

BENCHMARKING **GREATER PERTH LOCAL GOVERNMENTS**

A REPORT CARD ON STRATEGIC
AND STATUTORY PLANNING
PERFORMANCE

SEPTEMBER 2016



Foreword

The property industry, which is the state's largest employer has a big role in broadening Western Australia's economy beyond a reliance on the resources sector. To participate fully in growing WA the property industry needs all levels of government to continue the important task of economic reform, including local planning reform. This report is an examination of local government planning performance with a view to recommending key reforms to state and local planning processes.

Local government and the property industry are inextricably linked through local planning rules and systems. To assess local government planning performance with a view to making recommendations for reform, the Property Council commissioned two leading organisations, Planning Context and TPG.

This report compares the planning systems and performances of local governments in the Greater Perth area. It showcases the strong performers as well as those councils that fall short of performance benchmarks. To guide reform of local government planning the report also outlines the elements of a best practice planning system. Each council surveyed in the report was rated for its performance in delivering key planning outcomes, including: strategic planning; maintaining current local planning schemes; delegating decision making to council planners; and working within the statutory 60 day turn-around time for planning approvals.

The report's findings show that many of Perth's councils fall short of best practice benchmarks. The report also finds the responsibility for improving the performance of local government planning is shared by local governments and key state agencies.

Reforms to local planning was a key feature of the State Government's recent attempt at local government structural reform in Greater Perth. However the decision to not proceed with structural reform means the important task of local planning reform must be achieved separately. The Property Council is calling on all stakeholders to seriously consider the recommendations in this report and prioritise local planning reform.

Lino Iacomella
WA Executive Director
Property Council of Australia

Acknowledgements

The Property Council of Australia commissioned this independent benchmarking of best practice local planning frameworks of local governments across Greater Perth.

This project would not have been possible if it were not for the cooperation of officers from the Greater Perth local governments and the Department of Planning; the Chair of the Western Australian Planning Commission and officers from the Western Australian Local Government Association.

Disclaimer

This report has been prepared based on research and local government responses to a self-survey. The data collected has been used to establish levels of best practice planning performance.

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BENCHMARKING
GREATER
PERTH LOCAL
GOVERNMENTS



Message from the researchers

This report provides a snapshot of the performance of local government planning systems across Greater Perth. It sets out a framework for best practice in local planning and provides a starting point for State and local government to introduce an ongoing audit of planning performance linked to initiatives focused on moving current practice towards best practice.



**Charles Johnson and
Katrina Elliott**
Planning Context

The results of the benchmarking are generally disappointing especially regarding the currency of strategic and statutory planning. Local government and the State planning agencies must take responsibility for improving the current level of performance. There must be, as a starting point, a willingness to publicly monitor performance and to take responsibility for delivering measurable improvements.



David Caddy
Executive Chairman
TPG

While best practice is aspired to by State and local government, it has become apparent that many planning agencies are falling short.

This first of its kind independent assessment of local and state government planning practice is a catalyst for improved monitoring and reporting of planning agencies moving forward.

While the results of this benchmarking study have been disappointing, an optimistic outlook should be held towards the future as the process of rectifying these shortcomings can begin.

Introduction

An effective planning system provides an overall sense of direction that guides industry investment in delivering housing and jobs; and a clear decision making framework linked to intended planning policy outcomes. Inconsistent and dated planning policy results in uncertainty for the property industry and communities who lack trust in local government and who live in places that will struggle to survive economically.

While the Western Australian Planning Commission (WAPC) has been focused on delivering a comprehensive planning reform agenda and oversees the implementation of planning strategy – however, the results of this report show that a majority of local governments in Greater Perth are struggling to implement these reforms.

This report compares how each local government is planning for future growth; as well as the relevance and consistency of each council's planning rules so that they are clearly linked to stated policy intentions.

This report presents the findings of 29 out of the 32 Greater Perth local governments that were invited to self-assess their planning systems.

Interviews were also given by the Chair of the Western Australian Planning Commission (WAPC); and the Director General and senior officers from the Department of Planning.

Best practice local planning framework



Key elements of a best practice local planning framework

ELEMENT - 1 - Strategic planning

The first step in delivering good local planning performance is the preparation and timely review of long-term strategic plans that set a vision for growth for the local government area. These local planning strategies should be prepared in close consultation with the local community.

As a matter of good planning, local government should have a current local planning strategy and review it at least every 5 years. Councils are required to consult with their local community to prepare a local planning strategy that sets a clear direction for how their city or region will grow. Local planning strategies have a clear land use planning purpose and should include how the council has planned for the jobs and housing targets set out in the State regional planning strategy – *Directions 2031*.

