the site and in the south-east corner towards Mabel Talbot Reserve.



Image: Completed development at Ocean Mia Estate (above) and artists impression of the Parkside Walk development (Image Source - LandCorp)

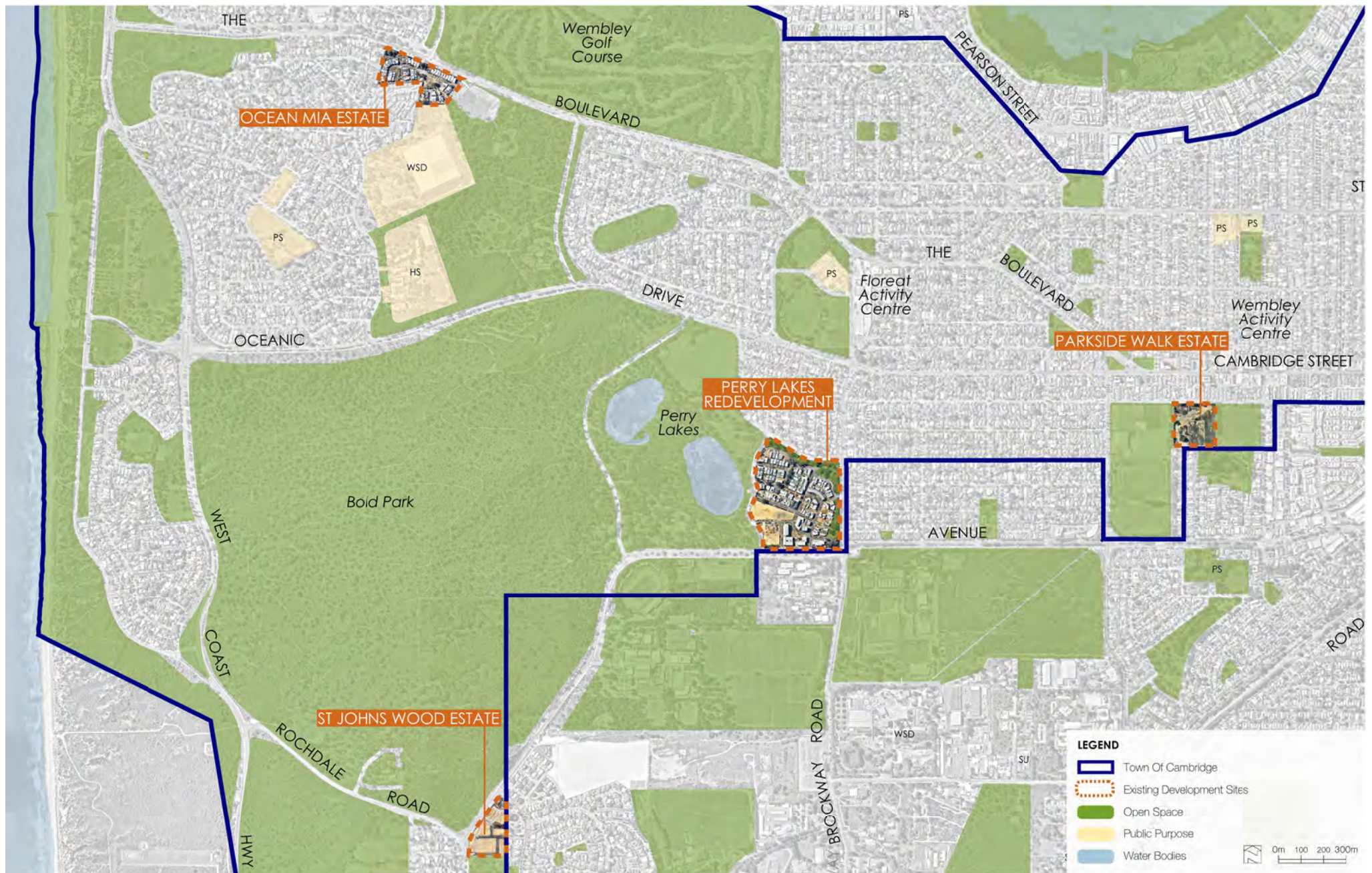


Figure 23: Existing Development Sites within the Town.

3.3.3 POTENTIAL FUTURE DEVELOPMENT SITES

The Town has identified a number of parcels of government owned land that may be surplus to needs and as such available for development. The sites are shown spatially in **Figure 24** and described as follows:

Wembley Golf Course

Two parcels of land at the golf course are considered surplus to the needs of the golf facility. These portions of land are owned by the Town of Cambridge and, subject to analysis of environmental significance, site constraints (e.g. Western Power substation) and development feasibility may be available for residential development.

If progressed it is anticipated the two sites could accommodate medium density residential development with an indicative yield of 450 - 600 new dwellings.

Old Quarry Site

The Old Quarry Site on the Boulevard in City Beach immediately abuts the Ocean Mia estate and overlooks the Perth CBD and Bold Park. This land is owned by the Town and is currently used as informal open space, but is considered surplus to local and regional open space needs.

Subject to consideration of alternative uses and analysis of site constraints and development feasibility, the site may be available for residential development, and is anticipated to provide a medium density residential development yield of 50 – 100 dwellings.

Town Administration Centre

The Town's administration centre is in close proximity to Bold Park, Alderbury Park and the residential areas of Floreat. It is anticipated that the existing administration facility may have reached its useful life prior to 2050, and at that time the land accommodating the facility may be available for residential development. The extent of the future potential development site is limited to the already cleared portion of land.

If progressed it is anticipated that the site could accommodate medium density residential development with an indicative yield of 150 - 200 dwellings.

Templetonia Crescent

The Town owns two parcels of land on Templetonia Crescent in City Beach which total 2.2 hectares in size. The easternmost site currently accommodates the Civic Centre facility, whilst the western most site is vacant and undeveloped land. Subject to consideration of alternative facilities for the civic centre, site constraints and development feasibility, the two sites are potentially available for residential development.

If progressed it is anticipated that the sites could accommodate medium density residential development with an indicative yield of 50 - 100 dwellings.



Image: The Town's existing administration and civic centre site (above) and the old quarry land in City Beach (below) are both owned by the Town of Cambridge and considered likely surplus to the Town's needs over the next 20-30 years, and may be suitable for residential development subject to detailed analysis of site considerations and development feasibility.



Figure 24: Potential Future Development Sites which require further investigation by the Town.

3.3.4 PRECINCT PLANNING AREAS

As a component of the WAPC's *Perth and Peel @ 3.5 million* the State Government has identified portions of Selby Street, Harborne Street and Grantham Street as 'Urban Corridors' which are defined as precincts which:

'provide a connection between station precincts, activity and industrial centres, and operate not just as roads for the movement of vehicles or reserves for major infrastructure, but provide locations for increased and diversified places for people to live and work, where appropriate.'

These corridors align with the Department of Transport's *Transport Network Plan* (2018) which identifies Selby Street as a 'High Priority Transit Route' and Harborne and Grantham Street as 'High Frequency Public Transit Routes'.

Upgrades to the frequency and efficiency of public transport along these corridors is strongly supported by the Town, and the Town will work collaboratively with the Public Transport Authority to ensure that these upgrades are delivered as early as possible.

Part of the consideration for public transport upgrades will be changes to the intensity and form of land abutting the corridor, particularly with respect to:

- Heritage and character protection as recommended by the City's Character and Heritage Area Strategy once complete;
- Constraints on intensification as a result of the intensity of existing subdivision and built form that may make significant redevelopment unlikely due to limited opportunities to coordinate sufficient land;
- Opportunities to intensify residential and commercial development to increase demand for public transport services;
- Opportunities to improve the interface between built form and the public realm to provide an improved streetscape and excellent passive surveillance;
- Opportunities to redirect access to private property direct from the corridors, as multiple access points slow the efficiency of the road network and public transport services; and
- Opportunities to widen road reservations where necessary to accommodate auxiliary lanes, embayed bus stops, widened footpaths and additional landscaping within the verge and median areas.

The Town will, on an ongoing basis, investigate opportunities for the above within Precinct Planning Areas in collaboration with the Public Transport Authority, the Department of Transport, stakeholders and the broader community.



Image: Potential residential intensification in suburban areas will need to respond to local heritage and character within suburban areas (top) and may be influenced by improvements in high frequency public transport such as the existing circle route buses (999 and 998) which travel north-south along Selby Street through the Town of Cambridge (bottom).



ACTIONS AND IMPLEMENTATION

CHAPTER 4

4.1 ACTION AND IMPLEMENTATION SUMMARY

The key actions, deliverables, stakeholders and indicative timeframes are outlined for matters that apply to the whole of the Town (**Table 13**), the Urban Consolidation Precincts (**Table 14**) and the Urban Infill Precincts (**Table 15**).

The Town will undertake the majority of the actions and will otherwise coordinate the efforts of other stakeholders in the implementation of actions. Where there is opportunity or need for an action to be undertaken earlier than shown in the indicative timeframe the Town will work with stakeholders to ensure that opportunities are considered and needs are addressed.

Table 13: Key Action Summary and Implementation Schedule for actions that relate to the whole of the Town's municipal area.

Theme/Precinct	Key Action Summary	Section Reference for Further Information	Stakeholders	Key Deliverables	Indicative Timeframe
Town wide					
Housing	Undertake detailed analysis and planning for each of the urban consolidation and infill precincts to accommodate the Town's dwelling target by 2050.	2.2	Local Community, Department of Planning, Lands and Heritage, Development Industry	Activity Corridor Plans, Precinct Structure Plans, Scheme Amendments, Design Guidelines	Varied by Precinct (see Table 14 and 15)
Economy and Employment	Undertake analysis and prepare an Economic Development Strategy to guide development of the business community and employment opportunities within the Town.	2.3	Local Community, Business Owners, Development Industry	Economic Development Strategy	Short Term (1-3 years)
Character and Heritage	Undertake analysis and prepare a Character and Heritage Strategy to guide new development within identified character precincts and streets and guide the future review of the Local Heritage List / State Heritage List.	2.4	Local Community, Department of Planning, Lands and Heritage	Character and Heritage Strategy	Short Term (1-3 years)
Traffic and Transport	Undertake analysis and prepare an Integrated Movement Network Strategy to guide changes to the movement of people throughout the Town and facilitate the reduction of congestion, increased frequency of public transport and improved walkability/cyclability.	2.5	Local Community, Department of Transport, Main Roads WA, Public Transport Authority	Integrated Movement Network Strategy	Short Term (1-3 years)
Public Realm and Open Space	Undertake analysis and prepare an Open Space and Community Facilities Strategy to inform and guide the necessary upgrades and expansion of open space and community facilities to support population growth and development whilst maintaining the tree canopy and range of services provided to the community.	2.6	Local Community, Department Sport & Recreation, Community Groups, Department of Communities	Open Space and Community Facilities Strategy, Community Infrastructure Plan and Infrastructure Funding Strategy	Short Term (1-3 years)
Community Infrastructure and Facilities		2.7			
Utility and Service Infrastructure	Work with servicing agencies and the development industry to ensure that upgrades required to replace aging infrastructure and support urban consolidation are well planned and funded prior to development proceeding.	2.8	Servicing Agencies, Development Industry, Local Community	Infrastructure Funding Strategy	Short Term (1-3 years)
Natural Asset Management	Work with environmental agencies to ensure that natural assets are protected from uses or development that will compromise their function and management / risk mitigation strategies are being implemented (including Natural Area Strategy).	2.9	Local Community, Environmental Agencies/Authorities, Community Groups	Natural Asset Management and Risk Mitigation Strategies	Short- Medium Term (1-5 years)
Local Planning Scheme	Prepare a new Local Planning Scheme consistent with the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i> , guided by this Local Planning Strategy and the detailed strategies to be prepared.	All Sections	Local Community, Community Groups, State Government, Development Industry	New Local Planning Scheme	Short Term (1-3 years)

Table 14: Key Action Summary and Implementation Schedule for actions that relate to the urban consolidation precincts as outlined in Chapter 3.

Theme/Precinct	Key Action Summary	Section Reference for Further Information	Stakeholders	Key Deliverables	Indicative Timeframe
Urban Consolidation Precincts					
West Leederville	Finalise and implement the West Leederville Precinct Structure Plan to incorporate population and business growth projections and coordinate planning for infrastructure and services to support proposed growth consistent with the directions of the WAPC.	3.2.1	Local Community, Department of Planning, Lands and Heritage, Development Industry	Final Precinct Structure Plan, Scheme Amendments (where necessary), Design Guidelines (where necessary)	Immediate
Wembley	Implement the Wembley Activity Centre Plan adopted by the Town and approved by the Western Australian Planning Commission and undertake reviews of the plan to ensure that development outcomes are in accordance with expectations for the public and private realm.	3.2.2	Local Community, Department of Planning, Lands and Heritage, Development Industry	Scheme Amendments (where necessary), Design Guidelines (where necessary)	Immediate
Floreat	In collaboration with the community, key stakeholders and the Town of Cambridge, a Precinct Structure Plan will be prepared for the Floreat Activity Centre to guide future amendments to the statutory planning framework, necessary infrastructure upgrade considerations and detailed built form and public realm design considerations.	3.2.3	Local Community, Department of Planning, Lands and Heritage, Development Industry	Precinct Structure Plan, Scheme Amendments (where necessary), Design Guidelines (where necessary)	Short Term (1-3 years)
Urban Corridors	Through the preparation of an Activity Corridor Plan undertake further investigation of built form concepts and public realm upgrades to facilitate the proposed development, which will ultimately guide future amendments to the statutory planning framework, necessary infrastructure upgrade considerations and detailed built form and public realm design considerations.	3.2.4	Local Community, Department of Planning Lands and Heritage, Development Industry	Activity Corridor Plan, Scheme Amendments (where necessary), Design Guidelines (where necessary)	Medium Term (3-5 years)
Neighbourhood Centres	Undertake concept planning for the redevelopment of the centre to inform the preparation of detailed area planning and design guidelines, along with any necessary statutory amendments, which will guide the ultimate redevelopment of the precinct.	3.2.5 and 3.2.6	Local Community, Department of Planning, Lands and Heritage, Development Industry	Concept Planning, Scheme Amendments (where necessary) Detailed Area Plan / Design Guidelines	Short- Medium Term (1-5 years)
Local Centres	Undertake concept planning for the redevelopment of the centres to inform the preparation of detailed area planning and design guidelines, along with any necessary statutory amendments, which will guide the ultimate redevelopment of the centres.	3.2.7	Local Community, Department of Planning, Lands and Heritage, Development Industry	Concept Planning, Scheme Amendments (where necessary) Detailed Area Plan / Design Guidelines	Medium Term (3-5 years)

Table 15: Key Action Summary and Implementation Schedule for actions that relate to the infill precincts as outlined in Chapter 3.

Theme/Precinct	Key Action Summary	Section Reference for Further Information	Stakeholders	Key Deliverables	Indicative Timeframe
Infill Precincts					
Suburban Residential Areas	Undertake analysis and prepare a Character and Heritage Strategy to guide new development within identified character precincts and streets. Undertake analysis of ancillary dwelling opportunities to increase housing stock within existing suburban precincts without impacting the character or streetscape within these areas.	3.3.1	Local Community, Department of Planning, Lands and Heritage, Development Industry	Analysis of Character and Heritage Precincts and Ancillary Dwelling opportunities, Scheme Amendments (where necessary), Design Guidelines (where necessary)	Short Term (1-3 years)
Existing Development Sites	Continue to work with applicants and stakeholders to complete the development of the identified sites in accordance with the agreed vision and approved planning framework.	3.3.2	Local Community, Development Industry	Development in accordance with approved planning framework	Ongoing
Potential Future Development Sites	Undertake opportunities and issues analysis for the identified sites to assess whether they have potential for residential development in the future.	3.3.3	Local Community, Community Groups, State Government, Development Industry	Opportunities and Issues Analysis, Scheme Amendments (where necessary)	Medium Term (3-5 years)
Precinct Planning Areas	Undertake opportunities and issues analysis for redevelopment of the public and private realm along each of the 'Urban Corridors' to assess potential for public infrastructure upgrades and residential intensification of development in the context of the heritage and character analysis undertaken.	3.3.4	Local Community, State Government, Development Industry	Opportunities and Issues Analysis, Scheme Amendments (where necessary); Precinct Plan(s) and relevant policies.	Ongoing



Image: The Town of Cambridge Administration and Civic Centre in Floreat.



Image: The Cambridge Library forms part of the Floreat Activity Centre precinct.



MONITORING AND REVIEW

CHAPTER 5



Image: Excellent example of the residential character homes within West Leederville.

5.1 MONITORING AND REVIEW SCHEDULE

In order to respond to changing social, economic, environmental and governance factors influencing land use and development within the Town, as well as changing state planning policies and frameworks, the Local Planning Strategy must undergo occasional as well as periodic comprehensive reviews.

In accordance with the State Government's *Local Planning Manual*, a comprehensive review of the Local Planning Strategy should be undertaken **every five years** in conjunction with the Scheme review. The Background Analysis Report is to be updated more frequently in response to available data and information in order to accurately inform future reviews of the Strategy.

The procedure for review or amendment to the Strategy is generally in accordance with preparing a local planning strategy as outlined in Section 2.5 of the Local Planning Manual, except in the case of an amendment, it is only the changes that are subject to advertisement, assessment and endorsement by the Commission.

Reabold Hill



Image: Reabold Hill is an important environmental conservation area for the Town of Cambridge which also provides a community recreation asset.

DEFINITIONS

CHAPTER 6

6.1 DEFINITIONS OF KEY WORDS

Activity Centre Plan / Activity Centre Structure Plan: a plan for the coordination of the future subdivision, zoning and development of an activity centre.

Activity Centre: are community focal points. They include activities such as commercial, retail, higher density housing, entertainment, tourism, civic/community, higher education, and medical services. Activity centres vary in size and diversity and are designed to be well-serviced by public transport.

Ancillary Dwelling: Self-contained dwelling on the same lot as a single house which may be attached to, integrated with or detached from the single house.

Background Analysis Report: Part 2 of the Local Planning Strategy, providing the relevant background to the strategy, including analysis of information and rationale for the strategy.

Bicycle Plan: sets the direction for investment in cycling infrastructure within the Town over the next 10 to 20 years, informing Council's forward works and budgeting processes for the 5-year near-term planning horizon and beyond.

Bush Forever Sites: are individual, or groups, of regionally significant areas of bushland that are described as a unit.

Bush Forever: is the State Government's strategic plan to protect sites of regionally significant bushland within the Swan Coastal Plain portion of the Perth metropolitan region.

Bushfire Prone Area: identifies land falling within, or partially within, a bush fire prone area of Western Australia as designated by the Fire and Emergency Services (FES) Commissioner.

Character: captures the interrelationship between built form, natural landscapes and vegetation in the public and private domains and distinguishes one place from another.

Conservation Category Wetlands: support a high level of environmental values. These are the highest priority wetlands and the management objective is the preservation of wetland attributes and functions.

Consumer Centres: precincts which primarily provide for the daily goods and service needs of a local population catchment.

Design Review Panel (DRP): is responsible for providing independent advice to the Council and applicants on the architectural quality of new developments in the Town.

District Parks: parks that can accommodate both grassed areas for informal games and for organised sport, and may include hard surfaces for games such as netball and basketballs and multipurpose clubrooms, servicing infrastructure. Typically, 2.5-7ha and within 600-1000m of 3 neighbourhoods.

Dwelling: A building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.

Heritage: consists of the places and objects that we have inherited from the past and want to pass on to future generations. Heritage is a mix of tangible and intangible elements, and may include: a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other natural or cultural significance and its associated land.

Heritage List: identifies places within the Local Planning Scheme area that are of cultural heritage significance and worthy of built heritage conservation.

High Frequency Public Transit Corridor: where public transport services are available at a high frequency (e.g. five minutes in peak time and 15 minutes out of peak time).

High Priority Public Transit Corridor: where high frequency public transport services are prioritised through the use of traffic signalling priority, queue jumps at traffic lights and/or dedicated lanes.

Infill: is the redevelopment of existing urban areas at a higher density than currently exists.

Knowledge Centres: precincts which primarily provide for the daily goods and service of a local population catchment.

Local Heritage List: identifies local heritage places in a systematic fashion, and provides the base information needed for local heritage planning to achieve consistency, strategic direction, and community support.

Local Parks: can include small parks, special purpose parks and squares, and be responsive to specific site requirements (e.g. tree retention, public art, significant landscape features), play equipment, informal play area that add sense of place. Typically, up to 0.3ha in size and within a 150-300m or 2-3 minute walk from local residents.

Local Planning Scheme: sets out the way land is to be used and developed, classify areas for land use and include provisions to coordinate infrastructure and development within the local government area.

Local Planning Strategy: is a local-level planning framework that provides strategic direction for land use and development in a local government area and is used to guide or inform the content of statutory local planning schemes.

Mixed Use: means the compatible mixing of a range of uses, integrated in close proximity to each other to improve the efficiency and amenity of neighbourhoods, reduce travel demand, increase walkability, and make more efficient use of available space and building.

Neighbourhood Centres: provide for daily and weekly household shopping needs, community facilities and a small range of other convenience services.

Neighbourhood Park: parks that serve the needs of local residents (catchment population of around 600-800 people) with a major playground, picnic, BBQ, small toilet block and power. Typically, 0.3-0.5ha and within 400m or a 5 minute walk of local residents.

Perth and Peel @ 3.5 Million and Sub-regional Planning Framework: is a suite of documents that define the urban form for the next 30 years, limit unsustainable urban sprawl and encourage greater housing diversity to meet changing community needs. They provide guidance and certainty to State Government agencies, local government and the development sector.

Planning and Development Act 2005: an Act of the Western Australian Parliament which lays down specific controls over planning at a metropolitan and local level as well as establishing more general controls over the subdivision of land. The Act replaces The Western Australian Planning Commission Act 1985, the Metropolitan Region Town Planning Scheme Act 1959 and the Town Planning and Development Act 1928.

Planning and Development Regulations 2015: 'the Regulations' are a major part of Western Australia's planning reform agenda, affecting arrangements for local planning strategies, schemes and amendments. In addition to a Model Scheme Text, the Regulations introduce a set of deemed provisions that form part of every local planning scheme in the State.

Precinct Planning Areas: is land that will be subject to further planning investigation/s to consider its suitability, and the area of land to be identified, for a possible change of use and/or intensity of development.

Precinct Structure Plan: a plan for the coordination of the future subdivision, zoning and development of an activity centre.

Priority Flora: declared rare flora are published in the state government gazette as being rare, threatened or otherwise in need of special protection.

Public Open Space: means land used or intended for use for recreational purposes by the public and includes parks, public gardens, foreshore reserves, playgrounds, and sports fields but does not include regional open space and foreshore reserves.

Regional Open Space: serves more than one geographical or social region and likely to require private or public transport to access, size is dependent upon function. Does not include Foreshore Reserve.

Sense of Place: is a component of 'cultural identity'; sense of place is a personal response to environmental, social and economic surroundings that an individual experience in daily life. It can be the individual's or communities' perception and feeling of belonging for a home, local area, region, state or country.

State Planning Policies: prepared by the Western Australian Planning Commission, these policies provide the highest level of planning policy control and guidance in Western Australia.

Strategic Centres: precincts which primarily provide specialised services and products for other businesses or visitors who tend to be from outside the Town, either in the broader Perth metropolitan area, interstate or overseas.

Strategic Community Plan: addresses the main challenges foreseen for the future and sets out the strategies and key actions required to achieve the vision.

Streetscape: means the visible components in a street between facing buildings, including the form of the buildings, garages, setbacks, fencing, landscaping, driveway and street surfaces, utility services and street furniture such as lighting, signs, barriers and bus shelters.

Sustainability: is meeting the needs of current and future generations through the integration of environmental protection, social advancement and economic prosperity.

Urban: land identified for urban use (urban or urban deferred zones) such as residential and associated activity and light industrial employment centres, recreation and open space.

Urban Consolidation: includes infill development as well as increased densities and/or the logical extension or 'rounding off' of existing urban and industrial areas to more effectively utilise existing social, service and transport infrastructure in greenfield areas.

Urban Corridor: an integrated land use and transportation concept.

Walkable Catchment: means that actual area served in a 400m (five-minute) or 800m (five-minute) walking distance along the street system from a public transport stop, town or neighbourhood.

Western Australian Planning Commission (WAPC): has state-wide responsibility for urban, rural and regional integrated strategic and statutory land use planning and land development. Its functions and authority to undertake and regulate land use planning and development is established under the Planning and Development Act 2005.



Image: City Beach foreshore abutting residential areas and Bold Park.





Local Planning Strategy

BACKGROUND ANALYSIS REPORT

FINAL REPORT



Prepared for **Town of Cambridge**
Prepared by **Taylor Burrell Barnett**

February 2021



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Town of Cambridge Local Planning Strategy Background Analysis Report

Prepared By:
Taylor Burrell Barnett
Town Planning and Design

Level 7, 160 St Georges Terrace
PO Box 7130 Cloisters Square
PERTH WA 6850
Phone: 9226 4276
admin@tbbplanning.com.au

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This Background Analysis Report should be read in conjunction with the Town of Cambridge Local Planning Strategy. The information contained in the Background Analysis Report was current, to the best of our knowledge, at the time of report preparation but some information may have been superseded since that time. The Local Planning Strategy may contain more recent information and mapped data.

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Image: The Town of Cambridge abuts the local governments of the City of Subiaco, City of Nedlands, City of Stirling, the City of Vincent and the City of Perth.

EXECUTIVE SUMMARY

The Town of Cambridge Local Planning Strategy (Background Analysis Report) has been prepared in accordance with the Town's statutory requirements under the *Planning and Development Act 2005* and the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The purpose of the report is to provide relevant background information and analysis which supports the strategic direction and key actions outlined within the Town's Local Planning Strategy.

In accordance with the Western Australian Planning Commission's (WAPC's) *Local Planning Guidelines* the Strategy has been arranged in two main parts:

Part 1 – Local Planning Strategy

This part provides:

- The Town's vision, planning principles and objectives which are to guide land use and development;
- Strategies and actions to deliver the desired outcomes within identified areas; and
- A framework for implementation and periodic review.

Part 2 – Background Analysis Report

This part provides:

- A summary of the relevant State and regional planning context;
- A summary of the relevant local planning considerations; and
- Local profile and key issues/opportunities which have been identified through analysis of the major influences on planning for the future.



Image: Oblique view of the Town of Cambridge looking east from City Beach towards the Perth CBD.

1. INTRODUCTION

The Town of Cambridge is a Western Australian local government municipality encompassing a total area of 22km² in the central western Perth region. The Town is approximately 8km west of the Perth GPO, and is bordered by the local governments of the City's of Perth, Nedlands, Subiaco, Vincent and Stirling.

The local government is predominantly suburban in nature, and is characterised by lower density suburban residential development, higher density urban development within district centres and along Cambridge Street, and large precincts of open space and conservation areas, including Bold Park, the City Beach and Floreat Beach Foreshore Reserves, Perry Lakes, Lake Monger, Alderbury Reserve and Pat Goodridge Reserve (**Figure 1**).

The key urban centres within the Town are West Leederville Activity Centre, Wembley Activity Centre and Floreat Forum, which are generally linked by the Cambridge Street corridor.

The Town consists of several suburbs, being:

- **City Beach**, which incorporates the western most quarter of the municipal area, and includes all of the coastal frontage along with Bold Park;
- **Floreat**, which incorporates the central region of the municipal area, and incorporates the Floreat Forum, Perry Lakes and Alderbury Reserve;
- **Wembley**, in the eastern portion, incorporating Lake Monger and the Wembley Town Centre;
- **West Leederville**, in the far eastern portion, incorporating the West Leederville Activity Centre, part of Lake Monger and sitting adjacent the West Leederville and Leederville Train Stations;
- **Jolimont**, a portion of a suburb shared with the City of Subiaco, to the central southern part of the municipal area;
- **Mount Claremont**, a portion of a suburb shared with the City of Nedlands, in the southwestern corner of the municipal area;

- **Wembley Downs**, a portion of a suburb shared with the City of Stirling, comprising of the Wembley Golf Course; and
- **Subiaco**, a portion of a suburb shared with the City of Subiaco, comprising of St John of God Hospital.

The Town had an estimated population of 28,339 people (ABS, ERP 2017) and this is forecast to grow to 31,940 people by the year 2026.

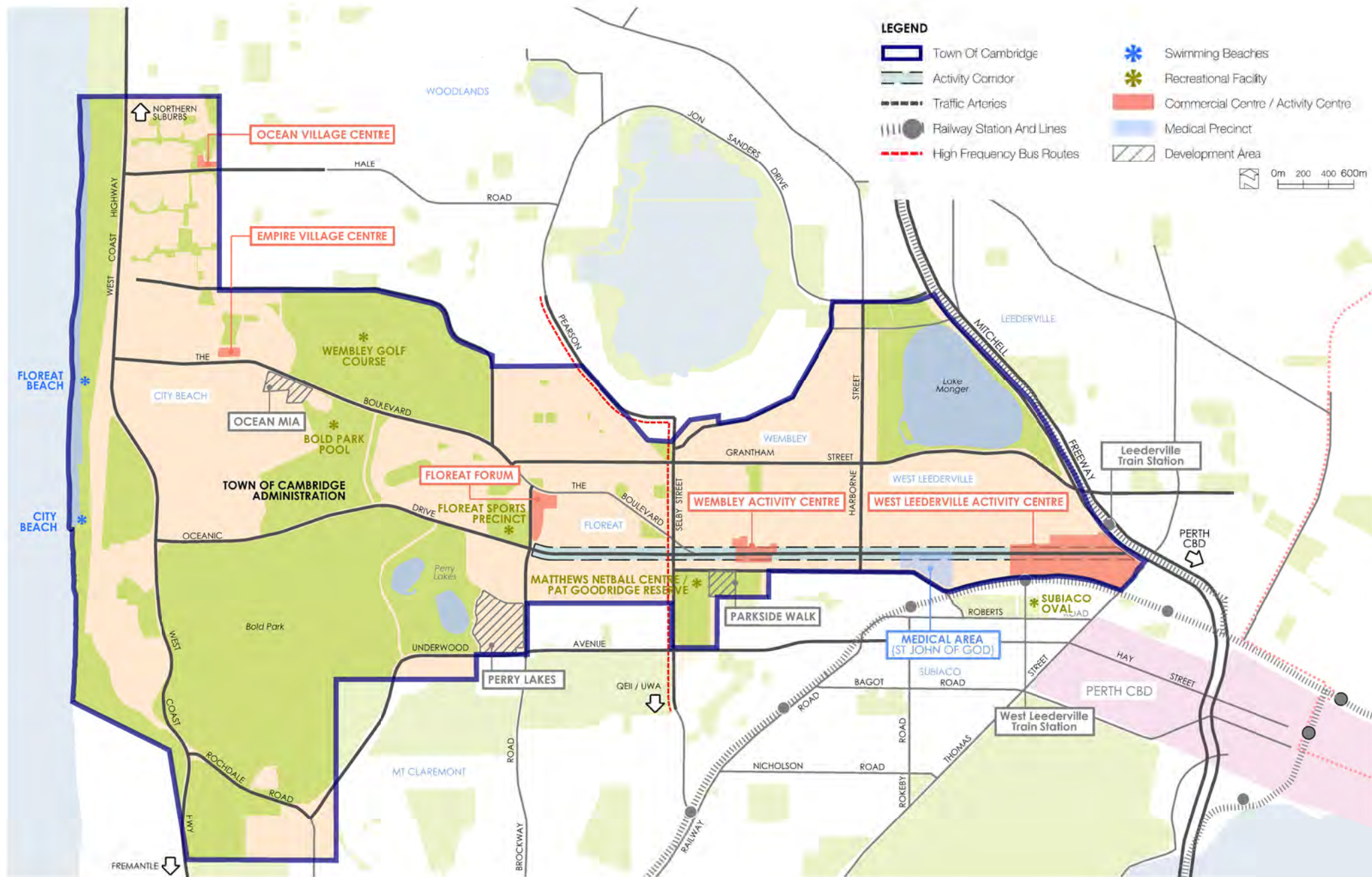


FIGURE 1: TOWN OF CAMBRIDGE LOCAL CONTEXT PLAN

2. STATE AND REGIONAL PLANNING CONTEXT

2.1 STATE PLANNING STRATEGY

The State Planning Strategy 2050 (June 2014) was prepared by the Department of Planning, Lands and Heritage (DPLH) on behalf of the Western Australian Planning Commission (WAPC) to provide the strategic context for planning and development decisions within Western Australia.

The Strategy proposes that diversity, liveability, connectedness and collaboration must be central to the vision of sustained growth and prosperity for Western Australia.

The State Planning Strategy identifies the following six interrelated and interdependent principles which underpin and inform the strategy:

Environment: To protect and enhance the key natural and cultural assets of the State and deliver to all West Australians a high quality of life which is based on environmentally sustainable principles.

Community: To respond to social changes and facilitate the creation of vibrant, safe and self reliant communities.

Economy: To actively assist in the creation of regional wealth, support the development of new industries and encourage economic activity in accordance with sustainable development principles.

Infrastructure: To facilitate strategic development by making provision for efficient and equitable transport and public utilities.

Regional Development: To assist the development of regional Western Australia by taking account of the special assets and accommodating the individual requirements of each region.

Governance: Building community confidence in development processes and practices.

The State Planning Strategy 2050 also seeks to facilitate sustained growth, sustainable communities, promote global competitiveness, strong and resilient regions, high capacity and adaptive infrastructure, and the conservation and management of natural assets within sustainable communities.

2.2 STATE PLANNING POLICIES

State Planning Policies (SPP's) are prepared under Part 3 of the *Planning and Development Act 2005* and provide the highest level of planning policy control and guidance in Western Australia.

SPP 1 takes the form of a State Planning Framework, outlining all of the State and regional policies, plans, strategies and guidelines which apply to land use and development in WA. Updates to this policy was gazetted in November 2017 (Variation No. 3) to reflect the adopted State Planning Strategy 2050.

The WAPC has adopted a number of SPP's under the categories of:

- Environment and natural resources;
- Urban growth and settlement;
- Economy and employment;
- Transport and infrastructure; and
- Regional Planning and Development.

Although SPP's do not have a binding effect, the *Planning and Development Act 2005* requires local government and the DPLH/WAPC to have due regard to SPPs in considering applications and preparing or amending a local planning scheme and for the State Administrative Tribunal to have due regard to when considering an application for review.

SPP's considered to be specifically relevant to the Town of Cambridge municipal area are outlined and described in the following sections.

2.2.1 ENVIRONMENT AND NATURAL RESOURCES (SPP2)

The Environment and Natural Resources policy defines the principles and considerations that represent good and responsible planning in terms of environment and natural resource issues within the framework of the State Planning Strategy.

The objectives of this policy are to:

- Integrate development and natural resource management with broader land use planning and decision-making;
- Protect, conserve and enhance the natural environment; and
- Promote and assist in the wise and sustainable use and management of natural resources.

The policy covers matters including water resources, air quality, soil and land quality, biodiversity, landscapes and greenhouse gas emissions and energy efficiency.

Several measures are outlined in the Policy which recognize the significance of natural resources including:

- Avoiding development that may result in unacceptable environmental damage;
- Support for development which improves environmental restoration or enhancement;
- Protection of significant natural, indigenous and cultural features;
- Accounting for the potential for economic, environmental and social (including cultural) effects on natural resources;
- Take account of the potential for on-site and off-site impacts of land use on the environment;
- Ensure use and development on or adjacent to the coast is compatible with its future sustainable use for conservation, recreation and tourism in appropriate areas; and
- Support conservation, protection and management of native remnant vegetation.

2.2.2 STATE COASTAL PLANNING (SPP2.6)

The State Coastal Planning Policy provides for the long term sustainability of Western Australia's coastline. There are pressures on the Western Australian coastal zone for land use and development for a variety of purposes including a mix of recreational, residential, industrial and commercial uses.

The policy deals with development and land use along the coast and on abutting land; the determination of coastal foreshores; risk and hazard assessment (including sea level rises) and management of physical coastal processes.

The key changes to the policy introduced in 2013 include new requirements for hazard risk management, adaptation planning and the preparation of coastal strategies and management plans.

The objectives of this policy are to:

- Ensure that the location of coastal facilities takes into account coastal processes, landform stability, coastal hazards, climate change and biophysical criteria;
- Ensure the identification of appropriate areas for the sustainable use of the coast for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities;
- Provide for public coastal foreshore reserves and access to them on the coast; and
- Protect, conserve and enhance coastal zone values, particularly in areas of landscape, biodiversity and ecosystem integrity, indigenous and cultural significance.

The State Coastal Planning Policy also establishes methodology for calculation of setbacks for development near the coastline to account for future sea level changes.

2.2.3 BUSH LAND POLICY FOR PERTH METROPOLITAN REGION (SPP2.8)

The Bushland Policy for the Perth Metropolitan Region (2010) deals with Bush Forever areas and local bushland. The policy aims to provide a framework that will ensure bushland protection and management issues in the Perth Metropolitan Region are addressed and integrated with broader land use planning and decision-making.

The policy seeks to secure long-term protection of biodiversity and associated environmental values. In general terms, the policy does not prevent development where it is consistent with the policy measures and satisfies other planning and environmental considerations.

The three key objectives of this policy are:

- To establish a conservation system at the regional level (through Bush Forever areas and to operate within the clearing controls under the Environmental Protection Act 1986) that is, as far as is achievable, comprehensive, adequate and representative of the ecological communities of the Swan Coastal Plain portion of the Perth Metropolitan Region;
- To seek to protect and manage significant bushland recommended for protection and management for conservation purposes through a range of implementation mechanisms and as a collective and shared responsibility and general duty of care on the part of government, landowners and the community; and
- To provide a policy and implementation framework for significant bushland areas recommended for protection and management to assist conservation planning, planning assessment and decision-making processes.

The policy specifically involves the long-term retention of areas of environmental importance in the metropolitan region in the form of 'Bush Forever' designations and the support for the preparation of bushland protection at a local government level. The policy provides impact assessment frameworks for proposals which may impact regionally significant bushland and Bush Forever sites, which are further outlined in Section 4.1.

2.2.4 WATER RESOURCES (SPP2.9)

This policy provides clarification and additional guidance to planning decision-makers for consideration of water resources in land use planning strategies.

This policy aims to protect and improve the quality and ecological value of water resources and provides specific guidance for the identification and protection of water resources and catchments in the preparation of planning mechanisms and the consideration of planning proposals and applications.

The policy primarily relates to the protection of water resources, total water cycle management and the encouragement of the adoption of water sensitive urban design practices.

The objectives of this policy are to:

- Protect, conserve and enhance water resources that are identified as having significant economic, social, cultural and/or environmental values;
- Assist in ensuring the availability of suitable water resources to maintain essential requirements for human and all other biological life with attention to maintaining or improving the quality and quantity of water resources; and
- Promote and assist in the management and sustainable use of water resources.

2.2.5 URBAN GROWTH AND SETTLEMENT (SPP3)

This policy aims to foster and facilitate well-planned and sustainable growth and settlement by establishing requirements for sustainable settlements and communities and the broad policy in accommodating growth and change.

The policy objectives are to:

- Promote a sustainable and well planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space.
- Build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities.
- Manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints.
- Promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand while ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.
- Coordinate new development with the efficient, economic and timely provision of infrastructure and services.

2.2.6 RESIDENTIAL DESIGN CODES (SPP7.3)

The *Residential Design Codes of Western Australia* (R-Codes) are a WAPC policy which controls residential development across the State. The R-Codes provide guidance on matters such as density, setbacks, privacy, streetscapes, open space, parking, fill and height. The development requirements vary according to the 'R-Code' which is designated to an area.

The R-Codes are currently split into Part 5 - design elements for single and grouped dwellings in areas less than Residential R40 and Part 6 - design elements for multiple dwellings in areas coded R40 or greater, within mixed use development and activity centres (the multi-unit housing codes).

The Codes stipulate 'deemed to comply' standards which represent one way that development can obtain planning approval, as well as 'design principles' for development to be assessed on merit value.

Local governments may vary the provisions of the R-Codes where a particular matter is locally important and requires specific planning/development controls, which can be achieved through Local Planning Policies and Local Development Plans or via specific provisions in a Local Planning Scheme. The Town has adopted local planning policies to provide further guidance over particular areas such as streetscape control or for specific development controls for new development areas.

Following the publication in the Government Gazette on 24 May 2019, SPP3.1 was renamed to State Planning Policy No. 7.3 Residential Design Codes Volume 1 with all existing context to remain, except for Part 6. State Planning Policy 7.3 Residential Codes Volume 2 – Apartments replaces Part 6 of the R-Codes, focusing on design outcomes for multiple dwellings (refer section 2.2.13).

2.2.7 HISTORIC HERITAGE CONSERVATION (SPP3.5)

This policy sets out the principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage.

The objectives of this policy are:

- To conserve places and areas of historic heritage significance;
- To ensure that development does not adversely affect the significance of heritage places and areas;
- To ensure that heritage significance at both the State and local levels is given due weight in planning decision-making; and
- To provide improved certainty to landowners and the community about the planning processes for heritage identification, conservation and protection.

The Policy also sets out development control principles for properties and buildings with heritage values.

The properties identified on the State Heritage List and Local Government Inventory are outlined in **Sections 3.4.5 and 4.9.5**.

2.2.8 DEVELOPMENT CONTRIBUTIONS FOR INFRASTRUCTURE (SPP3.6)

The Development Contributions for Infrastructure Policy primarily aims to promote efficient and effective provision of public infrastructure and facilities to meet demands from new growth and development in a consistent and transparent way. Development contributions can be sought for infrastructure that is required to support the orderly development of an area or community infrastructure.

Infrastructure includes utilities and services to lots (water, electricity, gas, drainage, footpaths, roads, street lights and signage) but can also include community infrastructure such as community centres, sporting and recreation facilities, libraries and cultural facilities to enable communities and neighbourhoods to function effectively.

This policy sets out the objectives and framework for administering Development Contribution Plans for the provision of standard infrastructure in new and established urban areas and establishes a framework for charging development contributions which seeks to provide certainty to developers, local government and the community about the charges that apply, and how funds will be spent.

The policy has the following over-arching objectives:

- To promote the efficient and effective provision of public infrastructure and facilities to meet the demands arising from new growth and development;
- To ensure that development contributions are necessary and relevant to the development to be permitted and are charged equitably among those benefiting from the infrastructure and facilities to be provided;
- To ensure consistency and transparency in the system for apportioning, collecting and spending development contributions; and
- To ensure the social well-being of communities arising from, or affected by, development.

2.2.9 ACTIVITY CENTRES POLICY FOR PERTH AND PEEL (SPP4.2)

State Planning Policy 4.2 'Activity Centres for Perth and Peel' was gazetted in 2010 and guides the planning and development of new and existing activity centres within the metropolitan area. The Policy is primarily concerned with the distribution, function, broad land uses and urban design of activity centres and ensuring that centre development is coordinated with broader infrastructure planning.

The objectives of the Activity Centres Policy are as follows:

- Distribute activity centres to meet different levels of community need and enable employment, goods and services to be accessed efficiently and equitably by the community.
- Apply the activity centre hierarchy as part of a long-term and integrated approach by public authorities and private stakeholders to the development of economic and social infrastructure.
- Plan activity centres to support a wide range of retail and commercial premises.
- Promote a competitive retail and commercial market.
- Increase the range of employment in activity centres and contribute to the achievement of sub-regional employment self-sufficiency targets.
- Increase the density and diversity of housing in and around activity centres to improve land efficiency, housing variety and support centre facilities.
- Ensure activity centres provide sufficient development intensity and land use mix to support high-frequency public transport.
- Maximise access to activity centres by walking, cycling and public transport while reducing private car trips.
- Plan activity centre development around a legible street network and quality public spaces.

- Concentrate activities, particularly those that generate high numbers of trips, within activity centres.

Each centre is identified with an activity centre 'core' and 'frame', with the core identified for commercial and mixed uses and the application of R-AC (Residential Activity Centre) Codes with varying built form controls for residential development allowing for transition zones into the surrounding neighbourhood.

The frame is defined within a minimum 200m buffer of the core boundary and contains predominantly residential uses. The core and frame of activity centres are expected to be examined by local government for opportunities to increase residential densities.

Local planning strategies should guide the long-term distribution of retail and commercial floorspace and housing supply via a network of centres that:

- Capitalise on opportunities to revitalise activity centres in established urban areas, as a catalyst for urban renewal in the surrounding catchment;
- Provide sufficient development opportunities to enable a diverse supply of commercial and residential floorspace to meet projected community needs;
- Cater for a full range of needs from shopping, commercial and community services from local convenience to higher-order comparison retail/goods and services;
- Mitigate the potential for an over-concentration of shopping floorspace in large activity centres at the expense of a more equitable level of service to communities; and
- Promote the walkable neighbourhoods principle of access to employment, retail and community facilities by distributing activity centres to improve access by foot or bicycle, rather than having to depend on access by car in urban areas.

A Retail Needs Analysis is generally required to guide the preparation of precinct structure plans, and generally address the projected population and its socio-economic characteristics, household expenditure and required retail floorspace, changing shopping patterns and trends and the needs of different retail sectors.

2.2.10 PLANNING IN BUSHFIRE PRONE AREAS (SPP3.7)

State Planning Policy Planning 3.7 (Planning in Bushfire Prone Areas) was gazetted in December 2015, and directs how land use should address bushfire risk management in Western Australia. The policy applies to all land which has been designated as bushfire prone by the Department of Fire and Emergency Services (DFES) and highlighted on the Map of Bush Fire Prone Areas (**Figure 2**).

The policy seeks to guide the implementation of effective risk-based land use planning to reduce the impact of bushfire on property and infrastructure. It applies to all higher order strategic planning documents, strategic planning proposals, subdivision and development applications located in designated bushfire prone areas (unless exemptions apply).

This policy also applies where an area is not yet designated as bushfire prone but the proposed development is planned in a way that introduces a bushfire hazard (e.g. revegetation). The accompanying Guidelines for Planning in Bushfire Prone Areas provide supporting information to assist in the interpretation of the objectives and policy measures.

The objectives of SPP 3.7 are as follows:

- Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount.
- Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process.
- Ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures.
- Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.

The policy was released as part of the State Government's bushfire planning reforms. The Bushfire Reforms focus on the Map of Bushfire Prone Areas, which identifies parts of the State that are bushfire prone. A Bushfire Hazard Assessment has also been prepared for the identified Bushfire Prone Areas and is included in **Appendix A**, and the moderate and extreme hazard levels are outlined in **Figure 2** and further discussed in **Section 4.1.6**.

The identification of a 'Bushfire Prone Area' triggers the need for proposed development to undergo a Bushfire Attack Level (BAL) assessment prior to commencement.

The outcome of the BAL assessment will determine if planning approval is required and the bushfire protection criteria to be considered in the planning assessment process. The BAL rating will also dictate the applicable bushfire construction standards required under the building permit process.

The DFES is to review the map of Bushfire Prone Areas annually to give stakeholders the opportunity to suggest the addition or removal of Bushfire Prone sites.



Image: As a key natural bushland asset Bold Park is identified as a bushfire prone area.

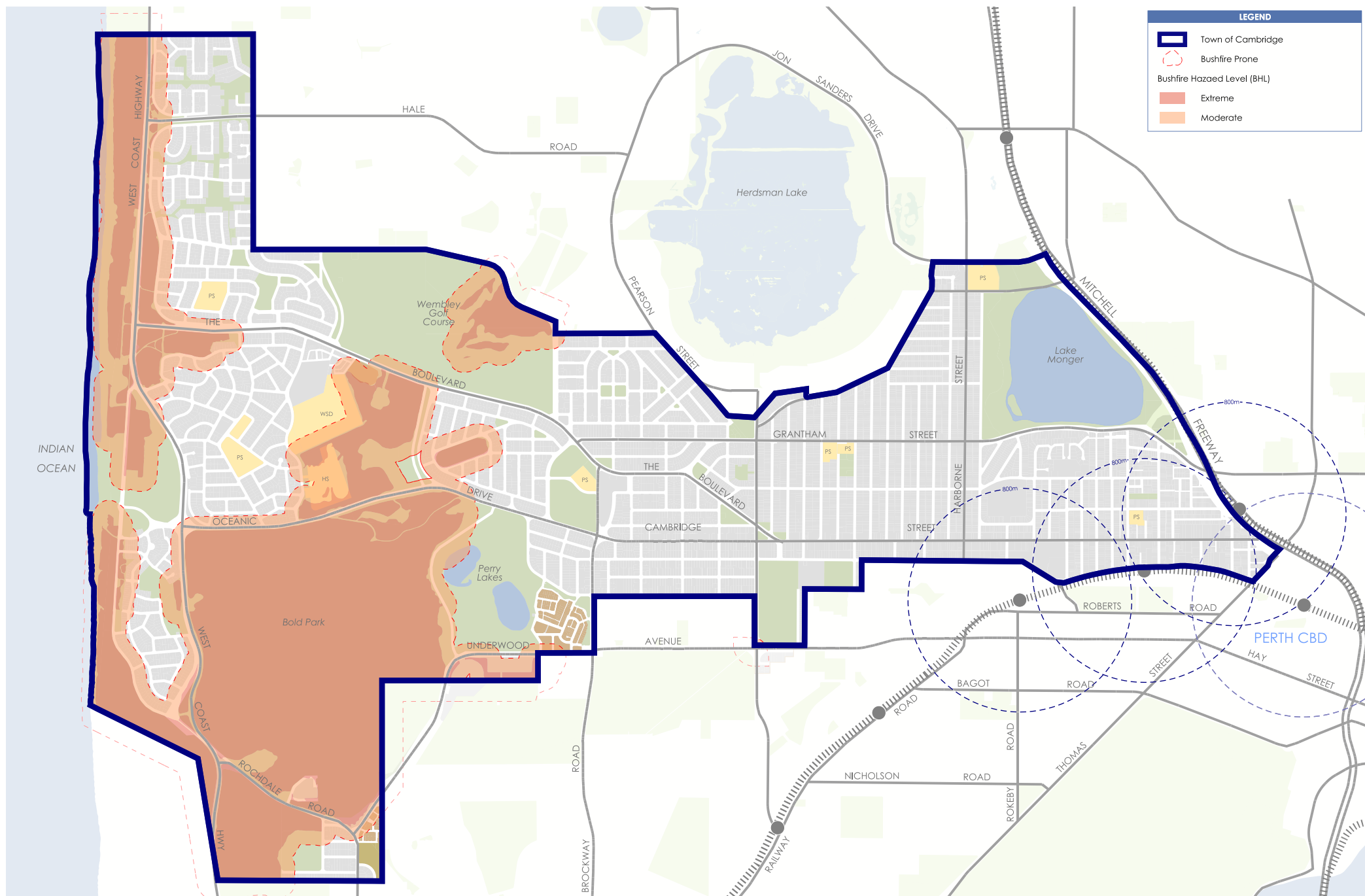


FIGURE 2: IDENTIFIED BUSHFIRE PRONE AREAS AND BUSHFIRE HAZARD ASSESSMENT (DFES 2020 AND ECOLOGICAL AUSTRALIA 2020)

2.2.11 TELECOMMUNICATION INFRASTRUCTURE (SPP5.2)

SPP 5.2 Telecommunications Infrastructure Policy (2015) aims to balance the need for effective telecommunications services and effective roll-out of networks, with the community interest in protecting the visual character of local areas.

Using a set of land use planning policy measures, the policy intends to provide clear guidance pertaining to the siting, location and design of telecommunications infrastructure.

The objectives of this policy are to:

- Facilitate the provision of telecommunications infrastructure in an efficient and environmentally responsible manner to meet community needs;
- Manage the environmental, cultural heritage, visual and social impacts of telecommunications infrastructure;
- Ensure that telecommunications infrastructure is included in relevant planning processes as essential infrastructure for business, personal and emergency reasons; and
- Promote a consistent approach in the preparation, assessment and determination of planning decisions for telecommunications infrastructure.

This policy applies throughout Western Australia in respect of above and below ground telecommunications infrastructure other than those facilities exempted under the *Commonwealth Telecommunications Act 1997 (Telecommunications Act)*.

2.2.12 ROAD AND RAIL TRANSPORT NOISE AND FREIGHT CONSIDERATIONS IN LAND USE PLANNING (SPP 5.4)

The policy aims to minimise the effect of traffic noise on residential development and other noise-sensitive land uses and ensure efficient operation of transport corridors are not adversely affected by incompatible noise-sensitive development.

The objectives of the policy are:

- Protect people from unreasonable levels of transport noise by establishing a standardised set of criteria to be used in the assessment of proposals;
- Protect major transport corridors and freight operations from incompatible urban encroachment;
- Encourage best-practice design and construction standards for new development proposals and new or redeveloped transport infrastructure proposals;
- Facilitate the development and operation of an efficient freight network; and
- Facilitate the strategic co-location of freight handling facilities.

A number of potential management and mitigation measures are outlined within the policy, including:

- Using distance to separate noise-sensitive land uses from noise sources;
- Construction of noise attenuation barriers such as earth mounds and noise walls;
- Building design, such as locating outdoor living areas and indoor habitable rooms away from noise sources;
- Building construction techniques, such as upgraded glazing, ceiling insulation and sealing of air gaps; and
- Planning and design of the road or rail project such as construction in cut, traffic management or the use of low-noise road surfaces.

SPP5.4 is currently under review by the WAPC. Submissions on Draft State Planning Policy 5.4 road and Rail Noise closed on 15 December 2017.

2.2.13 DESIGN OF THE BUILT ENVIRONMENT (SPP7.0)

The Design of the Built Environment policy addresses the design quality of the built environment across all planning and development types, in order to deliver broad economic, environmental, social and cultural benefit. It is also intended to improve the consistency and rigour of design review and assessment processes across the State.

DESIGN WA KEY PRINCIPLES				
Context & Character	Landscape Quality	Built Form & Scale	Functionality & Build Quality	Sustainability
Amenity	Legibility	Safety	Community	Aesthetics

Design WA Stage One became operational following publication the Government Gazette on 24 May 2019. Stage One includes the release of State Planning Policy 7.3: Residential Design Codes Volume 1 and Volume 2, and Design Review Guide.

State Planning Policy 7.3 Residential Design Codes (SPP 7.3)

SPP 7.3 replaces the existing SPP 3.1 Residential Design Codes. The purpose of SPP 7.3 is to provide a comprehensive basis for the development of residential development throughout Western Australia.

Volume 1

SPP 3.1 was replaced by SPP 7.3 – Volume 1, with all existing content, except Part 6.

Volume 2

Volume 2 has replaced the content of Part 6 of the SPP 3.1, focusing on improved design outcomes for apartments (multiple dwellings). The purpose of Volume 2 is to provide comprehensive guidance and controls for the development of multiple dwellings (apartments) in areas coded R40 and above, within mixed use development and activity centres.

Design Review Guide

The Design Review Guide sets the best practice model for the establishment of new design review panels, providing guidance on how to establish and operate a panel and to encourage consistency as existing design review processes evolve. The Guide was prepared to assist local governments in meeting the requirement for design review outlined in SPP 7.0, and local planning schemes and policies.

Design WA Stage 2 – Precinct Design

Precinct Design guides the preparation and assessment of planning proposals for areas that require a high level of planning, such as higher levels of density and infill, mixed use components and activity centre designation. Stage Two was released by the Minister for Planning for public consultation on 13 August 2019 for a period of 60 days. Stage Two includes Draft State Planning Policy 7.2: Precinct Design and Guidelines, and Precinct Design Planning and Framework Discussion Paper.

Draft State Planning Policy 7.2: Precinct Design (SPP 7.2)

SPP 7.2 guides the preparation and evaluation of planning proposals for areas that require a high level of planning and design focus due to their complexity - such as planned infill development, activity centre designation or areas with certain values such as heritage or local character.

Draft State Planning Policy 7.2: Precinct Design Guidelines (SPP 7.2)

The Guidelines introduce the concept of design review into precinct planning through seven performance-based design elements. The Guidelines have been built upon the 10 Design Principles contained in SPP 7.0.

Precinct Design Planning Framework Discussion Paper

The Discussion Paper considers the potential impacts and changes that may be required to the planning framework to support effective implementation of the policy.

2.3 REGIONAL STRATEGIES

2.3.1 DIRECTIONS 2031 AND BEYOND

Directions 2031 and Beyond is a high level plan to accommodate future metropolitan growth from a population of 1.65 million (as of 2010) to an expected population of 2.2 million or more by 2031.

It has been estimated that to accommodate this level of population growth, an additional 328,000 houses and 353,000 jobs will be required. The preferred growth scenario to accommodate this future population is for 47% of the predicted growth (154,000 dwellings) to be met through infill development across the Perth metropolitan area. Of these 154,000 dwellings, 121,000 are to be accommodated within the Central Sub-region, which includes the Town of Cambridge.

2.3.2 PERTH AND PEEL @ 3.5 MILLION

In 2018 the WAPC released an updated strategy - Perth and Peel @3.5 million - with an accompanying series of sub-regional planning frameworks to provide a long-term growth strategy for land use and infrastructure for the Perth and Peel regions.

The Strategy sets out that Greater Perth currently has a population of more than two million people and it is expected by 2050 it will have a population of 3.5 million. The Central Sub-regional Planning Framework and housing targets have been updated, with the Town of Cambridge to provide for an infill target of 6,830 additional dwellings by 2050.

The aim under the new framework is for 75% of all new infill residential development (or 5,123 dwellings in the Town of Cambridge) to occur within 'growth areas' such as activity centres, corridors and station precincts and the remaining 25% or 1,708 dwellings to be provided as 'small scale incremental' development such as in existing built-up areas within traditional suburban streets.

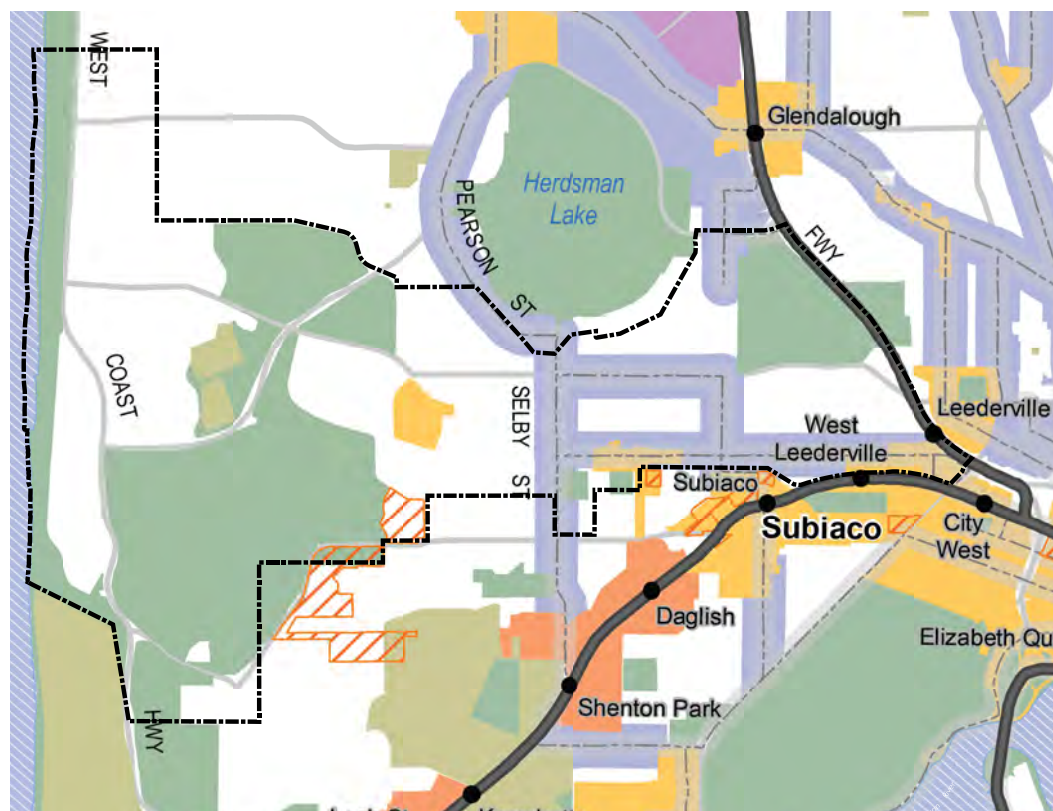
2.3.3 CENTRAL SUB-REGIONAL PLANNING FRAMEWORK

Four sub-regional planning frameworks for the Central, North-West, North-East and South Metropolitan Peel sub-regions accompany Perth and Peel @3.5 million. The Town is located within the Central Sub-Region Framework which is shown in detail in **Figure 3**. The Central Metropolitan Perth Sub-region Framework, released in March 2018, provides a broad strategy for delivering the objectives of Perth & Peel @3.5 million and identifies a strategic plan of action, agency responsibilities and delivery timeframes by:

- Providing housing targets for each local government area;
- Outlining development opportunities;
- Investigating development potential of targeted growth areas, activity centres, urban corridors and transit oriented developments;
- Prioritising actions to revitalise activity centres and facilitating the supply, affordability and choice of housing in areas easily accessible to public transport and other essential services;
- Supporting the planning of land for employment and economic growth;
- Identifying key public transport and service infrastructure projects to support growth; and
- Informing all levels of government decision-making on the funding and implementation of public infrastructure.

The Central Sub-Region Planning Framework indicates that by 2050:

- The population of the Central sub region will increase from 783,000 to 1.2 million;
- There will be an additional 285,000 jobs (540,000 jobs in 2011)
- More than 11,000 hectares of land will be conserved for green open space (inclusive of existing open space); and
- An additional 213,130 dwellings will be needed to reach the infill target.



LEGEND

--- APPLICATION BOUNDARY

FRAMEWORK LAND USES

CENTRAL SUB-REGIONAL
 ACTIVITY CENTRE CORE
 CORRIDORS
 STATION PRECINCTS
 GREEN NETWORK

INDUSTRIAL CENTRES
 HIGH QUALITY PUBLIC TRANSPORT NETWORK
 PASSENGER RAILWAY STATIONS
 PASSENGER RAILWAY
 FUTURE PASSENGER RAILWAY
 METROPOLITAN REDEVELOPMENT AREA

FIGURE 3: CENTRAL SUB-REGIONAL PLANNING FRAMEWORK PLAN (EXTRACT) (2018)

2.3.4 PERTH AND PEEL @3.5 MILLION - THE TRANSPORT NETWORK

As Perth and Peel @3.5million anticipates Perth's population moving toward 3.5 million, fundamental changes to the city's transport network will be vital to service growth areas and enable high levels of accessibility for work, education and other activities. In March 2018, the State Government released Perth and Peel @3.5million – Transport Network which summarises the transport components of the Perth and Peel @3.5 Million.

A number of projects across the Transport Portfolio will aim to support efficient and effective movement of people and freight that is integrated with land uses and links key economic and employment opportunities. One of the Government's key priorities to achieve moving people efficiently, while integrating with land use opportunities, is METRONET. METRONET aims to link diverse urban centres together and provide opportunities for greater density and infill development through multiple key suburban centres.

2.3.5 PERTH CAPITAL CITY FRAMEWORK

The Capital City Planning Framework is an initiative of the WAPC and was prepared to provide a vision and context to guide strategic planning and development of central Perth and its surrounding localities. The Planning Framework was proposed to provide a link between Directions 2031 and more detailed local plans and policies of the respective local authorities.

The core study area was defined as the City of Perth boundary, however, to ensure a fully integrated planning framework, a broader frame of reference taking in the surrounding local government areas of Nedlands, Subiaco, Cambridge, Vincent, Stirling, Bayswater, Belmont, Victoria Park and South Perth, was also included.

Key issues the Planning Framework sought to address are:

- Future population requirements
- Future social and community needs
- Future commercial space requirements
- Future transport requirements
- Governance

The spatial form proposed is conceptual in nature and as such the map provided in the Planning Framework is intended as a guide for local planning and how development in Central Perth could be structured according to a larger framework.

2.4 METROPOLITAN REGION SCHEME

The Metropolitan Region Scheme (MRS) applies to the entirety of the Town of Cambridge municipal area, and the area is primarily zoned 'Urban' as outlined in **Figure 4**.

The remainder of the area is reserved under the MRS as follows:

- **Parks and Recreation**, which is applied to the Foreshore area, Bold Park, Perry Lakes, Wembley Golf Course, Matthews Netball Centre, Henderson Park and Lake Monger, among other smaller precincts;
- **Public Purposes**, which includes the City Beach High School site and the Mt Kenneth Reservoir.
- **Primary Regional Roads**, which includes the West Coast Highway alignment, a portion of Oceanic Drive and the Stephenson Highway reservation; and
- **Other Regional Roads**, which includes Cambridge Street, Hale Road, Lake Monger Drive, Grantham Street, the Boulevard and Underwood Avenue.

There are several conservation areas included as 'Bush Forever' areas, including Bold Park, Perry Lakes and large areas of the coastal foreshore.

LEGEND

----- Scheme Boundary


RESERVED LANDS

 Parks and Recreation

 Restricted Public Access

 Railways

 Civic and Cultural

 Waterways

ROADS

 Primary Regional Roads

 Other Regional Roads

 Public Purposes
As denoted as follows:

H Hospital
HS High School
HS Technical School
U University
CG Commonwealth Government
SEC State Energy Commission
SU Special Uses
WSD Water Authority of WA

ZONES

 Urban

 Urban Deferred

 Central City Area

 Industrial

NOTICE OF DELEGATION

 Bush Forever Area

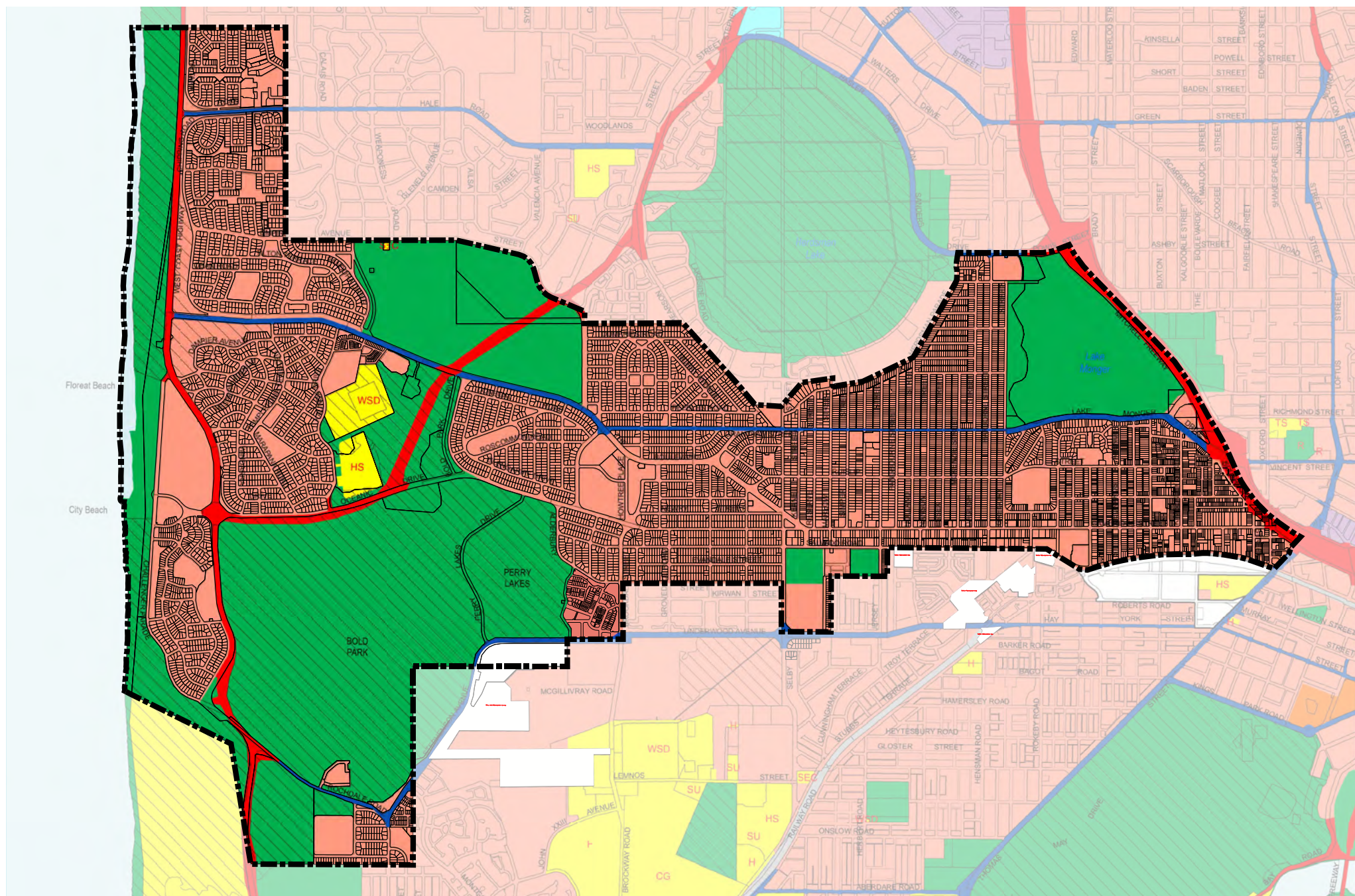


FIGURE 4: METROPOLITAN REGION SCHEME (EXTRACT) FOR THE TOWN OF CAMBRIDGE MUNICIPAL AREA

2.5 OTHER RELEVANT STRATEGIES, PLANS AND POLICIES

2.5.1 CITY OF STIRLING LOCAL PLANNING STRATEGY

The City of Stirling, which adjoins the Town of Cambridge to the north, includes a variety of urbanised and suburban areas covering over 100km².

The City's Local Planning Strategy was endorsed by the WAPC on 28 October 2019. The Local Planning strategy is broadly based on the culmination of all the Local Area Plans it has prepared, whilst using the principles of the reviewed Corporate Strategic plan.

There are over 30 actions recommended by the Local Planning Strategy, ranging from Planning Scheme amendments and Local Planning Policy reviews to site specific projects. The main themes arising from these actions include:

- Focus increased densities around centres and activity corridors;
- Guide design elements of multiple and grouped dwellings throughout the City;
- Review residential capacity in areas where unsustainable growth can occur;
- Increase housing diversity in suitable locations;
- Expand on the existing local commercial centers improvement program to investigate potential density increases and revitalise local centres;
- Protect the natural and historic built environment;
- Improve sustainable transport options and reduce car dependency; and
- Provide for increased employment and commercial opportunities within the City.

2.5.2 CITY OF VINCENT LOCAL PLANNING STRATEGY

The City of Vincent is located to the east of the Town of Cambridge and is an inner city local government area which includes the suburbs of Leederville, Mt Hawthorn, Mt Lawley and part of North Perth.

A key project by Vincent is the Leederville Masterplan/Activity Centre Structure Plan. The Leederville Masterplan is a blueprint for the future development of the area. The Town Centre will incorporate adequate car parking, diverse housing choices, active uses such as retail, restaurants and cafés, office space and diversity of activities that will help create a sustainable and vibrant precinct.

The City is in the process of preparing an Activity Centre Structure Plan based on the Masterplan. The Masterplan area was also extended to incorporate the West Perth area around Newcastle Street to facilitate future redevelopment of this area.

In 2005, the City also completed Vincent Vision 2024 which sought to establish a long-range 'community vision' for a new Town Planning Scheme and to guide the strategic direction of the City of Vincent into the future.

In 2014, the City's Council adopted a draft Local Planning Strategy. The objectives within the Strategy have been derived from the outcomes and visions created, in part, by the community through the Vincent Vision 2024. The City's Local Planning Strategy was endorsed by the WAPC on 8 November 2016.

2.5.3 CITY OF NEDLANDS LOCAL PLANNING STRATEGY

The City of Nedlands Local Planning Strategy was finalised and endorsed by the WAPC in September 2017. The Strategy primarily focuses growth on targeted infill areas along Stirling Highway, Broadway and Hampden Road, in addition to a number of identified development sites including Shenton Park Hospital.

Of specific relevance to the Town of Cambridge, the Strategy identifies the following:

Mt Claremont West

- Retain and enhance the character and streetscape of the existing residential areas, in order to protect the established character of this precinct.

Mt Claremont East

- Retain and enhance the character and streetscape of the existing residential areas.
- Comprehensively plan for the remaining non-residential areas.
- Land uses and development within this area shall not conflict with the urban character being predominantly of sporting and educational facilities.
- Minimise the encroachment of sensitive land uses and residential development within the Subiaco Waste Water Treatment Plant odour buffer area.
- Consider opportunities to consolidate and improve access throughout the precinct.

Floreat

- Retain and enhance the character and streetscape of the existing residential areas, in order to protect the established character of this precinct.
- Kirwan Street shopping precinct is designated as a local centre.

2.5.4 CITY OF SUBIACO LOCAL PLANNING STRATEGY

The City of Subiaco has prepared a Local Planning Strategy which has recently been endorsed by the WAPC. The endorsed LPS sets out the local government's objectives for future planning and development and includes a broad framework by which to pursue those objectives. The LPS will set out the long term strategic planning framework for the next 10-20 years.

The City of Subiaco has nominated that the majority of new dwellings will be within and around nominated activity centres, within large under-developed sites or other large sites presently occupied by government institutions and already identified for redevelopment in the short, medium and long term.

This includes the following areas near the Town of Cambridge:

- Subiaco Activity Centre;
- Along Hay Street;
- TAFE site (Salvado Road);
- "Self-lock" storage site (Salvado Road); and
- Arcus site (Roydhouse Street).

The City's draft Local Planning Strategy was supported by Council in February and the draft Local Planning Scheme was endorsed by Council on 18 June 2019. At the time of preparing this report, both the Strategy and Scheme were before the WAPC for final endorsement.

Additionally, the City has prepared the Subiaco Activity Centre Plan which provides a long term planning vision to support the economic and social vitality of the Subiaco town centre as an attractive place to live, work, shop and visit (approved in November 2017). In 2017, the City also endorsed the North Subiaco Structure Plan which provides an implementation plan for the redevelopment of the North Subiaco Precinct in accordance with the Council endorsed Town Planning and Urban Design Study. The North Subiaco Structure plan has been forwarded to the WAPC for consideration and final approval.

Policy/Strategy	Implications
State Planning Policies	
Environment and Natural Resources (SPP2)	The policy will influence land use planning within proximity to key conservation areas such as City Beach and Floreat Beach foreshore areas, Bold Park, Perry Lakes, Lake Monger and other identified bushland reserves.
State Coastal Planning (SPP2.6)	The policy will influence the acceptability and design of land use planning and development within proximity to coastal areas, which will impact upon future development within the City Beach area and along the coast.
Bushland Policy for Perth Metropolitan Region (SPP2.8)	The policy will influence land use planning that may impact upon identified Bush Forever sites and local bushland, particularly Bold Park, Perry Lakes Reserve and the coastal foreshore area. The planning framework will need to demonstrate that the protection and management of the identified bushland assets will not be negatively impacted.
Water Resources (SPP2.9)	The policy will influence land use planning and development that may impact upon water resources, which particularly applies to the identified conservation category wetlands of Perry Lakes and Lake Monger, in addition to encouraging water sensitive urban design techniques in future development of private and public land, inclusive of drainage and irrigation.
Urban Growth and Settlement (SPP3)	The policy reinforces the need to focus urban growth on existing centres where feasible to make optimal use of existing infrastructure and services, and support and reinforce local commercial and retail centres.
Residential Design Codes (SPP7.3)	The policy establishes a base standard for residential development that will influence the built form outcomes within the Town. It is noted, however, that the Codes are being comprehensively reviewed as a result of a focus on design based outcomes, which is anticipated to address some long standing concerns with the design of medium and high density residential development.
Historic Heritage Conservation (SPP3.5)	The policy provides guidance for future development control of properties and buildings with heritage values in the Town and will likely be subject to development pressure over time. This will be highly relevant in the review of the Town's Local Government Inventory and Heritage List.
Development Contributions for Infrastructure (SPP3.6)	The policy will become important in guiding any proposals for shared infrastructure cost funding for infrastructure required as a result of infill development into the future.
Activity Centres Policy for Perth & Peel (SPP4.2)	The policy provides guidance on activity centre planning for identified activity centres, which include West Leederville, Wembley and Floreat as 'District Centres'. The policy requires the preparation of an Activity Centres Plan for each centre, which have been completed for West Leederville, completed and referred to the WAPC for Wembley and initiated for Floreat. The policy also sets out residential density targets equivalent to R30 in District Centres, which is typically two to three times the number of dwellings per gross hectare.
Planning for Bushfire Prone Areas (SPP3.7)	The policy will impact upon land use and development within identified bushfire prone areas, which are particularly prevalent in City Beach and Floreat. Changes in land use or development intensity within these areas will require justification against SPP3.7.
Telecommunications Infrastructure (SPP5.2)	The implications of the policy are restricted to consideration of future infrastructure requirements as the population grows and the need for further infrastructure arises.
Road and Rail Transport Noise and Freight Considerations in Land Use Planning (SPP5.4)	The policy provides guidance for future development adjacent or in close proximity to the passenger rail network, primary distributors (West Coast Highway, Mitchell Freeway) and roads forecast in the next 20 years to carry more than 20,000 vehicles per day, which could potentially include Cambridge Street, Grantham Street, Selby Street, Harborne Street and the Boulevard.
Design of the Built Environment (SPP7)	The policy provides guidance on the design of multiple dwellings and mixed use development, which is highly relevant to development within the identified activity centres of Floreat, Wembley and West Leederville. Future revisions to the Residential Design Codes (now SPP 7.3), will provide guidance to the design of medium density residential development, which may impact upon other areas within the Town.
Precinct Design (SPP7.2)	The draft policy guides the preparation and evaluation of planning proposals for areas that require a high level of planning and design focus due to their complexity. Compliance with the policy's objectives should be demonstrated through a precinct plan and supporting information. The policy identifies that activity centres (Floreat, Wembley and West Leederville), urban corridors (Cambridge Street), and residential infill areas (scheme amendment) require the preparation of complex precinct plans and require WAPC endorsement. Neighbourhood centres (Gayton Road Centre (The Boulevard) and Ocean Village (Hale Road) and local centres (throughout Wembley and West Leederville), residential infill areas (non-scheme amendment) and areas with heritage value (Holyrood Street), require standard precinct plans. Standard precinct plans are to be endorsed by the Town of Cambridge, unless otherwise determined by the WAPC to be of strategic importance.

Policy/Strategy	Implications
Regional Strategies	
Directions 2031 and Beyond	The increased focus of the Strategy on infill development is pertinent to the Town of Cambridge, as a proportion of the 121,000 dwellings required to be accommodated in the Central Sub Region will need to be accommodated within the Town.
Perth and Peel @3.5 million	The Strategy identifies an infill development target of 6,830 additional dwellings for the Town from a baseline dwelling count at the year 2010. A focus on existing centres and other infill development areas will be required in order to meet the additional housing target to identify a longer term growth vision.
Central Sub-Regional Planning Framework	The Framework reinforces West Leederville, Wembley Town Centre and Floreat Forum as the key activity centre core areas, with Cambridge Street between Selby Street and Loftus Street forming an Activity Corridor, along with Grantham Street, Harborne Street and Selby Street. The framework guides infill development to predominantly occur within the activity centres and activity corridors, which results in the majority of growth to occur within the West Leederville and Wembley areas.
Perth Capital City Framework	The Framework provides relevant regional considerations that reinforce the work undertaken by DPLH on the Central Sub-Regional Planning Framework and the draft Perth and Peel @3.5 million.
Perth and Peel @ 3.5 million - Transport Network	As Perth and Peel @3.5 million anticipates Perth's population moving toward 3.5 million, fundamental changes to the city's transport network will be vital to service growth areas and enable high levels of accessibility for work, education and other activities. The report summarises the key transport components of the Perth and Peel @3.5 Million.
Other Relevant Strategies, Plans and Policies	
City of Stirling Local Planning Strategy	Major planning projects in proximity to the Town of Cambridge include:- - Stirling City Centre Structure Plan - Plans for the Stirling City Centre will provide additional retail, commercial and employment floor space that may attract visitors and employees from the Town given the relative ease of north/south movements. - Herdsman Glendalough Structure Plan - Plans for the Herdsman Glendalough area will provide additional retail, commercial and employment floor space that is likely to attract visitors and employees from the Town given the relative ease of north/south movements. - Scarborough Redevelopment Project - The Metropolitan Redevelopment Authority project which aims to redevelopment the area as a major tourism attraction, creating a vibrant hub of activity with new restaurants, cafes, shops and entertainment, with a range of events and activities for families and people of all ages and likely to attract visitors and employees from the Town.
City of Vincent Local Planning Strategy	The implementation of the Leederville Masterplan and Activity Centre Structure Plan is the most significant outcome of the Strategy to the Town of Cambridge, as this will create additional retail, commercial, hospitality and residential floor space within the Leederville town centre, which may compete with development opportunities in the West Leederville precinct, and likely to attract visitors and employees to the broader Leederville / West Leederville area.
City of Subiaco Local Planning Strategy	The City of Subiaco Strategy focuses growth around the Subiaco Town Centre, North Subiaco area and Metropolitan Redevelopment Area, all of which are within 800m of the Town and all of which will have an influence or impact upon the Town. Densification throughout these precincts will need to be considered in the context of future densification plans within commensurate areas in the Town, particularly within 800m of the West Leederville and Subiaco train stations. The opportunity at Subiaco Oval should provide substantial residential densification opportunities to assist in meeting Subiaco's dwelling target.
City of Nedlands Local Planning Strategy	The Strategy primarily focuses growth along Stirling Highway and Hampden/Broadway, which is likely to have minimal influence upon development within the Town. Future considerations for redevelopment within the Mt Claremont area, most notably along Underwood Avenue, will have an impact on Wembley and Floreat centres, but this is not considered as a component of the most recent Local Planning Strategy for the City of Nedlands.

3. LOCAL PLANNING CONTEXT

3.1 VISION AND MISSION STATEMENTS

3.1.1 VISION AND VALUES

The Town of Cambridge's vision for the next decade, as outlined in the current Town of Cambridge Strategic Community Plan 2018-2028, is outlined as follows:

Cambridge: the best liveable suburbs.

The Town is endowed with a range of housing, employment, and lifestyle opportunities. Our inner-city charm, character laden suburbs, extensive parkland and quality streetscapes reflect who we are, what we value and what we offer. Our activity hubs, mixed-use areas and events creates a sense of community, belonging and wellbeing for residents of all ages. These are all community values we seek to protect and enhance into the future.

The Town's endorsed core values are:

Friendly and Helpful: We value our community members and will assist them in the best way we can.

Teamwork: We believe teamwork is essential for improving our services and achieving our goals.

Creativity: We can improve the way we do business by challenging the status quo.

Integrity: We will act responsibly, place trust in each other and will be accountable for our actions

3.2 LOCAL GOVERNMENT'S STRATEGIC PLAN

The Town of Cambridge Strategic Community Plan 2018-2028 (SCP) was finalised in 2018 and outlines the Town of Cambridge community's long term vision and aspirations, and needs for the next 10 years. The SCP also helps to guide the priorities for future Council projects. The SCP outlines four priority areas, goals and strategies which are summarised in **Figure 5**.

Of critical importance to the Local Planning Strategy is 'Our Neighbourhood' Focus Area which outlines the finalisation of the Local Planning Strategy to be one of the priorities within

the next four years. 'Our Neighbourhoods' outlines the following three goals:

Goal 4: Neighbourhoods where individual character and quality is respected, and planning is responsive to residents

Strategy 4.1: Examine and better identify through planning and consultation those features and qualities which define our individual neighbourhoods.

Strategy 4.2: Create opportunities for greater housing choice in forms relevant to demand, lifestyle needs and location.

Strategy 4.3: Ensure new development is harmonious with established residences and respects our existing 'sense of place' and our unique character.

Strategy 4.4: Enhance and respect our existing streetscapes, setbacks and green spaces.

Goal 5: Successful commercial, retail and residential hubs

Strategy 5.1: Ensure future planning recognises the emerging diverse role, mixed use potential and opportunities of our centres, and integrates change and growth with surrounding local areas.

Strategy 5.2: Foster and encourage local business development in the local and district centres which support our residents and the local and broader community.

Strategy 5.3: Ensure a high standard of public infrastructure is maintained in and around our centres throughout the Town.

Strategy 5.4: Develop and implement precinct structure plans and/or local development plans for all centres to reflect the community's expectations for these nodes and corridors of activity.

Goal 6: Efficient transport networks

Strategy 6.1: Coordinate our approach to transport planning, acknowledge transport pressures and respond to local needs and broader district and regional initiatives.

Strategy 6.2: Engage with surrounding local governments to ensure a more coordinated response to land use and transport planning and noise impacts.

Our Community	Our Neighbourhoods
Goals <ul style="list-style-type: none"> • A sense of community, pride and belonging • Quality local parks and open spaces for the community to enjoy • An active, safe and inclusive community 	Goals <ul style="list-style-type: none"> • Neighbourhoods where individual character and quality is respected, and planning is responsive to residents • Successful commercial, retail and residential hubs • Efficient transport networks
Future Focus <ul style="list-style-type: none"> • Activate major public spaces • Generate the most value from the Town's community facilities and services by increasing community participation in: <ul style="list-style-type: none"> — events and activities — clubs and groups — use of facilities 	Future Focus <ul style="list-style-type: none"> • Retain our highly valued built heritage and charm • Encourage vibrant commercial hubs • Getting around easily by car, bike, foot and public transport; future proofing for new technology
Our Environment	Our Council
Goals <ul style="list-style-type: none"> • The Town is environmentally responsible and leads by example • A community that embraces environmentally responsible practices 	Goals <ul style="list-style-type: none"> • Transparent, accountable governance • The Town is a proactive local government that provides financially sustainable public assets, services and facilities • An efficient local government • Advocacy for the Community
Future Focus <ul style="list-style-type: none"> • Embedding sustainable practices into the operations of the Town • Education, access and management to enhance experience of the natural environment • Climate change resilience 	Future Focus <ul style="list-style-type: none"> • "Locals first" • Service efficiency and modernisation

FIGURE 5: FUTURE FOCUS AREAS AS OUTLINED IN THE TOWN OF CAMBRIDGE'S STRATEGIC COMMUNITY PLAN (2017)

3.3 TOWN PLANNING SCHEME NO 1

Town Planning Scheme No.1 (adopted in 1998), which consists of the scheme text, scheme map and the policy manual, is the primary statutory document that controls the use and development of land within the Town and is prepared in accordance with the *Metropolitan Region Scheme*.

The preparation of the Local Planning Strategy will guide opportunities for the preparation of a new local planning scheme which will ultimately replace *Town Planning Scheme No. 1*.

The scheme map as shown in **Figure 6** shows the classification of land (either as a reserve or a particular zone) within the Town as well as residential density codes applicable to 'Residential' zoned sites.

The scheme text prescribes the land uses which may or may not be permitted in the various zones via the zoning table. The scheme text also establishes development standards and requirements for the use and development of land throughout the Town.

The *Planning and Development (Local Planning Schemes) Regulations 2015* came into effect in October 2015, replacing the *Town Planning Regulations 1967* and the Model Scheme Text. The Regulations introduce a set of 'deemed provisions' which automatically apply and form part of all local government planning schemes including the Town of Cambridge *Town Planning Scheme No. 1*.

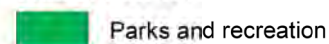
The introduction of the new Regulations will require updates to *Town Planning Scheme No. 1* which may ultimately be undertaken in conjunction with the preparation of the new local planning scheme.

LEGEND



Scheme boundary

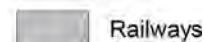
Reserved lands



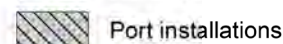
Parks and recreation



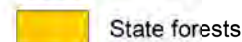
Restricted public access



Railways



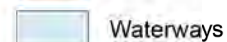
Port installations



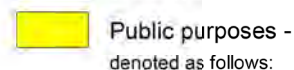
State forests



Civic and cultural



Waterways



Public purposes -
denoted as follows:

H Hospital

HS High school

TS Technical school

CP Car park

U University

CG Commonwealth Government

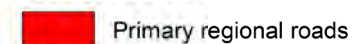
SEC State Energy Commission

SU Special uses

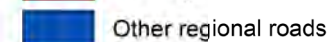
WSD Water Authority of WA

P Prison

Reserved roads



Primary regional roads

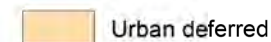


Other regional roads

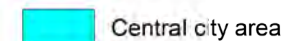
Zones



Urban



Urban deferred



Central city area



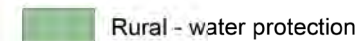
Industrial



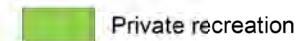
Special industrial



Rural



Rural - water protection



Private recreation

Notice of delegation



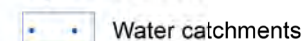
(Site No) Bush forever area

Redevelopment schemes

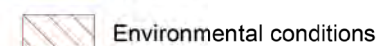


Redevelopment scheme/act

Special control areas



Water catchments



Environmental conditions

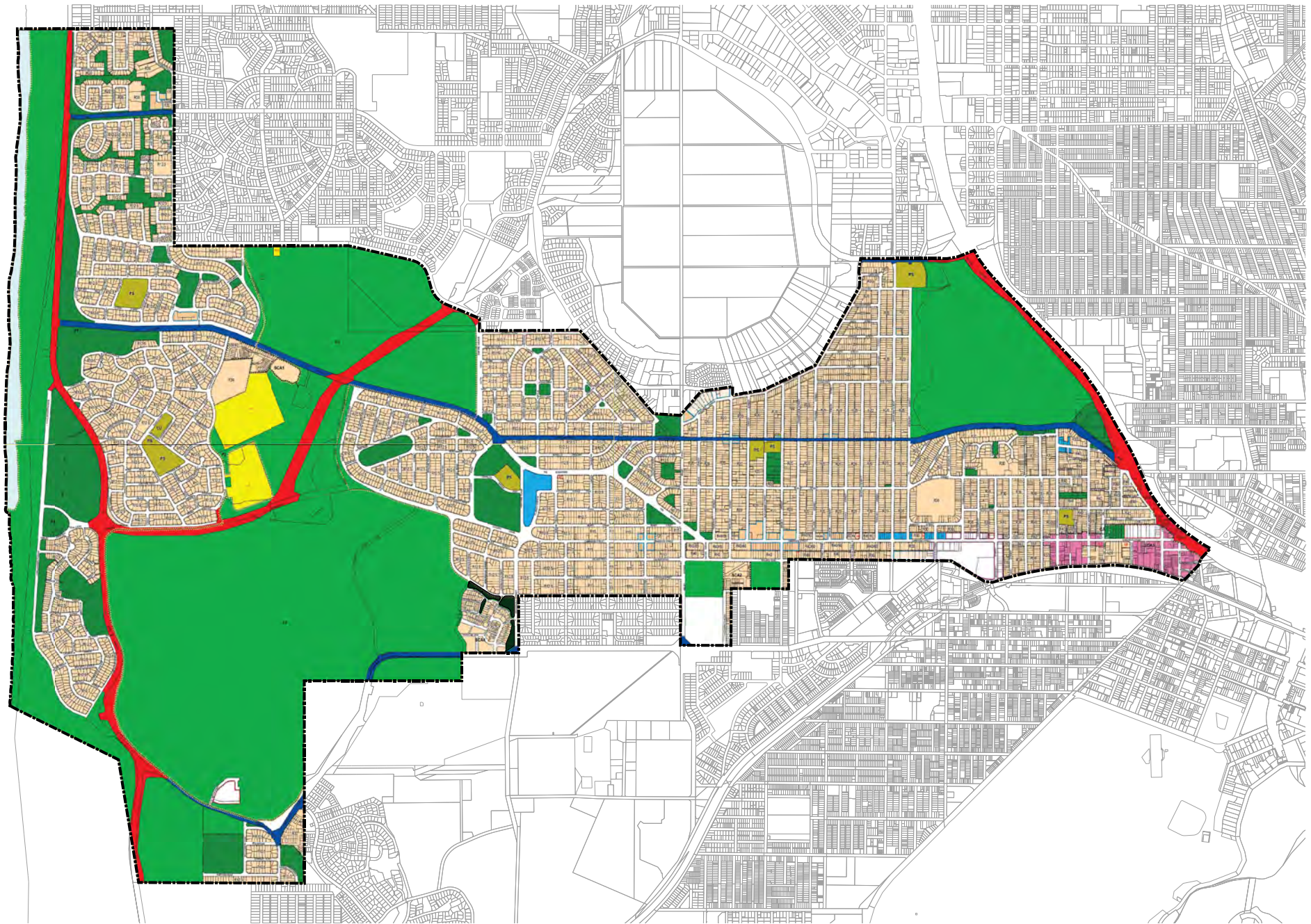


FIGURE 6: TOWN PLANNING SCHEME NO. 1 MAP (2016)

3.4 LOCAL STRATEGIC PLANNING

3.4.1 WEST LEEDERVILLE PRECINCT STRUCTURE PLAN

The West Leederville Planning and Urban Design Study concentrated on the area of West Leederville between the Leederville and West Leederville train stations and along Cambridge Street. The study sought to capitalise on West Leederville's strategic location and to take advantage of its inner city location, access to train stations and transit-oriented development opportunities, in accordance with Directions 2031 and Western Australian Planning Framework.

The first stage of the study involved the development of three scenarios for change being modest, targeted and significant (blue sky) which were presented to the community for comment which resulted in more detailed planning based on a mix of the targeted and significant change options.

Key elements of the detailed plans include:

- Opportunities for increased commercial and residential developments, creating a mixed use area that takes advantage of its inner-city location and access to public transport.
- Creating comfortable, interesting and safe routes for pedestrians and cyclists.
- Making public transport infrastructure more appealing and a convenient alternative to private motor vehicles.
- A lively, 'main street' character for Cambridge Street, creating a focal point for local retail and services.
- Encouraging a gradual 'stepping up' of built form and maintaining a human scale to buildings along street frontages and around public spaces.
- Enhancing the quality, identity, comfort, accessibility and usability of public areas: street, parks and civic areas.
- Improving pedestrian and public transit connections between West Leederville, Leederville train station and the Leederville Town Centre.

The implementation of the West Leederville Centre Plan shown in **Figure 7** is currently in

progress. The West Leederville Precinct Policy was reviewed in 2012 and introduced a system of plot ratio bonuses to encourage lot amalgamation and developments to provide infrastructure such as laneways and pedestrian connections. Upon further review, a Residential Interface Node was introduced for properties in the Commercial Zone which abut the Residential R30 Zone to introduce more detailed control over the type of development which directly abuts lower scale residential development. Further, upgrades to the Cambridge High Street were completed by the Town in 2015.

An amendment to the Town Planning Scheme (Amendment 27) was adopted by Council in April 2014 to introduce a Mixed Use zone over the Southport Street Node and Cambridge High Street as well as a Residential Activity Centre (R-AC0) zone for the residential area between the two mixed use nodes. Scheme Amendment 27 was gazetted in June 2016.

The Precinct Structure Plan has been translated and updates to meet more recently introduced WAPC requirements for Precinct Structure Plans and was submitted to the WAPC in August 2017 for determination. In May 2018 the Statutory Planning Committee considered the Plan and required modifications to;

- include appropriate residential density targets as guided by higher level strategic planning documents;
- preparing a traffic impact assessment; and
- updating the document to ensure the content and data is up to date, mapping standards are adequate and the plan is consistent with the guidance provided in the Local Planning Strategy.

Once the above modification are made and accepted, the Precinct Centre Plan will be advertised in accordance with the 2015 Regulations and resubmitted to the WAPC for final approval.

A Local Development Plan is also required to guide future redevelopment of the Leederville Link precinct, which comprises the land to the north of Cambridge Street. The plan is to address the establishment of an improved connector from Cambridge Street across the railway/freeway to Leederville Station, and guide the form of future redevelopment in the area.

3.4.2 WEMBLEY ACTIVITY CENTRE PLAN

The Wembley Activity Centre Plan (**Figure 8**) received final approval from the WAPC on 26 June 2018. The plan was prepared as part of the review of Town Planning Scheme No. 1 and provides guidance for the future planning, land use and development of the centre and looks to:

- improve the centre's amenity to attract retailers and businesses that will be valued by the community;
- offer housing choice in the area;
- address access to the centre, whether by car, bus, bicycle or by foot; and
- provide a transition in building height and scale from the centre to the surrounding area.

The Activity Centre is divided into five primary development precincts described as follows:

- **Hotel/Forum Anchor (A1):** The site represents the existing Wembley Hotel and Wembley Forum sites, and is proposed to be redeveloped for mixed use commercial, retail and residential purposes with a maximum height of seven storeys, with building height and bulk setback from property boundaries to reduce overshadowing and overlooking impacts. A key feature will be a public plaza which will be the focal point and heart of the centre.
- **IGA/Service Station Anchor (A2):** The site represents the existing IGA and Service Station sites, and is proposed to be redeveloped for mixed use commercial, retail and residential purposes with a maximum height of six storeys, and development setback to facilitate rear laneway access and reduce overlooking and overshadowing impacts.
- **Cambridge Street West (CW):** This precinct covers the western section of Cambridge Street between Jersey Street and Marlow Street, and is proposed to be redeveloped for mixed use commercial, retail and residential purposes with a maximum height of five storeys (on larger lots), and development set back to facilitate rear laneway access and reduce overlooking and overshadowing impacts.

- **Cambridge Street East (CE):** This precinct covers the eastern section of Cambridge Street between Jersey Street and Essex Street, and is proposed to be redeveloped for mixed use commercial and residential purposes with a maximum height of three storeys and development set back to facilitate rear laneway access and reduce overlooking and overshadowing impacts.
- **Salvado Road (S):** This precinct covers the Salvado Road fronting lots within the Activity Centre and is proposed to be redeveloped for residential purposes with a maximum height of six storeys (on larger lots) and development set back from adjacent lot boundaries to minimise the impact of overlooking.

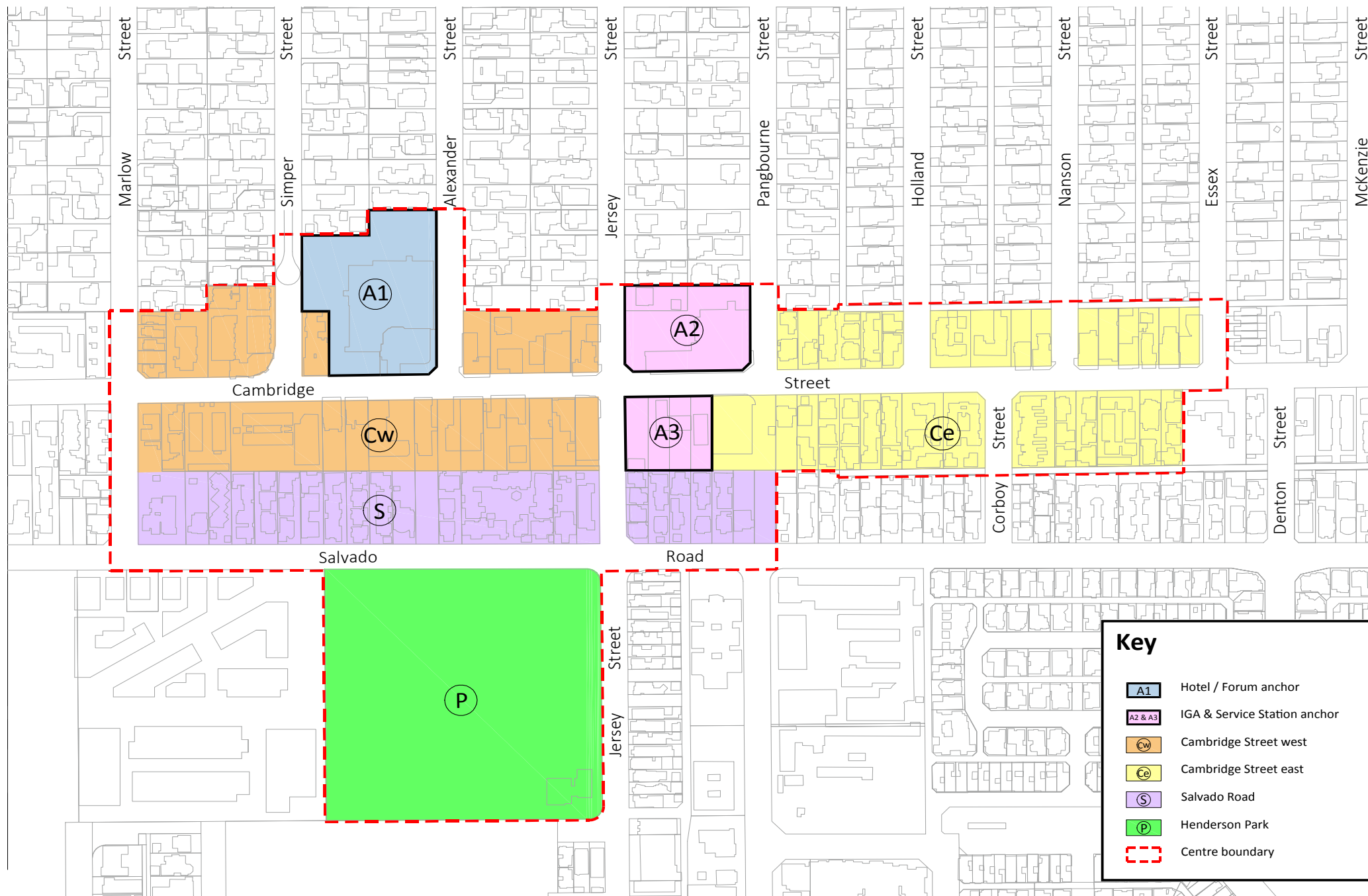


FIGURE 8: DRAFT WEMBLEY ACTIVITY CENTRE PLAN (2016)

3.4.3 HOUSING OPTIONS STUDY

In 2013 the Town prepared a Housing Options Study which examined alternate housing options for varied household types.

The project covered housing options possible under the existing planning framework such as ancillary dwellings (granny flats) and aged and dependent person's dwellings as well as a range of options which would require changes to the Town Planning Scheme.

These included:

- Grouped dwelling developments on corner lots throughout City Beach and Floreat;
- Maisonette/manor home apartments throughout City Beach and Floreat;
- Small apartments along Cambridge Street/Oceanic Drive between Selby Street and Floreat Forum;
- Corner lot grouped dwellings on Grantham Street (introduced via Scheme Amendment 27); and
- Small lot multiple dwelling developments in West Leederville.

Following the Housing Options Study, Amendment No. 31 was initiated and included proposals for housing options in the City Beach and Floreat Precincts. Amendment 31 was refused by the Minister for Planning in September 2016 and the Town was advised to consider other planning options to respond to the need to provide opportunities for infill and housing diversity.