Since 1999, councils have been required to prepare a local planning strategy to provide the context for creating a new local planning scheme. Councils have also been encouraged to ensure that local planning strategies are up to date even if a scheme is not being reviewed. The lack of a current planning strategy leads to poor regulatory decision making and a lack of confidence in a council by property developers and the community.

ELEMENT - 2 - Statutory planning

All local governments have a statutory obligation to prepare a local planning scheme which sets out the rules and regulations that guide development in the local area. Best practice local planning requires local planning schemes to be reviewed regularly.

The relevance of a council's regulatory framework to guide decision making can be determined by the age of its local planning scheme. Older schemes result in councils making minor amendments that only affect a small area under jurisdiction as well as inconsistent policy objectives and rules for determining applications across the whole local government area.

In 2010 the WAPC released Statement of Planning Policy Activity Centres for Perth and Peel (SPP 4.2) which specified the statutory planning requirements to prepare structure plans which encourage (among other planning needs) residential development in centres. This report has also looked at the status of planning for activity centres across Greater Perth.

ELEMENT - 3 - Delegation of planning approval to professionals for determination

Most development applications (DAs) should be assessed by delegation to either professional planning officers with the appropriate technical expertise or an independent expert panel.

In WA independent Development Assessment Panels (DAPs) exist for development assessment above minimum value thresholds. However the practice of delegating the determination of a development application below the minimum value threshold is a matter for individual councils.

ELEMENT - 4 - Timeliness of processing planning applications

A good local planning system provides a clear time-frame for processing planning approvals.

In WA local governments are required to process planning applications within 60 days of receiving an application, or 90 days where advertising is required. The best practice benchmark was set at the 60 day timeframe as every local government has applications that don't require advertising.

ELEMENT - 5 - Performance reporting

Both State and local government should publicly report in a timely manner on planning performance so that improvements can be made; and industry and the community can judge the performance of the planning system as a whole.

Benchmarking local government performance

The planning performance of each council that participated in the survey was benchmarked against the five key elements of a best practice local planning framework.

As only two councils provided evidence of performance monitoring and review (elements), the overall comparative analysis was only possible for the first four elements: strategic planning, statutory planning, delegation of approval to planning officers and timeliness of approvals¹.

Some of the councils covered by the survey did not make data available for selected areas of performance².

The overall comparative analysis (Figure 1) shows that only two councils covered by the survey have a high level of planning performance across the four elements of best practice examined – they were the Cities of Melville and Belmont.

The majority of the remaining councils, which are the bulk of Greater Perth's local authorities, reported a mix of high performance in some areas but were well short of the benchmark in one or more areas of planning performance.

The worst performing councils have no local planning strategy, a very old scheme, low levels of delegation and provided no data on timeframes for dealing with applications.

This mix of local planning performance highlights the vast inconsistency in planning performance in Perth's local government sector, which requires strong action to remediate.

¹See Appendix 1: Benchmarking measures, Table 1 and 2 for the methodology for scoring and weighting the ranking of the five elements of best practice criteria for the local planning performance of Greater Perth councils.

²No data was available for one or more of the five elements of local government planning performance covered by the survey. For individual performance see local government report card.

Figure 1: Comparison of best practice planning performance of local authorities in the Greater Perth area (2014/15)