3.4.4 ACCESS AND PARKING STRATEGY

In August 2016, the Access and Parking Strategy was finalised and is the guiding document for the future control and management of parking and access in the Town.

The Strategy is prepared in two parts.

- Part 1 - Issues, Options and Long Term Strategic Directions
- Part 2 - Precinct Parking Management Plans

Each Precinct Parking Management Plan incorporates a number of recommendations for the short, medium and longer terms in order to provide guidance over a 20 year planning horizon. The broad aim is to manage and control parking together with a process of phased implementation of a place based package of measures as these centres move to accommodate higher densities and intensities of use.

The report first deals with general parking issues which are common to all four commercial centres. Detailed topics and specific plans are then set out for each precinct. These allow local issues to be considered, and transitional arrangements permitted in line with broad transport policy and strategic plans.

The Strategy is primarily focused on commercial centres along Cambridge Street, the Southport Street Node, Cambridge High Street, the Medical Precinct and the Wembley Activity Centre, and covers matters and options such as:

- Potential multi-level car parks and the conversion of parallel to angle bays; and
- Managing demand and implementing parking measures via enforcement, parking guidance systems and website information.

The Strategy was used to guide a review of the Town's Parking Policy in 2013, and provides a framework for annual parking occupancy surveys undertaken to monitor the issue into the future.

3.4.5 LOCAL GOVERNMENT INVENTORY - HERITAGE

In accordance with the Western Australia *Heritage Act 2018*, the Town is required to compile and maintain a list of buildings/ places which are or could become of cultural heritage value, previously known as Local Government Inventories, however are now termed Local Heritage Surveys (LHS). The Town's Local Government Inventory was adopted by Council on 27 November 2018.

The Town has identified 119 places included in the Local Government Inventory of Heritage Places for their cultural significance. It is of note that the Local Government Inventory serves as a reference source and does not hold statutory power. Statutory protection would be provided through a Heritage List adopted under the Town Planning Scheme. Of the 119 places, 75 are recommended for inclusion in the Scheme Heritage List. The Scheme Heritage List is those places compiled under the Town's Town Planning Scheme for which planning approval will be required for demolition, alterations or other development affecting the cultural heritage significance of the place.

A total of seven places across the Town have been included in the State Register of Heritage Places which means that their protection is afforded under the Western Australia *Heritage Act 2018*:

- Holy Spirit Catholic Church, City Beach;
- Model Timber Home, Floreat;
- Model Brick Home, Floreat;
- Catherine McAuley Centre (including St. Vincent's Foundlings Home (fmr), Benedictine Stables and the Barrett Street Olive Trees) Wembley;
- West Leederville Primary School, West Leederville.
- Quarry Amphitheatre, City Beach; and
- Leederville Town Hall and Recreation Complex (including Leederville War Memorial and Rose Garden).

3.4.6 CITY BEACH DEVELOPMENT PLAN

The City Beach Development Plan sets out improvements to enhance and improve the use of City Beach, maintain the cultural and natural landscape of the beach, provide amenities and facilities and minimize associated management costs.

The Plan takes the preceding Coastal Plan to a more detailed level and establishes component projects and suggests staging to progressively implement the project. Work to date includes the construction of the beach front path, works along Challenger Parade and the board-walk connection to Floreat Beach.

More recently the Town has undertaken the development of a new surf club, restaurants and public space.

3.4.7 COASTAL PLAN AND COASTAL NATURAL AREAS MANAGEMENT PLAN

The Town's Coastal Plan was adopted in 1998 and looks to protect the ecological values of the Town's coastline; maintain and enhance amenity for recreational users and improve the coastal landscape.

In 2006 a Coastal Natural Areas Management Plan was prepared which provides guidance for the management of approximately 53 hectares of coastal bushland in the Town, and identified priority bushland sites for rehabilitation. More recently, a coastal vulnerability assessment has been completed for the coastland area between the City Beach and Floreat groynes.

Planning and management for the Town's coast continues to focus on enhancing amenity and the natural values of the coastal landscape as reflected in the more recent City Beach Development Plan.

3.4.8 PERRY LAKES RESERVE ENVIRONMENTAL MANAGEMENT PLAN

This Environmental Management Plan (EMP) for Perry Lakes and Alderbury Street Reserves was prepared in 2012 which describes the existing physical and biological environment, and identifies and assesses the impacts associated with the current land uses of the Reserve, including boundary issues with Bold Park.

The EMP prescribes the management objectives, strategies, tasks, procedures, practices, performance indicators, reporting and monitoring which will be required for the effective environmental management of the Reserves. The EMP aims to identify management strategies for the two lakes i.e. East Lake and West Lake, and for various issues relating to the parks surrounding the lakes, namely Perry Lakes Reserve and the Alderbury Street Reserve.

3.4.9 LAKE MONGER MANAGEMENT PLAN

The Lake Monger Reserve Management Plan 2008-2018 highlights major initiatives to be undertaken over the 2008-2018 period. The plan was prepared after extensive consultation with users, nearby residents, the broader community and indigenous people for whom the reserve is culturally significant.

The vision under the plan is: "For Lake Monger Reserve to be recognised as a Conservation Wetland and a significant recreational facility enjoyed and managed with the community."

The long-term goal is: "To establish an ecologically sustainable system within Lake Monger Reserve, ensuring its long term viability; and to continue the Reserve's positive contribution to the quality of life of those who live in and are visitors to the area.

Lake Monger Reserve is currently the subject of ecological restoration works, the need for which was identified in the Town's Lake Monger Reserve Management Plan 2008-2018. The aim of the restoration program is to:

- restore ecological communities to provide a variety of fauna habitats for breeding, feeding and nesting;

- improve water quality; and
- protect and enhance the natural beauty and historical value of Lake Monger.

The Lake Monger Activity Plan was adopted by Council in September 2018. An Implementation Program was adopted at the same meeting.

3.4.10 BIKE PLAN

The Town of Cambridge Bicycle Plan (2018-2022) identifies proposed changes to the cycling network, hazards and signage improvements, recognises travel demands and identifies crash sites.

3.4.11 SUSTAINABILITY STRATEGY

In February 2019 Council adopted the Town's Sustainability Strategy (2019-2023) which aims to guide the development of future plans, programs and activities throughout the Town to support the Town's strategic goal of being a more sustainable and resilient local government and community. The Strategy outlines the Town's sustainability commitments, goals and objectives identified in the Town's Strategic Community Plan 2018-2028 and Corporate Business Plan, identifying actions to deliver on these objectives. The following aspirations have been identified in the Sustainability Strategy:

- Water: To use water in a more sustainable way including improving efficiency and using more sustainable potable and ground water sources.
- Waste: To avoid unnecessary waste, reuse waste and promote recycling and recovery.
- Natural Environment: To protect our natural assets, foster green public realms and facilitate rehabilitation of natural areas.
- Energy and Transport: To reduce energy consumption, promote renewable energy use, choose renewable and low carbon materials and products, and facilitate more sustainable transport options.
- Climate Resilience: To adopt adaptive and resilient to the changes in our weather and climate.

- **Leadership and Governance:** To provide leadership in facilitating monitoring, reporting, collaboration and decision making as well as following an education and awareness approach for achieving more sustainable outcomes.

An annual review of the strategy and implementation of the recommended actions will be reviewed during February of each year allowing for timely budget submissions.

3.4.12 TREESCAPE PLAN 2010-2020

In response to the threats impacting the survival of existing street trees and planting of new trees, such as less rainfall, hotter temperatures and increased urban development, the Town prepared a town-wide Treescape Plan. The purpose of the Plan is to:

- Develop attractive treescapes for every street in the Town;
- Increase the Town's overall tree canopy area each year;
- Improve the visual appeal of commercial centres; and
- Foster community awareness of the importance of street trees and so create a sense of pride in the quality of our streets.

In 2014 the Town commissioned the preparation of a Street Tree Inventory which catalogued nearly 13,000 trees in road reserves, including verges and median islands. The Inventory identified the tree canopy coverage from the Town's street trees was 11.2% of the total area of the Town's road reserves. The purpose of having a street tree inventory is to assist the Town of Cambridge to sustainably manage its street trees, in accordance with its Treescape Plan.

The Treescape Plan proposes to increase tree numbers and canopy coverage, and to achieve this. Two winter planting programs, the Priority Streets Planting Program and Precinct Streets Planting Program, have been implemented. The Treescape Plan aims to have 16,800 trees within the Town of Cambridge by 2024. In order to reach this target, an extra 4,244 trees (based on the 2013 number 12,556) are required to be planted. This means the team need to plant, on average, 354 new street trees per year.

3.5 LOCAL PLANNING POLICIES

The Town's Local Planning Policy manual is an essential supplement to the Scheme and provides precinct specific development provisions to reflect variances in development controls required across the Town.

The Town Planning Scheme Policy Manual consists of local planning policies covering the following matters:

- **Residential Policies:** These policies vary requirements under the R-Codes including the Streetscape Policy (which covers street setbacks, fencing, roof pitch, carport, garage design and crossovers which vary requirements under the R-Codes); Building Height Policy, Home Occupations Policy, Bed and Breakfast Policy, Aged and Dependent Person's Policy as well as policies for specific residential subdivisions including Parkside Walk, Jolimont; St John's Wood Mt Claremont and Jersey Street (south of Salvado Road). Other residential design matters are generally covered in the Residential Design Codes (as discussed under the Metropolitan Planning Context section of this Strategy).
- **Ancillary Uses and Development Policies:** These policies mostly pertain to non-residential development and cover matters such as parking, advertising signs, public art and construction management plans.
- **Precinct Policies:** These policies provide area specific design standards for different precincts including City Beach, Reabold, Floreat, Wembley, West Leederville and Lake Monger Precincts.

3.5.1 STREETScape POLICY

Policy 3.1 Streetscape Policy relates to all residential development over the Town, but is most applicable to single and grouped dwellings and only to multiple dwellings in some circumstances as multiple dwellings are otherwise controlled through the Multi-Unit Housing Code. The policy seeks to promote open style front setback areas and to maintain the garden feel of the streetscape. It covers matters including street setbacks, landscaping, front fencing design and crossover locations and design.

3.5.2 AGED AND DEPENDENT PERSONS DWELLINGS POLICY

Aged and Dependent Persons' dwellings provide the opportunity for small-scale specialised housing in local communities and are one option to meet the growing need for housing for the aging population and people who wish to downsize and live in their local area.

The R-Codes of Western Australia allow for a one-third reduction in site area for Aged or Dependent Persons' dwellings. The Town's Aged and Dependent Person's Policy reduces the requirement to receive the site area reduction from five dwellings as is required in the R-Codes to only two dwellings (or one dwelling where an existing dwelling is retained). This increases the flexibility to provide this type of housing on smaller lots.

3.5.3 PERCENT FOR ART

The Town seeks to promote the provision of public art as part of private development through the application of a percent for Public Art policy. The provision of public art contributes towards a sense of place and to community identity and can enliven and enhance the visual amenity of the public domain. The heritage of a place and its interpretation can also be reinforced through public art.

The policy aims are:

- To enhance a sense of place by encouraging public art forms.
- To improve the legibility of streets, open spaces and buildings through the provision of public art.
- To enrich the visual amenity of public places.
- To allow for the interpretation of cultural, environmental and/or built heritage.
- To improve the functionality of the public domain through the use of public art, including appropriate street furniture.
- To establish a clear and equitable approach for the provision of public art as part of the development process.

3.5.4 DESIGN REVIEW PANEL POLICY

Council has recently adopted Design Review Panel Policy (Policy 2.7). The Policy sets out provisions for the establishment of a Design Review Panel (DRP) to provide guidance to improve the quality of larger types of development and to input into strategic planning projects.

The policy aims are to:

- To improve the design quality and functionality of new development within the Town through provision of independent expert advice to the Council, Town and to applicants on the design of specific development proposals, applications and planning matters;
- To outline the principles of good design by which new development will be assessed, including context and character, heritage, built form and scale, functionality, amenity, built quality, urban design and public space, landscaping, safety and environmentally sustainable design;
- To ensure the heritage, character and natural features of the area are protected and reflected in new development; and
- To ensure DRP advice is consistent with the objectives and intent of the Town's policies and strategies.

The Town has worked with the WA Government Architect in preparing the Policy and has taken on feedback through the Planning Reform for Better Design project which is a joint initiative between the WA Government Architect and DPLH.

Six members have been appointed to the Town's DRP which has been in operation since 2017. The DRP reviews proposals and provides advice on the ten design principles specified in Policy 2.7.

3.5.5 PARKING POLICY

The Town's Parking Policy (Policy 5.1) sets out requirements for access and parking provisions for non-residential development. For both environmental and practical reasons, the policy includes measures to provide for and encourage greater use of alternative transport modes, reducing reliance on the car.

The Policy was reviewed in response to findings from the Access and Parking Strategy and adopted by Council at its Meeting of 26th February 2013.

The Policy consists of:-

- Parking ratios (covering car, bicycles and motorcycles/scooters/gophers);
- Concessions on parking requirements up to 20% dependent on access to and attractiveness of alternative transport; and
- Cash-in-lieu for parking provisions.

3.5.6 HOLYROOD STREET HERITAGE DEVELOPMENT AND DESIGN GUIDELINES

Holyrood Street in West Leederville has been identified as having cultural heritage value as it provides a unique example of an intact streetscape characterised by mostly Federation housing which was developed in the first decade of the twentieth century.

In order to protect the heritage value of the Holyrood Street streetscape, design guidelines have been developed to cover setbacks, development in front setback areas, fencing styles and façade treatments. In 2013, the Town installed public art lighting features beneath street trees projecting images to reflect the heritage values of the street.

3.5.7 OTHER LOCAL LAWS

There are a number of local laws which are separate to the Town Planning Scheme and Policies which impact planning outcomes. These include:

- **Private Property Law:** covering matters including definition of a sufficient fence, materials of fence construction and street numbering;
- **Local Government and Public Property Local Law:** covering matters including awnings, balconies and verandahs over public land;
- **Trading in Public Places:** covering matters including alfresco dining, food vans/trucks and temporary stallholders; and
- **Building on Endowment Lands and Limekilns Estate:** covering requirements for construction standards of dwellings and outbuildings within the estate, which covers the majority of City Beach and Floreat.

3.6 MAJOR DEVELOPMENT PROJECTS

There are a number of major redevelopment projects which are at various stages of development throughout the Town. These projects have been used as opportunities to meet housing targets under Perth and Peel @3.5 million and to provide a variety of housing types.

3.6.1 PERRY LAKES REDEVELOPMENT

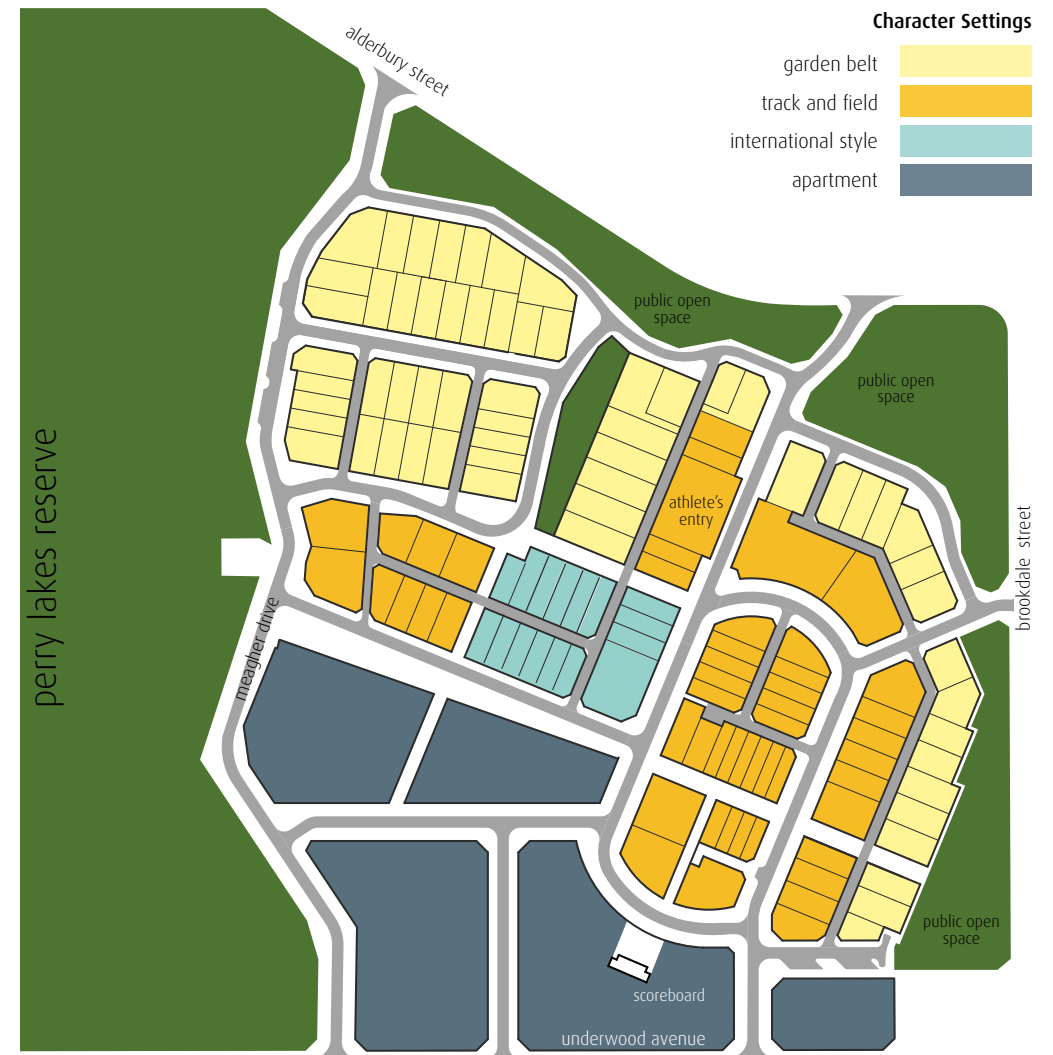
The Perry Lakes Redevelopment Plan (refer **Figure 9**) has been developed by Landcorp to guide the redevelopment of the Perry Lakes stadium site and surrounds. The detailed area plan introduces approximately 600 new dwellings and builds on the site's sporting history and ties in with Floreat's garden nature.

Planning controls for Perry Lakes were transferred to the State Government under the *Perry Lakes Redevelopment Act 2005*. Planning control transferred back to the Town in November 2016. Design guidelines to guide development in the area which override the Residential Design Codes and promote more modernist design.

As of 2016, the Perry Lakes Redevelopment is mid-completion with the majority of single dwelling lots being built on or development and apartment sites recently completed and under development.



FIGURE 9: PERRY LAKES REDEVELOPMENT PLAN AND ARTISTS IMPRESSION OF COMPLETED DEVELOPMENT SITE (LANDCORP, 2016)



3.6.2 PARKSIDE WALK

Parkside Walk (refer **Figure 10**), on the Former City of Perth Nursery site on Salvado Road, commenced development in 2016. The site is being developed by Landcorp on behalf of the Town, with net returns split between the Town and the State Government. An Outline Development Plan (ODP) was prepared for the site which was endorsed by the WAPC in July 2015 and design guidelines were adopted by Council in December 2015 to control future building design.

The vision for Parkside Walk is: *'To transform a once hidden pocket of Jolimont into a vibrant inner city community in a parkland setting. A new place which is integrated into the surrounding neighbourhood structure and enhances connections by linking green spaces and amenities'.*

The ODP sets out the residential density and dwelling targets, public open space and local road and access network for the site. The plan is based on a minimum housing target of 200 dwellings and housing target of 350 dwellings.

A total of 24 single terrace-style dwellings are proposed, which will be located in the southern portion of the site. Seven apartment sites, ranging between three and six storeys in height are proposed in the northern portion of the site and in the south-east corner towards Mabel Talbot Reserve.



FIGURE 10: PARKSIDE WALK DEVELOPMENT AREA INDICATIVE DEVELOPMENT PLAN (RIGHT) AND ARTISTS IMPRESSION (LEFT)

3.6.3 ST JOHN'S WOOD

Landcorp recently completed the St John's Wood Estate on land known as 'Area G' in Mt Claremont, with the Town receiving a substantial contribution of the net returns on the development.

The development comprises 49 lots, two of which are for grouped dwellings, the remainder for single dwellings and an area of public open space to integrate with the existing Daran Park. The Estate Plan is shown in **Figure 11** below, and the relevant policy was adopted by Council in March 2016 with specific design standards relating to access and estate fencing, with other development standards as per the City Beach Precinct Policy and R-Codes.

The land known as Lot 87 (Banksia Farm) has been transferred to the Botanic Gardens and Parks Authority (BGPA) and retained as natural bushland via a trust placed on the land.



FIGURE 11: ST JOHNS WOOD DEVELOPMENT PLAN (RIGHT) AND CONTEXT PLAN (LEFT)

3.6.4 OCEAN MIA ESTATE

Ocean Mia Estate is located in City Beach, bounded by The Boulevard and Kalinda Drive, west of Bold Park. The Estate comprises 66 individual (single) lots and 2 grouped dwellings sites, over which there is to be a minimum of 91 dwellings.

Design guidelines have been prepared for the area to promote development styles which are sympathetic with the generally modernist styles of development in Floreat and City Beach. Building height and setback provisions have been specified relating to the orientation of the lot to make best use of site features.

The western portion of the subdivision was released in 2007 and development is nearing completion at the time of preparing this report. Sale of city side lots has occurred over 2015 and 2016.

3.6.5 OCEAN VILLAGE (KILPA COURT) SHOPPING CENTRE

In February 2018 Council resolved that it supports the preparation of an LDP to guide the future re-development of the Ocean Village Shopping Centre and the surrounding area including Council owned parking lots. In March 2018 the Town was advised that the WAPC agreed that a local development plan is required for the purpose of orderly and properly planning.

The local development plan will seek to co-ordinate redevelopment and improvements to a centre which is at the stage of its lifecycle where reinvestment is now warranted. Further, it will provide opportunities to make more efficient use of Council owned land and deliver community benefit by way of a revitalised local centre.

The local development plan will also consider how the Ocean Village Park relates to the centre and whether there are opportunities for enhancements to the park and for improvements to access to the centre as well as how the centre interfaces with adjoining sites including St Paul's Anglican Church and residential dwellings on Kilpa Court.

At the time of preparing this report, the local development plan had not been prepared by the Town, or lodged by a landowner.

4. LOCAL PROFILE

4.1 ENVIRONMENTAL CONSIDERATIONS

The Town contains notable environmental and open space landmarks including Bold Park, Lake Monger Reserve, Perry Lakes Reserve, Wembley Golf Course, City Beach and Floreat Beach. The coastline is a key regional attraction and comprises one of the largest intact stretches of dune vegetation within the Perth metropolitan region, forming part of a continuous ecological linkage.

Other significant features within the Town include Bush Forever sites, Conservation Category Wetlands, Registered Indigenous Heritage sites and Carnaby's Cockatoo roosting habitat. The urban tree canopy also contributes to the overall biodiversity and amenity values within the Town.

Predicted metropolitan population growth will place development pressures on all local governments, and within the Town the majority of this will be in the form of infill development, given the lack of available or suitable areas for new greenfield development.

While this means that the environmental impacts might seem less relevant, infill pressures and associated population growth can put direct and indirect pressures on environmental assets in reserved areas, and also what residual environmental values remain in residential areas (i.e. tree canopy).

The climate within the Town, which applies to the broader south-west region of Western Australia, is described as Mediterranean with hot, dry summers and moderately wet, mild winters. The majority of rainfall within the region occurs between May and October each year, and on average is between 600 to 1000 mm per year. In the last 40 years there has been a marked decrease in rainfall (between 10 to 15% decrease), with a noticeable shift to a drier climate across the south-west of Western Australia (CSIRO 2009)

The closest weather station is located in Swanbourne, roughly 3km south of City Beach. Temperature and rainfall statistics recorded at the weather station indicates the mean maximum temperature is 24.1°C degrees and occurs in February, and the mean minimum temperature is 13.9°C and occurs in July (BoM 2016). The average annual rainfall recorded at the station is 721mm with the majority occurring between May and September. These climatic conditions are summarised in the **Figure 12**.

Climate modelling undertaken by CSIRO for the next century indicates that higher temperatures, increased frequency of hot days, lower winter rainfall, increased evapotranspiration rates, and higher sea levels are predicted, with at least a high confidence ,for the Perth region (CSIRO and BoM 2015).

The key considerations these impacts have for planning include: increased urban heat island effects, higher open space irrigation requirements, reduced water levels in wetlands, coastline retreat due to erosion, biodiversity loss, and increased bushfire risks.

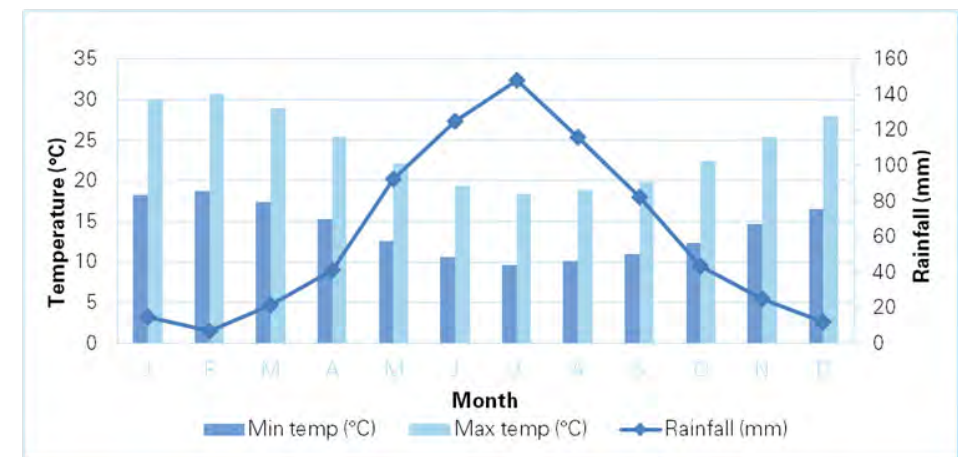


FIGURE 12: AVERAGE (MEAN) RAINFALL AND MAXIMUM AND MINIMUM TEMPERATURES FOR THE TOWN OF CAMBRIDGE (BOM 2016)

4.1.1 LANDFORMS, TOPOGRAPHY AND SOILS

4.1.1.1 TOPOGRAPHY

The topography across the Town is generally undulating and varies from relatively flat in the central portion of the Town, to steep rises in the western portion related to the underlying dune formations, as shown in **Figure 13**.

The highest point is associated with Reabold Hill in Bold Park and is approximately 85m Australian Height Datum (m AHD). This elevated area protects the eastern portion of the Town from strong coastal winds.

4.1.1.2 REGIONAL GEOMORPHOLOGY

The Town is located on the Swan Coastal Plain, which forms the central portion of the Perth basin. Within the Town, the Quindalup dunes occur at the coastline, and extend inland until being replaced by the Spearwood dunes which encompass the remaining area eastward. The Quindalup dunes are characterised by a belt of parabolic dunes and beach ridges adjacent to the coast, and are comprised of calcareous sands.

The Spearwood dunes are characterised by low hilly landscapes with brown sands over limestone, and are generally representative of the Cottesloe soil-land formation.

4.1.1.3 LANDFORMS AND SOILS

The environmental geology of the Town has been mapped as part of the Geological Survey of Western Australia (Gozzard 1986).

At the coast, the soils are Calcareous Sand (S1, S2) before transitioning to Limestone (LS1), then transitioning to Sand (S7). Areas of Peaty Clay (Cps) and Peat (P) occur around Perry Lakes Reserve and Lake Monger Reserve, respectively.

On the eastern boundary of the Town a small area of Peaty Sand (Spc) occurs. The soils found within the Town generally have medium to high permeability and the infiltration of water at the surface.

The geological units occurring within the Town are described in **Table 2** below and shown in **Figure 14**.

TABLE 2: GEOLOGICAL UNIT DESCRIPTIONS (GOZZARD 1986)

Geological Unit	Code	Description
Calcareous Sand	S1, S2	White, fine to medium-grained, sub-rounded quartz and shell debris, of eolian origin
Limestone	LS1	Light, yellowish brown, fine to coarse-grained, sub-angular to well rounded, quartz, trace of feldspar, shell debris, variably lithified, surface kankar, of eolian origin
Sand	S7	Pale and olive yellow, medium to coarse-grained, sub-angular to sub-rounded quartz, trace of feldspar, moderately sorted, of residual origin
Peaty Clay	Cps	Dark grey and black with variable sand content of lacustrine origin
Peat	P	Black, clayey in part, saturated fibrous organic soil

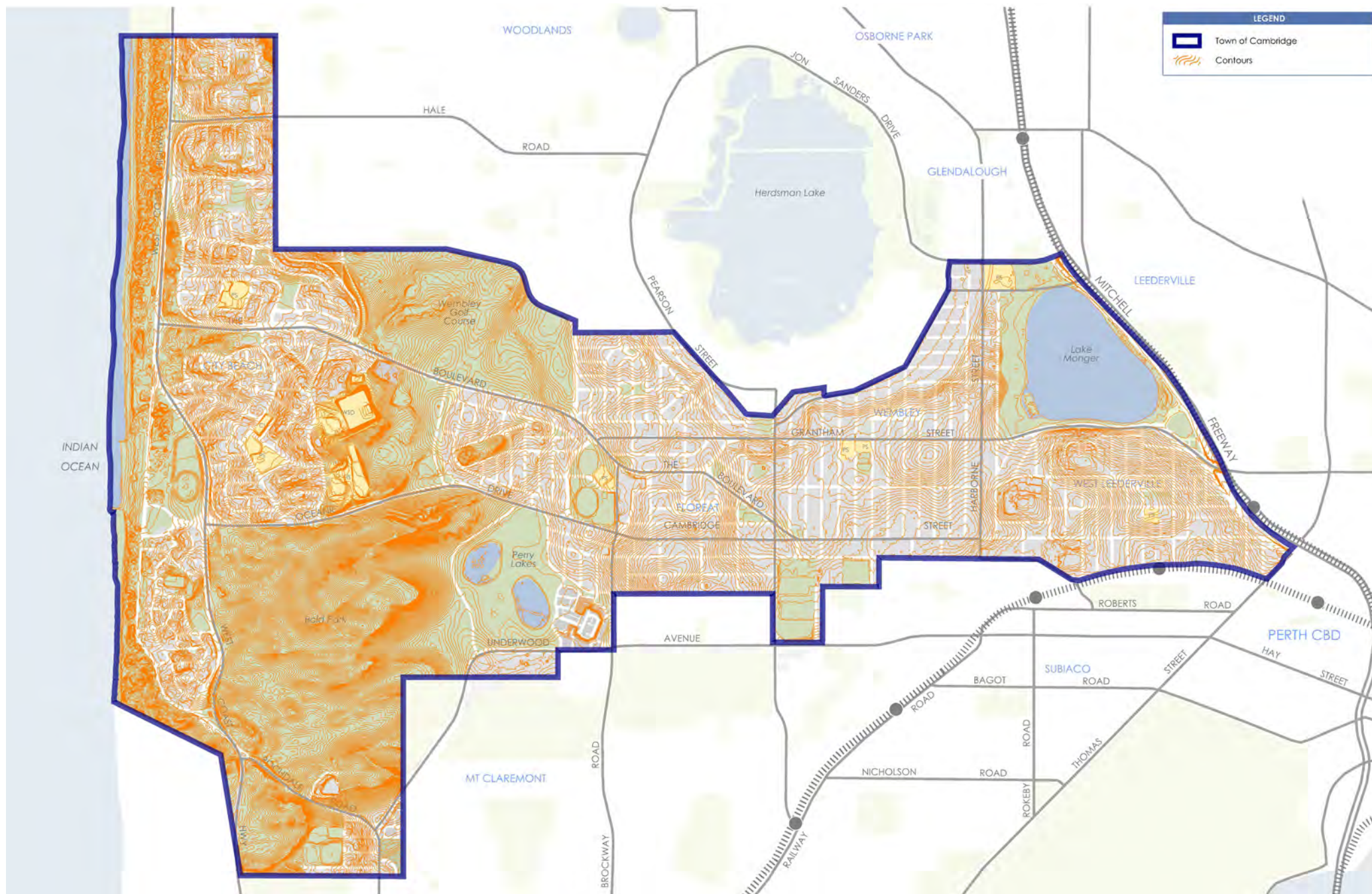


FIGURE 13: TOPOGRAPHICAL CONTOURS

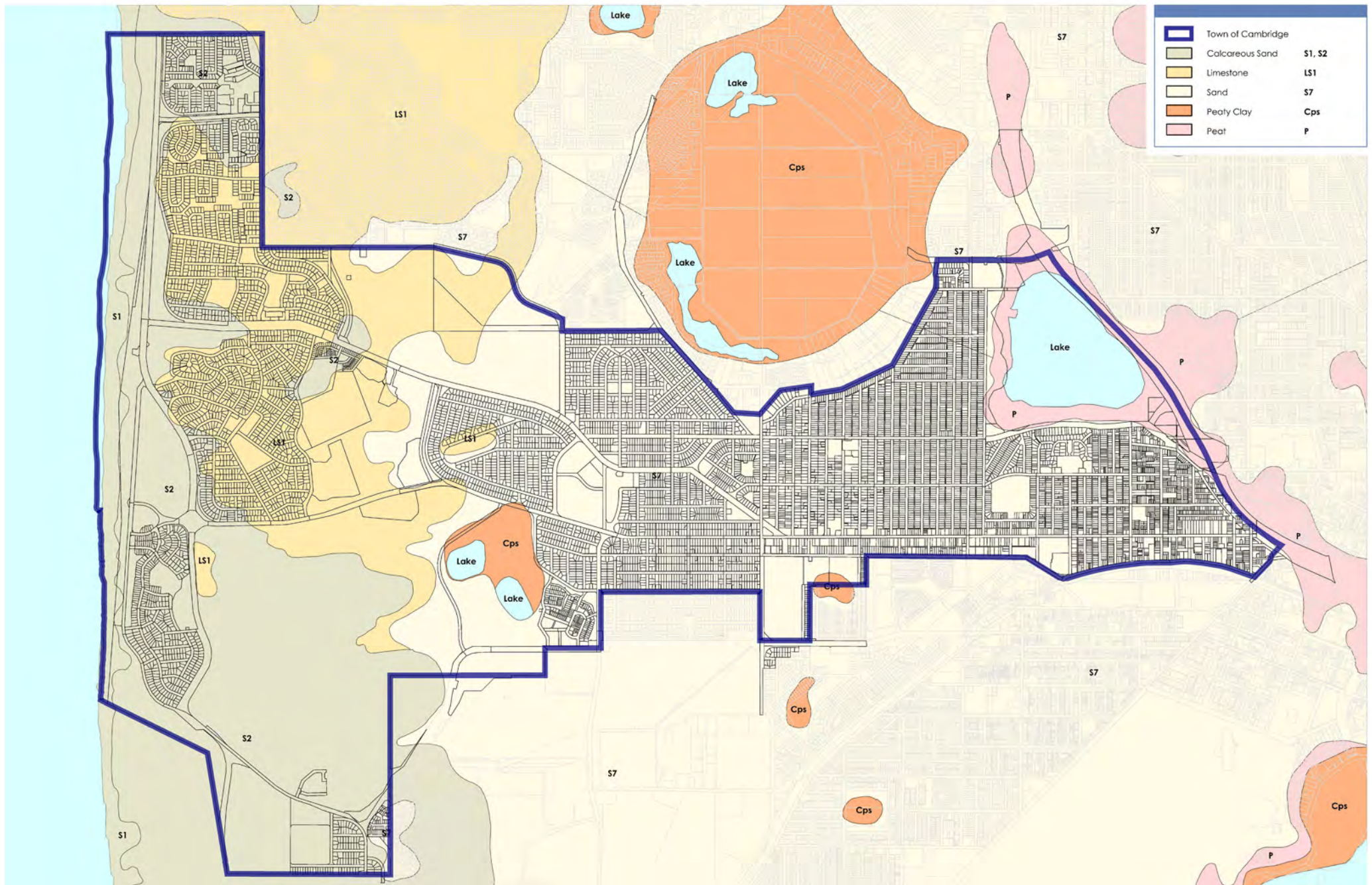


FIGURE 14: GEOLOGICAL UNITS

4.1.1.4 ACID SULFATE SOILS

Acid sulfate soils (ASS) is the name commonly given to naturally occurring soils and sediment containing iron sulphide (iron pyrite) materials. In their natural state ASS are generally present in waterlogged anoxic conditions and do not present any risk to the environment. When oxidised, ASS produce sulphuric acid, which can pose risks to the surrounding environment, infrastructure and human health.

Mapping prepared by the Department of Environment Regulation (DER) (2016a) to support the WAPC Planning Bulletin No. 64: Acid Sulfate Soils (2009) provides broad-scale mapping indicating areas of potential ASS risk.

The mapping identifies the following ASS risk classification areas as:

- Class 1 – high to moderate risk of ASS occurring within 3 m of natural soil surface.
- Class 2 – moderate to low risk of ASS occurring within 3 m of natural soil surface but high to moderate risk of ASS beyond 3 m of natural soil surface.

The risk maps do not describe the actual severity of ASS in a particular area but provide an indication that ASS could be present on the site based on surface elevations and landforms.

Available information (DER 2006) indicates that the Town contains areas classified as Class 1, around the Perry Lakes Reserve and Lake Monger Reserve wetland areas, as shown in **Figure 15**. Disturbance to ASS can result in impacts to the wetlands and groundwater, so careful management is required should deep excavations and/or dewatering of the deeper soil profile be required.

Given that these areas are both contained predominantly within existing regional reserves, this is not anticipated to have any impact on private development, and will be adequately managed where responsible agencies are maintaining or developing subject areas.

4.1.2 FLORA AND VEGETATION

The Town is located within the Swan Coastal Plain Interim Biogeographic Regionalisation for Australia (IBRA) region (Thackway and Cresswell 1995). The Swan Coastal Plain IBRA region is broadly compatible with the Swan Coastal Plain (Drummond Botanical Subdistrict) Phytogeographical Subregion as described by Beard (1990). This region is characterised by Banksia low woodlands on leached sands, woodlands of tuart (*Eucalyptus gomphocephala*), jarrah (*Eucalyptus marginata*) and marri (*Corymbia calophylla*) on less leached soils and Melaleuca swamps.

Regional vegetation mapping by Heddl (1980) indicates the existing vegetation complexes within the Town include the Quindalup Complex, the Cottesloe Complex-Central and South, and the Karrakatta Complex-Central and South. The Herdsman Complex originally occurred within the Town but has been completely cleared. The pre-European vegetation extent covered an area of 2181 ha, with the 2010 remaining extent covering an area of 558.9ha, or approximately 25.6% of the original extent, with the lowest proportion remaining for the Karrakatta Complex-Central and South (detailed in **Table 3**). Of the extant vegetation, 478 ha is currently reserved for Parks and Recreation.

The Local Biodiversity Program (WALGA 2013) indicates that the remaining extents of pre-European vegetation within the Swan Coastal Plain are 21,332 ha (55.38%) of the Quindalup Complex, 15815.73 ha (35.22%) of the Cottesloe Complex-Central and South, and 11905.85 ha (23.91%) of the Karrakatta Complex-Central and South.

On the Swan Coastal Plain portion of the Perth Metropolitan Region EPA Guidance Statement No. 10 – Level of assessment for proposals affecting natural areas within the System 6 region and Swan Coastal Plain portion of System 1 region (EPA 2006) specifies that a biodiversity objective is to retain at least 10% of the pre-European settlement extent of the Heddl (et al. 1980) vegetation complexes.

The interim strategic advice for Perth and Peel @ 3.5 issued by the EPA under S16 of the EP Act 1986 indicates a broader objective to retain at least 30% of the pre-clearing extent of each ecological community, which is consistent with national biodiversity objectives.

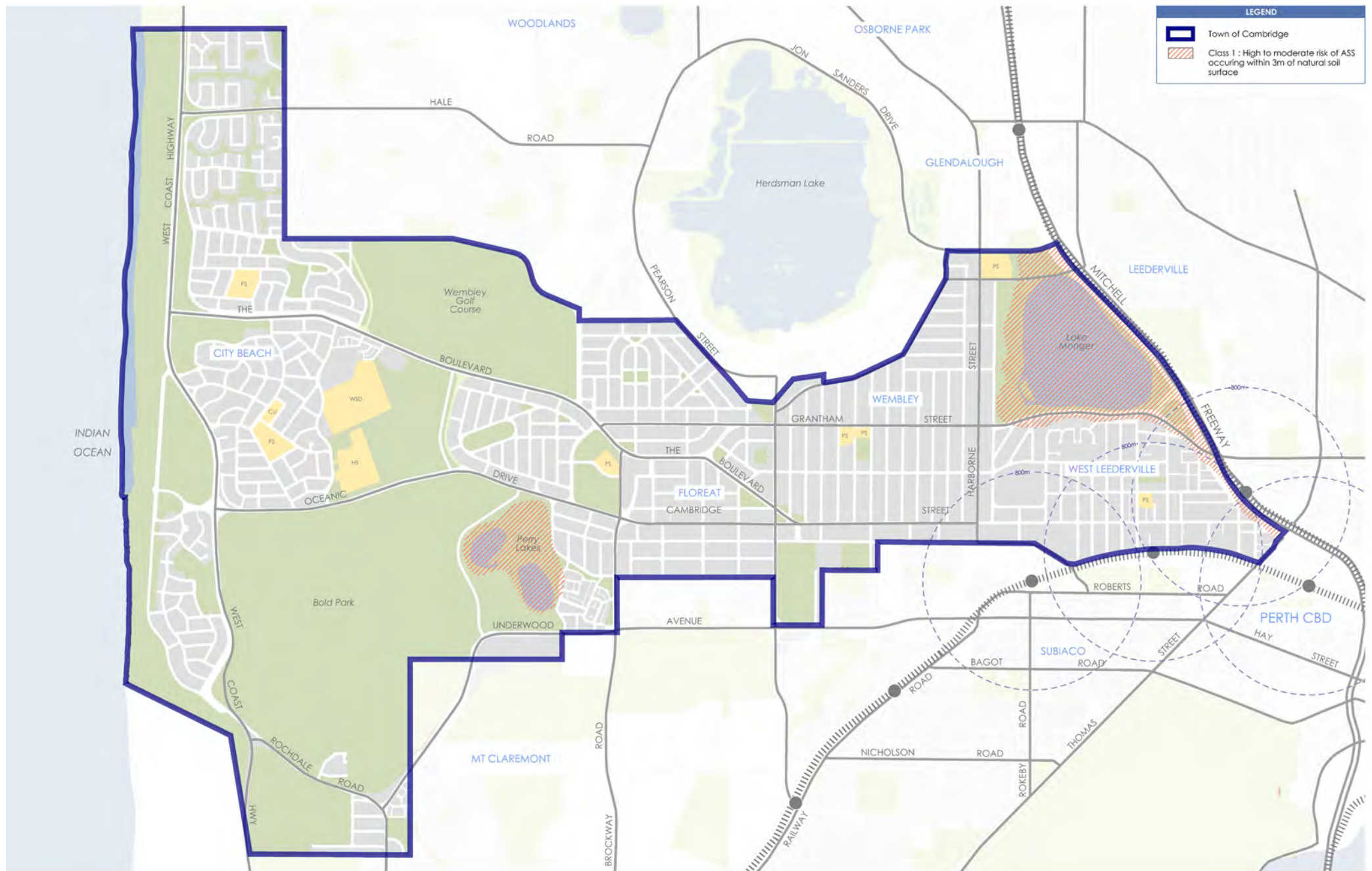


FIGURE 15: AREAS CLASSIFIED AS HAVING A HIGH TO MODERATE RISK OF ACID SULFATE SOILS OCCURRING WITHIN 3M OF THE NATURAL SOIL SURFACE

While this is unachievable for some vegetation complexes that have less than 30% remaining (and hence the 10% minimum) it should be considered as a best practice target where achievable.

Overall the Town has good representation of the remaining vegetation complexes for a metropolitan local government area, as shown in **Table 3**, however any future use or development within reserved areas should be cognisant of broader biodiversity retention objectives. Of those described, the Karrakatta Complex-Central and South has the lowest remaining proportion within the Swan Coastal Plain, and an even smaller extent within the Town.

The limited remaining vegetation of this complex is located within portions of Perry Lakes, Roscommon Park, Wembley Golf Course and McLean Park. Any use/management or development within these reserves should take into account the impacts they may have on this vegetation complex.

TABLE 3: VEGETATION COMPLEXES FOUND WITHIN THE TOWN OF CAMBRIDGE

Vegetation Complex	Description	2010 Remnant vegetation extent (ha)	Bush Forever (ha)	% of Pre-European Extent	% Remnant vegetation is Bush Forever
Quindalup Complex	Coastal dune complex consisting mainly of two alliances - the strand and fore dune alliance and the mobile and stable dune alliance. Local variations include the low closed forest of <i>M. lanceolata</i> - <i>Callitris preissii</i> and the closed scrub of <i>Acacia rostellifera</i>	47.10	34.59	42.6	73.4
Cottesloe Complex (Central and South)	Mosaic of woodland of <i>E. gomphocephala</i> and open forest of <i>E. gomphocephala</i> - <i>E. marginata</i> - <i>E. calophylla</i> ; closed heath on the limestone outcrops	457.72	423.54	43.3	92.5
Karrakatta Complex (Central and South)	Predominantly open forest of <i>E. gomphocephala</i> - <i>E. marginata</i> - <i>E. calophylla</i> and woodland of <i>E. marginata</i> - <i>Banksia</i> spp.	54.10	34.58	34.6	63.9

4.1.2.1 SIGNIFICANT FLORA

Species of flora acquire 'Threatened' or 'Priority' conservation status where populations are restricted geographically or threatened by local processes. The Department of Parks and Wildlife (DPaW) recognises these threats and subsequently applies measures towards population protection and species conservation. DPaW enforces regulations under the *Wildlife Conservation Act 1950* (WC Act) to conserve Threatened flora species and protect significant populations.

The *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) promotes the conservation of biodiversity by providing statutory protection for Matters of National Environmental Significance (MNES) including flora at a species level. Some Threatened Flora listed under the WC Act are also listed at a Federal level. Section 178 and 179 of the EPBC Act provides for the lists and categories of threatened species under the Act.

A search of significant flora within the Threatened and Priority Flora Database (DPaW 2016) has indicated that 5 Priority species are found within the Town (detailed in **Table 4**). These species are most likely to occur within reserved areas, so future infill development in existing residential areas is unlikely to have impacts on significant flora.

TABLE 4: DECLARED RARE FLORA FOUND WITHIN THE TOWN OF CAMBRIDGE

Species	Level of Significance	Life Strategy	Substrate	Flowering Period
<i>Fabronia hampeana</i>	P2	P	Limestone outcrops	Unknown
<i>Austrostipa mundula</i>	P3	P	Sandy soils	Oct - Nov
<i>Beyeria cinerea</i> subsp. <i>cinerea</i>	P3	P	Coastal limestone	May-Oct
<i>Hibbertia spicata</i> subsp. <i>leptotheca</i>	P3	P	Near-coastal limestone ridges, outcrops & cliffs	Jul-Oct
<i>Jacksonia sericea</i> (Waldjumi)	P4	P	Calcareous & sandy soils	Dec-Feb

4.1.2.2 THREATENED ECOLOGICAL COMMUNITIES

Threatened Ecological Communities (TECs) are those ecological communities which are under threat of extinction, are rare, or otherwise in need of special protection.

TECs are not afforded direct statutory protection at a state level but their significance is acknowledged through other state environment legislation and regulation approval processes including environmental impact assessment pursuant to Part IV of the EP Act. Since 1994, DPaW has identified and listed TECs under the state process. In addition to TECs, DPaW also identify Priority Ecological Communities (PECs), which are communities that require further research and investigation. Floristic community types (FCTs) described by Gibson et al (1994) provides the broad classifications of vegetation communities across the Swan Coastal Plain (Gibson et al. 1994) and are the primary basis for determining TECs or PECs.

TECs are recognised and afforded statutory protection at a federal level pursuant to the EPBC Act, and are listed as either 'Critically Endangered', 'Endangered' or 'Vulnerable'. Most TECs listed as Critically Endangered under the state process are also recognised at the federal level. In September 2016, Banksia Woodlands of the Swan Coastal Plain was declared as a TEC under the EPBC Act

The only TEC likely to occur within the Town is the Banksia Woodlands of the Swan Coastal Plain. The designation of this TEC under the EPBC Act relies on the structure, condition and patch size of the vegetation present to meet the thresholds defined in the approved Conservation Advice. This TEC is likely to occur within Bold Park, and potentially some areas reserved for Parks and Recreation under TPS 1, and therefore should not be of concern for future infill development.

Tuart woodland of the Swan Coastal Plain has also been nominated as a priority assessment item to potentially become a TEC pursuant to the EPBC Act, with the assessment completion due in July 2018. If listed, this TEC is also likely to occur within reserves in the Town.

4.1.2.3 BUSH FOREVER AND ENVIRONMENTALLY SENSITIVE AREAS

The State Government's Bush Forever is a strategic plan for conserving regionally significant bushland within the Swan Coastal Plain portion of the Perth Metropolitan Region. The objective of Bush Forever is to protect comprehensive representations of all original ecological communities by targeting a minimum of 10% of each vegetation complex for protection (Government of Western Australia 2000).

Bush Forever sites are representative of regional ecosystems and habitat and have a key role in the conservation of Perth's biodiversity. Bush Forever Sites are designated as Environmentally Sensitive Areas (ESAs), which are prescribed under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*, however ESAs are not limited to Bush Forever Sites. Within an ESA, exemptions under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* do not apply and the presence of an ESA would indicate that the site is likely to support significant environmental values.

Three designated Bush Forever sites are located within the Town, which include Floreat Bushland (BF site 310), Bold Park and surrounding bushland (BF site 312) and Swanborne Bushland (BF site 315) (detailed in **Table 5** and **Figure 16**). These sites cover a combined area of 492.7ha.

At 437 ha, Bold Park is the largest remnant bushland in the urban area of the Swan Coastal Plain, and makes up almost 20% of the Town's land area. Bold Park was established in 1936 before being declared an A-class reserve in 1998 following the transfer of land from the Town to the State, and is currently managed by the Botanic Gardens and Parks Authority. Being a Class-A reserve means that the purpose of the land can only be changed by an Act passed by State Parliament.

Bold Park encompasses Tuart-Banksia woodland and heath vegetation and contains over 1000 identified fauna, flora and fungi species (including non-native species). The draft Bold Park Management Plan 2016-2021 prepared by the Botanic Gardens & Parks Authority (BGPA) outlines the management plans for Bold Park over the next 5 years.