LOCAL GOVERNMENT IN DESCENDING ORDER	LOCAL PLANNING STRATEGY (MAX =6)	LOCAL PLANNING SCHEME (MAX=6)	DELEGATION (MAX=5)	TIMELINESS (MAX=6)	SCORE OUT OF 23
Melville	6.0	6.0	4.8	4.9	21.7
Belmont	6.0	6.0	4.9	3.2	20.1
Armadale	6.0	3.0	5.0	3.9	17.8
Kalamunda	6.0	1.0	4.9	4.4	16.3
Mundaring	6.0	5.0	4.8	Did not provide data	15.8
Cottesloe	5.0	6.0	4.7	Did not provide data	15.7
Kwinana	2.0	3.0	4.9	3.6	13.4
Stirling	2.0	1.0	4.9	4.4	12.3
Joondalup	2.0	0.0	5.0	4.9	11.9
Subiaco	5.0	0.0	3.9	2.8	11.7
Bassendean	6.0	1.0	4.6	Did not provide data	11.6
Vincent	2.0	2.0	4.5	2.8	11.3
Nedlands	1.0	1.0	4.8	4.2	11.0
East Fremantle	2.0	2.0	2.7	4.2	10.9
Canning	1.0	1.0	4.8	4.1	10.8
Fremantle	1.0	1.0	4.3	4.3	10.5
Swan	2.0	0.0	4.6	3.7	10.3
Cockburn	1.0	4.0	5.0	Did not provide data	10.0
Murray	1.0	0.0	4.9	4.0	9.8
Rockingham	1.0	0.0	4.8	3.8	9.5
South Perth	0.0	1.0	4.9	3.6	9.5
Perth	0.0	0.0	4.6	4.4	9.1
Peppermint Grove	3.0	1.0	0.0	4.2	8.2
Mosman Park	6.0	2.0	Did not provide data	Did not provide data	8.0
Serpentine - Jarrahdale	0.0	0.0	4.8	3.1	8.0
Mandurah	2.0	2.0	4.9	Did not provide data	7.9
Wanneroo	0.0	0.0	5.0	Did not provide data	5.0
Gosnells	0.0	0.0	4.6	Did not provide data	4.6
Cambridge	0.0	0.0	3.8	Did not provide data	3.8
Bayswater, Claremont, Victoria Park	Did not participate in the survey				

Benchmarking local government performance

Best practice local planning in Greater Perth

Only two councils have an overall high level of planning performance across the four elements of best practice (shown in figure 1). The City of Melville has a recently adopted local planning strategy and scheme, a high percentage of planning decisions delegated to technical officers and a high proportion of approvals made within 60 days. The City of Belmont has a scheme and strategy less than 5 years old, and a high level of delegated decisions. However, the time taken to process development applications is less than average.

ELEMENT - 1 - Strategic planning

Only seven local governments achieved the benchmark of best practice strategic planning i.e. achieved a maximum score of 6.0 for a strategy that is less than 5 years of age and significantly reflects the state's strategic direction. Only nine local governments (31%) have a current local planning strategy that has been adopted within the last five years³.

A further 18 local governments are either developing or reviewing strategies.

While there is a concerted effort by councils to develop local planning strategies they are taking far too long to prepare as well as to undergo review by the Department of Planning and the WAPC.

ELEMENT - 2 - Statutory planning

The majority of local government planning schemes are more than ten years old (see Figure 2) and the average age of schemes is 14 years old.

Age of local planning schemes

Only three local governments achieved the benchmark of best practice statutory planning being the Shire of Mundaring, City of Belmont and City of Melville⁴. This means that each of these local governments has a scheme that is less than 5 years of age and which has a significant relationship to the local planning strategy thereby scoring a maximum of 6.0.

Only four new schemes have been created in the last five years by the Town of Cottesloe, Shire of Mundaring, City of Belmont and City of Melville.

Only three comprehensive scheme reviews have been completed by the City of Armadale, City of Cockburn and City of Kwinana.

The Shire of Kalamunda has a current local planning strategy and a scheme review well underway.

Number of local planning scheme amendments

Some schemes have been subject to a very large number of amendments that are both resource consuming and create 'patchwork' schemes (see Figure 3).

In general terms, the older the scheme, the more it has been amended. Schemes can have a number of amended provisions that, if they are not carefully integrated, may result in conflicting intentions. It is acknowledged, however, that some schemes covering areas of rapid change may require frequent amendment.

Review of schemes and scheme amendments

More than half of the local governments surveyed are currently reviewing their schemes. However, this has not been done in a timely manner and does not reflect best practice. i.e. there is now a requirement for a 5-year review set out in the WAPC Planning and Development (Local Planning Schemes) Regulations (2015).

It was also found that the Department of Planning and WAPC are taking too long to review schemes and scheme amendments.

Activity centre structure plans

Since SPP 4.2 was introduced in 2010, of the 98 activity centres requiring structure plans to be prepared by local governments, only 34 have been prepared or are in the progress of being prepared.

District Centres have the lowest rate of structure plan preparation (26%), although 70% of Strategic Metropolitan Centres have structure plans prepared. The Shire of Serpentine - Jarrahdale, Town of Bassendean and City of Subiaco are the only local governments with structure plans prepared for all activity centres within their municipality⁵.

³See Appendix 2, Table 1 for local governments that scored 5 or more for strategic planning performance.

⁴See Appendix 2, Table 2 for scoring of statutory planning performance.

⁵See Appendix 3 for a summary of activity centre structure plans.