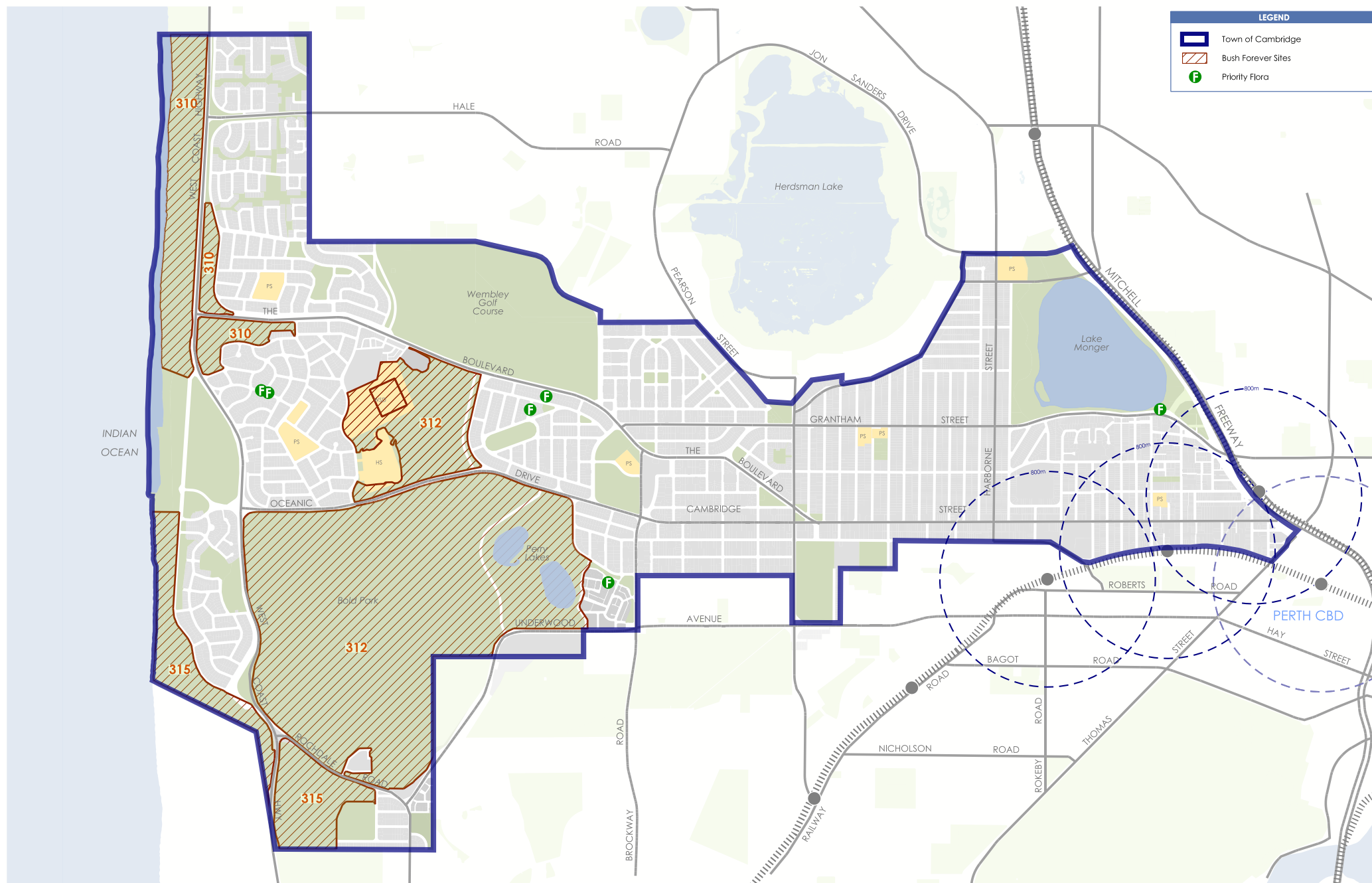


FIGURE 16: CLASSIFIED BUSH FOREVER SITES AND DECLARED RARE FLORA LOCATIONS

Swanborne Bushland is located south of Bold Park and extends into the City of Nedlands. The site contains shrubland dominated by acacia, melaleuca and scaevola as well as spinifex grassland. It was not assessed for the presence of threatened ecological communities.

Floreat Bushland comprises the dune vegetation between Floreat Beach and Peasholm Beach, as well as the vegetation within Chipping Park and Templetonia Park.

TABLE 5: BUSH FOREVER SITES LOCATED WITHIN THE TOWN OF CAMBRIDGE

Bush Forever site ID	Description	Conservation Status	Ownership
310	Floreat Bushland	Informal (MRS Parks and Recreation, LPS1 Local Parks and Recreation)	Town of Cambridge
312	Bold Park and adjacent Bushland	Class A Nature Reserve	Crown land (Botanic Gardens & Parks Authority)
315	Swanborne Bushland	Informal (MRS Parks and Recreation)	Botanic Gardens & Parks Authority

4.1.2.4 ECOLOGICAL LINKAGES

Ecological linkages allow the movement of fauna, flora and genetic material between areas of fragmented remnant habitat. The movement of fauna and the exchange of genetic material between vegetation remnants improve the viability of those remnants by allowing greater access to breeding partners, food sources, refuge from disturbances such as fire and maintenance of genetic diversity of plant communities and populations. Ecological linkages are often continuous or near-continuous as the more fractured a linkage is, the less ease flora and fauna have in moving within the corridor (Molloy et al. 2009).

Ecological linkages have been generally identified by the State Government in Bush Forever, Perth’s Greenways and the System 6 study and have been published by the Perth Biodiversity Project (WALGA 2013). These identified linkages reflect the on-ground linkages throughout the Perth Metropolitan area (Molloy et al. 2009). The dataset is employed as a conservation tool aimed to conserve and enhance Perth’s regional ecological linkages.

Two regional ecological linkages have been identified within the Town. Regional ID Link 1 includes the entire foreshore dune network within the Town and connects the foreshore coastal dune system of the Perth region. The intact nature of the coastal vegetation within the Town suggests this vegetation forms a significant contribution to the regional link. Regional ID Link 5 connects Bold Park and remnant vegetation in Wembley Golf Course to Herdsman Lake (within the City of Stirling) and Kings Park, and contains significant stands of mature native trees.

The Western Suburbs Greening Plan (2002), a joint initiative between WESROC and the Town of Cambridge, outlines wetlands, bushland, riverine and coastal habitats and conservation reserves, along with vegetation density. The plan identified and mapped greenways and ecological linkages required to connect remnant vegetation, coastal and riverine habitats in a cohesive network. The plan prioritises linkages based on those that connect with significant bushland areas and have good potential for greenway establishment or bushland regeneration.

4.1.2.5 URBAN TREE CANOPY

Urban tree canopies provide a range of important environmental and social values, including: habitat and food sources for native species, amenity values (e.g. shade), aesthetic values, and the moderation of urban heat island effects. Urban heat islands are caused by the storage and reflection of solar energy from hardstand surfaces including roads, paving and roofs. Trees and green areas reduce this heat buildup by providing a cooling effect through evapotranspiration, absorption and reflection, and shading (Brown et al. 2013).

As Perth's temperatures are likely to increase due to climate change, the urban canopy has a crucial role in maintaining livable neighborhoods. The interim strategic advice for the Perth and Peel regions published by the EPA under S16 of the EP Act 1986 states that 'a key consideration for mitigating the effects of heat will be increasing canopy cover across suburbs'.

Mapping produced in preparation of the Urban Forest of Perth and Peel Statistical Report (CSIRO 2014) shows the urban canopy percentage for the suburbs within the Town are 10-15% for City Beach, Wembley, West Leederville and Mount Claremont, and 15-20% for Floreat, Jolimont and Wembley Downs (including areas of each suburb outside the ToC).

Road Reserves

Street trees are important assets to the Town and provide significant values, including character and sense of place, comfort, environmental benefits and increased property prices. As climate change causes increases in temperature and associated urban heat island effects, street trees have a critical role in reducing the passive buildup of heat in residential areas. The Town has developed the Treescape Plan 2010-2020 to address this and other issues, with the target of planting an additional 4,244 street trees by 2024.

An inventory of the street trees within the Town was prepared by Paperbark Technologies in 2014, which mapped 12,991 trees within the road reserves, equivalent to 11.2% of the canopy area. The purpose of the street tree inventory is to assist the Town to sustainably manage its street trees in accordance with its Treescape Plan 2010 - 2020. One of the plans purposes is to increase the Town's overall canopy area over time. An inventory for parks is currently being progressed by the Town.

The total trees identified by suburb were as listed: Floreat (4,457), City Beach (3,342), Wembley (2,909), West Leederville (1,464), Jolimont (338), Wembley Downs (297), Mt Claremont (104). Notably the western suburbs of Floreat and City Beach have significantly more street trees than other large suburbs of Wembley and West Leederville. This is likely due to the western suburbs being developed at a later period and with generally larger road reserves than the inner suburbs.

Private Land

Privately owned lots contain a significant number of trees and green areas that contribute to the overall biodiversity and environmental function within the Town. These trees also play a significant role in reducing urban heat island effects. Trees within private lots are at the highest risk of removal due to developmental pressure and the lack of statutory protection, leading to their removal during subdivision or development (as shown in the aerial photo below). A 'blanket' approach to increasing residential densities has the potential to result in the loss of tree canopy within private lots, and replacement with dwellings and hard surfaces.



Image: Example of urban infill in Wembley resulting in loss of the urban canopy (Google Earth, 2016)

4.1.3 FAUNA

Significant fauna habitat within the Town is primarily associated with large patches of vegetation including Bold Park, Perry Lakes Reserve, Lake Monger Reserve, the foreshore reserve and other Bush Forever Sites.

Urban areas provide important habitat for birds, as well as providing a linkage between remnant vegetation areas. Common fauna found within the Town include birds, frogs, lizards, snakes and tortoises.

4.1.3.1 THREATENED FAUNA

The conservation status of fauna species in Western Australia is assessed under the State *Wildlife Conservation Act 1950* (The WC Act). The WC Act utilises a set of schedules, and in addition DPaW also produces a list of Priority fauna species which, while not considered Threatened under the WC Act, there is some concern over their long-term survival.

The *Biodiversity Conservation Act 2016* recently received Royal Assent and will replace the WC Act as the key legislation for the protection of fauna in WA. As well as those species protected under state legislation, species can also be identified as Matters of National Environmental Significance (MNES) and be protected pursuant to the EPBC Act. Any potential impacts on listed threatened species constitute a MNES under the act and require assessment by the Commonwealth government.

To assess the potential for protected fauna species that occur within the Town, searches of DPaW's NatureMap Database (DPaW 2016) and the DoEE Protected Matters database (DoEE 2016) were undertaken within of the Town.

The conservation significant species returned by these are listed in **Table 6**.

TABLE 6: THREATENED FAUNA SPECIES WHICH MAY POTENTIALLY USE THE TOWN OF CAMBRIDGE (DPaW 2016, DOEE 2016)

Species		Conservation code	
Scientific name	Common name	State	Federal
<i>Actitis hypoleucos</i>	Common Sandpiper	IA	-
<i>Apus pacificus</i> subsp. <i>pacificus</i>	Fork-tailed Swift	IA	-
<i>Ardea modesta</i>	Eastern Great Egret	IA	-
<i>Botaurus poiciloptilus</i>	Australasian Bittern	T	E
<i>Calyptrorhynchus banksii</i> subsp. <i>naso</i>	Forest Red-tailed Black-Cockatoo	T	V
<i>Calyptrorhynchus latirostris</i>	Carnaby's Cockatoo	T	E
<i>Caretta caretta</i>	Loggerhead Turtle	T	E
<i>Diomedea chrysostoma</i>	Grey-headed Albatross	T	E
<i>Falco peregrinus</i>	Peregrine Falcon	S	-
<i>Haliaeetus leucogaster</i>	White-bellied Sea-Eagle	IA	-
<i>Ixobrychus minutus</i>	Little Bittern	P4	-
<i>Macropus irma</i>	Western Brush Wallaby	P4	-
<i>Merops ornatus</i>	Rainbow Bee-eater	IA	-
<i>Morelia spilota</i> subsp. <i>imbricata</i>	Carpet Python	S	-
<i>Neelaps calonotos</i>	Black-striped Snake	P3	-
<i>Oxyura australis</i>	Blue-billed Duck	P4	-
<i>Plegadis falcinellus</i>	Glossy Ibis	IA	-
<i>Tringa nebularia</i>	Common Greenshank	IA	-

Notes in relation to **Table 6**:

T = Threatened fauna

IA = Protected under international agreement

S = Other specially protected fauna

PX = Priority fauna, with 'X' indicating the number priority

V = Vulnerable

E = Endangered

CE = Critically Endangered.

4.1.3.2 BLACK COCKATOOS

Carnaby's and forest red-tailed black cockatoo are iconic bird species found across the Perth metropolitan area, and are listed as Endangered and Vulnerable respectively under the EPBC Act.

The Town contains confirmed roosting habitat which is located within Perry Lakes Reserve, with most recent counts identifying 86 cockatoos in the site. Perry Lakes Reserve contains numerous exotic and remnant mature trees over 8m tall that provide ideal roosting habitat for black cockatoos, which are also likely to feed in adjacent bushland areas.

4.1.3.3 PEST SPECIES

Introduced species, particularly foxes, cats and rabbits are known to be of concern in the Town due to the large areas of remnant vegetation that provide habitat and food sources.

Rabbits are recognized to cause degradation of coastal dune vegetation, and impede rehabilitation works by feeding on planted seedlings. Foxes and feral cats prey on native wildlife, as well as introduced species. This is will be a key consideration for the future management of reserved areas within the Town.

4.1.4 HYDROLOGICAL FEATURES

4.1.4.1 SURFACE DRAINAGE SYSTEMS

Surface drainage within the Town comprises a combination of piped local drainage and Water Corporation arterial drainage. Surface drainage can be broadly divided into the western, central and eastern catchments.

The western catchment primarily infiltrates, the central catchment drains to Herdsman Lake and Perry Lakes, and the eastern catchment drains to Swan River and Lake Monger (JDA Consultant Hydrologists 2002). Future management of stormwater quantity and quality is therefore an important consideration as a large proportion of the Town drains to conservation significant wetlands.

Urban infill is likely to impact on the nature of existing stormwater runoff within the Town. Greater proportions of impermeable areas resulting from increased roof areas and paving will likely result in increased stormwater runoff, placing greater pressure on the existing drainage infrastructure and receiving water bodies. Stormwater runoff must be contained on private land.

Although rainfall is predicted to decline overall, and the frequency of high intensity storm events is also likely to decline, the intensity of these large events may increase (CZM 2010). The combination of increased impermeable areas and more intense rainfall events may exceed the capacity of current drainage infrastructure unless stormwater is contained on private land.

4.1.4.2 GROUNDWATER

The Town is situated over the Gnangara Groundwater System, a multi-layered aquifer system comprising an unconfined superficial aquifer, the confined Leederville aquifer, and the confined Yarragadee aquifer.

Within the Town, historic average groundwater levels in the superficial aquifer range from 12m AHD near the eastern boundary, to <1m AHD near the coastline, with groundwater flowing in a generally westward direction. The Perth Groundwater Atlas indicates that groundwater

salinity in the superficial aquifer within the Town typically ranges between 500-1000 mg/L, which is marginally saline (DoW 2016).

The Gnangara System is the largest source of good quality fresh water in Perth and is primarily used for public water supply (42% of use). Groundwater levels in the Gnangara system have been declining over the past 40 years due to increased abstraction caused by land use intensification and population growth, and decreased recharge due to the drying climate.

Managing the use of the Gnangara Groundwater System is a critical aspect of future population growth in Perth, and is outlined in the Gnangara groundwater areas allocation plan (DoW 2009). A new plan is currently being prepared and is due for public comment in late 2018.

The Town is also situated within the Perth Groundwater Area, which is currently not fully allocated as summarized below in **Table 7**. The majority of local parkland/reserves as well as the Wembley Golf Course are irrigated through groundwater bores, with private groundwater use also prevalent.

The Town allocated funds in 2016/17 to review cost-effective ways to revive Perry Lakes, including the use of treated waste water from Subiaco Wastewater Treatment Plant, to raise groundwater levels and recharge the aquifer using water from Herdsman drain.

TABLE 7: GROUNDWATER ALLOCATION LIMITS FOR THE TOWN OF CAMBRIDGE (DOW 2014)

Aquifer	Area	Allocation Limit (GL/a)	Allocated (GL/a) (2014)
Superficial	Town of Cambridge	3.5	2.43
Leederville	Perth North confined	10.7	13.7 (overallocated)
Yaragadee	Perth North confined	21	19.7 (almost allocated)

4.1.4.3 WETLANDS

Wetlands across the Swan Coastal Plain hold high social, cultural and environmental values and form an integral part of the natural environment of Perth. Prior to European settlement, the Swan Coastal Plain supported large areas of wetland, many of which have since been filled or drained to support development.

Remaining wetlands have been prioritised for their protection and management by the Department of Biodiversity, Conservation and Attractions (DBCA). Conservation category wetlands (CCWs) are wetlands which support high levels of ecological attributes and functions, and management objectives should seek to preserve these attributes and functions through reservation and protection under environmental protection policies. Within the Town both Lake Monger Reserve and Perry Lakes Reserve are classified as CCWs, and are shown in **Figure 17**.

Lake Monger Reserve is 109 ha and is located in the eastern portion of the Town. Lake Monger itself (UFI 8183) is 71 ha and is surrounded by a 38 ha reserve, which is primarily turfed parkland with scattered parkland tree, as well as some revegetated natural areas. The reserve supports a variety of fauna including 33 bird species, tortoises, frogs and other wetland species.

Lake Monger is a surface through-flow waterbody that is connected to the shallow superficial Gnangara aquifer. Surface stormwater from the Town discharges into the lake through pipe drainage outlets located in the western and southern boundaries of the lake, with an additional drain discharging water from outside the Town into the eastern boundary of the lake and the lake discharges into the Swan River. Stormwater quality is managed by nutrient stripping channels in the east of the lake. The Lake Monger Reserve Management Plan 2008-2018 (Ecoscape 2007) outlines the principal management objective:

“To continue biodiversity conservation and restoration of Lake Monger Reserve to achieve a more diverse and self-sustaining ecosystem that provides a variety of fauna habitats, improves water quality, enhances and protects the natural and historical value and allows for passive recreation, education and community involvement.”

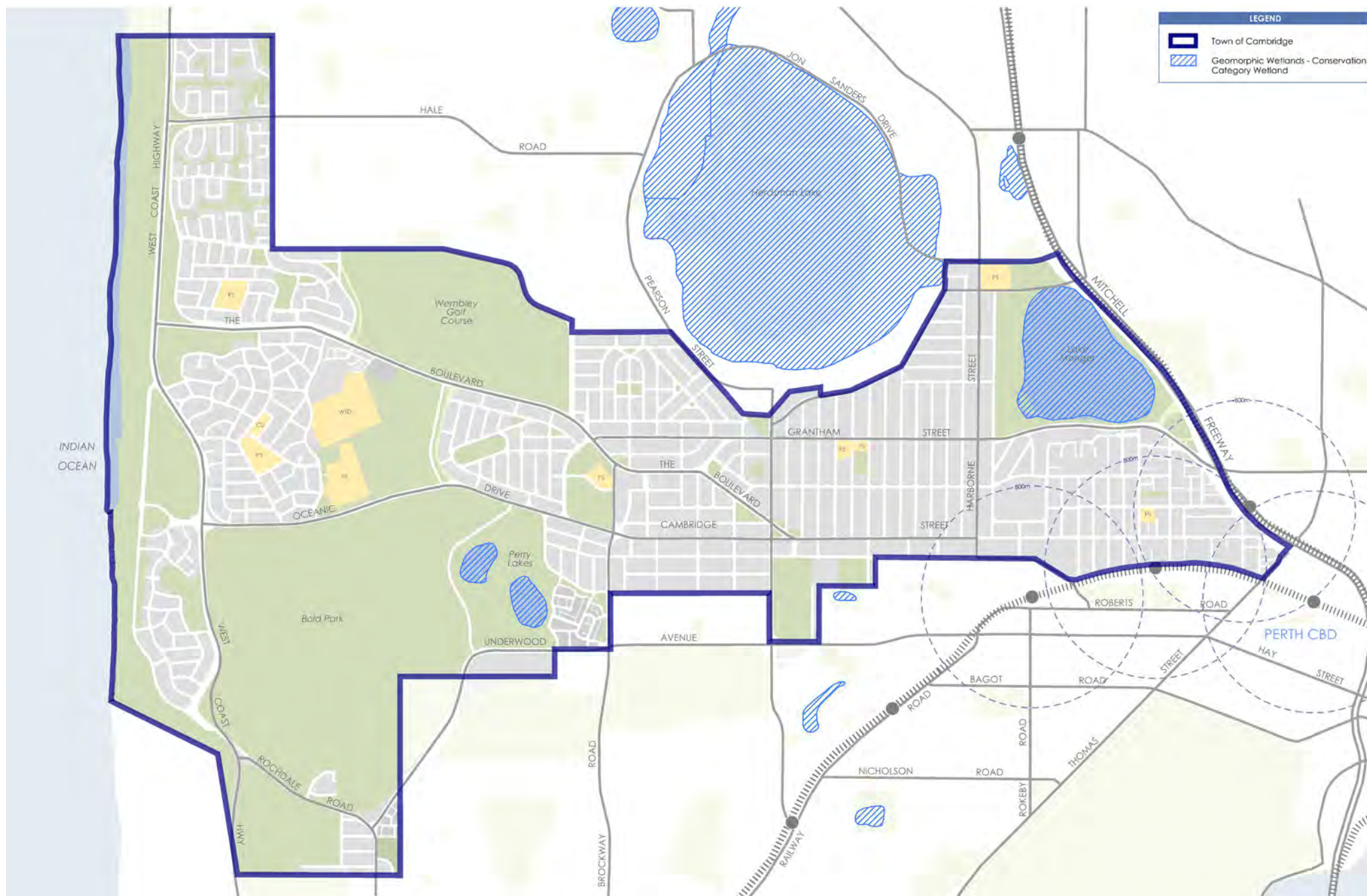


FIGURE 17: GEOMORPHIC WETLANDS, WHICH INCLUDE PERRY LAKES AND LAKE MONGER

Perry Lakes Reserve is located in the central portion of the Town and contains two separate CCW areas, Perry Lakes north (UFI 8184) and Perry Lakes south (UFI 8195). Extensive clearing of the habitat surrounding the water bodies occurred in 1962, and the reserve exists today primarily as grassed parkland with mature remnant native and planted non-native trees.

Perry Lakes Reserve supports a variety of fauna including more than 20 species of birds, as well as tortoises, frogs and other wetland species. In recent years both lakes have largely dried out as a result of declining groundwater levels in the Gngara Mound, with permanent water being supported in a small portion of the southern lake.

This drying has led to “terrestrialisation” of the lakes and associated invasion of weeds, particularly by couch and kikuyu grasses (Kabay 2007). The Town has prepared the Perry Lakes Reserve Environmental Management Plan 2001 and the Perry Lakes Reserve Weed Management Plan 2007 to address the management requirements of Perry Lakes Reserve.

Both Lake Monger Reserve and Perry Lakes Reserve are popular recreational locations, and hold Aboriginal heritage values. Continued efforts to conserve and promote the biodiversity and cultural values of these features should be prioritised. The potential for greater (but managed) stormwater inflow into the wetlands could be considered as part of future management.



Image: Perry Lakes is classified as a Conservation Category Wetland (CCW).

4.1.5 COASTLINE AND ASSOCIATED HAZARDS

The Town contains approximately 4.8km of coastline, including the popular City Beach and Floreat Beach. The coastline is a key regional attraction and is utilised for a variety of recreational activities. It also contains significant ecological values associated with the largely intact high quality dune system. The recent redevelopment of City Beach including a new surf club and restaurant precinct is likely to increase attraction to the coastline within the Town. Any future development in coastal areas should consider the impacts of coastal hazards associated with shoreline retreat, and dune degradation and erosion, as well as maintaining the coastal values within the Town.

Beach and dune erosion is a significant threat to the Town coastline, as well as the broader Perth coastline. Sea level rise and the increased frequency of severe storm events due to global climate change are predicted to cause significant shoreline retreat over the next century (Climate Commission 2013). A coastal vulnerability assessment has recently been prepared for City Beach (between City Beach and Floreat Groynes) by M P Rogers & Associate.

The report modelled a total estimated impact of shoreline retreat for the next 50 years at between 45 to 64m which includes sea level rise, severe storm erosion and an allowance for uncertainty (MP Rogers & Associates 2013). Since the report was published an underground sea wall of 165m in length has been constructed at City Beach to mitigate the impacts of shoreline retreat and protecting new development. Within the Town there is generally greater than 300m between the shoreline and existing residential lots, however some areas within City Beach adjacent to Challenger Parade are closer to the shoreline.

Along the coastline there are noticeable areas of degraded vegetation within the foreshore dunes, as well as significant blowouts (**Figure 18**). Blowouts occur from sand being mobilised by high velocity winds, and sand from blowouts can smother surrounding vegetation and infrastructure. While these are naturally occurring they are exacerbated by the disturbance and removal of native vegetation which help stabilise the dunes. Revegetation of foreshore dune areas can reduce the risks of blowouts and increase the ecological and aesthetic value of the dunes. In response, Cambridge Coastcare has recently arrested some of these dune blowouts at Floreat dog beach. Working with and co-operating with community groups are an important aspect of biodiversity and coastal management in the Town.



FIGURE 18: COASTAL BLOWOUTS OCCURRING AT CITY BEACH

4.1.6 BUSHFIRE HAZARDS

Within the Town there are significant areas of bushfire hazard primarily related to areas of remnant vegetation. The largest of these areas is Bold Park and adjacent bushland, which contains areas of dense woodland with a variety of fuel layers. Between 2011 and 2016, four fires occurred within Bold Park, two of which were moderate sizes (10ha and 14ha). For the past 30 years controlled burning has not occurred within the park, until recently where a 6ha controlled burn was conducted in April 2016 for scientific purposes. Long periods between fire events allow the accumulation of litter which contributes to overall fuel loads. Further controlled burns may occur within the park as part of future scientific research and/or park management. Other areas of bushfire hazard include the coastal dunes, Bush Forever sites and local and regional parks containing remnant vegetation.

In 2020 the Town engaged accredited Bushfire Planning and Design Practitioner Eco Logical Australia to prepare a Bushfire Hazard Level Assessment for the municipal area to better inform the management of hazards in the context of the Local Planning Strategy.

The bushfire hazard level assessment undertaken for the Town of Cambridge shows that there is a significant bushfire risk present within the municipal area (predominantly in the western portion of the subject site) due to the extensive conservation reserves/ remnant vegetation and the close proximity of these areas to the residential dwellings. Utilisation of the BHL assessment for assessment of future planning applications will provide the local government with a preliminary understanding of the potential bushfire risk associated with each application and provide decision makers the tools to apply the requirements of SPP 3.7.

The areas of Moderate and Extreme bushfire risk assessed outside of the designated bushfire prone areas, were mapped as such to provide the Town of Cambridge a mechanism to review the existing map of bushfire prone areas for the local government area and consider a more comprehensive view of potential bushfire impacts.

Under the provisions of SPP3.7, only new planning applications that lie within the designated bushfire prone areas are required to address the bushfire protection criteria and relevant documentation. As such, there may be areas within the Town of Cambridge where no bushfire planning is required which are actually exposed to a level of risk that may warrant a planning response.

The vegetation classification and the BHL assessment has been undertaken via a desktop assessment with minor field validation of vegetation areas. Detailed assessment of site-specific vegetation classifications and effective slope has not been undertaken at this time.

The assessment of vegetation areas outside of the designated bushfire prone areas has been completed to provide a high-level investigation of the potential bushfire risk within the Town of Cambridge (**Figure 19**). The BHL assessment is for strategic planning purposes and does not remove the need to complete a bushfire risk assessment to inform future planning requirements to address SPP3.7 through the utilisation of bushfire management plans and bushfire attack level (BAL) assessments.

It is important to note however, that the existing planning requirements to address SPP3.7 and the associated Guidelines are only applicable to areas designated as bushfire prone by the Fire & Emergency Services (FES) Commissioner (DFES). These areas are shown in **Figure 2**.

The Town of Cambridge as part of its Local Planning Strategy requested Emerge Associates to prepare a Bushfire Management Plan to investigate the implications of SPP 3.7 and potential bushfire considerations affecting four potential development sites; Eastern surplus Wembley Golf Course site (Site 1), Western surplus Wembley Golf Course site (Site 2), Old quarry site (lot 9001 on plan 58139) (Site 3) and Town administration centre site (Site 4).

The Bushfire Management Plan outlines recommendations to maintain compliance with SPP3.7, including:

- A public road network (at least 6m wide) within each site that provides access to at least two different destinations and where possible, avoids cul-de-sacs.
- Ensure future residential buildings are able to be located so that BAL-29 or less applies. Separation distances should be in accordance with the minimum distances outlined in the Bushfire Management Plan and maintained in accordance with the definition of low threat in AS 3959 at cl.2.2.3.2(f) or the Asset Protection Zone Standard provided in the Guidelines.
- The provision of public open space within the sites should not contribute to classified vegetation.
- A minimum BAL construction standard (AS 3959) should apply across site 4, including a requirement that all residential development be fitted with gutter guards as recognised by AS 3959.
- Notification should be provided on the land title articulating the setback requirements required to achieve BAL-29 at the building, and for site 4 the additional bushfire management requirements.

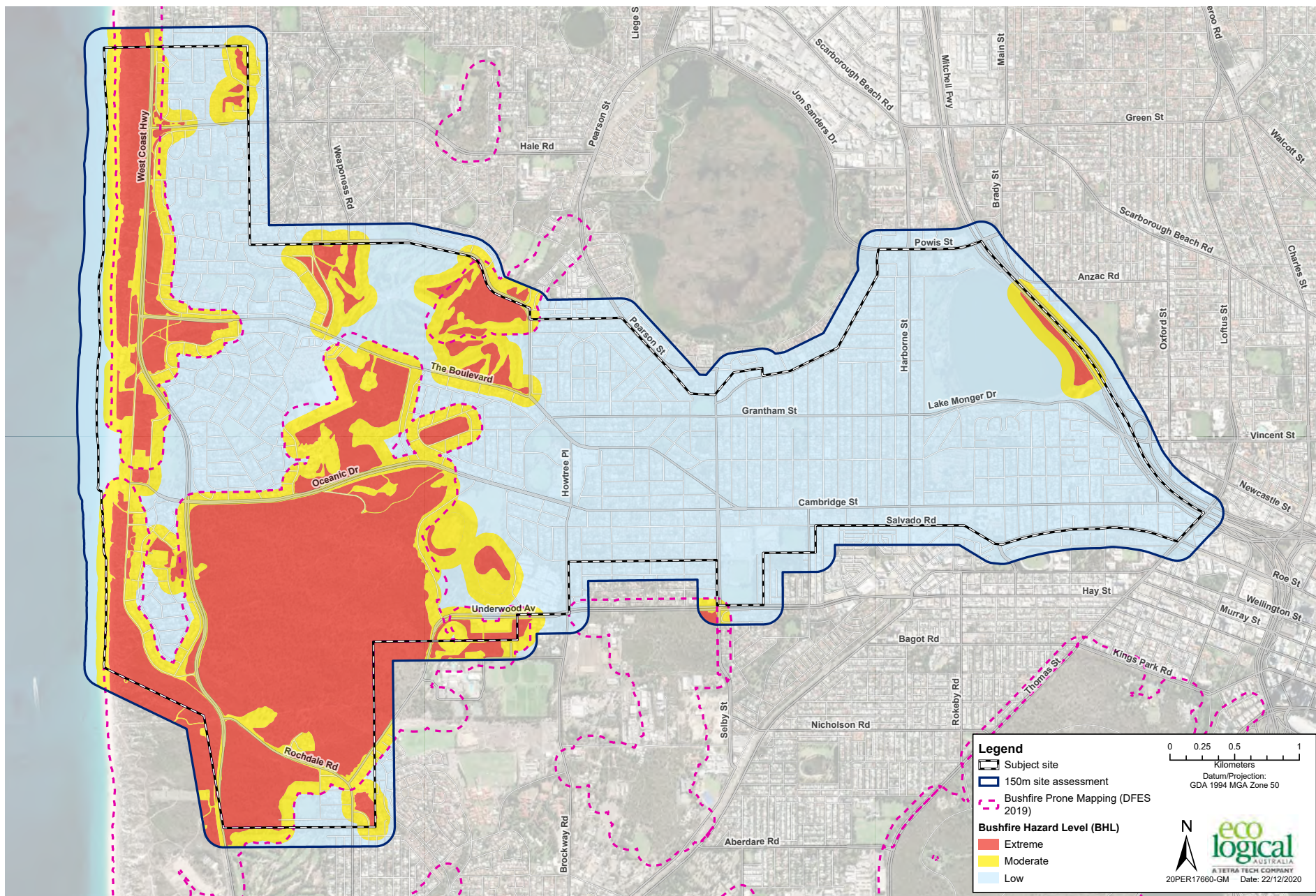


FIGURE 19: BUSHFIRE HAZARD LEVEL ASSESSMENT UNDERTAKEN BY ECO LOGICAL AUSTRALIA (2020)

4.1.7 DRAFT GREEN GROWTH PLAN FOR PERTH AND PEEL @ 3.5 MILLION

In December 2015 the State Government released the draft Perth and Peel Green Growth Plan for 3.5 million (Department of Premier and Cabinet 2015), also referred to as the Strategic Assessment of the Perth and Peel Regions (SAPPR), which intended to integrate environmental protection with land use planning at a strategic level, to support the development of the Perth and Peel regions and a population of 3.5 million. The intention of the Green Growth Plan was to secure approval under Part 10 of the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) and deliver streamlined approval processes under the Western Australian Environmental Protection Act 1986.

The plan considered the potential cumulative environmental impacts associated with this projected population growth for both Commonwealth and State significant environmental values, with particular consideration of development associated with urban, industrial and rural-residential land uses, construction and implementation of major infrastructure and the use of basic raw materials. Overall the draft Green Growth Plan sought to improve certainty for decision makers as well as provide opportunities to improve the environment at a landscape scale, rather than on a project-by-project basis.

Draft mapping associated with the Green Growth Plan identified areas within the Town as 'specific commitments', and 'broad commitments and values'. Areas with specific commitments are: threatened flora and ecological communities, CCWs and wetlands of international importance, vegetation complexes with less than 10 percent remaining, Bush Forever sites, and areas of the threatened short tongued bee (*Leioproctus douglasiellus*) distribution. Areas with broad commitments and values are: threatened fauna habitat, vegetation complexes with more than 10% but less than 30% remaining, resource enhancement wetlands with remnant vegetation, and 50 metre buffers for CCWs. Areas subject to 'broad commitments and values' were to be refined to inform decision making.

Within the Town, areas containing 'specific commitments' include Chipping Park and Templetonia Park (part of Bush Forever site 310). Areas of 'broad commitments and values'

are Fred Burton Park, Roscommon Park, the remnant vegetation within McLean Park, and remnant vegetation within Helston Park.

The State Government announced in April 2018 that work on the SAPPR was suspended until a critical review of the ongoing costs, risks and benefits to Western Australia. In February 2019 it was announced that the review had been extended to undertake further work on three critical gateway issues around legal risk, flexibility and funding identified in the initial review. In March 2020, the SAPPR was deferred indefinitely while the State Government focuses on its response to COVID-19

4.1.8 HISTORICAL AND EXISTING LAND USES

HISTORICAL USES

The Town was first developed in the suburbs of West Leederville and Wembley in the 1890s, with various subdivisions gradually expanding residential areas to the coast.

Substantial growth in the large residential areas of City Beach and Floreat took place in the 1950-60s. Cambridge Street has historically been the main activity corridor within the Town.

The historical land uses within the Town are not likely to have caused significant contamination that would significantly constrain future infill development.

A review of the Department of Water and Environmental Regulation (DWER) publicly available Contaminated Sites Database (DWER 2015) identifies six classified sites pursuant to the *Contaminated Sites Act 2003*. These include:

- 234 Cambridge Street Wembley (contaminated – remediation required);
- 53 Marlow Street Wembley (remediated for restricted use);
- 55, 57 and 59 Marlow Street Wembley (contaminated – remediation required);
- a small site within the northern portion of Lake Monger Reserve (remediated for restricted use); and
- Former quarry site on The Boulevard, City Beach.

EXISTING USES

The primary land uses within the Town are residential and parks and recreation. Commercial and mixed use areas are largely located along Cambridge Street and Floreat Forum. There are permitted low scale industry use classes however these are not permitted to adversely affect the amenity of the locality, as specified in TPS 1. Land use conflicts between residential and industrial land uses are not expected to present significant concerns within the Town.

The Town contains large areas of land reserved under the MRS as Parks and Recreation, primarily related to the foreshore dunes, Bold Park, Perry Lakes, Lake Monger and Wembley Golf Course. The MRS includes a primary regional road extending from Oceanic Drive through the northern portion of Bold Park and areas of the Wembley Golf Course to Pearson Street, which was originally designated in 1963 (proposed Stephenson Highway). This use would have a significant impact on the conservation value of bushland in Bold Park, as well as the linkage values of this area.

Significant areas of native vegetation that are reserved as Local Parks and Recreation in TPS 1 include the eastern portions of Bush Forever Site 310 (Templetonia Park and Chipping Park), Fred Burton Park, Roscommon Park, and Mclean Park.

SPP 5.4 Road and Transport Noise and Freight Considerations in Land Use Planning provides guidance for identifying situations where transport noise impacts need to be considered. These include noise sensitive development (development adjacent to transport corridors), major roads and railways. SPP 5.4 outlines the noise criteria that represent an acceptable margin of compliance in relation to these developments. The requirements of this policy will need to be considered when considering urban infill in close proximity to major roads within the Town.

SPP5.4 is currently under review by the WAPC. Submissions on Draft State Planning Policy 5.4 road and Rail Noise closed 15 December 2017.

4.1.9 INDIGENOUS HERITAGE

Registered indigenous heritage sites are protected under the *Aboriginal Heritage Act 1972* and are important cultural and historical sites that must be managed accordingly. The classification and general location of all known Aboriginal Heritage Sites is made publicly available through the Department of Planning, Lands and Heritage (DPLH) Aboriginal Heritage Inquiry System (AHIS) online database.

The AHIS is maintained pursuant to Section 38 of the *Aboriginal Heritage Act 1972* by the DAA, and contains information on Registered Aboriginal Heritages Sites and Other Heritage Places throughout Western Australia.

















Based on a review of the AHIS online database, there are five registered Aboriginal Heritage Sites within the Town, and several other sites designated as "Stored Data/Not a Site". These sites have been detailed in **Table 8** and are shown in **Figure 20**.

TABLE 8: ABORIGINAL HERITAGE SITES LOCATED WITHIN THE TOWN OF CAMBRIDGE

DAA ID	DAA Name	Size (ha)	DAA Status	Description
20178	Bold Park	436.67	Registered Site	Historical, Mythological, Camp, Hunting Place, Plant Resource, Other: Lookout Point
3788	Lake Monger (Galup)	90.51	Registered Site	Mythological, Quarry, Skeletal Material / Burial, Camp, Hunting Place, Ochre
3318	Lake Monger NW & W	2.19	Registered Site	Artefacts / Scatter, Camp
3323	Lake Monger Velodrome	0.33	Registered Site	Artefacts / Scatter, Camp, Other
3734	Stephenson Avenue	4.26	Registered Site	Camp, Plant Resource
3735	Perry Lakes	20.59	Stored Data / Not a Site	Camp, Hunting Place
32766	Site Area G	0.06	Stored Data / Not a Site	Artefacts / Scatter
3160	Lake Monger South	0.80	Stored Data / Not a Site	Artefacts / Scatter
3756	Trigg to Fremantle	95.28	Stored Data / Not a Site	Mythological
3202	Tranmore Way	0.80	Stored Data / Not a Site	Artefacts / Scatter

4.2 POPULATION AND HOUSING

4.2.1 POPULATION HIGHLIGHTS

					
		Town of Cambridge	Perth Metropolitan Area	Western Australia	Australia
AGE	 median age	40	36	36	38
INCOME	 median weekly household income	\$2,449	\$1,643	\$1,595	\$1,438
CHILDREN	 couples with children	39%	32%	31%	30%
	 older couples without children	11%	9%	9%	10%
DWELLING TYPES	 medium and high density housing	25%	25%	21%	27%
COST OF HOUSING	 households with a mortgage	34%	40%	37%	32%
	 median weekly rent	\$450	\$360	\$347	\$335
	 households renting	22%	27%	28%	31%
	 non-english speaking backgrounds	18%	22%	19%	22%
ETHNICITY	 university attendance	7%	5%	4%	5%
	 bachelor or higher degree	47%	23%	21%	22%
	 vocational	8%	19%	20%	19%
SCHOOL / EDUCATION					

4.2.2 POPULATION ESTIMATES AND FORECASTS

It is estimated that some 28,339 people live in the Town of Cambridge (ABS, ERP 2017). There has been an increase in population of 3,074 persons between 2006 and 2016. Rates of growth were relatively steady (albeit slight dips in 2009 and 2010) reaching a peak in 2013, then noticeably slowing in 2014, 2015 and 2016 (**Figure 21**).

Population growth has generally slowed over the past two census periods with an increase of 1,351 (4.9%) residents between 2011 and 2016 (ABS), averaging an annual population change of 1.41% per year over that period (**Figure 22**).

The State Government's official Population Report No. 10 medium term forecasts a population of between 30,450 and 33,520 within the Town of Cambridge by the year 2026, dependent on five different possible growth scenarios (Western Australia Tomorrow, 2015). It is generally accepted practice to use Band C for future forecast purposes, giving an anticipated population of 31,940 by 2026 (refer **Table 9**).

TABLE 9: TOWN OF CAMBRIDGE

Persons	Band				
Year	A	B	C	D	E
2011	26 730	26 730	26 730	26 730	26 730
2016	27 940	28 340	28 339	28 950	29 450
2021	29 240	29 930	30 440	30 900	31 680
2026	30 450	31 300	31 940	32 550	33 520

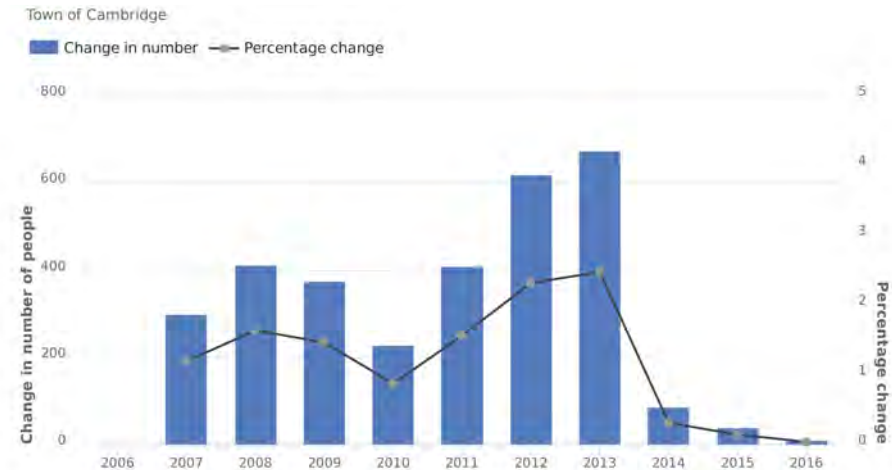


FIGURE 21: ANNUAL CHANGE IN ESTIMATED RESIDENT POPULATION (2016)

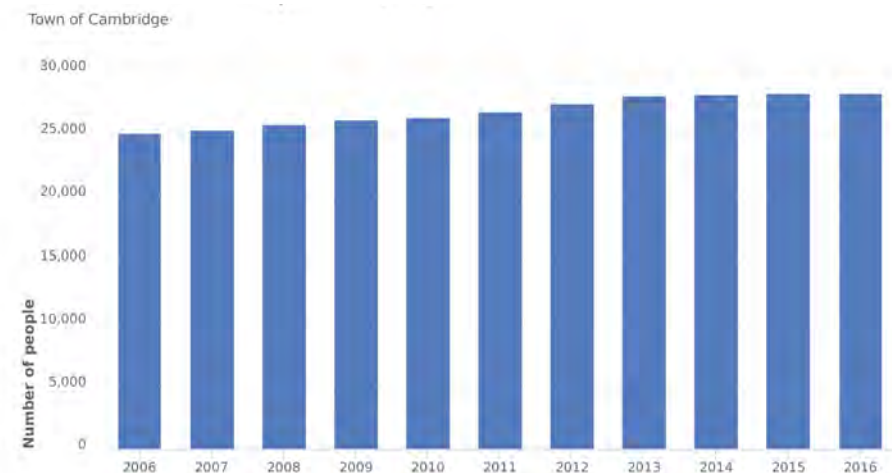


FIGURE 22: ESTIMATED RESIDENT POPULATION (2016)

In all instances, predicted annual growth rates for the Town of Cambridge are almost half of those forecast for Greater Perth (refer **Table 10** and **Table 11**). It is reasonable to assume that an increased rate of growth would be dependent upon/responsive to proactive strategies.

TABLE 10: AVERAGE ANNUAL GROWTH RATE¹ TOWN OF CAMBRIDGE

Year	Band				
	A	B	C	D	E
2016	0.89%	1.18%	1.41%	1.61%	1.96%
2021	0.90%	1.14%	1.31%	1.46%	1.71%
2026	0.87%	1.06%	1.19%	1.32%	1.52%

¹ Average annual growth rate from 2011

TABLE 11: AVERAGE ANNUAL GROWTH RATE¹ GREATER PERTH

Year	Band				
	A	B	C	D	E
2016	1.71%	2.13%	2.48%	2.76%	3.28%
2021	1.80%	2.08%	2.31%	2.50%	2.83%
2026	1.77%	2.00%	2.18%	2.34%	2.59%

¹ Average annual growth rate from 2011

The population by suburb is illustrated in **Table 12**.

TABLE 12: POPULATION BY SUBURB

	Population (2016)	2011 to 2016 % change	Population (2011)	2006 to 2011 % change	Population (2006)
City Beach	6631	4.3%	6357	3.0%	6173
Floreat	6890	9.8%	6273	2.4%	6125
Wembley Jolimont	8803	7.5%	8187	9.5%	7480
West Leederville	4076	8.8%	3748	2.3%	3663

Overall, there has been an increase in population throughout the Town. Floreat experiencing the greatest population increase over recent years, with an additional 617 (9.8%) persons between 2011 and 2016, substantially increasing from 2.4% between 2006 and 2011. This increase may be likely due to residential development in Perry Lakes over recent years. West Leederville has had a significant population increase between 2011 and 2016, with 8.8% increase in dwellings, compared to 2.3% between 2006 and 2011.

Although generally population within Wembley-Jolimont is increasing, the growth rate has slowed from 9.5% to 7.5% in 2001 to 2016. The rate of population growth in City Beach has remained steady, with a slight increase in recent years possibly reflecting new developments at Ocean Mia.

4.2.3 AGE COHORTS

The age structure of the Town’s population is generally indicative of an area’s residential role and function and provides key insights into the level of demand for housing, services and facilities.

Parents and Home Builders (35 to 49 years) were the most dominant service age group within the Town (21.7%), followed by older workers and pre-retirees (50 to 59 years) (13.4%) and primary schoolers (5 to 11 years) (11.1%) (Figure 23).

Compared to Greater Perth, the Town of Cambridge has a higher proportion of people in the younger age groups (0-17 years) as well as a higher proportion in the older age groups (70+ years) (Figure 23). At the time of the 2016 census, 25.1% of the population was aged between 0 and 17, and 21.1% were aged 60 years and over (22.7% and 19.0% respectively for Greater Perth).

Whilst growth was experienced between 2011 and 2016 in majority service groups, there was a decline in the population aged between 0-4 and 18-24 years. Trends indicate that the population of the Town of Cambridge will continue to include comparatively higher numbers of primary school children; a young workforce; older workers and pre-retirees; and empty nesters and retirees.

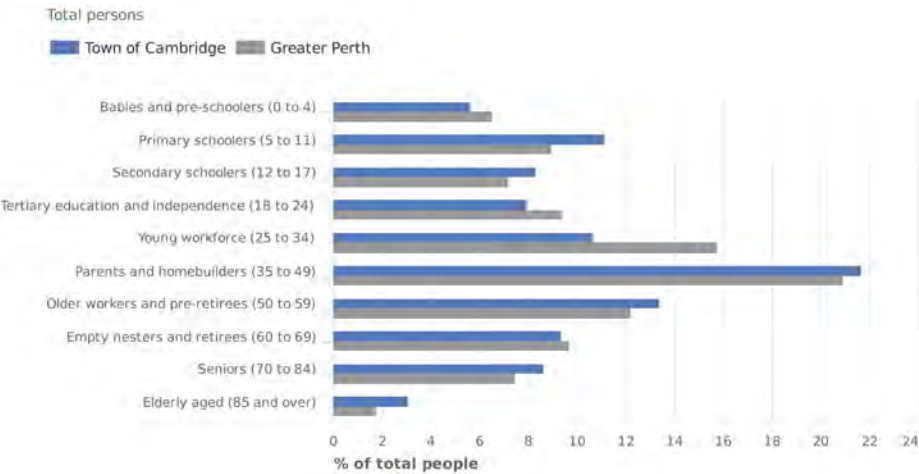


FIGURE 23: AGE STRUCTURE - SERVICE AGE GROUPS (2016)

The major differences between the age structure of the Town of Cambridge and Greater Perth were:

- A larger percentage of ‘Primary schoolers’ (11.1 % compared to 9.0%)
- A larger percentage of ‘Elderly aged (85 and over)’ (3.17. compared to 1.8%)
- A smaller percentage of ‘Young workforce (25 to 34)’ (10.7% compared to 15.8%)
- A smaller percentage on ‘Tertiary education and independence (18 to 24)’ (7.9 compared to 9.4%)

From 2011 to 2016, Town of Cambridge’s population increased by 1,351 people (4.9%). This represents an average annual population change of 0.96% per year over the period. The largest changes in the age structure in this area between 2011 and 2016 were in the age groups (Figure 24):

- Primary schoolers (5 to 11) (+420 people)
- Young workforce (25 to 34) (+275 people)
- Older workers and pre-retirees (50 to 59) (+234 people)
- Empty nesters and retirees (60 to 69) (+387 people)

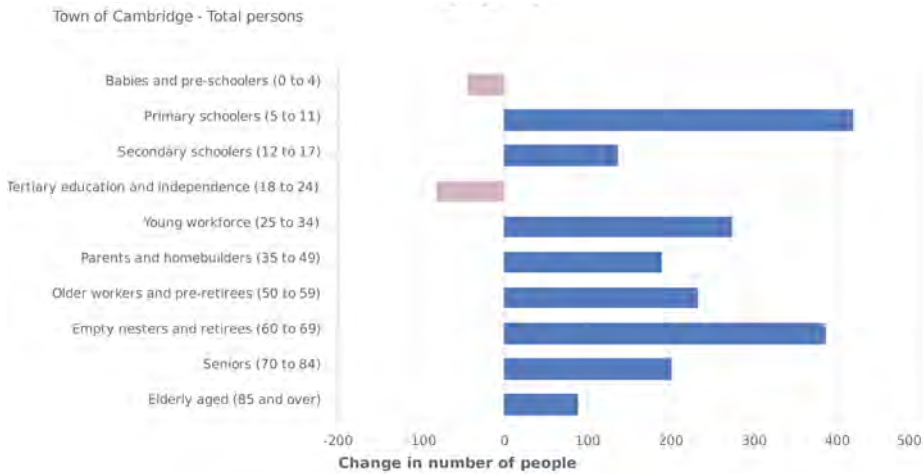


FIGURE 24: CHANGE IN AGE STRUCTURE - SERVICE AGE GROUPS (2011-2016)

These emerging groups will have a direct impact on forward planning in the Town as there will be increased demand for age/lifecycle specific facilities and programs. This demand will be particularly relevant to hard infrastructure/recreational provision and training and employment requirements and diversity in the Town's housing stock.

Residents are of all different ages over the different suburbs of the Town although some areas have higher proportions of particular age groups.

Although each suburb has a slightly different age profile, parents and home builders (35 to 49 years) account for the greatest proportion of residents throughout the Town. Figure 25 shows that City Beach has fairly a diverse age profile, with notably lower proportion of young workforce and a higher proportion of seniors (70 to 84 years) when compared to the remainder of the Town. City Beach has the highest proportion of secondary schoolers (12 to 17 years), tertiary education and independence (18 to 24 years), older works and pre-retires (50 to 59 years) and seniors (70 to 84 years) in comparison with Floreat, Wembley-Jolimont and West Leederville. Comparatively, Floreat and Wembley-Jolimont have a similar age profile with the highest proportion of parents and homebuilders (35 to 49 years) within the Town compared with City Beach and West Leederville. Notably, West Leederville has a significantly higher proportion of young workforce (25 to 34 years) and a lower proportion of primary schoolers (5 to 11 years) in comparison to City Beach, Floreat and Wembley-Jolimont.

The largest changes in the age structure in City Beach between 2011 and 2016 were in the age groups (refer **Figure 25**):

- Older workers and pre-retirees (50 to 59) (+81 people)
- Elderly aged (85 and over) (+71 people)
- Primary schoolers (5 to 11) (+51 people)
- Young workforce (25 to 34) (+50 people)

The largest changes in the age structure in the age structure in Floreat between 2011 and 2016 in the age groups:

- Primary schoolers (5 to 11) (+180 people)
- Empty nesters and retirees (60 to 69) (+118 people)
- Older workers and pre-retirees (50 to 59) (+117 people)
- Young workforce (25 to 34) (+110 people)

The largest changes in the age structure in the age structure in Wembley-Jolimont between 2011 and 2016 in the age groups:

- Primary schoolers (5 to 11) (+145 people)
- Young workforce (25 to 34) (+122 people)
- Tertiary education and independence (18 to 24) (-114 people)
- Secondary schoolers (12 to 17) (+110 people)

The largest changes in the age structure in the age structure in West Leederville between 2011 and 2016 in the age groups:

- Parents and homebuilders (35 to 49) (+113 people)
- Primary schoolers (5 to 11) (+86 people)
- Seniors (70 to 84) (+80 people)
- Empty nesters and retirees (60 to 69) (+55 people)

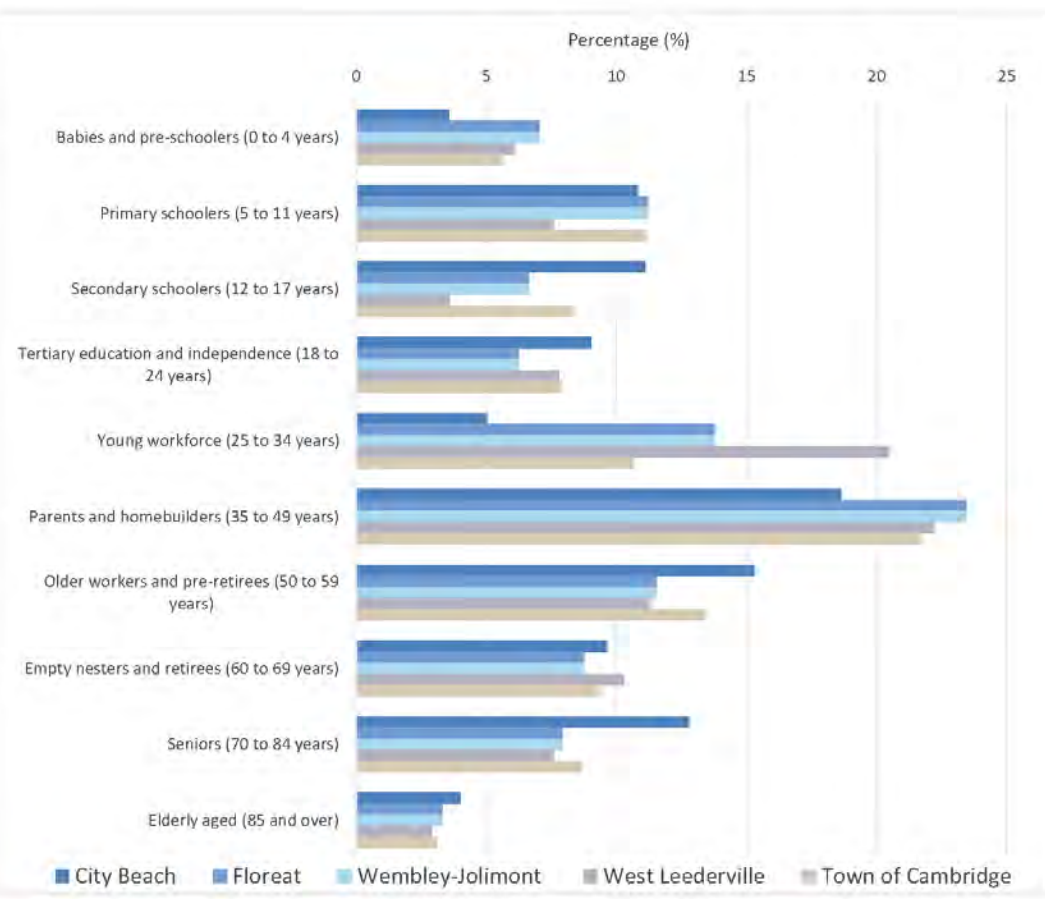


FIGURE 25: AGE STRUCTURE - SERVICE AGE GROUPS BY SUBURB

4.2.4 ETHNICITY

The Town of Cambridge does not have a significant ethnic mix. Analysis of country of birth in 2016 shows there was a smaller proportion of people born overseas compared to Greater Perth (29.1% versus 36.1% for Greater Perth) as well as from non-English speaking background (14.0% versus 19.3% for Greater Perth).

Between 2011 and 2016, however, there was an increase of residents within the Town who were born in China, United Kingdom, Malaysia and South Africa.

4.2.5 QUALIFICATIONS

The 2016 census shows that a high proportion of residents aged over 15 years within the Town of Cambridge (64.8%) hold formal qualifications including a Bachelor Degree, Advanced Diploma or Diploma, or Vocational qualifications. This is a greater proportion when compared to Greater Perth (51.7%).

4.2.6 HOUSEHOLD TYPES

The Town of Cambridge's household and family structure is one of the most important demographic indicators which reveals an area's role and function and provides insights into demand for services and facilities. The number of households in the Town grew by 514 between 2011 and 2016.

Analysis of the household/family types in the Town of Cambridge in 2016 (**Figure 26**) compared to Greater Perth shows that there was a higher proportion of couple families with children and a lower proportion of one-parent families. Overall, 38.5% of total households were couple families with children, and 6.5% were one-parent families, compared with 32.3% and 9.8% respectively for Greater Perth.

Couple families with children are also growing at the fastest rate, with approximately 9.5% increase in 5 years between 2011 and 2016 and 12.0% increase between 2006 and 2011.

Couples without children and lone person households made up almost half of the Town's total households (45.8%). The number of couples without children has remained relatively the same between 2011 (24.8%) and 2016 (24.4%). Lone person households are slightly decreasing as couples with children and one parent families grows.

4.2.6.1 HOUSEHOLDS WITH CHILDREN

For Households with Children in the Town of Cambridge, life stage is based on the age of children in the household (**Table 13**). The age of the parent(s) is not taken into account.

- Young children: Children aged under 15 only
- Mixed age children: One or more children under 15 and one or more children over 15 (must have 2 or more children)
- Older children: Children aged 15 and over only

To continue building the story, the Town of Cambridge's Household data should be viewed in conjunction with Household Size, Age Structure and Dwelling Type.

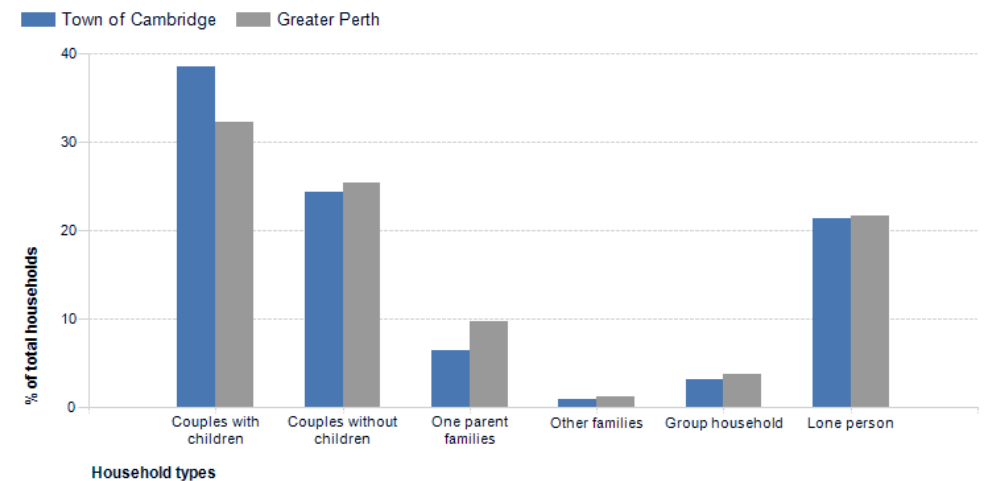


FIGURE 26: HOUSEHOLD TYPE (2016)

TABLE 13: HOUSEHOLDS WITH CHILDREN BY LIFE STAGE

Town of Cambridge	2016			2011			Change
Households with Children	No.	%	%	No.	%	%	2011 to 2016
Couples with children	3,784	38.5	32.3	3,455	37.1	31.6	+329
Couples with young children	2,134	21.7	18.0	1,928	20.7	17.3	+206
Couples with mixed-age children	496	5.0	4.4	465	5.0	4.6	+31
Couples with older children	1,154	11.7	9.9	1,062	11.4	9.7	+92
Single parents with children	640	6.5	9.8	580	6.2	9.9	+60
Single parents with young children	207	2.1	3.7	186	2.0	3.9	+21
Single parents with mixed-age children	64	0.7	1.1	58	0.6	1.2	+6
Single parents with older children	369	3.8	5.0	336	3.6	4.8	+33
Total households with children	4,424	45.0	42.01	4,035	43.3	41.5	+389
Total households	9,824	100.0	100.0	9,310	100.0	100.0	+514

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

DOMINANT GROUPS

Analysis of the families with children in 2016 compared to Greater Perth shows that there was a larger proportion of couples with young children, as well as a larger proportion of couples with older children (**Figure 27**).

Overall, 21.7% of total households with children were couples with young children, and 11.7% were couples with older children, compared with 18.0% and 9.9% respectively for Greater Perth.

There was a smaller proportion of single parent households with young children and a smaller proportion of single parent households with older children. Overall, the proportion of single parent households with young children was 2.1% compared to 3.7% in Greater Perth while the proportion of single parent households with older children was 3.8% compared to 5.0% in Greater Perth.

EMERGING GROUPS

Between 2011 and 2016, the number of households with children increased by 389 households or 9.6%.

The largest changes in households with children in this area between 2011 and 2016 were (**Figure 28**):

- Couples with young children (+206 households)
- Couples with older children (+92 households)

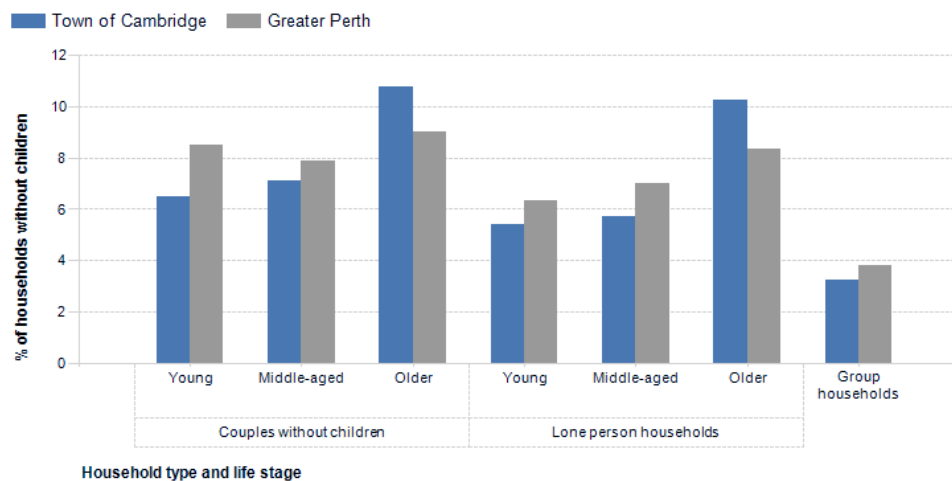


FIGURE 27: HOUSEHOLD WITH CHILDREN (2016)

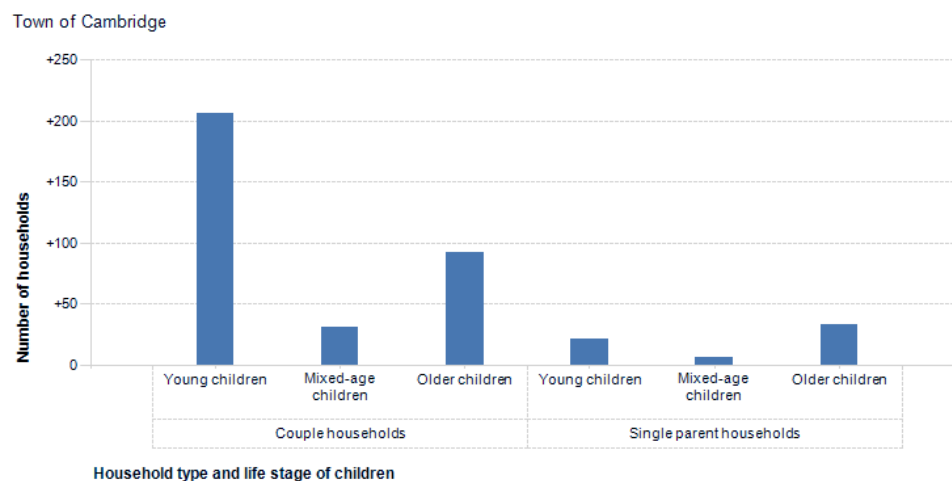


FIGURE 28: CHANGE IN HOUSEHOLDS WITH CHILDREN (2016)

4.2.6.2 HOUSEHOLDS WITHOUT CHILDREN

For Households without Children in the Town of Cambridge, life stage is based on the age of the household reference person (usually person 1 on the Census form):

- Young: Aged 15-44
- Middle-aged: Aged 45-64
- Older: Aged 65 and over

DOMINANT GROUPS

Analysis of the households without children in 2016 compared to Greater Perth shows that there was a smaller proportion of young couples without children, a smaller proportion of middle-aged couples without children, and a larger proportion of older couples without children (Figure 29).

In addition, there were a smaller proportion of young lone person households and middle-aged lone person households, with a larger proportion of older lone person households.

EMERGING GROUPS

Between 2011 and 2016, the number of households without children decreased by 21 (Figure 30). The largest changes in households without children in the Town of Cambridge, between 2011 and 2016 were:

- Older couples without children (+99 persons)
- Young lone persons (-78 persons)
- Older lone persons (+55 persons)

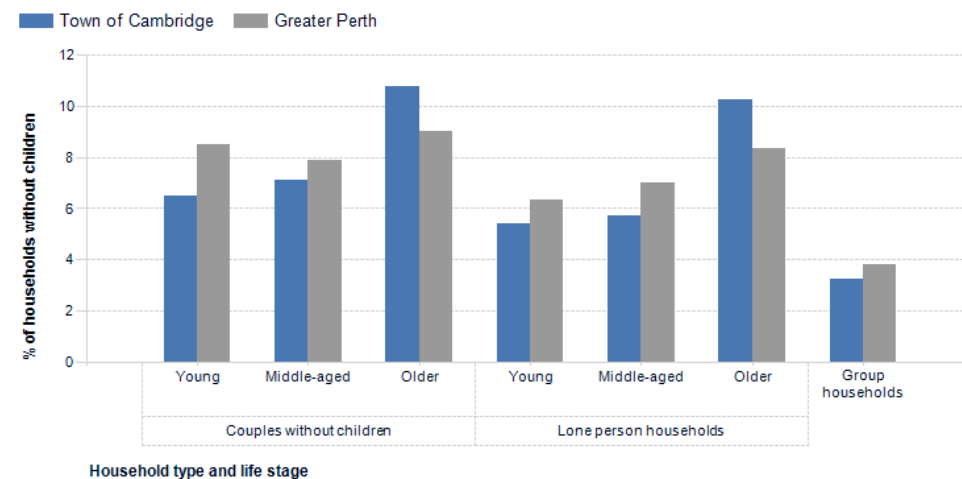


FIGURE 29: HOUSEHOLDS WITHOUT CHILDREN (2016)

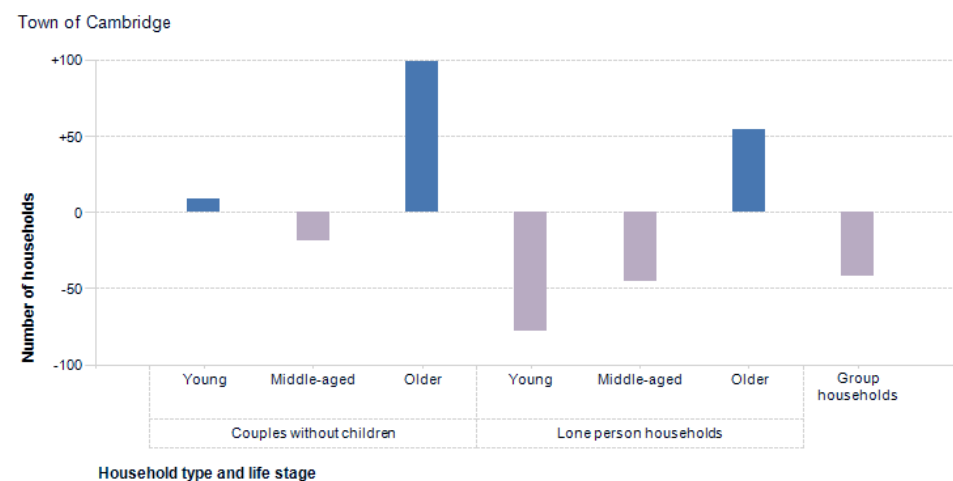


FIGURE 30: CHANGE IN HOUSEHOLDS WITHOUT CHILDREN (2011-2016)

4.2.6.3 DISTRIBUTION OF HOUSEHOLDS

Analysis of the three largest household types in the Town of Cambridge in 2016 (**Figure 31**) shows the most noticeable variations are:

- There is a higher proportion of couples with dependent children in City Beach and a substantially higher proportion of couples with dependent children in Floreat. West Leederville has the lowest proportion of couples with dependent children.
- There are higher proportions of one person households in Wembley-Jolimont and West Leederville.

Households with children require different services and facilities than other household types and their needs change as both adults and children age. When there is a predominance of households at the same stage in their lifecycle in a suburb it can create a suburb lifecycle, for example in Floreat there may be a high level of demand for facilities for children at present, but this cohort may be dependent upon facilities and services for young adults over the next 10 years up to 2026.

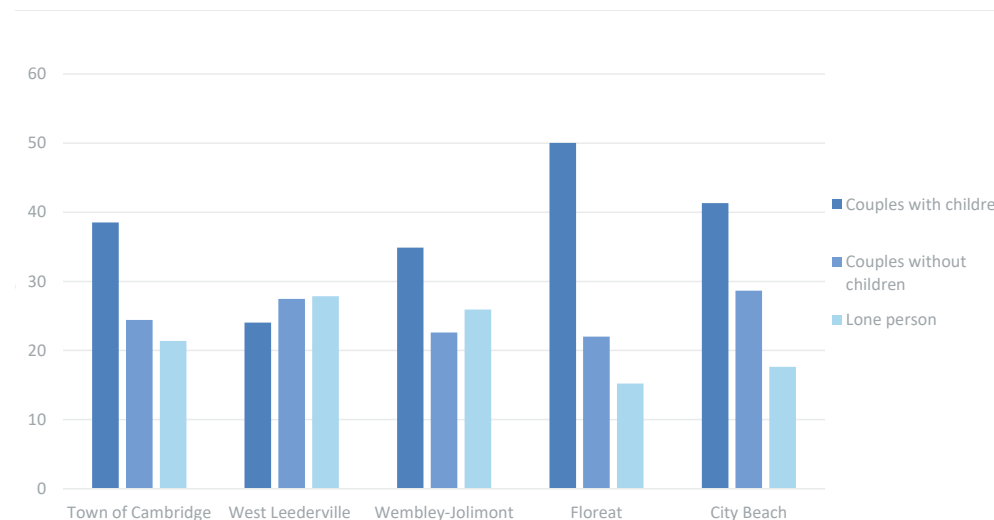


FIGURE 31: DISTRIBUTION OF HOUSEHOLDS (2016)

4.2.7 HOUSEHOLD SIZE

The size of households in general follows the lifecycle of families, from early marriage through to families with children and then smaller households once the children have left home. However, household size can also be influenced through trends such as multi generational or extended families or the sharing economy/multiple households under one roof. Household size in Australia has gradually declined since the 1970s but remained stable from 2006-2016. An increasing or stable household size can be an indicator of lack of affordable housing but may also reflect the trend toward larger properties.

A clear correlation can be seen between the larger homes established in the suburbs of City Beach and Floreat and larger than the Perth average household size. The profile of household size in the suburbs of Wembley and West Leederville is smaller dwellings and smaller household size and is more closely reflective of the Perth average.

The distribution of household sizes across the Town is similar to that across the Perth Metropolitan Area at large, with the majority of houses consisting of 1 to 2 people. There is however a slightly greater proportion of households with 4 or 5 people in the Town (**Figure 32**). In line with family type distributions, the proportion of larger households (4+ people) is more dominant in City Beach and Floreat, while West Leederville has the highest proportion of smaller households, particularly two person households.

The largest changes in the number of persons usually resident in a household in the Town of Cambridge (**Figure 33**) between 2011 and 2016 were:

- 4 persons (+165 households)
- 3 persons (+155 households)
- 5 persons (+92 households)
- 1 persons (-63 households)

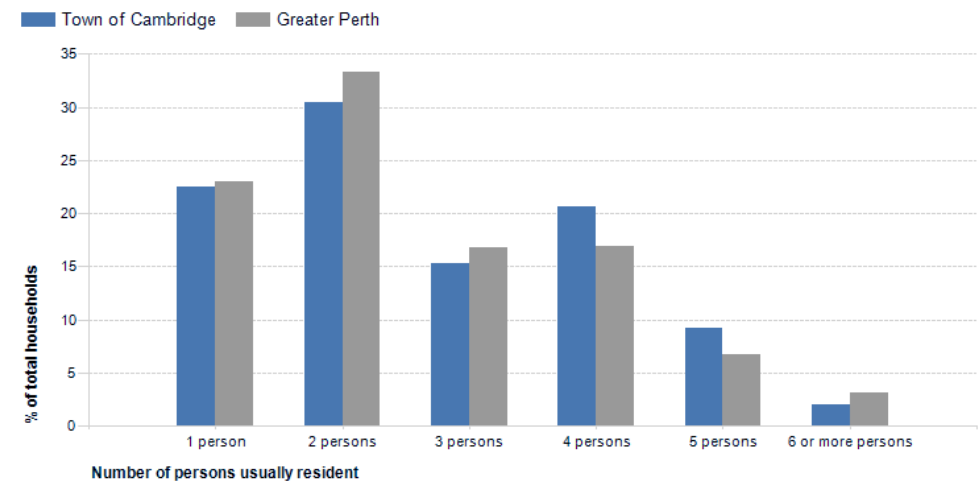


FIGURE 32: HOUSEHOLD SIZE (2016)

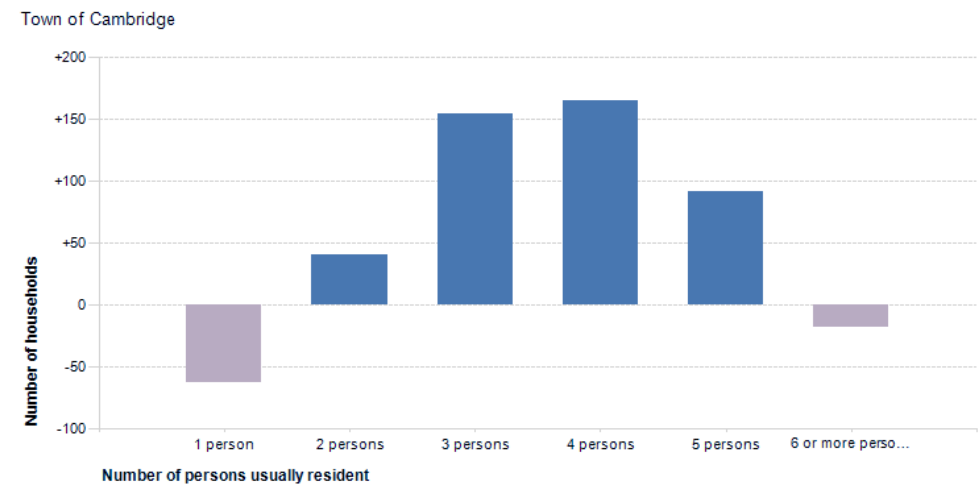


FIGURE 33: CHANGE IN HOUSEHOLD SIZE (2011-2016)

4.2.8 HOUSEHOLD INCOME

Analysis of household income levels in the Town of Cambridge in 2016 compared to Greater Perth shows that there was a larger proportion of high income households (those earning \$2,500 per week or more) and a lower proportion of low income households (those earning less than \$600 per week) (**Figure 34**).

Overall, 42.9% of the households earned a high income, and 11.3% were low income households, compared with 24.8% and 15.7% respectively for Greater Perth. The major differences between the household incomes of the Town of Cambridge and Greater Perth were:

- A larger percentage of households who earned \$6,000 - \$7,999 (6.3% compared to 1.6%)
- A larger percentage of households who earned \$5,000 - \$5,999 (6.5% compared to 2.0%)
- A larger percentage of households who earned \$3,500 - \$3,999 (8.4% compared to 4.6%)
- A larger percentage of households who earned \$4,500 - \$4,999 (5.6% compared to 2.3%)

The most significant change in Town of Cambridge between 2011 and 2016 was in the highest quartile which showed an increase of 166 households (**Figure 35**).

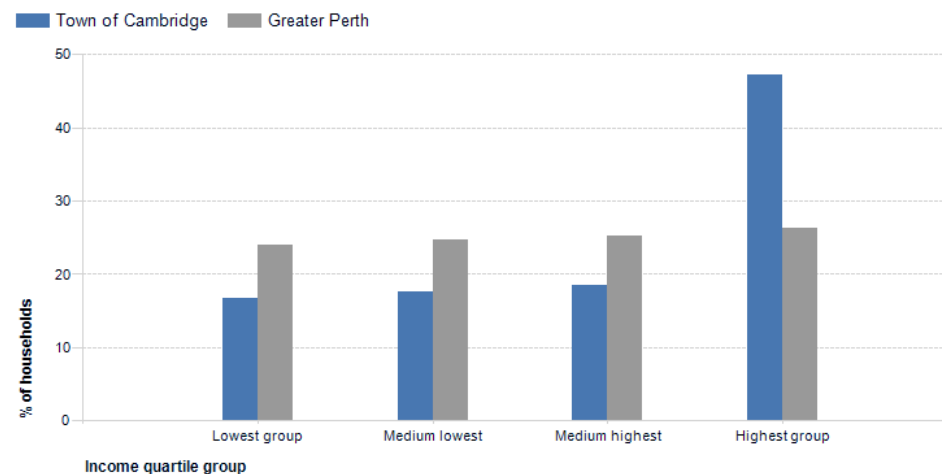


FIGURE 34: HOUSEHOLD INCOME QUARTILES (2016)



FIGURE 35: CHANGE IN HOUSEHOLD INCOME QUARTILE (2011 - 2016)

4.2.9 NEED FOR ASSISTANCE

Overall, 3.5% of the population reported within the Town needing assistance with core activities, compared with 3.9% for Greater Perth.

Analysis of the need for assistance of persons in the Town of Cambridge compared to Greater Perth shows that there was a slightly greater proportion of persons who reported needing assistance with core activities (**Figure 36**).

Between 2011 and 2016, those aged between 20 to 29 experienced the greatest increase in the number of persons requiring assistance with core activities (**Figure 37**).

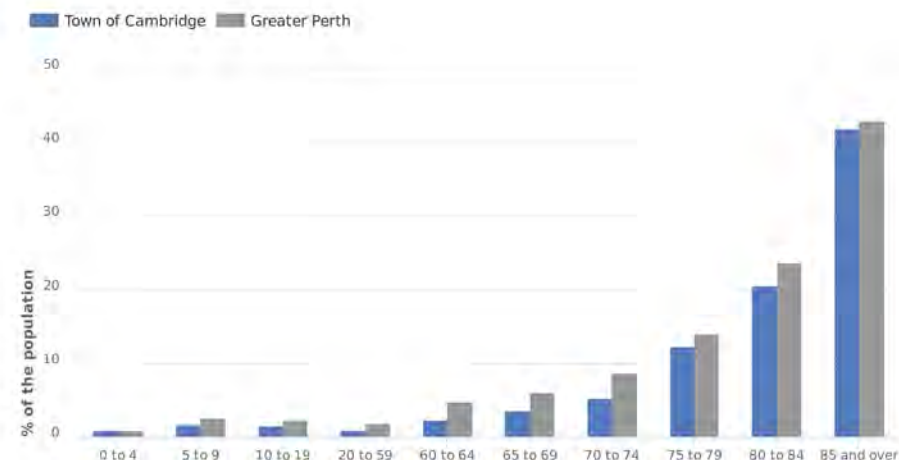


FIGURE 36: NEED FOR ASSISTANCE WITH CORE ACTIVITIES (2016)

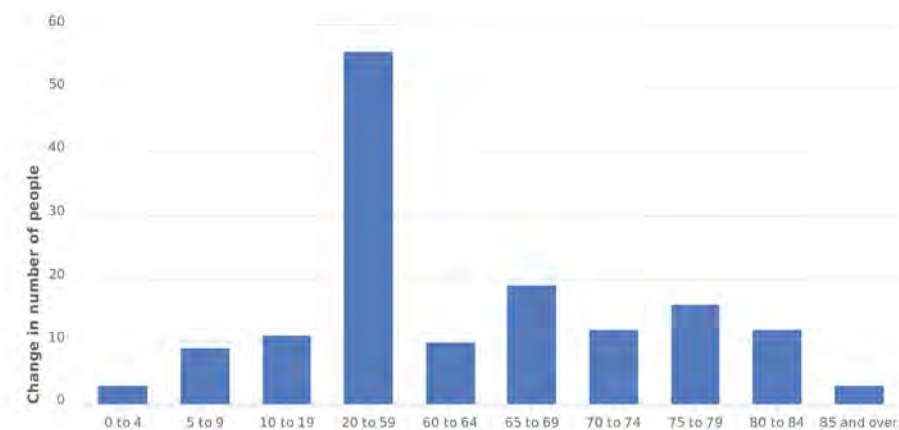


FIGURE 37: CHANGE IN NEED FOR ASSISTANCE WITH CORE ACTIVITIES (2011-2016)

4.2.10 HOUSING STOCK

4.2.10.1 OVERALL HOUSING STOCK

It is important to understand the make up of the Town's housing stock as an indicator of the Town's residential role and function, and to determine whether the stock is compatible with future forecasts of population and household growth and dynamics.

In 2016, housing within the Town comprised of 8,042 separate houses (74.8%), 1,784 medium density dwellings (16.6%) and 895 high density dwellings (8.3%). This mix generally reflects Greater Perth with a slightly higher percentage of medium density dwellings (19.6% for Greater Perth) and slightly lower percentage of high density (5.1%) for Greater Perth (**Table 14**).

Of the 10,758 private dwellings within the Town, 91.2% were occupied, while 8.6% were unoccupied (**Table 15**).

TABLE 14: DWELLING STRUCTURE

Town of Cambridge	2016			2011			Change 2011- 2016
Dwelling Type	No.	%	Greater Perth %	No.	%	Greater Perth %	
Separate house	8,042	74.8	74.6	8,017	78.2	76.7	+25
Medium density	1,784	16.6	19.6	1,460	14.2	17.9	+324
High density	895	8.3	5.1	757	7.4	4.8	+138
Caravans, cabin, houseboat	0	0.0	0.3	0	0.0	0.4	0
Other	20	0.2	0.2	3	0.0	0.1	+17
Not stated	17	0.2	0.2	13	0.1	0.1	+4
Total Private Dwellings	10,758	100.0	100.0		100.0	100.0	+508

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

TABLE 15: DWELLING TYPE

Town of Cambridge	2016			2011			Change 2011- 2016
Dwelling Type	No.	%	Greater Perth %	No.	%	Greater Perth %	
Occupied private dwellings	9,826	91.2	89.4	9,310	90.7	90.8	+516
Unoccupied private dwellings	927	8.6	10.5	940	9.2	9.1	-13
Non private dwellings	18	0.2	0.1	16	0.2	0.1	+2
Total dwellings	10,771	100.0	100.0		100.0	100.0	+505

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

4.2.10.2 DISTRIBUTION OF HOUSING STOCK BY SUBURB

Although the growth rate has steadied in more recent years, Wembley-Jolimont has experienced the highest increase in the number of dwellings (250 dwellings or 8.9%) in the past decade. Both Floreat and West Leederville have also experienced an increase in the number of dwellings, with a prominent a more prominent increase in recent years. Between 2011 and 2016 Floreat's number of dwellings increased by 7.6% (compared 1.0% between 2006 and 2011), while the growth rate for West Leederville was 6.4% (compared to 1.0% between 2006 and 2011). In City Beach, the 2016 to 2011 period saw an increase in the number of dwellings, following a fall of approximately the same number of dwellings between 2011 and 2016.

TABLE 16: DISTRIBUTION OF HOUSING STOCK BY SUBURB

	Number of Dwellings (2006)	Number of Dwellings (2011)	Number of Dwellings (2016)	Percentage Change (2006-2011)	Percentage Change (2011-2016)
City Beach	2535	2476	2539	-2.5%	+2.5%
Floreat	2226	2271	2443	+1.0%	+7.6%
Wembley-Jolimont	3424	3626	3674	+5.9%	+1.3%
West Leederville	1713	1780	1894	+1.0%	+6.4%
Total	9894	10266	10550	+3.7%	+2.8%

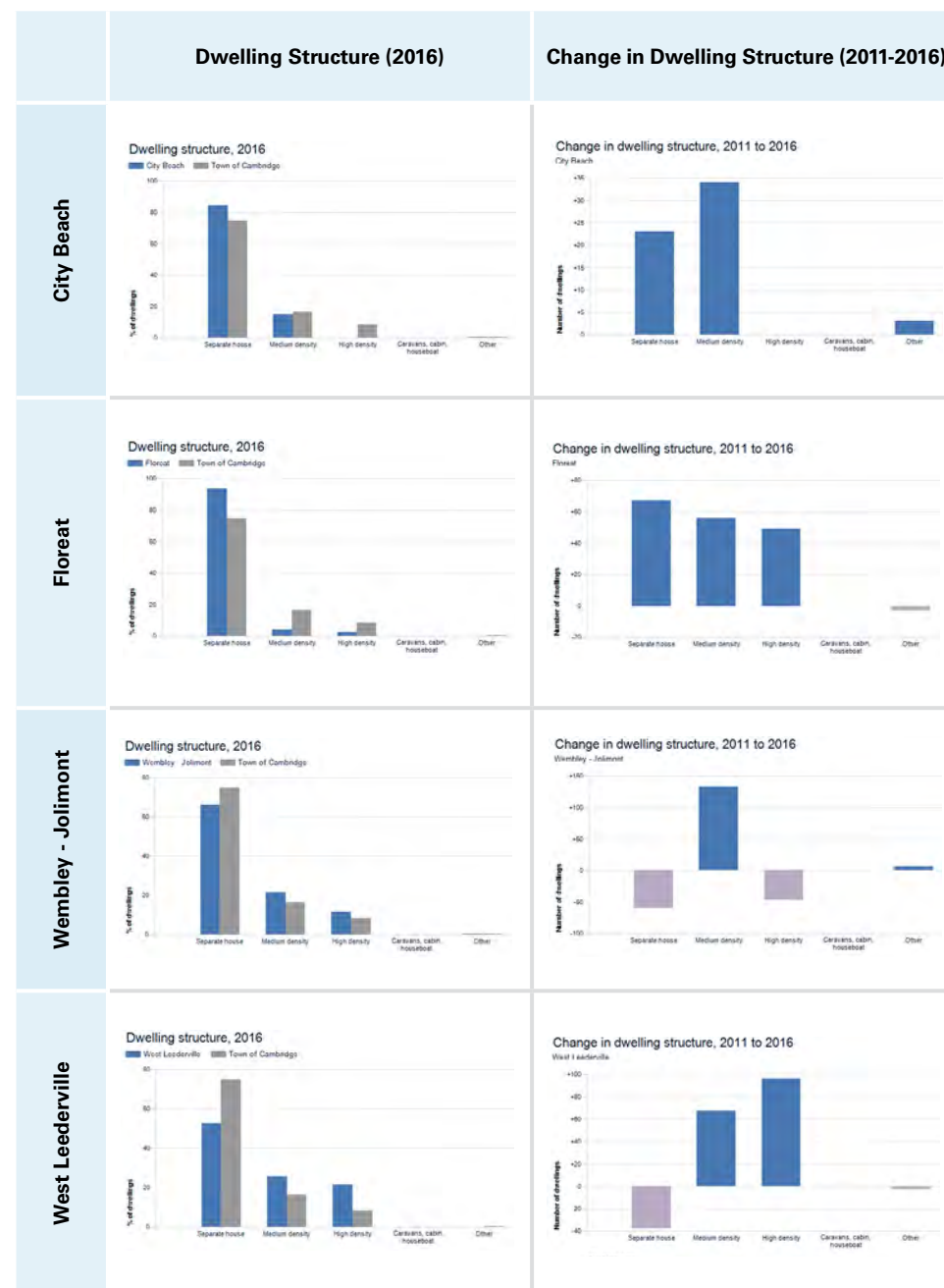


FIGURE 38: DWELLING STRUCTURE (2016) AND CHANGE IN DWELLING STRUCTURE (2011-2016) BY SUBURB

4.2.10.3 DWELLING SIZE

Housing size within the Town, in terms of number of bedrooms, varies to Greater Perth most significantly at the extreme ends of the size range. Most homes within the Town comprise of three (3) bedrooms, accounting for 32.2% (compared to 35.2% for Greater Perth) and four (4) bedrooms, accounting 31.8% compared to 37.0% for Greater Perth. There is a significantly higher proportion of homes with five (5) or more bedrooms (10.5% compared to 6.8% for Greater Perth).

This dwelling profile provides an insight into the role the Town plays in the housing market. For example, dwellings with one (1) and two (2) bedrooms are likely to attract students, single workers and young couples. Accommodation with two (2) and three (3) bedrooms may attract more families and 'empty nesters'. The largest changes in the number of bedrooms per dwelling between 2011-2016 were four (4) bedrooms (+292 dwellings) and five (5) or more bedrooms (+158 dwellings), with a notable decrease in two (2) bedroom dwelling (-113 dwellings) and a decrease in three (3) bedroom dwelling (-94 dwellings).

TABLE 17: NUMBER OF BEDROOMS PER DWELLING

Town of Cambridge		2016		2011		Change 2011 to 2016
Dwelling Type	No.	%	Greater Perth %	No.	%	
0 or 1 bedrooms	591	6.0	3.5	575	6.2	+16
2 bedrooms	1,288	13.1	11.7	1,401	15.0	-113
3 bedrooms	3,165	32.2	35.2	3,259	35.0	-94
4 bedrooms	3,120	31.8	37.0	2,828	30.4	+292
5 bedrooms or more	1,035	10.5	5.9	877	9.4	+158
Not stated	627	6.4	6.8	371	4.0	+256
Total households	9,826	100.0	100.0	9,311	100.0	+515

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

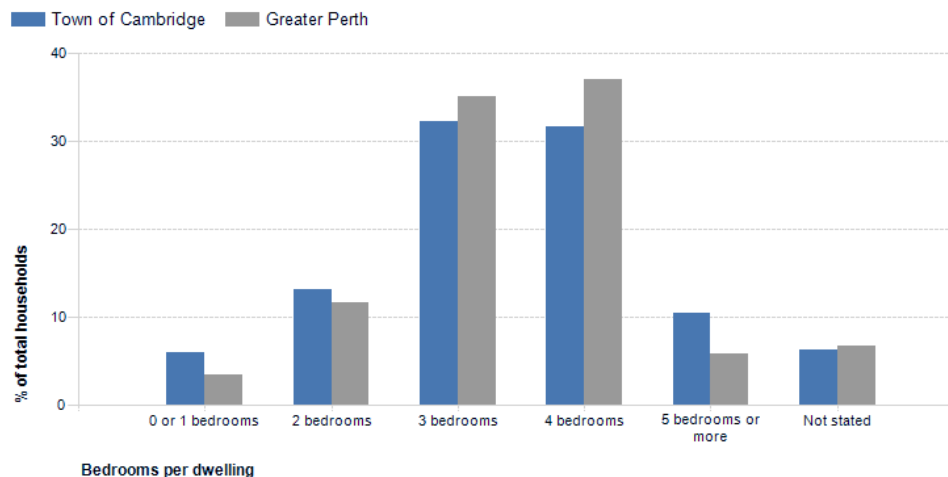


FIGURE 39: NUMBER OF BEDROOMS PER DWELLING (2016)

4.2.10.4 DISTRIBUTION OF DWELLING BY SIZE BY SUBURB

The major differences between the number of bedrooms per dwelling of the Town of Cambridge and Greater Perth were:

- A larger percentage of households with five (5) bedrooms dwellings (10.5% compared to 5.9%)
- A larger percentage of dwellings with one (1) or no bedrooms (includes bed sitters) (6.0% compared to 3.5%)
- A smaller percentage of households with four (4) bedrooms dwellings (31.8% compared to 37.0%)
- A smaller percentage of households with three (3) bedrooms dwellings (32.2% compared to 35.2%)

The largest changes in the number of bedrooms per dwelling in the Town of Cambridge between 2011 and 2016 were:

- Four (4) bedroom dwellings (+292 dwellings)
- Five (5) bedroom dwellings (+158 dwellings)
- Two (2) bedroom dwellings (-113 dwellings)
- Three (3) bedroom dwellings (-94 dwellings)

To examine the differences in housing stock across the Town between 2011 and 2016;

- In West Leederville, there were losses in five or more bedroom dwellings, and a gain in one, two, three and four bedroom dwellings. The greatest gain was four bedroom dwellings.
- In Wembley-Jolimont there was a loss of one, two and three bedroom dwellings, with the largest fall in two bedroom dwellings (-121 dwellings). Increases in Wembley-Jolimont were pronounced in most four and five or more bedroom dwellings.
- In Floreat, there was a loss of approximately 24 dwellings with one, two and three bedrooms and a gain in number of four bedroom and five or more bedroom dwellings. The most notable increase was five or more bedroom dwelling, with an increase of 100 dwellings between 2011 and 2016.
- In City Beach, there were losses of homes with one and three bedrooms, and gains in dwellings with two, four, and five and above bedroom dwellings.

TABLE 18: DIFFERENCE IN HOUSING STOCK

	2016			2011			2011-2016
West Leederville	No.	%	Town of Cambridge	No.	%	Town of Cambridge	
0 or 1 bedrooms	239	13.9	6.0	216	13.6	6.2	+23
2 bedrooms	367	21.4	13.1	366	23.0	15.0	+1
3 bedrooms	658	38.2	32.2	633	39.7	35.0	+25
4 bedrooms	279	16.2	31.8	200	12.6	30.4	+80
5 or more bedrooms	51	3.0	10.5	61	3.9	9.4	-10
Not Stated	124	7.3	6.4	116	7.3	4.0	+8
Total Households	1,721	100.0	100.0	1,594	100.0	100.0	+128
Wembley-Jolimont							
0 or 1 bedrooms	265	7.9	6.0	281	8.6	6.2	-16
2 bedrooms	593	17.6	13.1	714	21.7	15.0	-121
3 bedrooms	1,208	35.8	32.2	1,286	39.1	35.0	-78
4 bedrooms	828	24.5	31.8	732	22.2	30.4	+96
5 or more bedrooms	159	4.7	10.5	153	4.7	9.4	+6
Not Stated	323	9.6	6.4	123	3.8	4.0	+200
Total Households	3,380	100.0	100.0	3,292	100.0	100.0	+88
Floreat							
0 or 1 bedrooms	19	0.8	6.0	28	1.3	6.2	-9
2 bedrooms	160	7.0	13.1	169	8.0	15.0	-9
3 bedrooms	748	32.5	32.2	754	35.8	35.0	-6
4 bedrooms	978	42.5	31.8	890	42.2	30.4	+88
5 or more bedrooms	327	14.2	10.5	227	10.8	9.4	+100
Not Stated	70	3.0	6.4	40	1.9	4.0	+30
Total Households	2,302	100.0	100.0	2,108	100.0	100.0	+194
City Beach							
0 or 1 bedrooms	55	2.4	6.0	60	2.7	6.2	-5
2 bedrooms	193	8.2	13.1	164	7.3	15.0	+29
3 bedrooms	499	21.3	32.2	542	24.3	35.0	-43
4 bedrooms	993	42.4	31.8	953	42.7	30.4	+40
5 or more bedrooms	484	20.7	10.5	433	19.4	9.4	+51
Not Stated	116	5.0	6.4	81	3.6	4.0	+35
Total Households	2,340	100.0	100.0	2,233	100.0	100.0	+107

USING TENURE AND AFFORDABILITY

In 2016, most residents either owned their own home or were paying off a mortgage. Of particular note is the proportion of those who fully owned their homes, which was significantly higher than for Greater Perth (36.8% compared to 26.7%). The proportion of those renting in the Town of Cambridge was lower at 21.2% compared to 25.5% for Greater Perth, and those renting social housing was proportionally lower at 0.5% compared to 3.1% for Greater Perth.

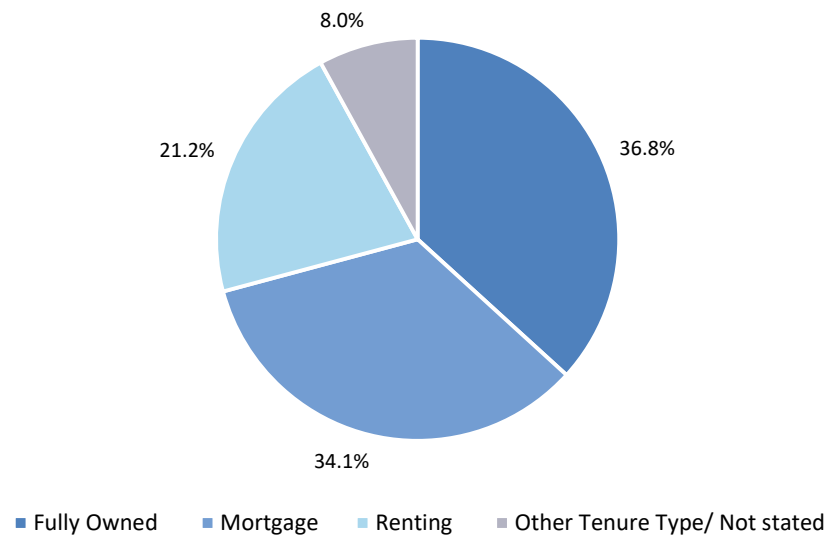
Housing loan repayments and weekly rentals within the Town of Cambridge in 2016 showed that there was a larger proportion of households paying high mortgage repayments (\$2,600 per month or more) (51.3%) compared to Greater Perth (18.9%), as well as high weekly rental payments with 51.1 % of households paying high rental rates compared with Greater Perth (24.0%).

The proportion of fully owned properties is particularly high in City Beach and Floreat (approximately 49.5% and 40.3% respectively). On the other hand, rentals in City Beach and Floreat are considerably lower at approximately 12.8% and 12.2% respectively.

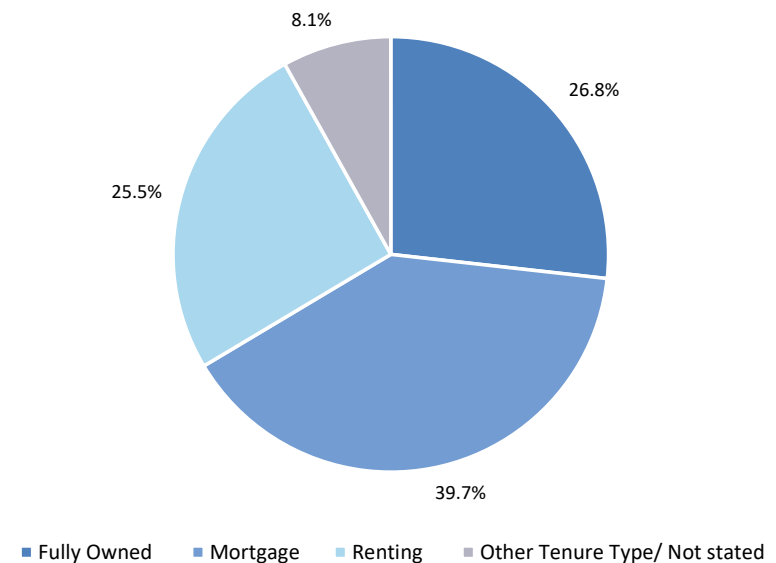
The housing tenure profile of Wembley-Jolimont is similar to that across the Greater Perth at large, with approximately 26% rentals, which has remained steady between 2011 and 2016.

In the case of West Leederville, the proportion of fully owned properties is similar to the average level across Greater Perth at 26.5%. However, compared to both Cambridge and Greater Perth, there is a higher proportion of rental properties, reflecting the inner city location of the suburb (36.2% rentals in West Leederville compared to 25.5% across Perth and 21.2% across Cambridge).

Housing Tenure - Town of Cambridge (2016)



Housing Tenure - Greater Perth (2016)



4.2.11 IMPLICATIONS

A growing residential population and expected future population growth

The Town's population increased approximately 4.9% over the 2011 to 2016 period and 12.3% in the period 2006-2016. This follows a period of population stagnation over the 1990's. Household sizes have been increasing to accommodate the increased population (change from 2.50 to 2.61 people per dwelling between 2001 and 2016). The Town's population is expected to increase by approximately a further 11.5% to 31,940 by 2026 from 2015 levels (WAPC Band C forecast).

Growing proportions of young children and couples with children, loss of young workforce and growing empty nesters and retirees

The Town has a higher than average proportion of couples with children in 2016 than is the case across the Greater Perth (38.5% compared to 32.3% of households). This proportion has increased over recent years over the Town. There has been a decrease in babies and preschoolers with an increase in school children throughout the Town. School children accounting for 19.4 % of the Town's population in 2016, compared with 18.7% in 2006 which is a higher proportion when compared with Greater Perth accounting for 16.2% of the population. In particular, there has been a prominent increase in primary school children (5 to 11 years) within the Town (11.1%) compared to Greater Perth (9.0%).

There has been a recent decrease in young adults (18 to 24 years of age) from 8.8% in 2011 to 7.9% in 2016, but an increase in the young workforce (25 to 34 years of age). In comparison with 2011, the proportion of empty nesters and retirees (60 to 69 years of age) has increased, with empty nesters representing 9.3% of the Town's population, which previously represented 8.5% in 2016.

Forecast increases in seniors, lone person households and couple households without children

Population forecasts for the Town (from demographers Informed Decisions) indicate that the number of lone person households and couple households with no children are likely to

increase over the next 20 years and that couple families with dependents will increase over the next five to ten years before stabilising. Meanwhile, it is expected that the most significant changes to the Town's age profile over the next 20 years will be increases in those aged 50 to 85 years (particularly those over 60 years) and those in the 35-49 age group. There will be some continued short-term increases in the number of those aged 5-17 years over the next five to ten years, before reductions in these age groups.

Forecast increases in seniors, lone person households and couple households without children

Population forecasts for the Town (from demographers Informed Decisions) indicate that the number of lone person households and couple households with no children are likely to increase over the next 20 years and that couple families with dependents will increase over the next five to ten years before stabilising. Meanwhile, it is expected that the most significant changes to the Town's age profile over the next 20 years will be increases in those aged 50 to 85 years (particularly those over 60 years) and those in the 35-49 age group. There will be some continued short-term increases in the number of those aged 5-17 years over the next five to ten years, before reductions in these age groups.

Key Implications

Without more area specific analysis being undertaken (and while also accounting for state and regional planning objectives), the following implications are noted:

- Additional housing and infrastructure provision required for growing population;
- Additional aged housing and services and greater housing diversity for elderly are required and the need to consider opportunities for aging in place;
- Increased housing diversity opportunities across the Town required given the diversity in the population profile – with an emphasis on providing dwellings for smaller households (especially in the longer term);
- Need to consider the robustness of housing stock so as to accommodate changing household structures and tenures.

4.3 ECONOMY AND EMPLOYMENT

4.3.1 EMPLOYMENT

In 2016, some 13,096 people worked in the Town of Cambridge. Most of the workforce resides in Cambridge or the adjacent Local Government Areas of Stirling, Joondalup, Nedlands, Subiaco and Vincent. Some of the workforce travel into Cambridge from further afield including Melville and Swan.

At the same time, there were 12,952 employed residents. Of these workers, 2,313 also lived in the area. In other words, 17.7% of the workers in the area also live in the Town of Cambridge.

The Town of Cambridge's employment statistics are an important indicator of socioeconomic status. The levels of full or part-time employment, unemployment and labour force participation indicate the strength of the local economy and social characteristics of the population.

Employment status is linked to a number of factors including Age Structure, which influences

the number of people in the workforce; the economic base and employment opportunities available in the area; and the education and skill base of the population. The table *Employment Status* () illustrates the Town's employment profile.

At the time of the 2016 census, the employment rate within the Town of Cambridge was high with 94.7% of the labour force employed and 5.3% unemployed. This compares to 91.9% and 8.1%, respectively for Greater Perth.

Perth City Centre is the major employment destination in the region and for the Town's working population Perth City Centre is the key employment area and commercial centre for the region. Of the Town's working population of approximately 3,681 (28.4%) are employed within the City of Perth while 17.9% work within the Town, with the remaining 53.7% working elsewhere.

TABLE 19: EMPLOYMENT STATUS

Town of Cambridge - Persons (Usual residence)	2016			2011			Change 2011 to 2016
2011 - 2016	No.	%	Greater Perth %	No.	%	Greater Perth %	
Employment status	Number	%	Greater Perth %	Number	%	Greater Perth %	
Employed	12,929	94.7	91.9	12,595	97.0	95.2	+334
Employed full-time	7,576	55.5	56.4	7,642	58.8	60.2	-66
Employed part-time	5,210	38.2	33.9	4,799	36.9	33.1	+411
Hours worked not stated	143	1.0	1.5	154	1.2	1.9	-11
Unemployed (Unemployment rate)	725	5.3	8.1	394	3.0	4.8	+331
Looking for full-time work	362	2.7	4.8	181	1.4	2.7	+181
Looking for part-time work	363	2.7	3.3	213	1.6	2.0	+150
Total labour force	13,654	100.0	100.0	12,989	100.0	100.0	+665

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

4.3.2 TRAVEL TO WORK

As for Greater Perth, the method of travel to work for residents of the Town of Cambridge is overwhelmingly dominated by the car (as a driver), although the proportion is less than that for Greater Perth (58.8% compared to 64.1%). **Table 20** below demonstrates that a higher proportion of Cambridge residents than those in Greater Perth used alternative travel to work methods such as bus (6.8% compared to 4.1%); bicycle (3.3% compared to 1.0%); and walked (3.7% compared to 2.1%). In addition, a higher proportion of Cambridge residents worked at home (6.9% compared to 3.9%).

Method of travel to work has not changed greatly since 2011, however, there was a slight increase in the proportion of residents driving to work and a slight increase in the proportion of those catching a bus or cycling.

TABLE 20: METHOD OF TRAVEL TO WORK

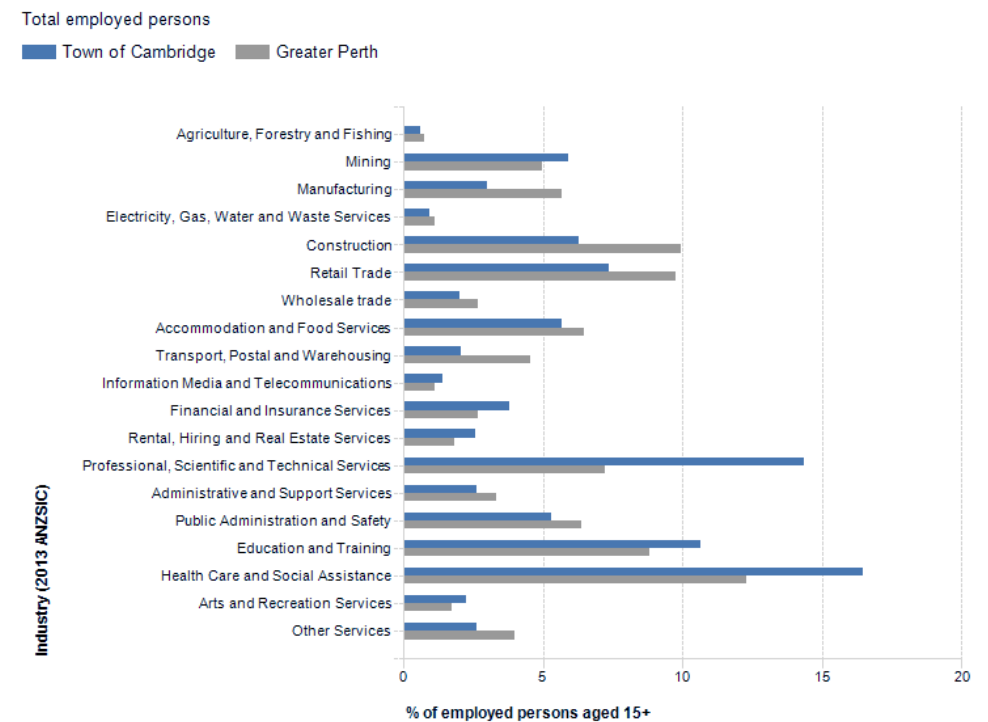
Town of Cambridge - (Enumerated) Main method of travel	2016			2011			Change 2011 to 2016
	Number	%	Greater Perth %	Number	%	Greater Perth %	
Train	479	3.7	6.1	536	4.3	6.5	-57
Bus	878	6.8	4.1	819	6.5	4.0	+59
Tram or Ferry	3	0.0	0.0	0	0.0	0.0	+3
Taxi	38	0.3	0.2	34	0.3	0.2	+4
Car - as driver	7,595	58.8	64.1	7,265	57.7	61.5	+330
Car - as passenger	521	4.0	4.6	524	4.2	5.4	-3
Truck	30	0.2	0.7	32	0.3	0.9	-2
Motorbike	71	0.5	0.5	93	0.7	0.6	-22
Bicycle	431	3.3	1.0	401	3.2	1.1	+30
Walked only	476	3.7	2.1	477	3.8	2.3	-1
Other	150	1.2	1.9	163	1.3	1.8	-13
Worked at home	895	6.9	3.9	756	6.0	3.4	+139
Did not go to work	1,261	9.8	9.9	1,386	11.0	11.0	-125
Not stated	98	0.8	1.0	109	0.9	1.3	-11
Total employed persons aged 15+	12,926	100.0	100.0	12,595	100.0	100.0	+331

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

4.3.3 EMPLOYMENT INDUSTRY

In 2016, the industry sectors of Health Care and Social Assistance (16.5%); Professional, Scientific and Technical Services (14.4%); and Education and Training (10.6%) dominated employment within the Town of Cambridge. Retail Trade (7.4%) and Construction (6.3%) were the next highest industry employment sectors, as highlighted in **Figure 40**.

FIGURE 40: INDUSTRY SECTOR OF EMPLOYMENT (2016)



From the previous census in 2011, most growth was notably experienced in the Health Care and Social Assistance, with Education and Training and Accommodation Food Services. It is also worth noting that there was a significant increase in the number of those whose industry is 'Inadequately describes or not stated' suggesting that there may be an increase in the diversity of industry residents are employed in. Several sectors experienced some decline being most significantly in Professional, Scientific and Technical Services (refer **Figure 41**).

Town of Cambridge - Total employed persons

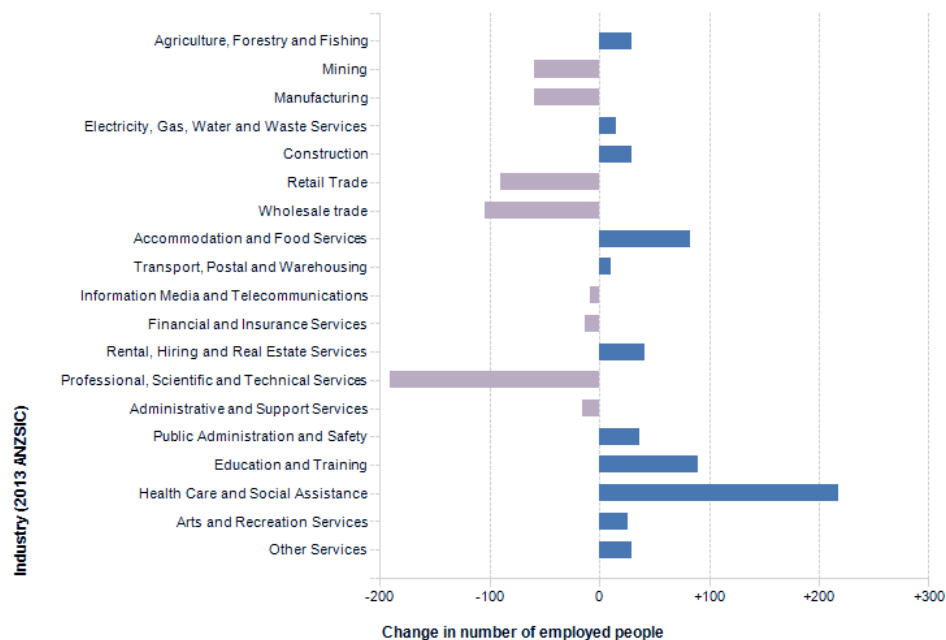


FIGURE 41: CHANGE IN INDUSTRY SECTOR OF EMPLOYMENT (2011-2016)

4.3.4 OCCUPATION

Professionals (41.9%), Managers (17.8%) and Clerical and Administrative Workers (11.5%) accounted for the bulk of the workforce occupations in 2016. The proportions of Professionals and Managers in the Town compared to Greater Perth are significantly higher; particularly in relation to Professionals which is almost double (41.9% compared to 22.2% for Greater Perth).

A smaller proportion of persons are employed as Technicians and Trade Workers (6.7% compared to 15.6% for Greater Perth) and Labourers (3.7% compared to 9.0% for Greater Perth), as can be seen in the **Figure 42** below.

Over the period 2011 to 2016, **Table 21** shows that the greatest change in occupation of employment was growth in Professionals and then Managers and Community, and Personal Service Workers. There was a decline in Clerical and Administrative Workers which is consistent with what Greater Perth has experienced.

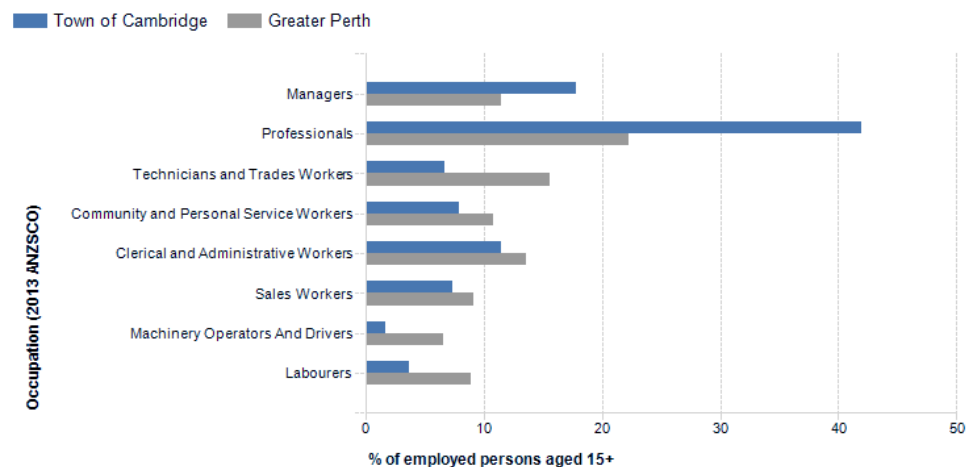


FIGURE 42: OCCUPATION OF EMPLOYMENT (2016)

TABLE 21: OCCUPATION OF EMPLOYMENT

Town of Cambridge - (Usual residence)	2016			2011			Change 2011 to 2016
Occupation	No.	%	Greater Perth %	No.	%	Greater Perth %	
Managers	2,298	17.8	11.5	2,158	17.1	11.4	+140
Professionals	5,420	41.9	22.2	5,170	41.0	21.7	+250
Technicians and Trades Workers	866	6.7	15.6	934	7.4	16.1	-68
Community and Personal Service Workers	1,022	7.9	10.8	903	7.2	9.7	+119
Clerical and Administrative Workers	1,489	11.5	13.6	1,603	12.7	15.3	-114
Sales Workers	953	7.4	9.2	967	7.7	9.0	-14
Machinery Operators And Drivers	212	1.6	6.5	223	1.8	6.6	-11
Labourers	482	3.7	9.0	485	3.8	8.8	-3
Inadequately described	53	0.4	0.6	156	1.2	1.4	-103
Total employed persons aged 15+	12,921	100.0	100.0	12,599	100.0	100.0	+322

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled and presented by .id, the population experts.

4.4.2 INCOME

Coinciding with the major industry employment sectors and occupations, individual and weekly household incomes within the Town of Cambridge are not unexpectedly high.

Analysis of individual income levels in the Town of Cambridge in 2016 shows a higher proportion of those earning a high income (\$1,750 per week or more) and a lower proportion

of low income earners (less than \$500 per week) compared to Greater Perth. Some 29.0% of the population earned a high income (15.1% for Greater Perth) and 29.7% earned a low income (35.7% for Greater Perth).

Similar results are apparent for weekly household income (Table 22). A total of 42.9% of households earned \$2,500 per week or more (24.8% for Greater Perth) and 11.3% earned less than \$650 per week (15.7% for Greater Perth).

TABLE 22: WEEKLY INDIVIDUAL INCOME (2016)

Town of Cambridge - Persons Aged 15+ (Usual Residence)	2016		
Weekly Gross Income	No.	%	Greater Perth %
Negative Income / Nil Income	2,026	9.6	10.7
\$1 - \$149	1,100	5.2	4.4
\$150 - \$299	1,027	4.9	6.5
\$300 - \$399	950	4.5	7.2
\$400 - \$499	1,178	5.6	6.9
\$500 - \$649	1,096	5.2	6.7
\$650 - \$799	969	4.6	6.4
\$800 - \$999	1,256	5.9	7.4
\$1,000 - \$1,249	1,469	7.0	8.5
\$1,250 - \$1,499	1,158	5.5	6.2
\$1,500 - \$1,749	1,226	5.8	5.5
\$1,750 - \$1,999	951	4.5	4.0
\$2,000 - \$2,999	2,086	9.9	6.8
\$3,000 or more	3,102	14.7	4.3
Not stated	1,540	7.3	8.6
Total persons aged 15+	21,134	100.0	100.0

4.4 ECONOMIC DRIVERS AND FUTURE EMPLOYMENT REQUIREMENTS

4.4.1 EMPLOYMENT GROWTH REQUIREMENTS

Employment generation and economic growth within the Town will be essential so that;

- the local population has a choice of places of employment in the Town and within easy access of their homes;
- the local population has a sustainable and high quality of life with local facilities, shops, entertainment, events, education and employment choices;
- the Town is able to capture resident and business expenditure locally to support additional enterprises and to sustain the local economy.

The likely demand for employment can be calculated in a number of ways including the increase in proportion of the population of working age and also as a factor of household growth. This rudimentary calculation is intended to highlight the requirement for employment growth but the detail of how those jobs could be achieved and where they could be located is a matter for further examination.

Clearly not all of the eligible workforce will be seeking or able to gain employment, or local employment, although the town does have a high participation rate at present. Similarly the community may seek specific jobs associated with their needs and qualifications outside of the Town, a scenario whereby the current low levels of employment self containment would be perpetuated.

As a basic calculation, the Town can expect approximate growth in the age groups 15-65, people most likely eligible or actively seeking employment, of 3,880 people or a 19.4% increase in the same age cohorts from 2016 to 2026 and similarly the anticipated growth in the number of households over the period 2016-2026 is 1,100 households or 9.3%.

In 2016 the employment participation rate of the local labour force was 64.6%, and 55.5% of the employed local workforce worked full time, and 38.2% worked part time. If these ratios remained static, this may equate to a desirable increase of future employment opportunities by 2026 of 2,735 jobs or 1.5 jobs per household (a reasonable jobs/household ratio), of which 1,668 jobs could be full time job opportunities and 1,039 jobs could be part time job opportunities.

In 2016 the level of employment self-sufficiency (ratio of the number of jobs provided and the number of employed persons within the Town of Cambridge) was 75% but the level of employment self-containment (persons who live and work within the Town of Cambridge) was only 17.7%. Moderate employment self sufficiency and low employment self containment is not unusual so close to Perth CBD, however the Town could aim to sustain or even increase the level of employment self sufficiency and to increase the level of employment self containment, that is increase opportunities to live and work locally, over the period of the Local Planning Strategy.

Key Implications

Bearing in mind the above profile as well as the need to have diverse, attractive and active centres, support sustainable design and the emphasis on local amenity in the Town's Strategic Plan, the following implications have been identified for commercial centres and the local economy.

- Maintain the Town's existing commercial centres to reflect their value in the community and provision of employment opportunities;
- Enhance the appearance and functionality of these centres through centre plans as appropriate, with an emphasis on sustainable urban design and main street development principles (particularly for larger centres i.e. Floreat Forum);
- Ensure that centre development provides for a mix of land uses and activities so as to provide diverse employment opportunities and services (possibly review planning provisions to encourage mixed use development);
- Ensure that traditional economic activities in existing centres (i.e. service commercial activities) are not all lost so as to protect existing employment choice;
- Clarify the future role and function of the Medical Centre zone;
- Consider the introduction of corner stores, delis, coffee shops and similar, particularly in City Beach, to provide less car reliant access to these services and a greater 'local' community focus.

4.5 RETAIL AND COMMERCE

There are a number of activity centres distributed across the Town of Cambridge (**Figure 43**). The centres can be broadly classified within the hierarchy of SPP4.2 as follows:

- **District Centres** – West Leederville, Wembley and Floreat Forum.
- **Neighbourhood Centres** – Gayton Road and Ocean Village.

4.5.1 BUSINESS AND EMPLOYMENT GROWTH

The Town's economy is characterised by high levels of knowledge intensive and strategic employment and corresponding high qualification/income levels reflective of the medical and community based prevailing uses. Maintaining and increasing business activity and quality employment will be particularly important to strengthen the local economy and to support further population growth and demographic change.

Business Growth

The Town provides significant employment floorspace to meet the needs of both local population and industries. Employment related floorspace includes both commercial and community uses such as retail stores, offices, health services and recreational facilities.

The Town will need to plan for appropriate commercial development to allow capacity to accommodate the projected employment needs to support the population targets established by *Perth and Peel @ 3.5 million*.

To support economic sustainability in the future, both population driven and strategic employment will need to grow at approximately the same rate as population growth over the long term. It is estimated that approximately 300,000m² additional floorspace will be required. This will result in an ultimate total floor space requirement for 839,000m² to support an employment self-sufficiency target of 79 percent or a total of 16,500 additional jobs by 2050, as outlined in **Table 23**.

Employment Growth

The WAPC's *Perth and Peel @ 3.5 million – Central Sub-Regional Planning Framework* establishes an employment self-sufficiency target of 139.7 percent for 2050, which maintains the current ESS ratio as at 2010. A large proportion of the sub-regions employment is, however, contained within the Perth CBD. The Town's ESS target also reflects its current ESS at 79 percent, which equated to 10,300 jobs in 2011.

The Town has low unemployment levels, but has a relatively low employment self-containment at 16 percent. The Town will work to improve the employment self-containment through intensification of mixed use centres to encourage local living and working lifestyles and strengthen the Town's community connectivity.

TABLE 23: EMPLOYMENT FLOORSPACE TARGETS (PRACSYS, 2018)

Economy and Employment Precinct	Employment Floorspace (2011)	Employment Floorspace Target (2050)	Percentage Increase (%)
Strategic Centres			
West Leederville	83,500m ²	134,500m ²	+61%
City Beach / Floreat Beach Nodes	6,500m ²	10,500m ²	+66%
Sub-Total	90,000m²	145,000m²	
Knowledge Centres			
Medical Precinct	24,000m ²	38,000m ²	+58%
Other Knowledge Centres	7,000m ²	11,000m ²	+57%
Sub-Total	31,000m²	49,000m²	
Consumer Centres			
Wembley Activity Centre	18,000m ²	29,000m ²	+61%
Floreat Activity Centre	19,000m ²	28,000m ²	+47%
Gayton Street Neighbourhood Centre	3,200m ²	4,400m ²	+37.5%
Ocean Village Neighbourhood Centre	2,300m ²	3,400m ²	+48%
Other Centres (Grantham Street and Cambridge Street, Herdsman Parade)	31,000m ²	49,000m ²	+63%
Sub-Total	73,500m²	113,800m²	
Other employment floorspace (community facilities, civic uses, etc)	331,500m ²	531,200m ²	+62%
TOTAL	526,000m²	839,000m²	

Footnote: The employment floorspace targets are indicative rather than prescriptive limits.

4.6 TOURISM AND VISITORS

Tourism and hospitality are key industries and major contributors to Australia's economy. As an industry within Australia, tourism has been steadily increasing over the past five years, with key trends on the previous year identifying that:

- Nights spent in hotels, motels and resorts increased by 9% to 27.5 million on the back of strong growth in the holiday segment, while nights spent at guest houses and bed and breakfasts increased 29% to 1.3 million;
- Spend on inclusive package travel grew strongly by 22% to \$4.5 billion;
- First-time visitor numbers were up 12% and return visitors 10%;
- Backpacker visitor numbers increased slightly, up 2% to 611,900; and
- Growth in travel party type was highest for adult couples, and friends and family travelling together, both increasing by 16% to 1.5 million and 804,200 respectively. Those travelling alone increased 7% to 3.7 million and accounted for 52% of all arrivals.

4.6.1 STATE CONTEXT

Within Western Australia (WA) during the same period, 10.1 million overnight visitors came to or travelled within WA, and Western Australians took 19.4 million day trips within the State. Together these visitors spent \$9.6 billion in WA, with approximately \$5 billion spent in the Perth metropolitan area. This represented a 12% increase from the previous financial year in both total spent and the number of visitors entering WA.

Tourism Research Australia (TRA) forecasts that this will continue to grow year on year by an average of 3.5% up to the 2024-25 financial year. Of those visiting WA during 2015, 8% stated that their visit was for culture and heritage, 34% for food and wine and 11.6% for nature based purposes.

Information available from .idcommunity for the Western Suburbs Regional Organisation of Councils (WESROC) comprising the Town of Claremont, Town of Mosman Park, the City of Nedlands, the Shire of Peppermint Grove and the City of Subiaco is shown in **Table 24**.

Whilst the Town of Cambridge is not included within the WESROC area, the data available provides a good indication of how the tourism sector is performing for the Town and wider western suburbs area.

The table provides an overview of employment generated from tourism and hospitality industries. In 2014/15, there were 3,562 full-time employees who make up the tourism and hospitality workforce in the WESROC area, representing 5.2% of the total industry and an increase in 243 employees from 2010.

In the WESROC area, tourism and hospitality generated \$799 million in 2014/15 equating to 4.6% of total industry and an increase of \$154 million from 2010. Value add, a measure of how productive the tourism and hospitality sector has been at producing this output as a component of input expenditure, identifies a total of \$358 million generated by the tourism and hospitality industries in 2014/15, equating to approximately 4.0% of total industry and an increase of \$92 million from 2010.

Compared to WA as a whole, the tourism and hospitality sector in the WESROC area generally performs above average. In the economic context, tourism is a very small contributor to current economic activity in the WESROC area, however its value can be sustainable over time and opportunities are available for its increased contribution.

TABLE 24: WESROC TOURISM AS AN INDUSTRY

WESROC area	2014/15				2009/10				Change
Measure	WESROC area	% of total industry	Western Australia%	WESROC area as a % of Western Australia	WESROC area	% of total industry	Western Australia%	WESROC area as a % of Western Australia	2010 to 2015
Employment (total)									
Direct	4,995	6.1	5.2	6.6	4,713	7.3	5.7	6.9	+282
Indirect	1,562	1.9	1.9	5.6	1,453	2.3	2.2	5.6	+109
Total	6,557	8.0	7.2	6.3	6,166	9.6	7.8	6.5	+391
Employment (FTE)									
Direct	3,562	5.2	4.5	6.3	3,319	6.2	5.0	6.3	+243
Indirect	1,695	2.5	2.2	6.2	1,562	2.9	2.5	6.1	+133
Total	5,256	7.6	6.6	6.3	4,881	9.2	7.5	6.2	+375
Output/Sales (\$m)									
Direct	799	4.6	2.0	7.3	645	4.6	2.1	7.5	+154
Indirect	409	2.4	1.1	6.6	326	2.3	1.2	6.7	+82
Total	1,207	7.0	3.1	7.1	971	6.9	3.3	7.2	+236
Value added (\$m)									
Direct	358	4.0	2.2	6.7	266	3.7	2.1	6.7	+92
Indirect	189	2.1	1.1	7.2	137	1.9	1.0	7.0	+52
Total	547	6.1	3.2	6.9	403	5.6	3.1	6.8	+144

4.6.2 LOCAL CONTEXT

Within the local context, tourism within the Town of Cambridge is a very small contributor to the Town. This could be attributed to its geographical isolation for the Perth CBD and other major tourism attractions such as Fremantle.

The following tourist attractions within the Town of Cambridge are seen as opportunities for the area:

- Floreat Beach
- City Beach
- Bold Park
- Reabold Hill Summit Lookout
- Quarry Amphitheatre
- Perry Lakes
- Wembley Golf Course
- Lake Monger

A review of available hotels, motels, bed and breakfasts and short stay accommodation indicates that there are no hotels located within the Town. The short-term accommodation market has only three operational bed and breakfasts, being the Cambridge Atrium in Wembley, Lakeside Bed and Breakfast in West Leederville and City Beach Bed and Breakfast in City Beach.

The Town is in the early stages of preparing a short-stay accommodation policy which will address emerging forms of accommodation such as Airbnb.

Tourism attractions and short-term accommodation facilities located within the Town are shown in **Figure 44**.

Existing tourism attractions within the Town are primarily recreation and nature based and the main focus of the Town for tourists is undoubtedly the water (Floreat Beach, City Beach, Lake Monger), and recent food and beverage developments and enhanced public open space at City Beach have seen growth in visitation. Tourism is a sector that provides minimal economic stimulus for the Town, however the following issues and opportunities are identified for consideration in the Local Planning Strategy to enhance the growth of the tourism sector.

The demand for short-term accommodation options in the Town could be regarded as low, however given the perceived attraction of the coast for tourists and small number of bed and breakfast operators within the area, there is an opportunity to increase and diversify short-term accommodation options within proximity to coastal assets as well as the medical precinct.

In order to capitalise on the existing natural and recreational assets of the Town there exists opportunities to upgrade and expand these facilities, marketing and promote to older visitors, international visitors and nature-based visitors and target future opportunities for nature-based and low-impact tourism.

Whilst currently tourism is a small component of the Town's planning framework and economic sector, strategies to overcome these challenges and realise the benefits of tourism in the Town are necessary.



Image: The redeveloped City Beach foreshore precinct attracts tourists and visitors to the attractive beach setting and ocean front dining and entertainment area.

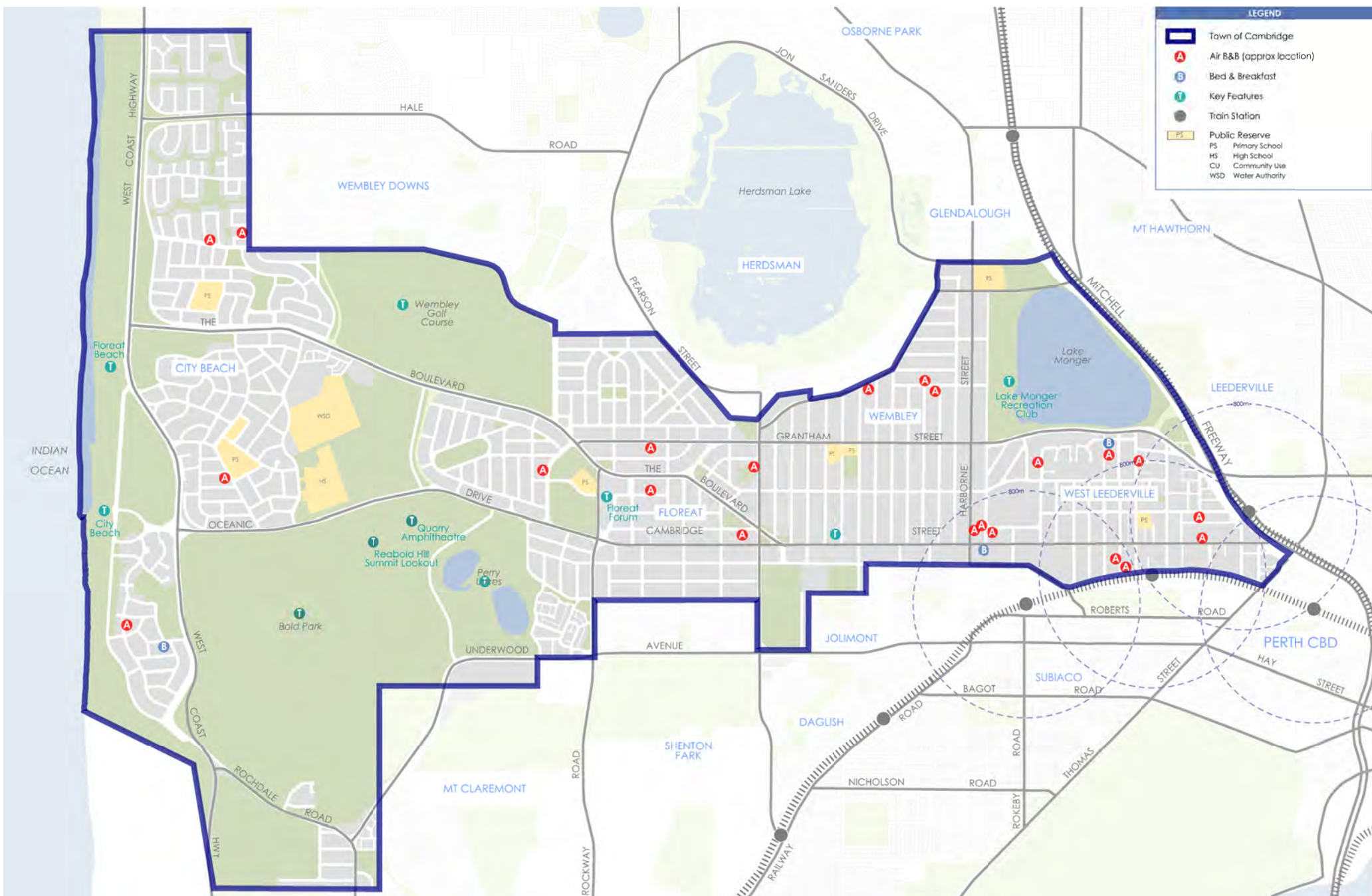


FIGURE 44: EXISTING TOURIST ATTRACTIONS AND ACCOMMODATION VENUES

4.7 RECREATION AND OPEN SPACE

The Town has extensive open space areas which have been broadly classified as nature based space, sport space and recreation space as shown in **Figure 45**.

4.7.1 REGIONAL OPEN SPACE AND RECREATION

Bold Park

Bold Park is a 437 hectare urban bush land area in the Reabold precinct which was established by the Perth City Council in 1936. It was transferred from the Town to the State in May 1998 to create a regional A-Class Reserve, and since 2000 has been managed by the Botanic Gardens and Parks Authority (BGPA) in accordance with the Bold Park Environmental Management Plan (2000 - 2005). It includes the Mt Kenneth Reservoir on the western edge of the park, off Kalinda Drive, and the 640 person capacity Quarry Amphitheatre.

Coastal Foreshore

The 4.8km of ocean shoreline and coastal beaches of Floreat and City Beach are a major community and regional attraction for the Town. The total area of open space equates to 129 hectares, and is public purpose reservation and largely a Bush Forever site, and as such is highly protected to ensure preservation of the fragile sand dune ecosystems. The Town has prepared the Coastal Natural Areas Management Plan to guide the management of these areas.

Wembley Golf Course

Wembley Golf Course is a 36 hole public golf course in Perth which encompasses a total area of 131 hectares. Set in natural bushland it is a key attraction and asset for the surrounding neighbourhoods.

Perry Lakes Reserve

Perry Lakes Reserve is located further south in the Reabold precinct and covers an area of 80 hectares. This includes a 57 hectare regional recreation reserve and a 13 hectare conservation

wetland, which is a drought refuge for a range of fauna. The Town has prepared the Perry Lakes Environmental Management Plan to guide the management of the Reserve.

Alderbury Sportsground

Within the Perry Lakes precinct is Alderbury Sportsground, a 10 hectare reserve for club sports including cricket and hockey and the Town's skate park. The skate park is a well-used community asset built in 2001, after consulting with young people in the area, and is to be upgraded in 2017. It includes an area for skaters and BMX riders as well as spectators.

Lake Monger

The Lake Monger reserve covers an area of 109 hectares, and is made up of a 38 hectare regionally significant recreation reserve visited by the local and regional community. It includes 71 hectare of conservation wetland that is a key habitat and permanent drought refuge for various fauna. The Town developed the Lake Monger Reserve Management Plan 2008-2018 to manage the reserve including an implementation program.

Floreat Sporting Precinct

The Floreat Sporting Precinct covers an area of 14 hectares and accommodates a wide range of sporting clubs and infrastructure, including facilities for tennis, cricket, lacrosse, lawn bowls, croquet and a range of other sports and recreation activities.

Other Facilities

Other facilities include:

- Wembley Sports Park, including the State Netball Centre, Matthews Netball Centre and Wembley Oval;
- City Beach Oval; and
- AK Reserve, including the State Basketball Centre and Athletics and Rugby facilities.

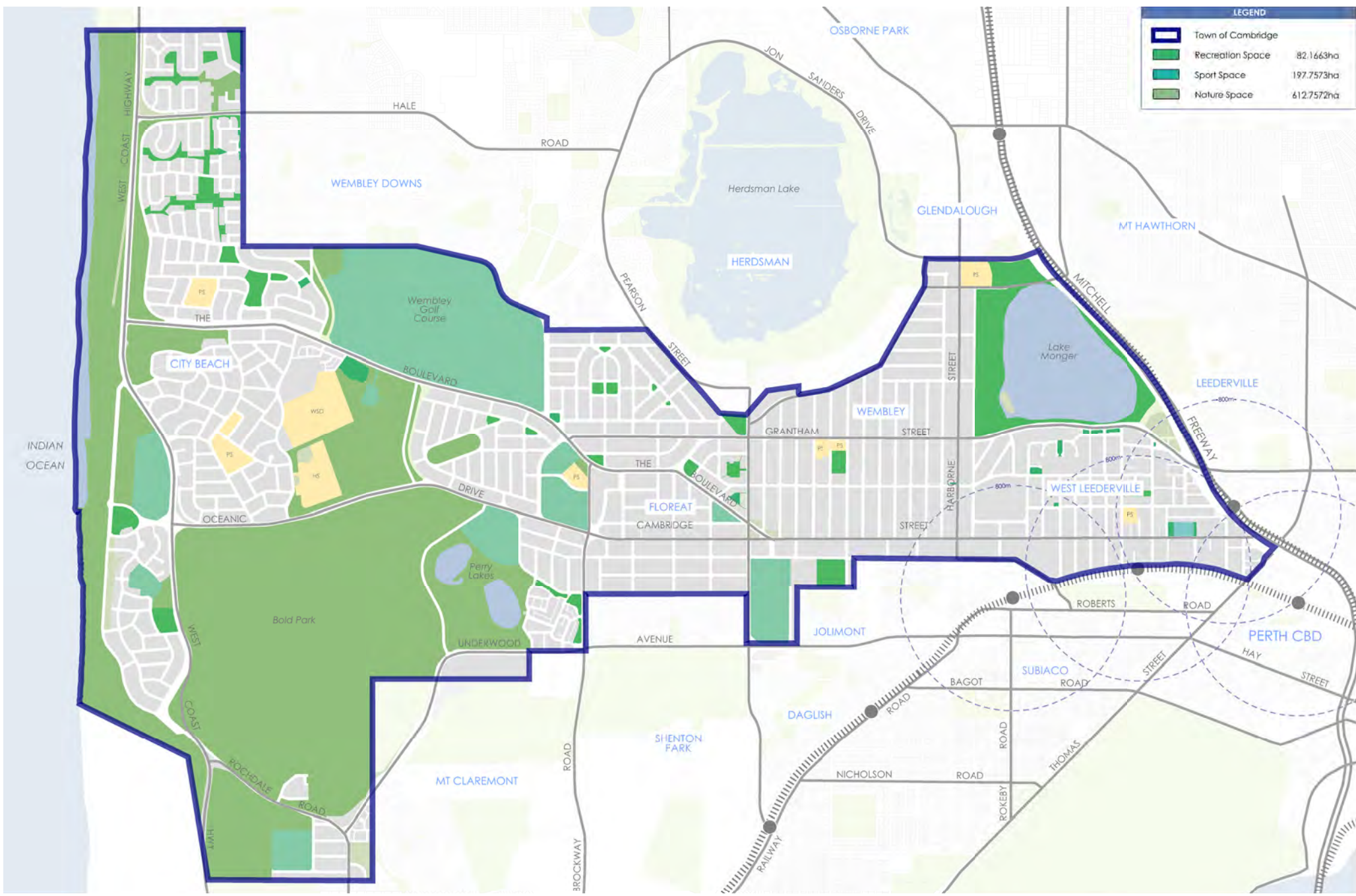


FIGURE 45: RECREATION AND OPEN SPACE

4.7.2 OPEN SPACE PROVISION

City Beach

The suburb of City Beach has a very high provision of open space, with a total of 566 hectares (56%) of recreation, nature and sport space provided.

This is, however, predominantly composed of regional open space, including Bold Park and the coastal foreshore, which combined equate to 473 hectares (47%), with the remaining 93 hectares made up of more localised open space.

Floreat

The suburb of Floreat also has a very high provision of open space, with a total of 212 hectares (38%) of recreation, nature and sport space provided.

Again, this is largely comprised of regional open space, including the Perry Lakes reserve, Alderbury Park, Floreat Park and the Wembley Golf Course. More localised open space equates to 23 hectares, or 4% of the gross developable area excluding regional open space.

Wembley

The Wembley area, as an earlier region of subdivision and development, is comprised of Lake Monger and a network of smaller localised open space areas, which account for 58 hectares (13%), with 22 hectares of local open space (including open space in the immediately abutting areas of Jolimont).

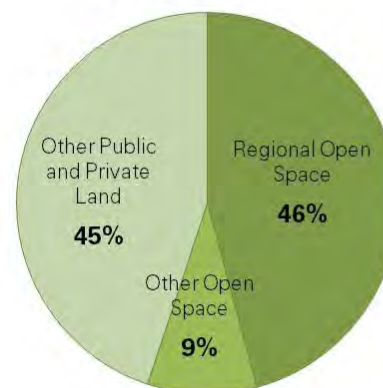
West Leederville

The West Leederville area has the least amount of open space comparative to the broader Town of Cambridge area, with only 5.5 hectares of open space, which equates to 4% of the total suburb area.

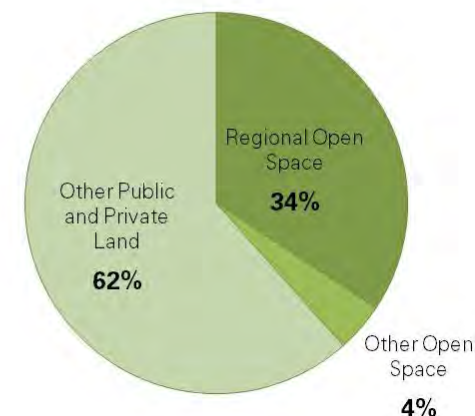
Open Space Needs Analysis

Further analysis on the need for upgrades of existing open space and/or the creation of new open space is required as a component of the Local Planning Strategy, and is likely to require a more detailed open space strategy as a component of implementation of the Local Planning Strategy.

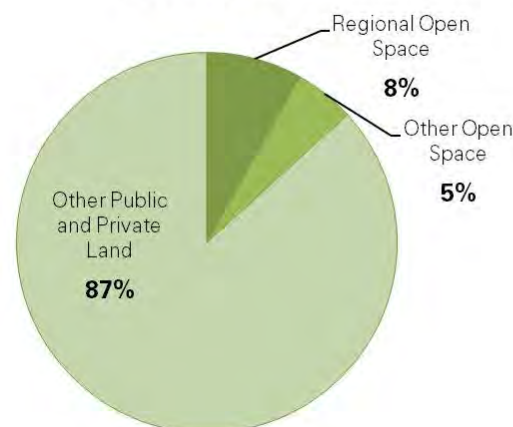
City Beach



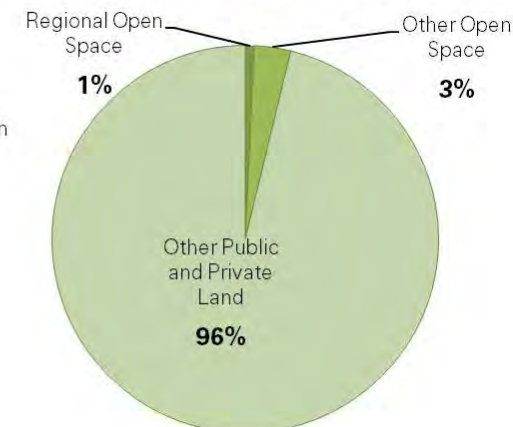
Floreat



Wembley



West Leederville



4.7.3 OPEN SPACE ACCESSIBILITY

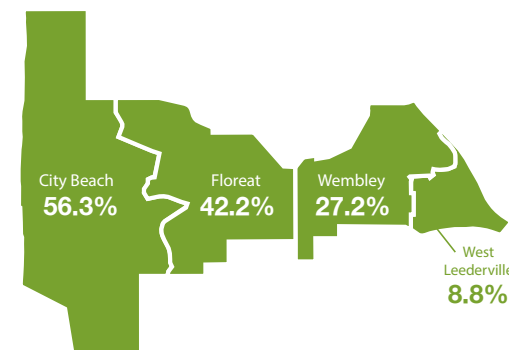
The Town of Cambridge is well serviced by a variety of public open spaces, with approximately 975ha (43.9%) of the municipal area dedicated for local, neighbourhood and district parks (**Figure 46**). Throughout the Town, existing public open spaces are highly accessible by the community, with approximately 95% of developed areas located within 300m of open space. All developed areas within City Beach are within 400 metres of open space, while 98.6% and 94.9% of developed areas within West Leederville and Floreat, respectively, also fall within a five minute walk to areas of open space. Within Wembley, areas of open space are also highly accessible, with 87.5% of developed areas fall within 400 metres of open space.

At a regional scale, the Town has an extensive district open space network, predominately found in the western portion of the Town. District open spaces are commonly used by the broader community and therefore it is important to ensure areas of public open space are well-connected to the broader network and accessible by users within and outside of the Town via public open space, walking and cycling. Currently there are some bus services that connect the Town's regional open spaces such as the coastal foreshore, Bold Park and Wembley Sports Park to surrounding areas. However, these services are limited in that they are not frequently available, with some services not available on weekends or public holidays. Additionally, there is currently very limited service availability to access Lake Monger in West Leederville. In order to improve the accessibility of regional open spaces and sporting facilities within the Town, improved connectivity to these facilities is vital.

As well as connecting district open spaces to the broader community, it is important that residents are well connected to local open spaces within the Town. This is particularly important to those within the eastern portion of the Town that are located further way from the concentration of regional spaces within the western portion of the Town. An example of initiatives to encourage greater connectivity to the Town's regional open spaces is the Summer Bus Services. In December 2017, the Town of Cambridge trialled the Summer Bus Services, which was a privately run bus service that linked West Leederville and Wembley with the Town's community facilities, including stops at Bold Park Aquatic Centre, Perry Lakes Skate Park, and City and Floreat beaches. This programme aimed to reduce parking congestion within the Town and improve connectivity. This was an excellent example of initiatives that will aim to improve connectivity of residents and visitors to the Town's regional open spaces and sporting facilities.

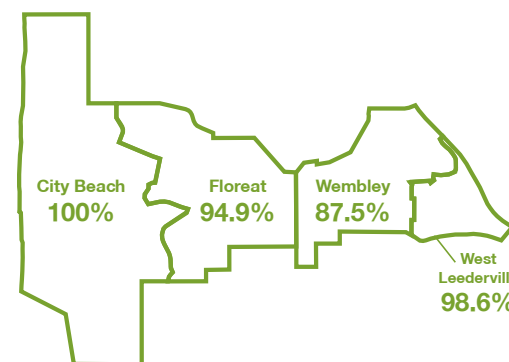
Proportion of municipal area dedicated for Open space

43.9%



Percentage of Developed Area within 400m of Open Space

94.9%



Average size of Open Space

Local Parks
(Less than 3,000m²)



1250m²

Neighbourhood Parks
(3000m² - 2.49ha)



8300m²

District Parks
(2.5ha+)



36ha

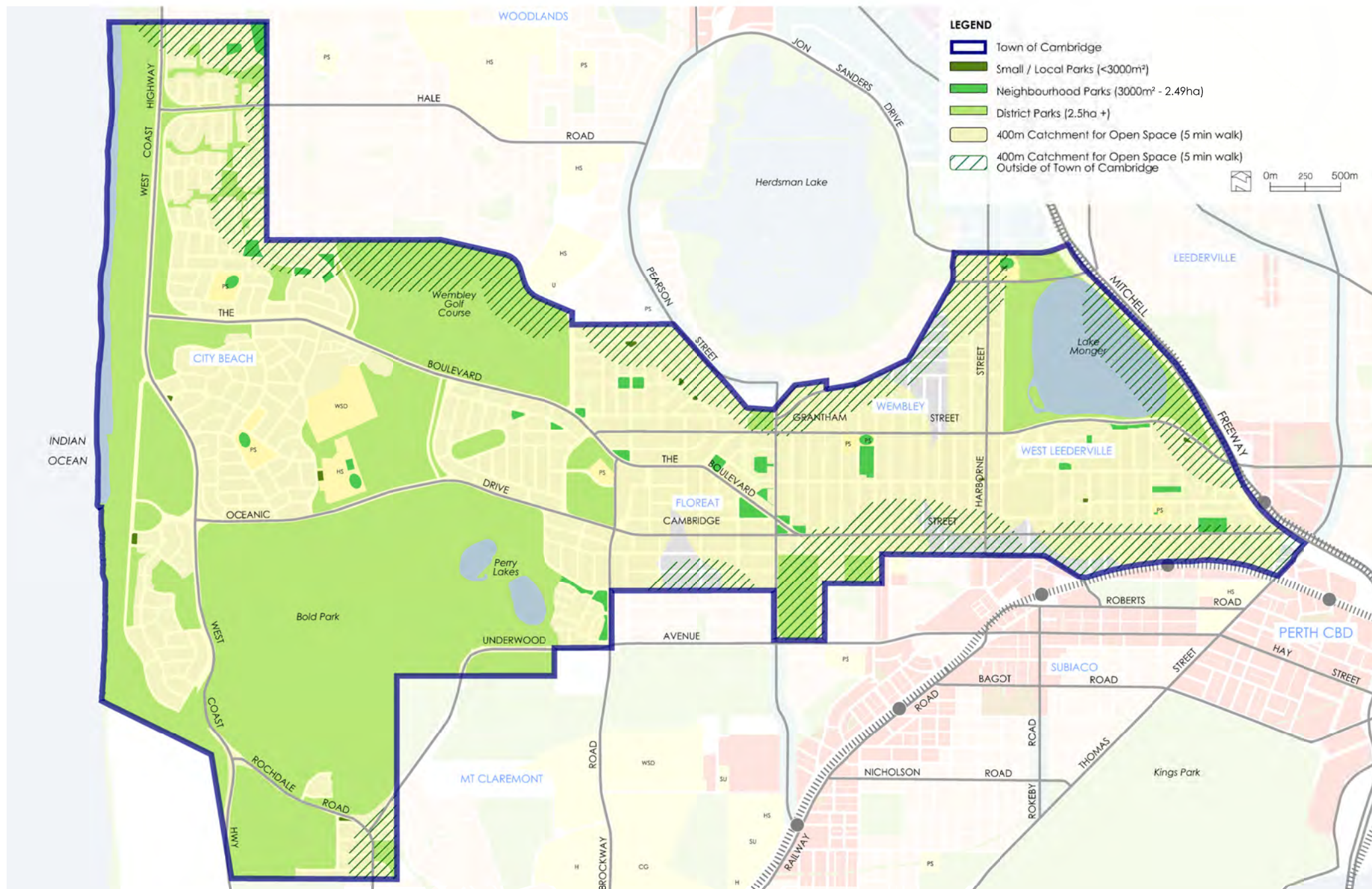


FIGURE 46: RECREATION AND OPEN SPACE

4.7.4 OPEN SPACE FUNCTIONALITY

Table 25 details the features and functions of all parks in the Town.

TABLE 25: OPEN SPACE FUNCTIONALITY

Park Name	Parking	Picnic Table	BBQ	Gazebo	Play- ground	Skate Park	Bike Rack	Exercise Equipment	Drink Fountain	Lighting	Public Toilet	B-ball Back-board	Sports Facilities	Dogs Permitted	Look-outs	Patrolled Beach	Shower	Club room/ pavilion
Alderbury Sportsground, Perry Lakes, Floreat	✓					✓			✓	✓	✓	✓	Cricket & Hockey	✓				✓
Alyth Park, Floreat					✓									✓				
Beecroft park, City Beach	✓	✓	✓		✓				✓	✓		✓	Posts Only	✓				
Bent Park, City Beach					✓			✓	✓			✓	Posts Only	✓				
Birkdale Park, Floreat		✓	✓		✓					✓			Tennis Clubrooms	✓				
Boulevard Quarry Park														✓				
Bourneville Park, Floreat														✓				
Challenger Park, City Beach	✓			✓	✓									✓				
City Beach	✓						✓		✓	✓	✓		Volleyball Poles / Surf Club			✓	✓	
City Beach Park, City Beach	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓			✓	✓	✓	✓	✓
City Beach Oval, Fred Burton Way, City Beach	✓				✓						✓		AFL, Cricket and T-Ball Clubrooms	✓				✓
Cowden Park, Wembley		✓	✓	✓	✓				✓	✓	✓			✓				
Crosby Park, Floreat										✓				✓				
Drabble Park, City Beach														✓				
Donegal Park, Floreat					✓							✓		✓				
Elphin Street Median, Floreat														✓				
Empire Park, City Beach														✓				
Floreat Beach	✓						✓		✓		✓		Volleyball Courts / Surf Club			✓	✓	
Floreat Beach North														✓				✓
Floreat Beach Park, City Beach	✓	✓	✓	✓	✓		✓		✓	✓	✓			✓	✓	✓	✓	
Floreat Oval, Floreat	✓								✓	✓	✓		Cricket, Lacrosse, Croquet, Tennis Clubrooms, Bowls	✓				✓
Fortview Park, Mt Claremont					✓									✓				
Frinton Park, City Beach	✓			✓	✓				✓	✓			Tennis Clubrooms	✓				
Gifford Gardens, City Beach					✓									✓				
Grantham Park, Floreat	✓				✓				✓		✓		Cricket	✓				
Harborne Playground, Wembley					✓				✓					✓				
Helston Park, City Beach				✓	✓							✓		✓				
Henderson Park, Wembley	✓	✓	✓	✓					✓		✓		AFL & Baseball	✓				

TABLE 26: OPEN SPACE FUNCTIONALITY (CONT)

Park Name	Parking	Picnic Table	BBQ	Gazebo	Play-ground	Skate Park	Bike Rack	Exercise Equipment	Drink Fountain	Lighting	Public Toilet	B-ball Back-board	Sports Facilities	Dogs Permitted	Look-outs	Patrolled Beach	Shower	Club room/ pavillion
Holyrood park, West Leederville		✓	✓		✓				✓			✓	Pavillion, Bowls Clubrooms	✓				✓
Jubilee Park, City Beach	✓	✓		✓	✓		✓							✓				
Kilkenny Park, Floreat					✓									✓				
Kingsland Playground, West Coast Highway					✓									✓				
Lake Monger Reserve (NW) West Leederville	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓			✓	✓			✓
Lake Monger Reserve (E) West Leederville	✓	✓	✓		✓		✓	✓	✓	✓	✓	✓		✓				✓
Lake Monger Reserve (SW) West Leederville	✓				✓		✓	✓	✓	✓			AFL, Soccer, Hockey, Rugby & Netball (Posts / Bowls Clubrooms)	✓				✓
Leederville Memorial Gardens, West Leederville	✓			✓			✓			✓				✓				✓
Lothian Park, Floreat				✓	✓							✓		✓				
Maloney Park, City Beach				✓	✓							✓	Tennis	✓				
McCourt Park, West Leederville		✓	✓		✓				✓					✓				
McLean Park, Floreat	✓				✓				✓				AFL & Cricket (Posts / Nets)	✓				
Ocean Mia Park, City Beach		✓	✓		✓					✓				✓				
Ocean Village Park, City Beach					✓				✓	✓		✓	Tennis	✓				
Wembley Sports Park, Jolimont	✓				✓		✓		✓		✓		AFL & Cricket	✓				✓
Perry Lakes Reserve (N) Floreat	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓			✓				✓
Perry Lakes Reserve (S) Floreat	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓			✓				✓
Rose Gardens, Wembley				✓										✓				
Ruislip Park, West Leederville		✓	✓		✓				✓					✓				
Rutter Park, Wembley	✓	✓	✓		✓				✓	✓				✓				
South City Beach														✓				
Tara Vista Park, West Leederville		✓			✓									✓				
Taworri Park, City Beach					✓									✓				
Templetonia Park, City Beach					✓				✓					✓				
Tilton Park, City Beach					✓									✓				
Wembley Oval, Wembley	✓				✓		✓				✓		AFL / Baseball Clubrooms	✓				✓
Winmarley Park, Floreat					✓					✓		✓		✓				



Image:: Beecroft Park, City Beach.

4.8 COMMUNITY FACILITIES

The Town of Cambridge is home to a wealth of community facilities that service the local community, as illustrated in **Figure 47**.

4.8.1 BEACHES AND NATURAL ASSETS

The Town of Cambridge consists of a 4.8km of coastline as well as many well landscaped and highly functional parks and reserves.

City Beach

City Beach offers a large range of facilities for visitors to enjoy and with new infrastructure built in 2008 as part of the City Beach Redevelopment Plan, including:

- New City Beach Surf Life Saving Club;
- Beach Volleyball courts;
- Play and picnic equipment;
- 3 new restaurants; and
- Amphitheatre with terraced seating and grassed areas.

Floreat Beach

Floreat is a popular family beach with ample parking available, and includes the following facilities for visitors:

- Floreat Surf Life Saving Club;
- Volleyball courts;
- grassed areas and large shaded playground with soft fall;
- seating, picnic tables, barbeques and lighting; and
- public toilets, change rooms and showers.

Perry Lakes Reserve

The Town of Cambridge manages Perry Lakes Reserve in Floreat which covers an area of 80 hectares. It consists of a regional recreation reserve, a 13 hectare conservation wetland,



Image: City Beach foreshore has a high standard of facilities available for community use.

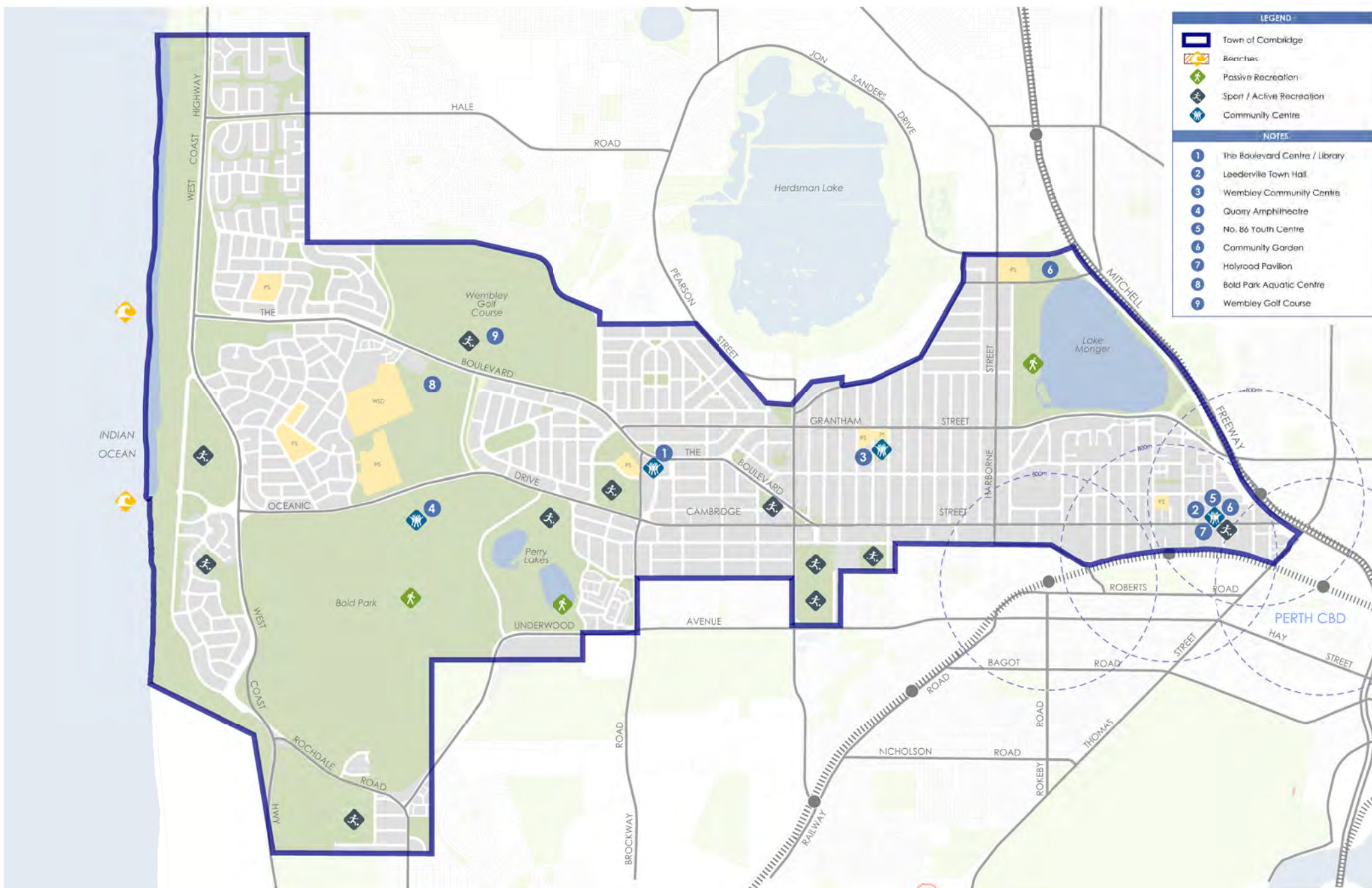


FIGURE 47: MAJOR COMMUNITY FACILITIES

which is a drought refuge for a range of fauna, and 10 hectares for Alderbury Sportsground which caters for formal club sports including cricket and hockey.

Although not registered as an Aboriginal heritage site, the lakes themselves are considered to be significant to the Aboriginal people due to historical use as a fishing hole.

In its current form, the reserve dates from 1962 when the area was landscaped in association with the construction of Perry Lakes Stadium and associated sporting tracks and facilities for the 1962 Commonwealth Games. This stadium and other facilities are now relocated and the area has been redeveloped into housing.

Visitors can enjoy easy access to the reserve with the following facilities and amenities provided:

- public car parking and toilets;
- playgrounds with shade including a playground accessible to children of all abilities;
- outdoor exercise equipment;
- floodlit picnic areas including free push button electric barbecues, picnic tables, drink fountains and park seats;
- internal recreation path network for bike riding, jogging and walking;
- tree lined parklands providing shade and home for birds;
- open parkland areas for kite flying/ball games; and
- lake views and water bird interaction.



Image: Perry Lakes Reserve includes a wide range of facilities, including boardwalks, recreation paths and childrens playgrounds.

Lake Monger Reserve

Lake Monger is a conservation category wetland which has been progressively modified since European settlement to form the Lake today. In its current form it is surrounded by grass and rehabilitated areas which are highly valued for their aesthetic qualities, passive recreational pursuits and as a habitat for an abundance of waterbirds.

Facilities provided at Lake Monger include:

- Public car parks and toilets;
- Shaded playgrounds including a playground accessible to children of all abilities;
- Flood lit picnic areas and public barbecues;
- Path around the lake for bike riding, walking and jogging;
- A nature trail with lookouts throughout the rehabilitation areas to the east of the reserve;
- Open parkland areas for kite flying/ball games;
- A dog exercise area to the south east of the reserve near the Vincent Street freeway on ramp; and
- An educational facility where students and members of the public can be informed of the environmental background and restoration of the lake through interpretive signage.



Image: Lake Monger has a wide variety of passive and active recreation facilities, including dual use paths, picnic areas and childrens playgrounds.

Bold Park

Bold Park is an A Class Reserve set across 437 hectare urban bush land area in the Reabold precinct. The area is managed by the Botanic Gardens and Parks Authority (BGPA) in accordance with the Bold Park Environmental Management Plan (2000 - 2005).

The Park area includes a variety of community facilities including:

- The Western Australian Ecology Centre, which houses Bold Park staff in their work assisting community groups, environmental practitioners and educators;
- The historic Perry House, which is home to the Wildflower Society of WA and the Friends of Bold Park;
- Peregrine House, which is occupied by Birdlife WA;
- Reabold Hill, a popular lookout and wedding venue;
- Multiple walking trails allowing views of the wildflowers and biodiversity throughout the park, and spectacular views of the ocean and CBD area; and
- Public toilets, car parking and other amenities.



Image: Plan of Bold Park Reserve

4.8.2 COMMUNITY CENTRES

The Boulevard Centre / Library

The Boulevard Centre is located within the centre of Floreat and forms a multi-purpose facility available for hire for corporate use, community events, meetings and functions.

The facility includes:

- Free parking, kitchen facilities, toilets and disabled access;
- Rooms from 10 to 260 persons seated theatre style; and
- Stage (Hall only) and large break out areas.

Rooms are designed to be flexible and can be divided into smaller rooms, creating an ideal setting for training workshops with:

- Conference and training equipment;
- PA systems with radio microphones;
- Audio visual and multi-media projection;
- Internet capabilities; and
- Communications ports.

Leederville Town Hall

The Leederville Town Hall is an historic building with over 100 years of character, reflecting the heritage and architectural style of a bygone era. The Hall is available for use by the public and facilities include:

- Free parking, kitchen facilities, toilets;
- Capacity for 180 persons seated theatre style, and up to 296 for a stand up event; and
- Separate bar area and PA System.



Image: Community centres 'The Boulevard Centre' in Floreat (above) and the Leederville Town Hall in West Leederville (below).

Wembley Community Centre

The Wembley Community Centre is a multi-purpose venue catering for a wide range of community events and meetings. It hosts over 40 different user groups as well as catering for events such as dinners, parties, conferences and seminars. Various recreation and lifestyle programs are also held for adults, seniors and children.

Venue facilities include:

- A large main hall with in house PA system; and
- A spacious medium sized room and several smaller sized rooms.

The Centre is understood to be experiencing impacts from the adjoining Wembley Primary School with some play activities encroaching into the Community Centre site. The Department of Education has advised that Wembley Primary is currently under pressure from excessive enrolment members, which may explain the encroachment of activities. With continuous growth in demand anticipated for both education and community Centre facilities, consideration will need to be given to addressing the existing and future demand.

Quarry Amphitheatre

Perched high on Reabold Hill in Floreat, the Quarry is set in natural bushland surrounds and enjoys wonderful views across the City and beyond. The open air setting and soaring limestone walls of the Quarry create an intimate, informal atmosphere.

With seating for up to 557 people on grass covered limestone terraces, the Quarry is a licensed and BYO facility where visitors can picnic and recreate. The Quarry Amphitheatre is also available for hire for corporate and social events including weddings.

Community Garden

The West Leederville Community Garden, located on Cambridge Street in West Leederville, was developed by the Town of Cambridge and the West Leederville Residents Association. The organic garden provides an opportunity for residents to meet new people, grow fresh food in a pesticide and herbicide free environment and be part of an exciting community

project. There are garden allotments for rent and also a communal garden space with annual fees payable.

A second community garden is also located at north Lake Monger near Dodd Street.

Holyrood Pavilion

Holyrood Pavilion, located on Holyrood Street at the corner of Cambridge Street in West Leederville, is a community facility that can accommodate up to 62 people and is suitable for small gatherings, parties or community events. The pavilion provides a range of facilities including:

- Function/meeting area with kitchen; and
- Patio area and children's playground.

No. 86 Youth Centre

The 'Number 86' Youth Centre in West Leederville is a safe drop in place for young people in the area aged 12-25. The facility offers a school holiday program, competitions and training for younger people to assist them in moving into the workforce. Facilities on site at the Youth Centre include recreation facilities, cafe and computing/audio-visual equipment.



Image: The No. 86 Youth Centre on Cambridge Street in West Leederville.

4.8.3 SPORTING AND FITNESS

Bold Park Aquatic Centre

Bold Park Aquatic Centre is set in bushland within the suburb of City Beach, and provides heated and open air swimming pools for swimming, leisure and fitness, with a range of programs for all ages and abilities.

Facilities include:

- 50m 10 lane outdoor pool, heated to 27 degrees;
- Semi-enclosed 20m 4 lane leisure pool with beach entry and teaching pod, heated to 30 degrees;
- Lap and leisure lanes;
- Shaded grandstand;
- Accessible and family change rooms;
- Multi-purpose room;
- Adventure play ground; and
- Cafe.

Wembley Golf Course

The Wembley Golf Course is the only 36 hole public golf course in Perth, set in natural bushland on The Boulevard in Wembley Downs. The course is one of the busiest in Australia, and is managed by the Town of Cambridge. The Wembley Golf Course is also home to the Swing Driving Range built in 2010 which features 80, fully-automated bays spread over two storeys.

A major redevelopment of facilities was completed in 2016 providing:

- New food & beverage;
- Mini golf;
- Childrens playground;
- Practice facilities; and
- Function Rooms.



Image: The Wembley Golf Course is the only 36 hole public golf course in Perth.

Walking Trails

In recognition of the Town's unique bushland assets, a number of walking trails have been established to showcase these areas, including:

- The **Yange Kep Bidi**, which starts at Freshwater Bay on the Swan River Foreshore and links with the Claremont Meanders "Cobblers and Convicts Trail"; the City of Nedlands' Mount Claremont Walk" and the Town of Cambridge's Western Bush and Lakelands Trail and Heritage Trail on route to Lake Monger in the north, and passes through varied metropolitan areas.
- The **Bush to Beach Trail**, which is a 16.3km walking trail from Perth City finishing at Grant Marine Park near Cottesloe Beach, and traverses Perry Lakes and Bold Park.
- The **Heritage Trail**, which was completed with the Lions Club of Floreat, and identifies key locations of historical significance in West Leederville, Wembley, Floreat and City Beach.

In addition to the sign posted trails, the Botanic Gardens and Parks Authority run regular guided walks throughout the scenic Bold Park bushland, giving visitors an experience through this lush and flourishing landscape.

Public Sporting Facilities

Other public sporting facilities are available throughout the parks and reserves within the Town, and are outlined in **Table 27**.



Image: The City has a number of high quality walking trails throughout its natural areas, including Bold Park (pictured).

TABLE 27: OTHER SPORTING FACILITIES AVAILABLE WITHIN THE TOWN OF CAMBRIDGE

Sporting equipment	Venue	Address
Practice Cricket Wickets (public and club use)	Bent Park	Bent Street, City Beach
	City Beach Oval	Fred Burton Way
	Grantham Park	Pearson Street, Floreat
	Henderson Park	Jersey Street, Jolimont
	Floreat Oval	Chandler Avenue, Floreat
	Pat Goodridge Oval	Selby Street, Jolimont
Cricket Match Wickets (club use only)	City Beach Oval	Fred Burton Way, City Beach
	McLean Park	Chandler Avenue, Floreat
	Pat Goodridge Oval	Selby Street, Jolimont
	Grantham Park	Pearson Street, Floreat
Basketball Backboards (public use)	Holyrood Park	Holyrood Street, West Leederville
	Maloney Park	Maloney Way, City Beach
	Lake Monger Reserve	Lake Monger Drive, West Leederville
	Ocean Village Park	Tarongo Way, City Beach
	Helston Park	Helston Avenue, City Beach
	Winmarley Park	Highbury Street, Floreat
	Bent Park	Bent Street, City Beach
	Alderbury Sportsground	Perry Lakes Drive, Floreat
Basketball Court (full size)	Alderbury Sportsground	Perry Lakes Drive, Floreat
Australian Rules Goal Posts (club and public use)	Beecroft Park	Oban Road, City Beach
	Henderson Park	Jersey Street, Jolimont
	Bent Park	Bent Street, City Beach
	McLean Park	Chandler Avenue, Floreat
	City Beach Oval	Fred Burton Way, City Beach
	Lake Monger Reserve	Lake Monger Drive, West Leederville
	Wembley Oval	Selby Street, Jolimont
	Pat Goodridge Oval	Selby Street, Jolimont
Exercise Equipment	Perry Lakes Reserve	Perry Lakes Drive, Floreat
	Lake Monger Reserve	Lake Monger Drive, West Leederville
	City Beach (walking totems)	Challenger Parade, City Beach

Sporting equipment	Venue	Address
Beach Volleyball Courts	City Beach	Challenger Parade, City Beach
	Floreat Beach	West Coast Hwy, Floreat
Tennis Courts	City Beach Tennis Club	Frinton Ave, City Beach
	Floreat Park Tennis Club	The Boulevard, Floreat
	Reabold Tennis Club	Howtree Place, Floreat
Netball Centres	Matthews Netball Centre	Wembley Sports Club
	State Netball Centre	AK Reserve
Bowling	Cambridge Bowling Club	Chandler Ave, Floreat
	Lake Monger Recreation Club	Gregory St, Wembley
	West Leederville Recreation Club	Cambridge St, West Leederville
Croquet Courts	Cambridge Croquet Club	Chandler Ave, Floreat
Baseball	Henderson Park	Jersey St, Jolimont
Lacrosse	Pat Goodridge Oval	Selby Street, Jolimont
Rugby	AK Reserve	Underwood Ave, Perry Lakes
Skate Park	Alderbury Reserve	Perry Lakes Drive, Floreat

4.8.4 EDUCATIONAL FACILITIES

Early Learning Centres

There are five early learning centres within the Town's municipal area, including:

- West Leederville School of Early Learning;
- Jellybeans Kids Club (West Leederville);
- Mercy Care Day Care (West Leederville);
- Jellybeans Child Care (Wembley); and
- Great Beginnings (Floreath).

Primary Schools

There are six primary schools within the study area, including:

- Holy Spirit Primary School, Kapinara Primary School and City Beach Primary School in City Beach;
- Floreat Park Primary School in Floreat;
- Wembley Primary School in Wembley;
- Lake Monger Primary School in Wembley; and
- West Leederville Primary School in West Leederville.

Public School enrolment numbers for Semester 1 of 2018 are shown in **Table 28**.

Secondary Schools

There are no public or private Secondary Schools within the Town's municipal area, with the former City Beach High School closed in 2005. There are several Secondary Schools within abutting suburbs, however, including Churchlands Senior High School, Newman College, John XXIII College and Perth Modern School surrounding the municipal area.

Tertiary Facilities

There are no tertiary educational facilities within the Town's municipal area, with the University of Western Australia in Crawley the closest university campus, and the North Metropolitan TAFE in Leederville the closest non-university campus.

TABLE 28: TOWN OF CAMBRIDGE SEMESTER 1 PUBLIC SCHOOL ENROLMENTS (DOE 2018)

School	Enrolments
Wembley Primary School	806
Lake Monger Primary School	237
West Leederville Primary School	552
Floreat Park Primary School	622
City Beach Primary School	159
Kapinara Primary School	375

School Capacity

The Department of Education has advised that the Wembley and West Leederville Primary Schools are experiencing enrolment pressure with limited capacity to expand on their existing sites. This demand is expected to increase with future population growth anticipated.

Analysis on the future demand for school placement and the need for expansion of existing school sites or the creation of new school sites will need to be considered as a component of the Local Planning Strategy in consultation with the Department of Education.

4.8.5 EMERGENCY SERVICES

Medical Services

The Town of Cambridge is well serviced by medical facilities, with

- St John of God Hospital located in West Leederville/Subiaco;
- QEII Medical Centre in Nedlands to the south of the Town; and
- Royal Perth Hospital within the Perth CBD to the east of the Town.

The Town is also well serviced by a variety of medical consulting rooms particularly within West Leederville and Wembley.

Police

The Town's local police station is located on Cambridge Street in Wembley and is open to the public from Monday to Friday from 8am until 4pm. After hours numbers are available for local police units servicing City Beach, Floreat, Wembley and West Leederville.

Fire

Whilst there are no fire stations located within the Town, there are stations located within Osborne Park, Daglish, Claremont and Perth which would provide services to the Town in the event of a fire emergency.

4.8.6 PLANNING FOR FUTURE COMMUNITY FACILITY NEEDS

Community Needs Analysis

A community needs analysis is required to establish the needs of the existing and future community, and identify gaps and opportunities in the existing network. It is understood that there has been no community needs analysis undertaken in recent years, and so an updated study would need to be undertaken as a part of any community development strategy.

Community Facilities Planning

In recent years the Town has been active in producing and implementing Precinct Development Plans for a number of its community recreational precincts. Areas that have been, or are in the process of being subject to development planning for the future community facilities include:

- Floreat Sporting Precinct;
- Wembley Sports Park;
- Aldebury Sports Ground; and
- Coastal Beach Development Plan.

The Town has also resolved to prepare an open space strategy for Lake Monger and adopted a Bike Plan for the Town. It is also in the process of preparing an Age-Friendly Community Plan.

It is, however, recognised that, in addition to the various specific initiations, the Town needs to consider all of its community facilities and services more holistically through a whole-of-Town strategy for its open space and community facilities network. A higher lived strategy would have a more integrated approach to the provision of services and in the future.

4.9 URBAN DESIGN, CHARACTER AND HERITAGE

The progressive development of the Town since the late 19th century has seen the development of strong local residential area characters. The Town can be broadly divided into four precincts (for housing), each with a unique character reflective of the different eras of development as well as more recent influences on development.

The following generally divides the Town into four precincts based by and large on suburb boundaries.

4.9.1 CITY BEACH

Development in City Beach dates to the 1920's, the area having been established as a satellite coastal community at the time. The subdivision design reflected the Garden City Movement, whereby strong emphasis was placed on the integration of open and landscaped area and reserves around residential areas. The earliest development in this area included beach-front houses from the mid-1930s, typically constructed of fibro or weatherboard, some of which remain today.

The area experienced an increased rate of residential development in the post-war era, particularly in the 1960's when the Games Village to accommodate athletes from the 1962 Empire Games was developed along The Boulevard. The 1970's and 1980's was characterized by the introduction of more grandiose and larger residential developments, often inspired by internationalist and highly modern designs.

The high desirability of the coastal location resulted in the continued development of large dwellings, generally replacing post 1970's housing stock (one new dwelling to replace existing dwelling as opposed to infill given the Residential R 12.5 zoning). These larger dwellings have come to characterize much of the suburb.

The streetscapes in the area remain generally open with large setbacks, yet the dominance of homes on the street has increased. There has also been development over recent years of some areas of Council owned land for new medium density single residential housing at

Ocean Mia. There is still significant scope for redevelopment and refurbishment of housing in the area given that many older dwellings remain in the area.

Similar to the Floreat area, the City Beach area features a poorly defined and broken pedestrian network. The Garden City subdivision model has resulted in several residential streets featuring either no footpath along the street or just a single footpath on one side of the street. The street network consists of many curved roads / looped roads.



Image: The desirability of the City Beach location has led to the demolition of a significant proportion of the post war housing stock to create more modern single dwellings.

4.9.2 FLOREAT

The majority of Floreat was developed throughout the 1950's and 1960's, although development dates back to the 1930's in the south eastern portion of the suburb. The area was mostly designed around the Garden City subdivision model of integrating residential areas with open spaces and green streetscapes, which continue to characterise the area. The area is characterised by low density residential development, primarily separate detached dwellings with considerable street setbacks.

The area also comprises of architectural designs from the 1950's and 1960's which are unique to Perth and synonymous with the establishment of the suburb as a prestigious residential area.

Given the low density zoning at R12.5, where redevelopment occurs one new house will replace an existing house. Overtime, redevelopment in the area has introduced a greater proportion of larger, multi-storey dwellings.

The Floreat area features a poorly defined and broken pedestrian network. The Garden City subdivision model has resulted in several residential streets featuring either no footpath along the street or just a single footpath on one side of the street. As such the historical design of these areas does not prioritise or in some cases facilitate walk trips to local services.



Image: Floreat is characterised by 1950s and 1960s style single dwellings with large street setbacks (top) but the desirability of the area has led to a proportion of older dwellings being demolished and replaced with more modernist homes (bottom).

4.9.3 WEMBLEY

Development in Wembley dates back to the 1920's and 1930's, with most of the suburb developed by the 1950's. The southern and eastern portions of the suburb were first to develop, with the areas north of Grantham Street developed later.

Wembley's streetscape and built form are highly uniform and characterised by low-density housing from the interwar and immediate post-war period, although infill has occurred throughout the suburb since the 1970's and there continues to be slight increases in the number of dwellings in the area.

There has been medium and high density development along Cambridge Street and subdivision throughout the suburb, although the original uniform grid-based subdivision design generally remains intact. The traditional character of the housing in the area has also been maintained, in part, through the introduction of policy controls in the suburb to assist in keeping with the traditional housing form.

The Wembley area features a well established pedestrian network, where streets in a grid network typically feature footpaths on both sides of the street. The pedestrian infrastructure is typically of a high standard and pedestrian crossing facilities feature in areas of high pedestrian activity, such as along the Cambridge Street activity corridor



Image: Smaller post war single dwellings dominate the Wembley area (top), but precincts along Cambridge Street are being progressively redeveloped to accommodate more modern and higher density residential development (bottom).

4.9.4 WEST LEEDERVILLE

West Leederville was the earliest area to be developed in the Town, with access provided to the area by rail transport and proximity to Perth City resulting in development dating back to the 1890's, predominantly in the eastern portion of the suburb. The north-western most portion of the suburb was subdivided in the 1930's and 1940's, while the 'Hill of Tara' estate was developed in the 1990's after subdivision of the Home of the Good Shepherd site.

The area has a range of lot sizes and development density, with the Cambridge Street activity corridor running through the suburb featuring a range of commercial development, including the medical area of St John of God Hospital.

Early development in West Leederville consisted primarily of small timber and iron cottages. While some examples of such residential development remain, there has been redevelopment over the post-war period which has introduced a wide variety of housing designs and types into the area including medium density residential development along Cambridge Street. Furthermore, commercial and light industrial land uses moved into the area which has resulted in the loss of the original urban form and subdivision pattern. More modern dwellings are also located in the Hill of Tara Estate.

Overall, the area is characterized by an eclectic mix of housing styles and designs and a variety of lot sizes, at low to medium density. This is representative of the diverse age in the housing stock which also includes more contemporary housing designs as the area continues to be redeveloped.

There are some areas of particular heritage significance based on streetscape and housing character, such as Holyrood Street.

The West Leederville area features a well established pedestrian network, where streets typically feature footpaths on both sides of the street. The pedestrian infrastructure is typically of a high standard and pedestrian crossing facilities feature in areas of high pedestrian activity, such as along the Cambridge Street activity corridor



Image: Smaller single dwellings form the pre war and post war period dominate the West Leederville area (top), but precincts along Cambridge Street are being progressively redeveloped to accommodate more modern and higher density residential development (bottom).

4.9.5 HERITAGE PLACES

The identification, conservation and protection of places and areas of State heritage significance are provided for in the *Heritage of Western Australia Act 2018*. The Act provides for the compilation of the state heritage register by the Heritage Council and Heritage Minister. The Town has identified 119 places included in the Local Heritage Survey for their cultural significance. Of the 119 places, 75 are recommended for inclusion in the Scheme Heritage List. Eleven places across the Town have been included in the State Register. There are no National heritage places within the Town of Cambridge.

The State Registered Places are detailed in **Table 29**. There are two residential properties in Floreat, whilst all other heritage places are non-residential or publicly owned.

The heritage places detailed in **Table 29** are likely to have considerations for any future development. SPP 3.5 Historic Heritage Conservation sets out the principles for the protection of heritage in Western Australia.

The conservation and protection of places and areas of local heritage significance is provided for in the *Planning and Development Act 2005*, which enables local governments to protect heritage places and objects in local planning schemes.



Image: The Town of Cambridge exhibits a variety of built form heritage throughout its municipal area, including the State listed St Vincents Foundling Home (top) and the Holyrood Conservation Area (bottom), both within the suburb of West Leederville.

TABLE 29: STATE REGISTERED PLACES WITHIN THE TOWN

Heritage Place no.	Place Name	Description	Significance
13020	Holy Spirit Catholic Church, City Beach.	Constructed from 1973 to 1974.	Church
08895	Model Timber Home	Model Timber Home is a single-storey Jarrah weatherboard and tile residence in the Inter-War Californian Bungalow style set in original landscaped gardens and built as a model home in 1934.	Aesthetic significance as an example of an inter-war architect designed house in WA
08894	Model Brick Home	Model Brick Home is a single-storey brick and tile residence in a simplified version of the Inter-War Old English style set in landscaped gardens and built as a model home in 1934.	Aesthetic significance as an example if an inter-war architect designed house in WA.
02231 / 23380 / 23680 / 23834	Catherine McAuley Centre, including: <ul style="list-style-type: none"> St Vincent's Foundlings Home Benedictine Stables (fmr) Olive Trees 	<p>The Old Chapel is a rendered stone and custom orb colorbond construction. Tuck pointed brickwork and Marseilles profile clay tiles. Verandahs around the building with decorative timber posts and fretwork.</p> <p>Random rubble with lime wash. Simple rectangular form with simple timber door and window frames from rough sawn timber, Original shingled roof has been replaced with short sheets of corrugated iron.</p> <p>There are a number of olive trees in the grounds of the Catherine McAuley Centre which represent a remnant of the original grove planted by the Benedictine Monks in the 1850's.</p>	<p>The old Chapel and Schoolroom from St Joseph's Orphanage is of historic significance representing the work of the Catholic Church in the care of orphans on the site of the present day Catherine McAuley Centre, from the early years of the 20th century.</p> <p>St Vincent's Foundlings Home was opened in 1914 and operated by the Sisters of Mercy as a home for orphaned or relinquished babies and children up to the age of six.</p> <p>The building is of historic significance because it marks the earliest period of settlement on the south side of Lake Monger by the Benedictine Monks.</p> <p>The olive trees are of historic and aesthetic significance for associations with the original Benedictine Monks who settled there in the 1850's. The trees give a sense of history to the grounds of the centre.</p>
02195 / 23872	Leederville Town Hall & Recreation Complex, including Leederville war memorial and rose garden	<p>Leederville Town Hall & Recreation Complex is a pair of single storey classically planned face brickwork, stucco walls and Colorbond custom orb roof buildings in the Federation Free Classical style, together with a rough hewn granite obelisk memorial with sculpted.</p> <p>Built circa 1920's - A rough hewn granite obelisk memorial with sculpted marble lions, memorial rose garden, bowling greens, and mature trees and setting.</p>	<p>Leederville Town Hall is of historic significance representing a stage in the development of local government in the area to the west of the City of Perth. Now known as the Town of Cambridge, the area has been but known as the Municipality of Leederville and subsequently part of the City of Perth.</p> <p>Social and historic significance representing community respect for soldiers in World Wars I and II.</p>
02208	West Leederville Primary School	West Leederville Primary School is a brick and iron primary school in the Federation Arts and Crafts style.	West Leederville Primary School is of historic significance representing the development and settlement of the area from the 1890's. It is of aesthetic significance as a very good example of a school from he turn of the century.
09102	Quarry Amphitheatre, City Beach	The Quarry Amphitheatre comprises of a 556 seat open air amphitheatre located high on Reabold Hill in City Beach with panoramic views of Bold Park towards the city, within a former limestone quarry, in a natural bushland setting.	The Quarry Amphitheatre is unique in WA as a former limestone quarry that has been adapted for the re-use as an amphitheater. The site has social significance to the local and wider community having been a venue for concerts, ballet and other cultural events since 1986. The stone from the quarry was used in the construction in some of Perth's earliest buildings including the foundations of the Perth Town Hall.

4.10 TRAFFIC AND TRANSPORT

4.10.1 STRATEGIC MOVEMENT NETWORK

ROAD NETWORK

Regionally significant roads that traverse the Town include:

- **West Coast Highway** – which forms a link between the northern suburbs and Fremantle.
- **Mitchell Freeway** – which connects Perth CBD with Perth's northern residential areas.
- **Stephenson Highway Reserve** – designated in the Metropolitan Region Scheme to form a major freight corridor.
- **Selby Street/Harborne Street** – much north-south traffic passes through the Town along these roads.

In addition to these regionally significant road corridors, the Cambridge Street-Oceanic Drive/The Boulevard, Grantham Street / Lake Monger Drive and Salvado Road / Railway Parade corridors form the major east-west link within the Town's road network (**Figure 48**).

The Cambridge Street link is the primary activity corridor within the Town and connects the commercial centres of West Leederville, Wembley and Floreat, as well as providing access to a range of medical facilities and providing a connection towards the Mitchell Freeway and Perth CBD.

PUBLIC TRANSPORT NETWORK

The Town has two train stations on its boundaries that form part of the metropolitan passenger rail network, Leederville and West Leederville stations (**Figure 49**). This network is a key component of Perth's public transport system and connects major centres including Perth, Joondalup and Fremantle. Of the two train stations, West Leederville is more accessible to a wider residential catchment within the Town, as well as providing access to the commercial centre of West Leederville.

The Town is primarily served by a series of bus routes that operate east-west through the Town between Perth city and the coastal suburban areas of City Beach. Other bus routes provide connections between Perth city and Wembley Downs and Glendalough Station (via Herdsman Parade).

In addition, the high frequency Circle Route bus runs north-south through the Town along Pearson Street and Selby Street. Circle Route bus services connect to Stirling Station to the north and Shenton Park Station to the south.

CYCLE NETWORK

The spine of the Town's formal cycle network is made up of two main east-west routes and two north-south routes (**Figure 49**), these are:

- **Perth Bike Network Route NW12** – which runs east-west between Leederville Station and Floreat Beach via Tower Street, Ruslip Street, Peebles Road and The Boulevard.
- **Perth Bike Network Route C2C** – which is the 'City to Coast' route between Subiaco Station and City Beach via Shenton Park and City Beach (Alderbury Street and Oceanic Drive).
- **Perth Bike Network Route NW9** – which runs north-south through Wembley via Jersey Street.
- **West Coast Highway/Challenger Parade Shared Path** – a high quality shared path which runs along the coast.

In addition, there are a number of shared paths within parklands and reserves across the Town, as well as around Lake Monger – providing opportunities for leisure and recreational cycling. There are also a number of local streets identified as 'Local Bicycle Friendly Streets' which provide informal connections through residential areas to connect to the spine network or leisure/recreational network previously identified.

The Town's Bicycle Plan was renewed in 2017 and a Bicycle Plan (2018-2028) adopted in July 2018.

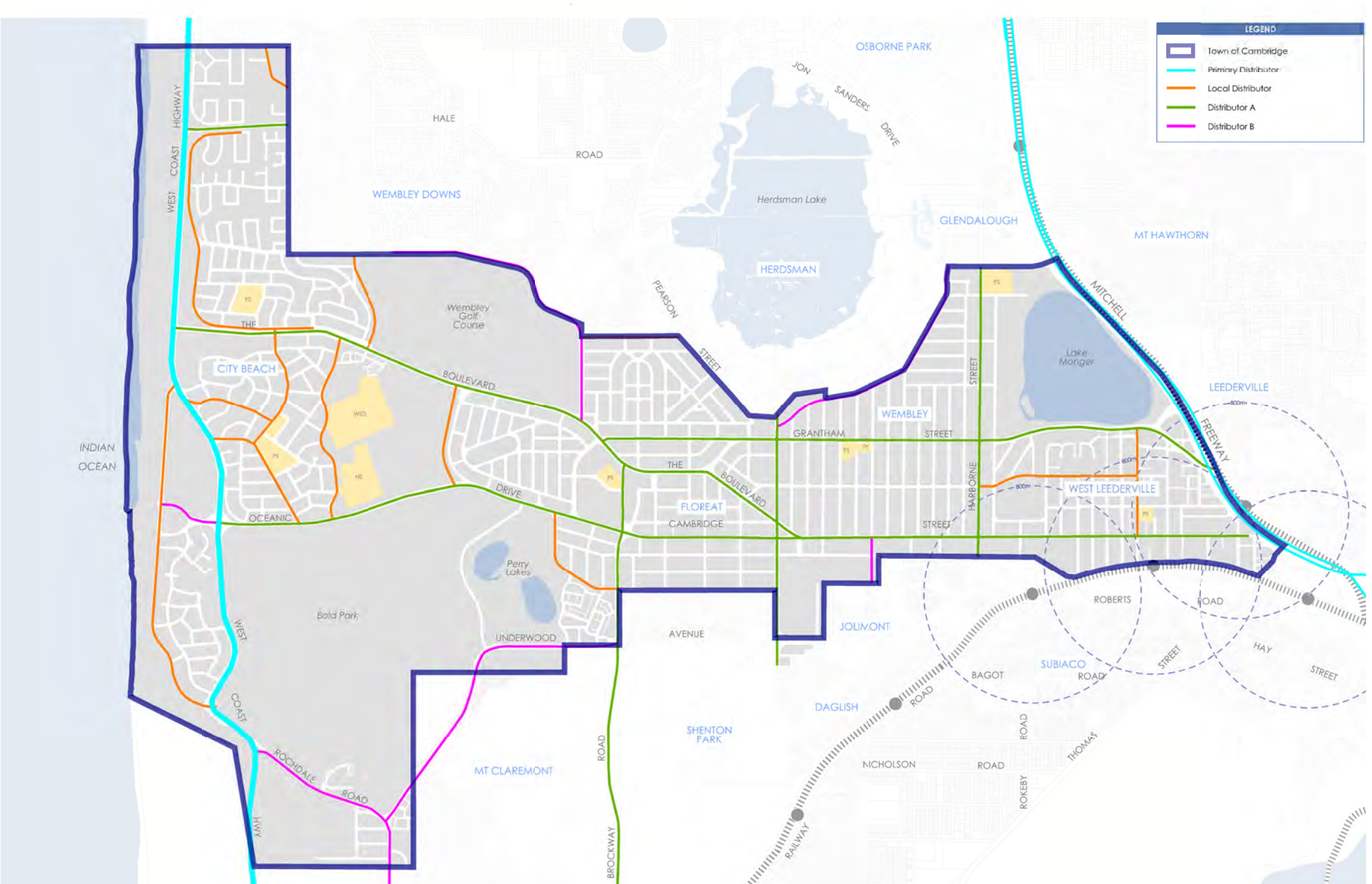


FIGURE 48: ROAD NETWORK

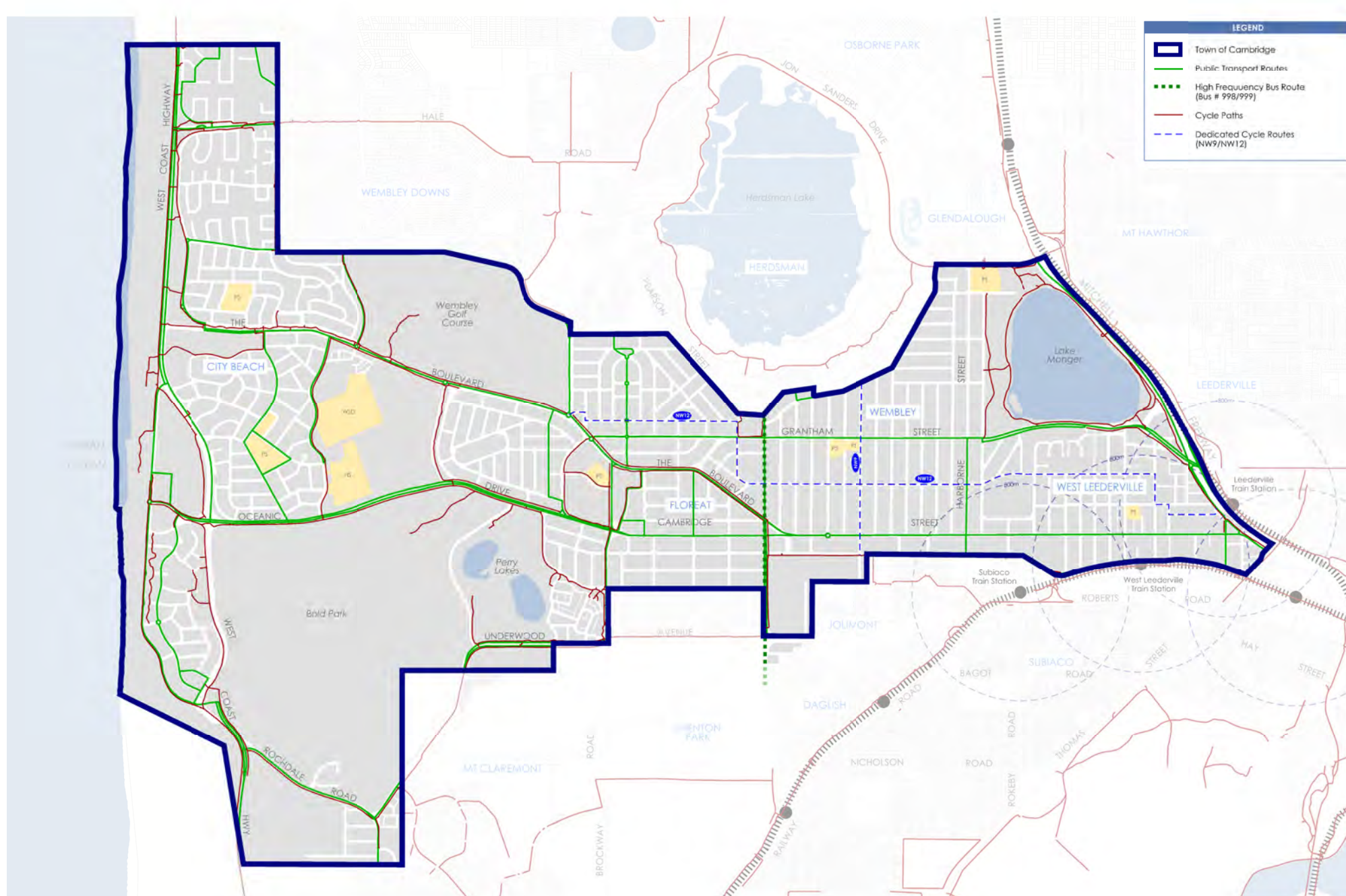


FIGURE 49: PUBLIC TRANSPORT AND CYCLE NETWORK

PEDESTRIAN NETWORK

The evolution of development across the Town has seen the creation of strong local residential area characteristics and the Town can be divided into four broad precincts (for housing) each with a unique character reflective of the different eras of development as well as more recent influences on development, inclusive of pedestrian networks.

The **West Leederville and Wembley** areas feature a well established pedestrian network, where streets typically feature footpaths on both sides of the street. The pedestrian infrastructure is typically of a high standard and pedestrian crossing facilities feature in areas of high pedestrian activity, such as along the Cambridge Street activity corridor.

The **Floreat and City Beach** areas feature limited pedestrian paths. The Garden City subdivision model has resulted in several residential streets featuring either no footpath along the street or just a single footpath on one side of the street. As such the design of the local movement network in these areas does not prioritise, or in some cases facilitate, walk trips to local services. The low traffic volumes on local roads do provide suitable pedestrian environments in some cases.

4.10.2 TRANSPORT AND LAND USE

Perth is considered to be one of the most livable cities in the world, and State Government policies and strategies for growth and development are aimed at ensuring Perth's livability is maintained and improved.

A vibrant, connected and productive Perth will need a transport network that meets a range of objectives, one of which is the integration of land use (growth and development) and transport (sustainable travel options and public transport service provision).

By integrating land use with transport, it is possible for people to live and work closer to activity centres or along transport corridors where they can access public transport more easily, or simply walk or cycle to work or to complete local trips to shops, education or community facilities.

The State Government policies and strategies of growth and development promote high activity generating land uses in areas with good public transport provision, which presents a

range of opportunities throughout the Town, but particularly in the West Leederville area and the Cambridge Street activity corridor.

The Town should continue to explore opportunities for redevelopment and increased density within the Cambridge Street activity corridor, but this must go hand in hand with enhanced public transport provision to support such development. Whilst increased bus service frequency may be required in the longer term to support wide spread redevelopment along the corridor, other public transport priority measures may be required in the future to deliver a quality and reliable public transport service and help to ensure high levels of patronage. The success of the 950 bus route along Beaufort Street is an example that this can be achieved.

Whilst it is noted that ultimate decision-making power regarding public transport service provision and public transport priority measures sits with the Public Transport Authority as opposed to the Town – the Town should continue to advocate for enhanced public transport services and assist the Public Transport Authority where appropriate to promote and deliver the required services and priority measures.

The historical weekday movement patterns across the inner suburban metropolitan areas is based on the movement of people and vehicles towards central areas of the city in the AM peak period and the movement back to the inner suburban areas in the PM peak; however, it should be noted that this pattern may be diluted over time in locations such as West Leederville, through additional development and employment opportunities within the Cambridge Street corridor and also the major redevelopment that is likely to take place in the medium term in North Subiaco through the Subiaco Stadium, Kitchener Park and Princess Margaret Hospital sites.

If land use outcomes within the Cambridge Street activity corridor, and in nearby areas such as North Subiaco, are progressed in the medium term, higher density residential dwellings, mixed use commercial developments and enhanced public transport access will see a more balanced movement of people into and out from the area to work and access facilities and service, as well as those living within walking and cycling distance of employment opportunities and local facilities and services. This is likely to increase the use of public transport services, which is essential to ensure their viability.

THE PERTH AND PEEL @3.5 MILLION - THE TRANSPORT NETWORK

The Perth and Peel @3.5 million - The Transport Network (2018) (refer section 2.3.4) sets out the State Government's vision for a transport network to support a vibrant, connected and productive city of 3.5 million people.

The following is an overview of the transport components of the Central sub-region land use planning and infrastructure framework.

Public Transportation

To accommodate future population growth and ensure efficiency of the transport system is not compromised, the sub-regional frameworks recognise the need to integrate urban and employment nodes with transport infrastructure and services, including upgrading and adding new transport infrastructure to the network.

The 2050 Public Transport Network (**Figure 50**) identifies Grantham Street, Cambridge Street and Harborne Street as high frequency public transit corridors. The 2050 Public Transport Network also identifies a proposed high-priority transit node running north-south through the middle of the Town along Selby Street/Pearson Street.

Cycling

As the city grows, there will be more emphasis on providing high-quality, safe and comfortable pedestrian and cycling infrastructure, especially around activity centres. The cycling network within the Perth and Peel 2050 Cycling and Walking Network proposes the following enhancements to increase the use of active transport:

- An extension to the current 172 km of metropolitan off-road commuter cycle paths to over 850 km, to cater for approximately half a million bicycle trips each day; and
- Active transport bridges: new active transport (cycling and pedestrian) and green (active and public transport) bridges to improve connectivity across rivers and lakes, reducing walking and cycling times.

Oceanic Drive/ Cambridge Street and Brookdale Street have been identified as strategic in-road cycling routes. The 2050 Cycling and Walking Network also identifies an off-road cycling

route around Lake Monger and the Town's foreshore.

Roads

Figure 5 identifies West Coast Highway and a portion of Oceanic Drive as existing primary distributors (MRS/PRS reservation). Within the Town, Hale Road, The Boulevard, Grantham Street, Cambridge Street and Underwood Avenue/Hay Street are identified as existing integrator arterial roads (MRS reservation). The Transport Network does not propose any additional primary distributor roads or integrator arterial roads within the Town.

Freight

A number of enhancements will be made to the metropolitan freight rail network to accommodate the more than fourfold increase in international containers expected by mid-century. The 2050 Freight Network identifies one Secondary Freight Road within the Town, which runs along West Coast Highway.

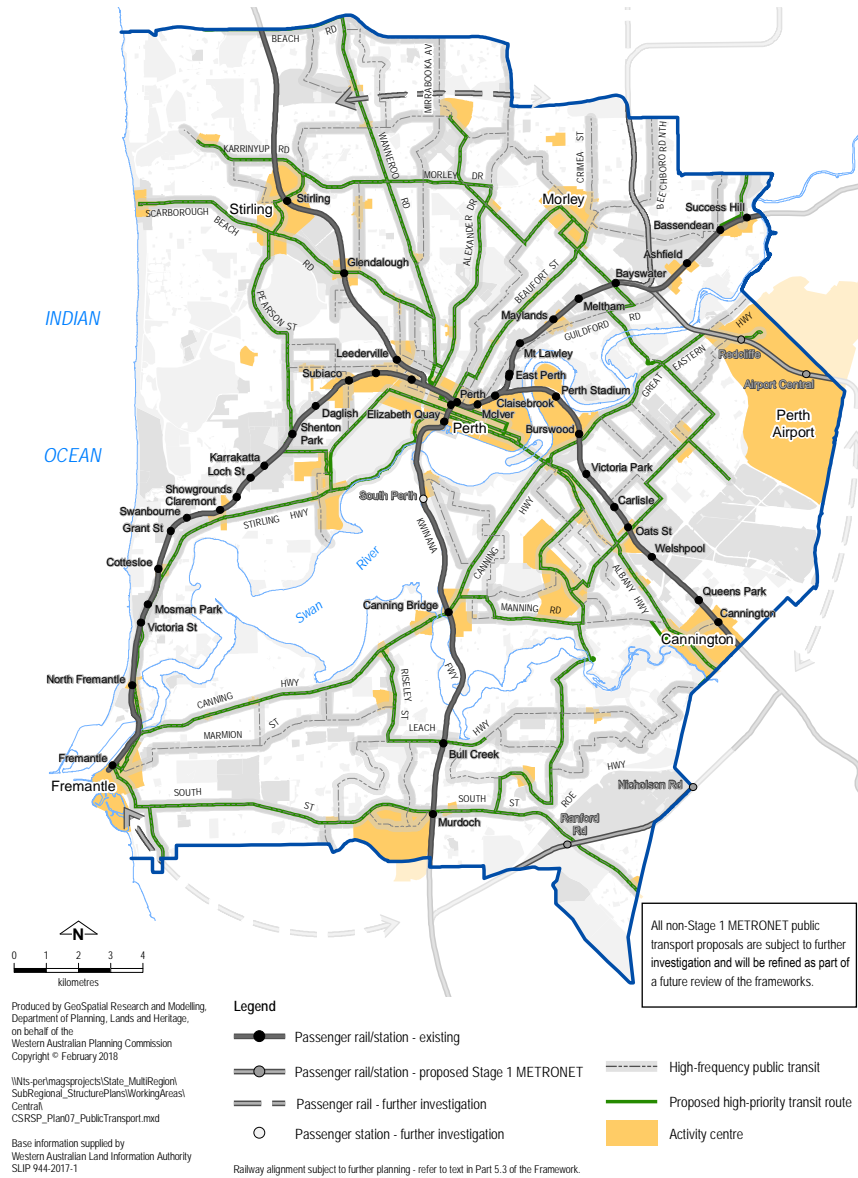


FIGURE 50: 2050 PUBLIC TRANSPORT NETWORK

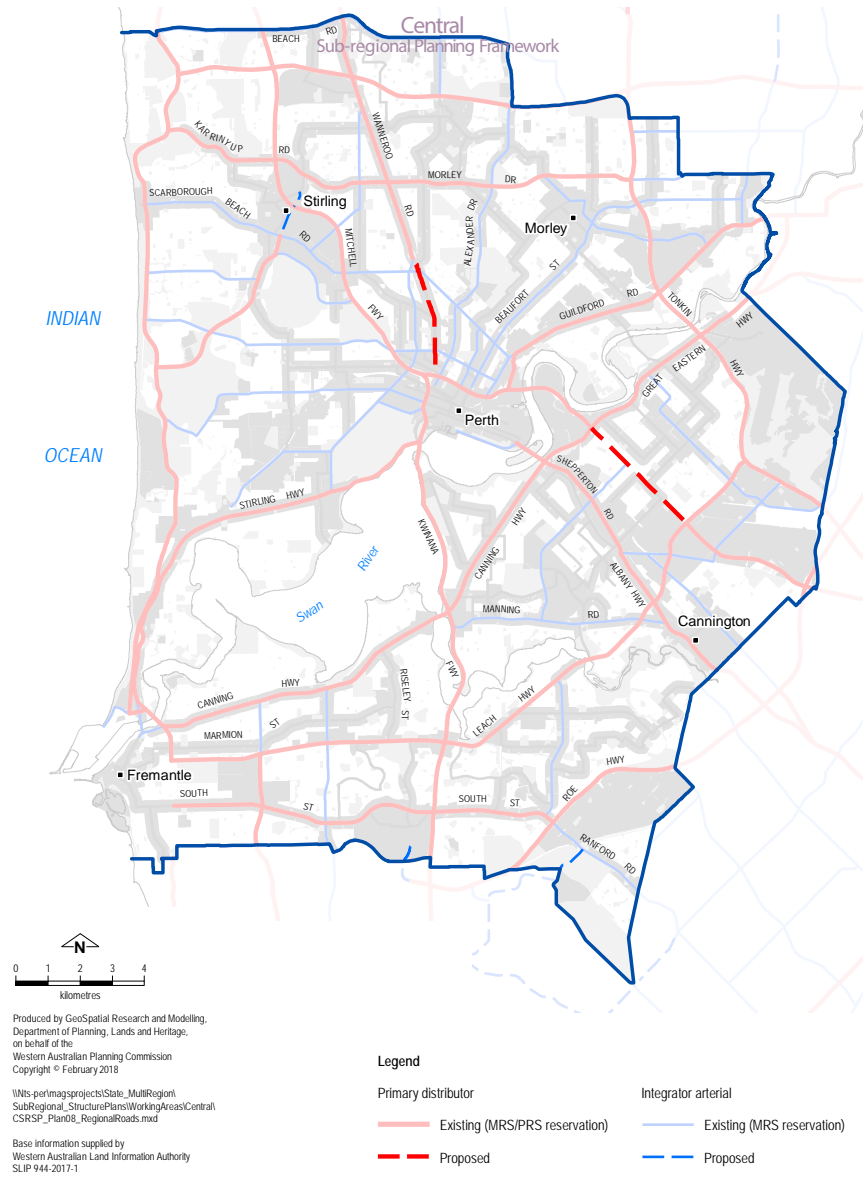


FIGURE 51: 2050 ROAD NETWORK

4.11 INFRASTRUCTURE SERVICES

An initial desktop review of infrastructure services and capacity has been undertaken to inform future land use planning (**Figure 52**).

4.11.1 SCHEME WATER

The Town is generally well served by water distribution mains, although some upgrades may be required due to the aging cast iron mains that are prevalent throughout parts of the Town, particularly within West Leederville and Wembley. Upgrades are likely to be required where further land use intensification and redevelopment require increased water capacity, particularly where high rise or mixed use developments are proposed, as these will require additional water supply to comply with fire suppression regulations.

Once a preferred densification and intensification scenario is agreed upon the Water Corporation will undertake modelling to ascertain whether their network has sufficient capacity, and advise on necessary upgrades that will need to be undertaken to accommodate the growth.

In areas where a large proportion of the reticulation network will need to be upgraded, the Town might consider a Development Contribution Scheme to subsidise these works, rather than leaving it to individual developers to upgrade piecemeal portions. This is potentially necessary for the West Leederville and Wembley areas, where aging infrastructure is prevalent and more intensive development is proposed.

4.11.2 WASTEWATER

The Town falls into three sewer districts, being City Beach, Subiaco and Perth. All sewer in the Town of Cambridge is treated at the Subiaco Wastewater Treatment plant, much of which is gravity fed by the Perth Main Sewer.

There are some areas of City Beach which are not serviced by sewer but are part of the Water Corporation's infill sewer program and are scheduled to be served in the next five years.

Once a preferred densification and intensification scenario is agreed upon the Water

Corporation will undertake modelling to ascertain whether their network has sufficient capacity, and advise on necessary upgrades that will need to be undertaken to accommodate the growth.

If upgrades are required, they are most likely to be short sections of the 150mm diameter mains serving larger catchments. If any of the 225mm sewers require upgrading it falls under the Water Corporation's headworks and therefore is the responsibility of the Water Corporation. The need to upgrade any of the Wastewater Pump Stations within the Town will also be the responsibility of the Water Corporation.

4.11.3 POWER

Western Power has advised that there is moderate capacity within their network across the Town, with existing substations located in Wembley Downs and Herdsman Parade.

Western Power has recently completed a new substation adjacent to the existing Shenton Park substation which is proposed to serve the western suburbs for the next 50-75 years. The old Shenton Park and Herdsman Parade substations are currently being decommissioned.

4.11.4 DRAINAGE

The Town is served by several Water Corporation drains and compensating basins, including the Herdsman Main Drain, Subiaco Main Drain, Lake Monger and the Mounts Bay Main Drain, and Mabel Talbot Park and the Wembley Jolimont Main Drain.

The Water Corporation advised that many of their drains in the area are already at capacity, and as a result stormwater detention will be required for any new development which increases runoff.

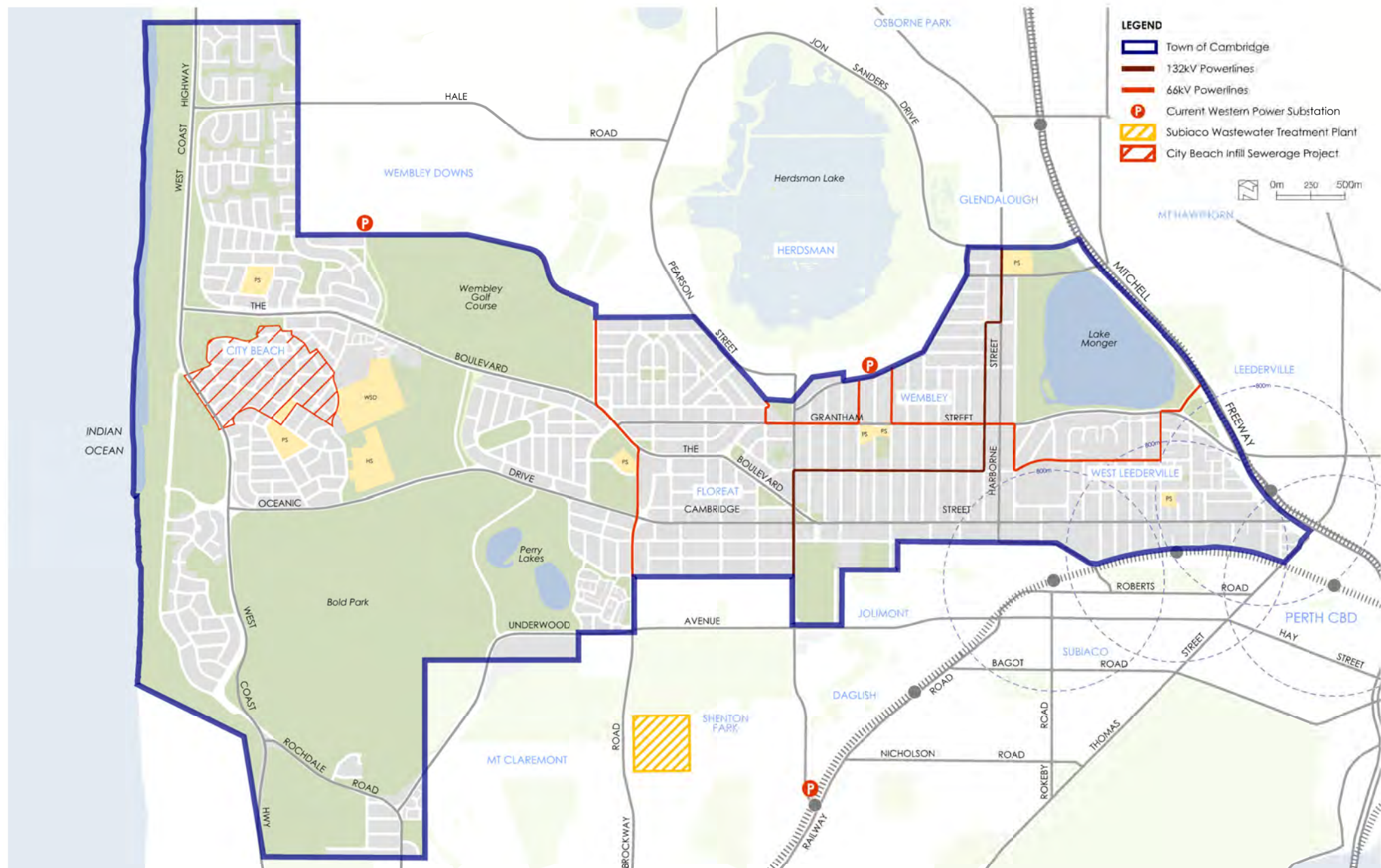


FIGURE 52: SERVICE INFRASTRUCTURE CONSIDERATIONS FOR THE TOWN

5. OPPORTUNITIES FOR AND ISSUES ANALYSIS

5.1 RESIDENTIAL DEVELOPMENT

The target established by the Perth and Peel @ 3.5 million of an additional 6,830 dwellings to support a metropolitan population of 3.5 million is an ambitious goal for the Town of Cambridge which presents a multitude of opportunities and issues.

Under the existing local strategic planning framework the Town anticipates it will deliver in the order of 3,359 additional dwellings between 2010 and 2031, primarily via redevelopment within the West Leederville and Wembley precincts and the completion of existing development projects including Perry Lakes, Ocean Mia, St John's Wood and Parkside Walk, as detailed in **Table 30**. **Figure 53** identifies the key residential development opportunities and issues.

TABLE 30: ESTIMATED ADDITIONAL DWELLINGS UNDER EXISTING LOCAL STRATEGIC PLANNING FRAMEWORK.

Location	Source of Dwelling Yield Projection	Dwellings/Lots Approved (2010 - 2017) ^a	Estimated Dwellings under current Planning Framework
West Leederville	West Leederville Precinct Centre Plan	554	1,000
Wembley Town Centre	Wembley Activity Centre Plan	69	830
Perry Lakes Estate (Floreat)	Perry Lakes Redevelopment Plan	273	592
Parkside Walk (Jolimont)	Parkside Walk Outline Development Plan	24	350
St Johns Wood (Mt Claremont)	St Johns Wood Estate Plan	49	59
Ocean Mia	Ocean Mia Estate Plan	68	108
Future Development Sites	Former Quarry Site Templetonia Crescent Site	0	90 ^b
Other Existing Infill Potential	Town Planning Scheme No. 1	212 ^a	330
Total Delivered/Planned Dwellings		1,249	3,359
Infill Development Target	Perth and Peel @ 3.5 Million		6,830
Remaining Infill Development Required			3,471

^a Based on dwellings/lots approved by the Town of Cambridge / WAPC without identification of whether development actually occurred.

^b This is an estimate only and is subject to more detailed planning to determine constraints and potential density coding.

FIGURE 53 NOTES

- 1 There is limited diversity in housing type within the City Beach area, with the vast majority of dwellings being single houses.
- 2 Opportunity to increase residential density and diversity around district and local centres to assist in growing public transport nodes and optimising use of open space within the centres.
- 3 Former quarry site has potential for redevelopment for residential purposes, although this requires remediation from contamination.
- 4 The development at Perry Lakes will deliver additional dwellings over the coming years as the final stages of development progress.
- 5 Identified Bushfire Prone Areas will be a constraint on additional residential densification.
- 6 Redevelopment of Floreat Forum shopping centre could provide apartment development opportunities as a component of the shopping centre site.
- 7 The area immediately surrounding the Floreat Forum shopping centre has potential to accommodate increased residential density and diversity, albeit at an appropriate scale that does not compromise the surrounding suburban character.
- 8 Cambridge Street (Selby Street to Floreat Forum and Essex Street to Station Street) has potential to accommodate higher density residential development taking advantage of the proximity to retail and commercial centres and public transport availability.
- 9 Wembley Town Centre has potential to accommodate additional residential density and diversity through redevelopment under the Wembley Activity Centre Plan.
- 10 West Leederville area has substantial opportunity to accommodate additional dwellings and residential diversity given its proximity to four train stations and the Subiaco and Leederville Town Centres.
- 11 Potential longer term opportunity for densification if high priority public transport extends up Harborne Street.
- 12 Development opportunity on land owned by The Town of Cambridge (Templetonia Crescent).
- 13 Development will continue to progress over the next 5 years as part of Parkside Walk development.
- 14 Potential development opportunity for surplus land at Wembley Golf Course.

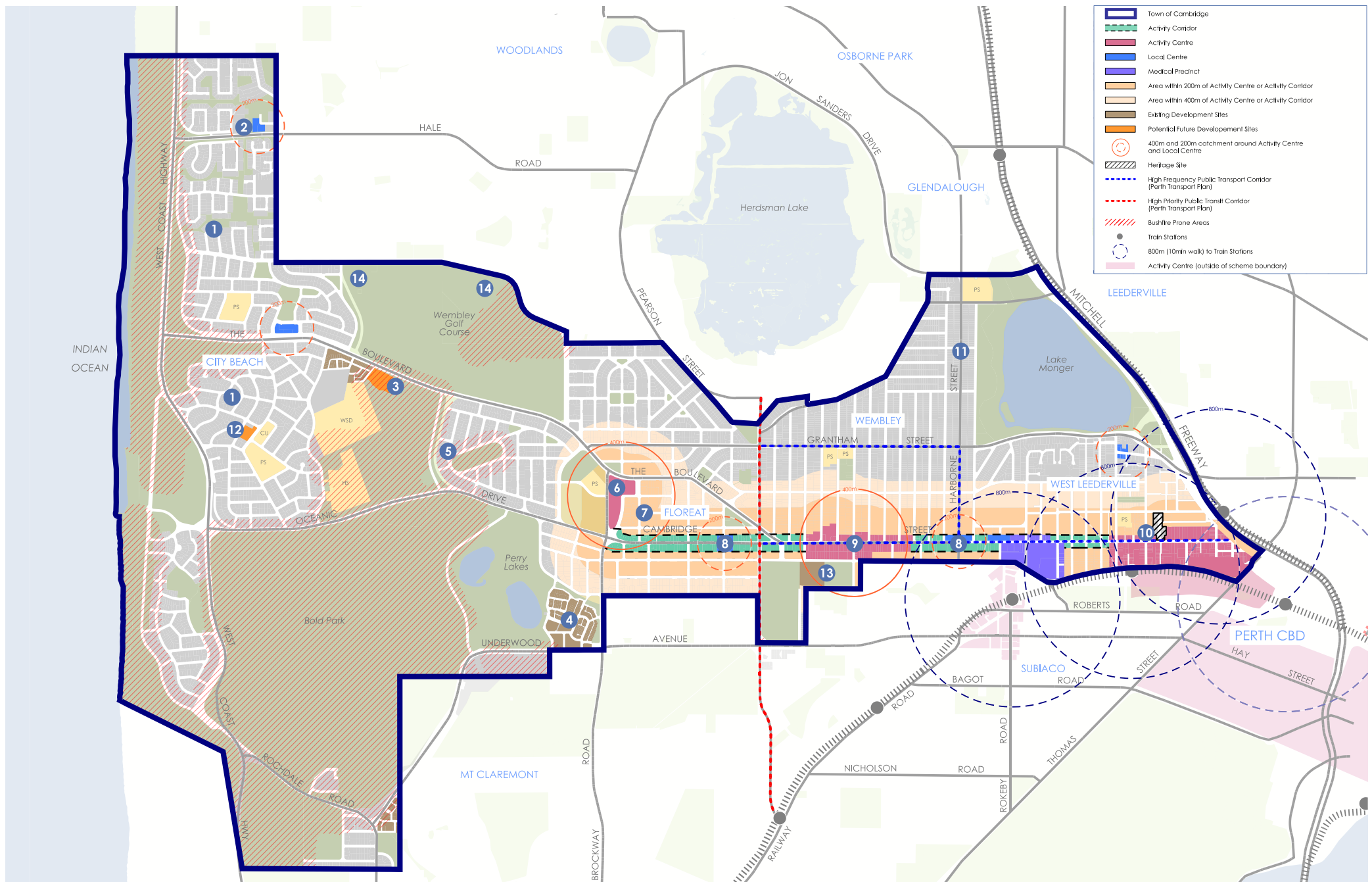


FIGURE 53: RESIDENTIAL DEVELOPMENT OPPORTUNITIES AND ISSUES

This does, however, leave Cambridge with a shortfall of approximately 3,471 additional dwellings to be created to meet the targets of Perth & Peel @ 3.5 million. The opportunity to deliver the additional dwellings should primarily be focused along the activity corridor of Cambridge Street, particularly around the three activity centres of Floreat Forum, Wembley Town Centre and West Leederville, and the land generally fronting Cambridge Street between these areas.

Other opportunities for further investigation of housing density and diversity include:

- Land within proximity of key neighbourhood centres, including the centres at Birkdale/Cambridge Street (Floreat), the Boulevard Shopping Centre (City Beach) and the Ocean Village Shopping Centre (City Beach);
- Identified development sites such as the City's land on Templetonia Crescent, the City Beach Civic Centre site, the old Quarry land on the Boulevard, the Town's Administration Centre, the old City Beach High School site and surplus portions of the Wembley Golf Course; and
- Land fronting Cambridge Street, Selby Street, Harborne Street and Grantham Street, as these are identified as high frequency or high priority and/or high frequency public transport corridors as a component of the Perth Transport Network, and would support a reduction in car based transportation and provide a sufficient catchment to make the additional bus frequency viable; and
- Precinct Planning Areas: These areas provide opportunity due to their proximity to high frequency public transportation, the regional road network, employment nodes and activity centres. These areas may have potential in the longer term for achieving mixed use developments, a range of residential density outcomes and diverse housing typologies.
- Areas identified within Urban Corridors. These areas provide opportunity due to their proximity to high frequency public transportation, the regional road network, employment nodes and local and district activity centres. These areas may have potential in the longer term for achieving mixed use developments, a range of residential density outcomes and diverse housing typologies.

Issues for additional housing density and diversity include:

- Environmental risks, including bushfire prone areas and coastal areas vulnerable to environmental hazards;
- The increased demand for key service infrastructure, including water, sewerage, power, telecommunications and gas services, which is likely to necessitate upgrades and expansion of existing infrastructure;
- The increased demand for school placements and community services, particularly within areas where such services are already in high demand;
- The increased demand for active and passive open space, particularly within precincts where such open space is not in abundance;
- Identified heritage buildings and precincts, including the Holyrood Conservation Precinct;
- Comparatively poor public transport service within the western areas of City Beach and Floreat;
- The Town undertaking further detailed precinct planning and community engagement;
- Maintaining and enhancing the urban amenity, including consideration of the built form response, particularly within character precincts;
- Consideration of the 10 urban consolidation principles as outlined in Perth and Peel @ 3.5 million;
- Consideration of the impact on the local and regional transportation network; and
- Consideration of the suitability of the redevelopment of areas designated Bush Forever.



Image: An example of infill residential development in West Leederville.

5.2 ECONOMY AND EMPLOYMENT

5.2.1 ECONOMIC GROWTH OPPORTUNITIES

Figure 54 identifies the key economy and employment opportunities and issues.

Future economic activity, economic growth and employment growth in the Town of Cambridge is likely to be facilitated through a number of proactive strategies including but not limited to:

- Resident population and household growth;
- Increased visitation;
- Increased and diversified floor space for employment generating uses; and
- Planning, construction and administration activities associated with the growth opportunities identified in the Local Planning Strategy.

The Town has a highly skilled and qualified labour force and therefore opportunities to expand the employment and economic profile of the Town could focus on the following sectors:

- Medical related, health and wellbeing industry sector;
- Creative arts, information technology and fast manufacturing, for example, 3D printing, sector;
- Beach tourism, sporting events, eco or environmentally based interpretive/interactive attractions;
- Hotel, short stay accommodation;
- Retail and food and beverage;
- Professional services, architecture;
- Age care services, accommodation; and
- Education and training.

FIGURE 54 NOTES

- 1 City Beach Foreshore redevelopment could see additional economic and employment opportunities within the precinct.
- 2 A review of facilities and development potential within the Floreat Beach precinct could provide additional economic and employment opportunities.
- 3 Redevelopment and expansion of local centres is likely to be necessary, particularly to accommodate local population growth and increased demand for local consumers.
- 4 Redevelopment of the Floreat Forum could provide additional retail and commercial floorspace.
- 5 Redevelopment under the Wembley Activity Centre Plan will see the creation of additional retail and commercial floorspace, providing additional employment and business opportunities within the precinct.
- 6 The medical precinct is anticipated to continue offering substantial employment opportunities into the future, with some redevelopment of surrounding properties likely to increase the floorspace available for consulting rooms and ancillary services.
- 7 The redevelopment of West Leederville Activity Centre and Leederville Link project is anticipated to provide substantially more commercial and retail floorspace within the precinct, offering significant opportunities for employment and business activity in the future.
- 8 There is likely to be increased demand for short-stay accommodation such as hotels and bed and breakfasts adjacent key attractions, including but not limited to the medical precinct, Lake Monger and the ocean fronting areas.
- 9 Smaller commercial nodes offer local employment and specific commercial services but are likely to expand into surrounding residential areas.
- 10 Tourist attractions at the beach, Golf Course, Lake Monger and in areas of natural environment have the potential to generate economic activity directly and indirectly.
- 11 Sporting venues generate significant activity and potential for economic growth particularly when supported by public transport, mixed use and commercial development.

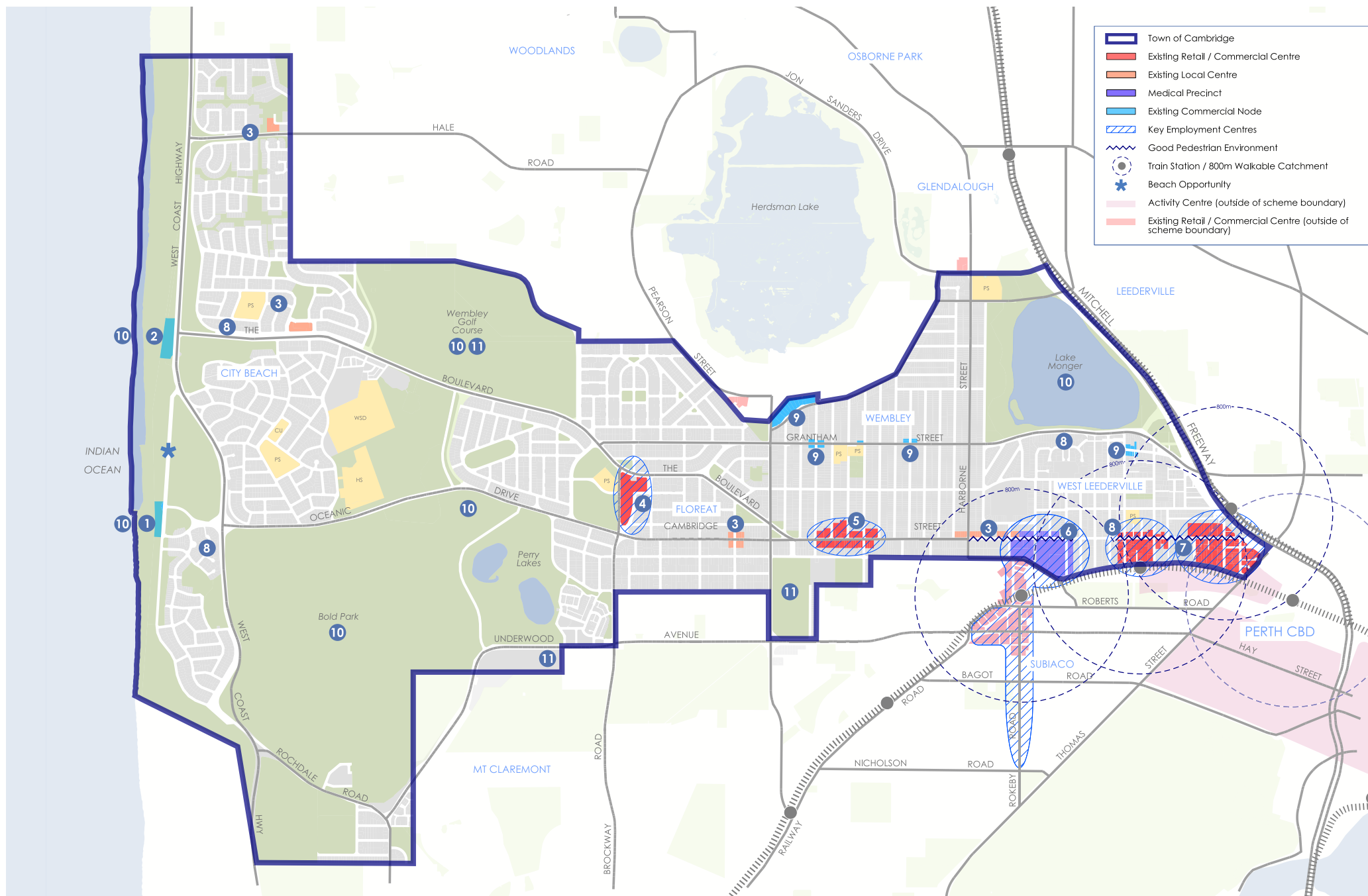


FIGURE 54: ECONOMY AND EMPLOYMENT OPPORTUNITIES AND ISSUES

5.3 OPEN SPACE AND COMMUNITY FACILITIES

5.3.1 OPEN SPACE AND RECREATION

Figure 55 identifies the key open space and community facilities opportunities and issues.

The Town has an abundance of open space and recreation areas, but the largest proportion of these are located within the western sections of the Town throughout Floreat and City Beach, with less local and regional open space throughout the eastern suburbs of Wembley and West Leederville, with the exception of Lake Monger and Wembley Sports Park.

Overall, West Leederville and Wembley may have good access to regional open space, but there is limited supply of smaller open space such as pocket parks. There is a recognised need to improve the distribution, function and form of public open space, however, and further densification in these suburbs will put existing open space and creation areas under pressure. These matters should be considered as a component of a broader public open space strategy for the Town as a whole, which should include an implementation and action plan identifying key upgrades/additions to open space assets and a sustainable funding mechanism for these works.

The opportunity for expansions of existing open space areas or the creation of new recreation spaces will be challenging, as neither the City or the State Government own substantial areas of land suitable for the development of open space within these areas. As a result such expansion would need to occur through the acquisition of private land, which will be difficult from a number of perspectives.

An alternative method of creating public space, particularly in higher density mixed use infill areas, is the leverage of privately owned public open space as a condition of development approval, which may be in exchange for a development bonus such as height or plot ratio. These spaces are ideally located adjacent to existing public land, such as a street corner or existing open space area, or as part of a redevelopment project such as the Leederville Link, and would be required to be lawfully available for the broader public to use.

5.3.2 COMMUNITY FACILITIES

The growth and forecasted change in resident population will require additional community facilities that may come from redevelopment and expansion of existing facilities, where suitably located and available, or the creation of new facilities where suitable land is available.

To seek funding of these infrastructure upgrades from developers the Town will be required to undertake a full community facilities audit as a component of a community needs analysis to demonstrate and justify upgrades proposed.

FIGURE 55 NOTES

- 1 Areas with a shortage of local open space in comparison to other precincts within the Town.
- 2 Areas of future population growth and redevelopment that may provide opportunity for additional public open space, potentially as privately owned publicly accessible spaces.
- 3 Existing large areas of publicly owned land which may accommodate additional or upgraded community facilities.
- 4 Future public High School to provide for surrounding catchment.

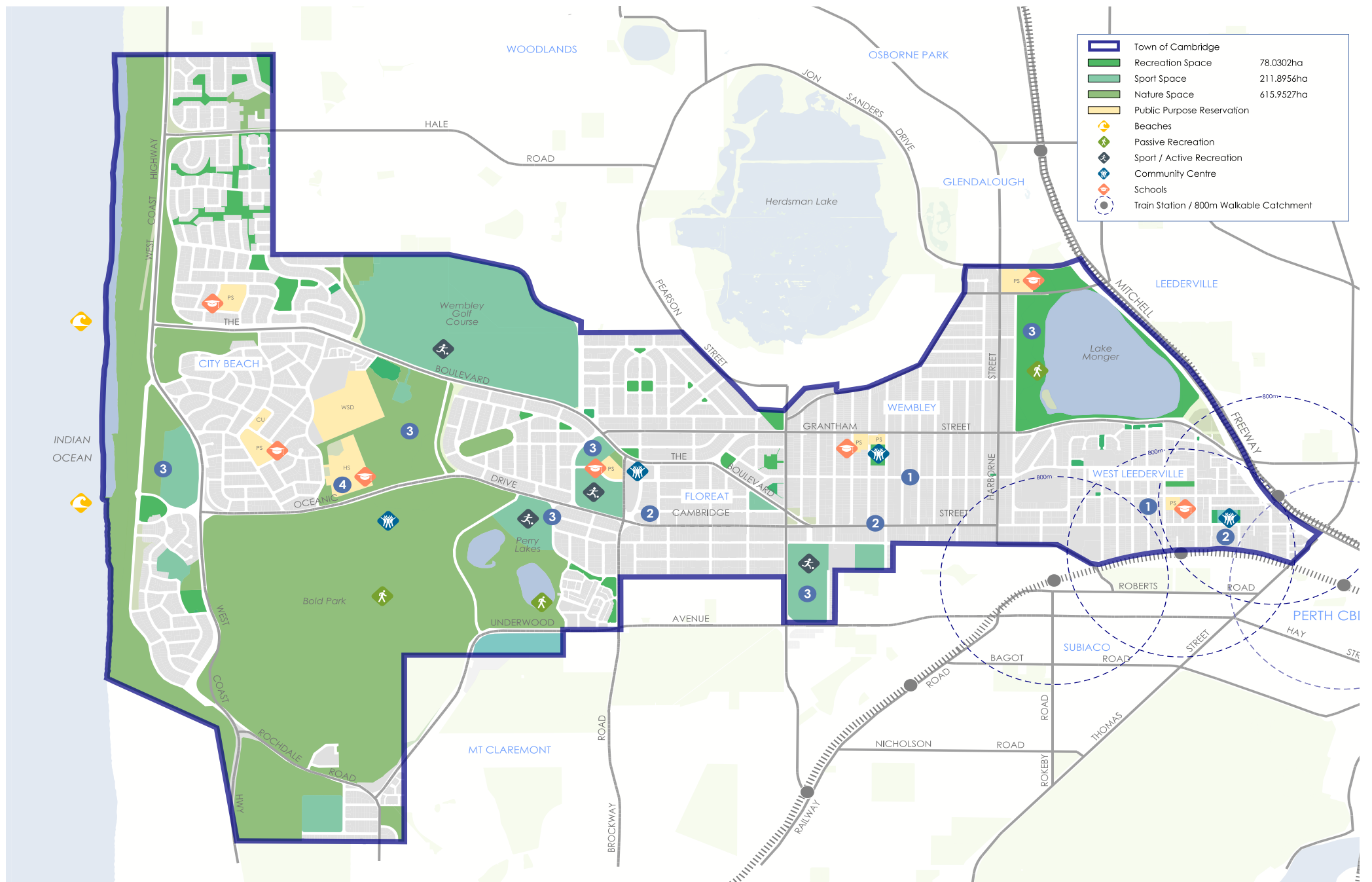


FIGURE 55: OPEN SPACE AND COMMUNITY FACILITIES OPPORTUNITIES AND ISSUES

5.4 TRAFFIC AND TRANSPORT

Figure 56 identifies the key traffic and transport opportunities and issues.

Key opportunities for the Town include:

- The Town has the opportunity to develop and encourage a cycling culture across its resident and business communities, through the review of the Town's Bicycle Plan (2018-2022) and development of a network of local routes and strategically located Bike Boulevards.
- Local bike routes in the West Leederville/Wembley areas will need to provide access to local centres of activity, employment, education and other community services as well as enhance connections to Perth city and adjacent centres of Subiaco and Leederville.
- Local bike routes in Floreat/City Beach will need to provide access to local centres but also connect into the recreational routes that are prevalent in those areas, whilst linking through to Wembley and West Leederville.
- The Town should provide support to the Public Transport Authority in delivery of measures that enhance public transport service provision.
- Enhanced public transport service provision and priority measures along the Cambridge Street activity corridor should be supported.
- Improved connectivity between Stirling-Floreat-Claremont and Leederville-West Leederville-Subiaco-QEII/UWA public transport routes should be supported.
- A station near Floreat Forum would provide direct rail access between the Town and key employment, education and medical service land uses such as Stirling City Centre, QEII/UWA and Murdoch.

However, it should be noted that in order to facilitate new or enhanced public transport provision within and across the Town, it is paramount that the Town continues to focus increased development and activity within strategic corridors previously identified as part of State planning initiatives.

The Town must also continue to engage with State Government to support (where appropriate) the introduction of new public transport priority infrastructure or service enhancement proposals.

The Town's planning initiatives will need to build on the State's moves to capitalise on public transport infrastructure through increasing development around transit stations, as without such planning initiatives the Town will find it increasingly difficult to compete for public transport funding against other competing inner metropolitan areas.

FIGURE 56 NOTES

- 1 Focussing increased development within strategic corridors and centres will promote new or enhanced public transport provision.
- 2 Existing multiple transit options surrounding West Leederville present an opportunity to enhance current targets for density and employment as expressed in the West Leederville Activity Centre Plan.
- 3 Stephenson Highway alignment - reserve remains on Metropolitan Region Scheme and Local Planning Scheme, but is not referred to in the 2016 Perth Transport Plan.
- 4 Management of short/long term parking demand in areas of intensive use, particularly West Leederville and the medical precinct, where the mix of demands may compromise land use and amenity objectives. Issue may be compounded by competition between local parking patrons and those parking to catch public transport to the CBD.

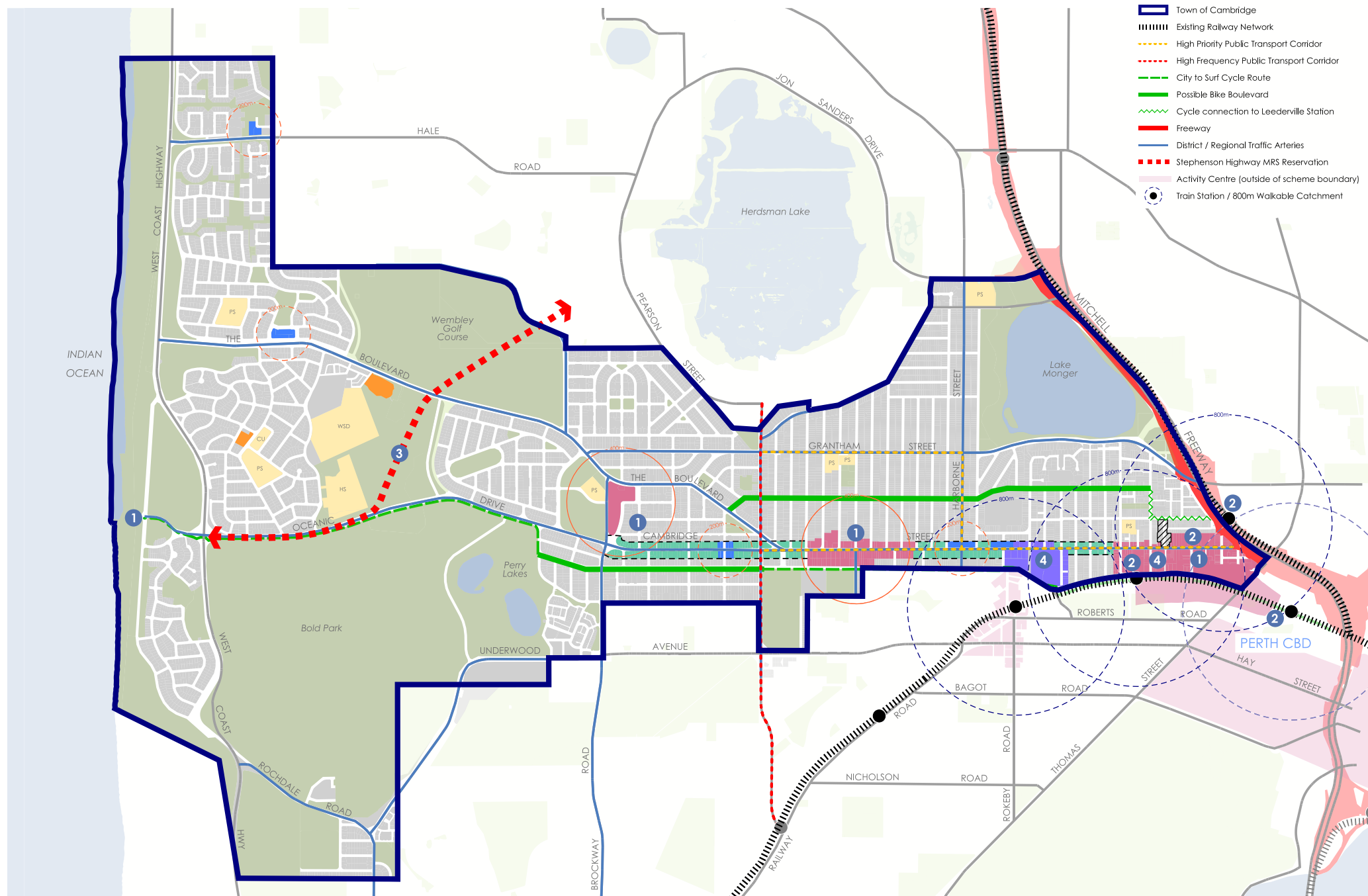


FIGURE 56: TRAFFIC AND TRANSPORT OPPORTUNITIES AND ISSUES

5.5 ENVIRONMENTAL CONSIDERATIONS

Figure 57 identifies the key environmental opportunities and issues.

5.5.1 BUSHFIRE HAZARDS

Designated Bushfire Prone Areas cover approximately 41% of the land area within the Town and due to the recent introduction of SPP 3.7 there are now additional considerations for new developments within these areas.

While much of the Bushfire Prone Areas within the Town are related to large remnant Bush Forever sites and coastal reserves, some residential areas now fall within designated Bushfire Prone Areas. Future development in these areas will need to take relevant bushfire planning and building policy into consideration.

Opportunities for development include:

- Land not designated as Bushfire Prone Areas require no further bushfire consideration in the development process; and
- Increasing the urban canopy / greening of existing residential areas, including enhancing current vegetation and allowing for more space for landscaping (including medians and private gardens/open space).

Issues for development include:

- Development not permitted within areas that contain extreme fire hazard, unless deemed “unavoidable development”;
- Requirements of higher building standards for any buildings rated or exceeding Bushfire Attack Level (BAL) 12.5 rating;
- Requirements of BAL assessments for development within Bushfire Prone Areas (further costs);
- Preparation of Bushfire Management Plans to mitigate bushfire risks through planning and building strategies.

Ecological Australia undertook a bushfire hazard level assessment on behalf of the Town of Cambridge in late 2020 in the context of the extent of Bushfire Prone Areas throughout the Town. This hazard level assessment demonstrated that there is a significant bushfire risk present within the local government area (predominantly in the western portion of the subject site) due to the extensive conservation reserves/ remnant vegetation and the close proximity of these areas to the residential dwellings.

Utilisation of the BHL assessment (Attachment A) for assessment of future planning applications will provide the local government with a preliminary understanding of the potential bushfire risk associated with each application and provide decision makers the tools to apply the requirements of SPP 3.7.

FIGURE 57 NOTES

- 1 The Threatened Ecological Community (TEC) of 'Banksia Woodlands' is likely to occur within the Bold Park and some other Parks and Recreation reserves throughout the Town.
- 2 The limited remaining vegetation of the Karakatta Complex (South and Central) which has the lowest remaining proportion within the Swan Coastal Plain is located within portions of Perry Lakes, Roscommon Park, Wembley Golf Club and McLean Park.
- 3 Further residential development within Bushfire Prone Areas will be subject to assessment and compliance with the WAPC's Planning for Bushfire Prone Areas policy.
- 4 Areas of West Leederville, Wembley and the eastern section of Floreat largely unconstrained by regional environmental considerations.

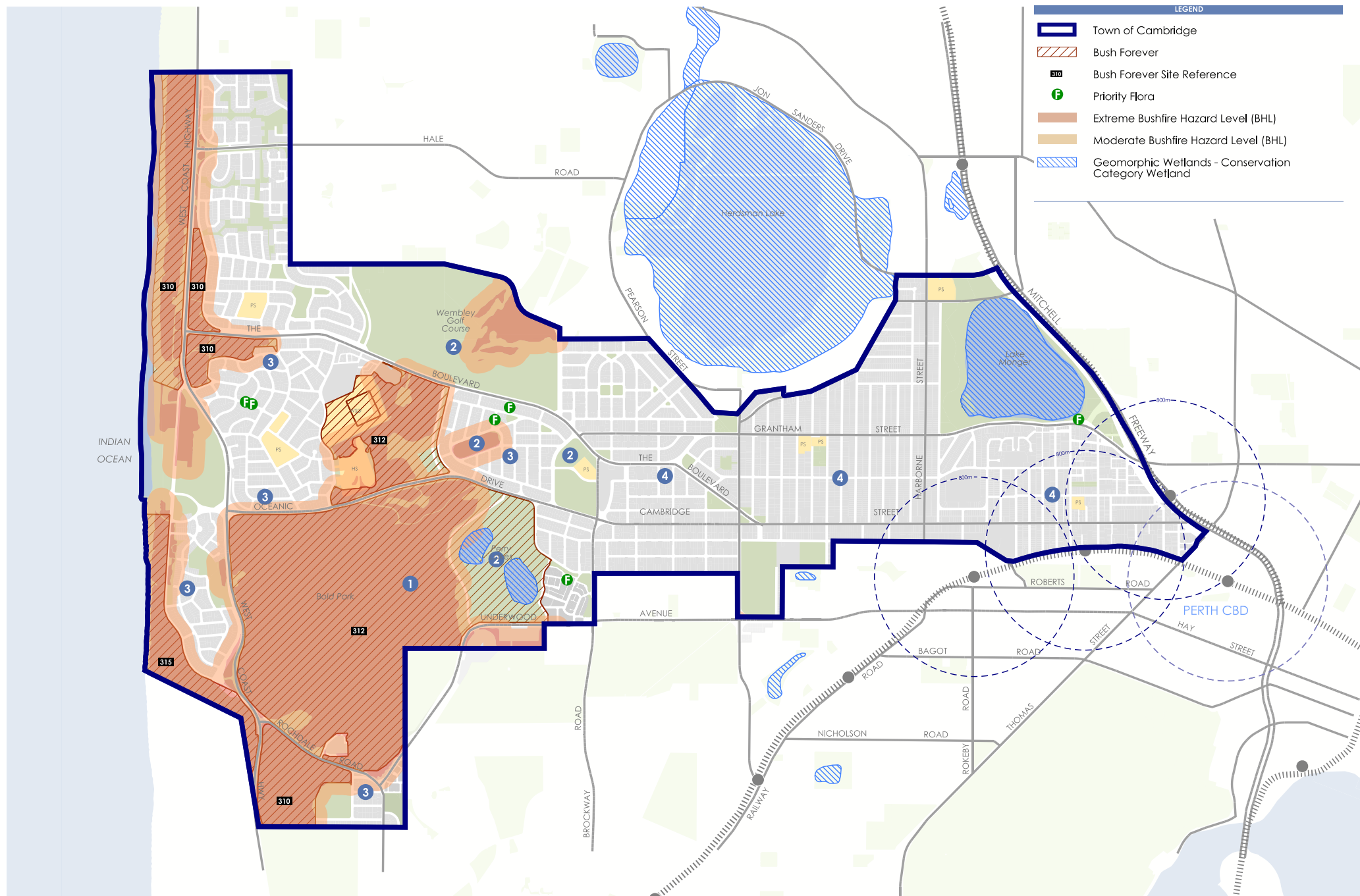


FIGURE 57: ENVIRONMENTAL OPPORTUNITIES AND ISSUES

5.5.2 COASTAL HAZARDS

As outlined in SPP 2.6, coastal development must take into account future hazard risk management and adaptation planning where developments are at risk of coastal hazards over a planning timeframe. Where risk assessments identify hazards that are unacceptable to proposed developments, adaptation measures must be utilised to reduce these risks to an acceptable level.

The adaptation measures can be separated into four categories: avoidance, planned or managed retreat, accommodation, and protection.

Opportunities for development include:

- Utilisation of adaptive measures to minimise coastal hazard risk for new developments;
- Existing protective features including groynes and buried seawall at City Beach designed to mitigate future coastal erosion and shoreline retreat; and
- Shoreline retreat unlikely to impact existing residential areas.

Constraints upon development include:

- Requirement of coastal hazard risk management and planning pursuant to SPP 2.6;
- Loss of coastal values and attraction from overdevelopment/inappropriate development in foreshore reserves; and
- Potential public concern over development in coastal areas.

The Town's Coastal Natural Management Study and Coastal Vulnerability Study provide further information on the impact of coastal hazards.

5.5.3 WATER QUALITY AND QUANTITY

Managing Perth's water resources is a critical component of integrating future population growth in a sustainable manner, particularly as climate change is predicted to have significant impacts on Perth's water supply and demand. Future development should incorporate Water Sensitive Urban Design principles (WSUD) which aims to integrate water management into the landscape.

The key WSUD considerations for the Town include reducing overall water consumption and minimising the impacts of stormwater runoff on drainage infrastructure and wetlands.

Urban infill is likely to decrease overall irrigation demands as turf and garden areas are replaced by hardstand, however this will also lead to increases in stormwater runoff. The impacts on stormwater runoff quality and quantity should be a key consideration when considering infill development, along with the underlying principle that stormwater on private land must be retained on-site.

Opportunities for development include:

- New development incorporating WSUD principles in all aspects of planning and building design;
- Investigation of wastewater reuse via the Subiaco Waste Water Plant;
- Regional stormwater management plan to identify methods to manage and accommodate stormwater management considerations; and
- Investigating rising water levels and reuse of wastewater from Subiaco Waste Water Plant.

Constraints upon development include:

- Reduced rainfall due to climate change increasing the dependence on current water resources;
- Limited groundwater availability for non-potable uses;
- Current drainage infrastructure may not be adequate to manage future rainfall events given urban infill and climate change; and
- Managing stormwater runoff to reduce impacts on drainage infrastructure and receiving waterbodies.

5.5.4 BIODIVERSITY MANAGEMENT

Promoting and conserving the biodiversity values within the Town, particularly within high value areas including Bold Park, Perry Lakes Reserve and Lake Monger Reserve will provide the foundation for future social and ecological sustainability. In general, the remnant vegetation within reserves within the Town is quite intact and provides important ecological functions and should be prioritised for ongoing conservation and management. In addition, the potential impacts on the urban tree canopy should be taken into consideration when planning for urban infill.

The Town's Policy 5.1.1 Management of Conservation Areas within Public Open Space defines the objectives of management of conservation areas (remnant bush) of public open space to achieve improved biodiversity habitats and to ensure their long term viability and sustainability.

The Biodiversity Action Plan 2011-2015 and Coastal Natural Areas Management Plan 2006-2010 are currently used to inform biodiversity management within the Town. The implementation plan is a working document that is adaptive and responsive to changing conditions and accounts for climate change impacts. The Town is yet to develop a climate change adaptation plan, although it is anticipated to be addressed in the development of the WESROC Climate Change Adaptation Plan. Should a local plan be developed the issue of how to manage the long-term viability and sustainability of the Town's biodiversity values in a changing climate can be addressed.

In relation to Biodiversity, opportunities for development include:

- Majority of the key biodiversity values within the Town exists within reserved areas;
- Retention of urban canopy within new development; and
- Opportunities to strengthen ecological linkages.

In relation to Biodiversity, constraints upon development include:

- Presence of vegetation with important values within reserves means that opportunities for further facilities and public amenities are limited.

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