Figure 2: Age of local planning schemes across Greater Perth local governments

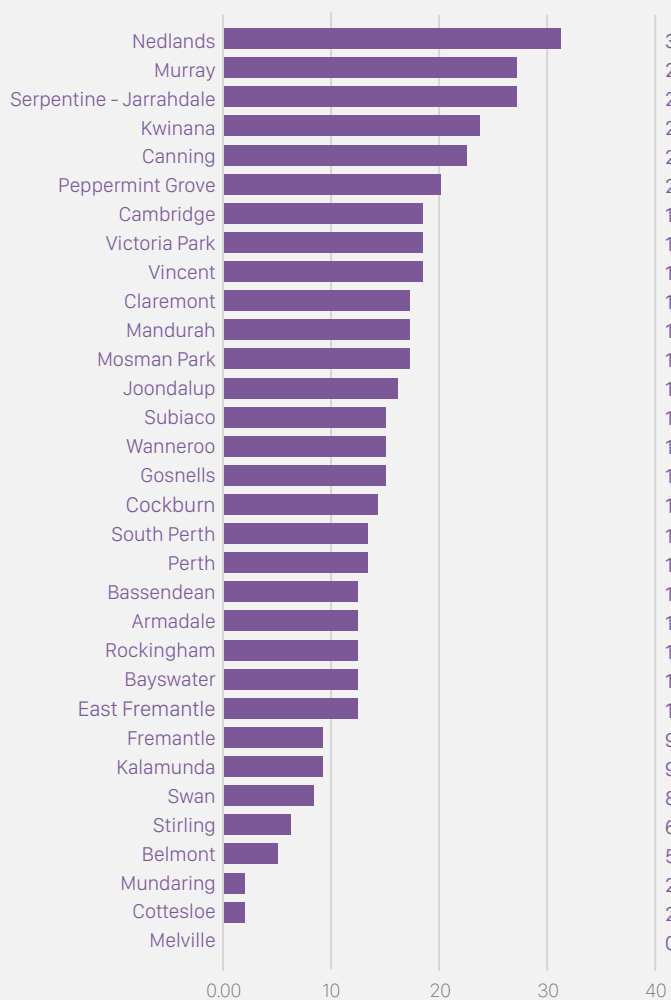
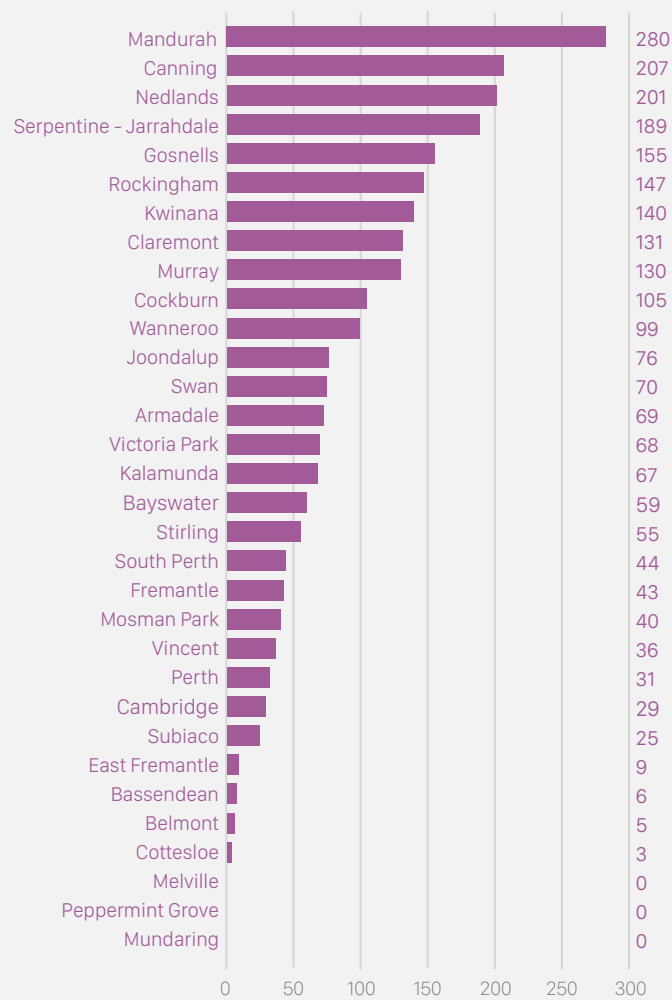


Figure 3: Number of amendments to local planning schemes



Note: The City of Bayswater, Town of Claremont and Town of Victoria Park did not participate in the survey.

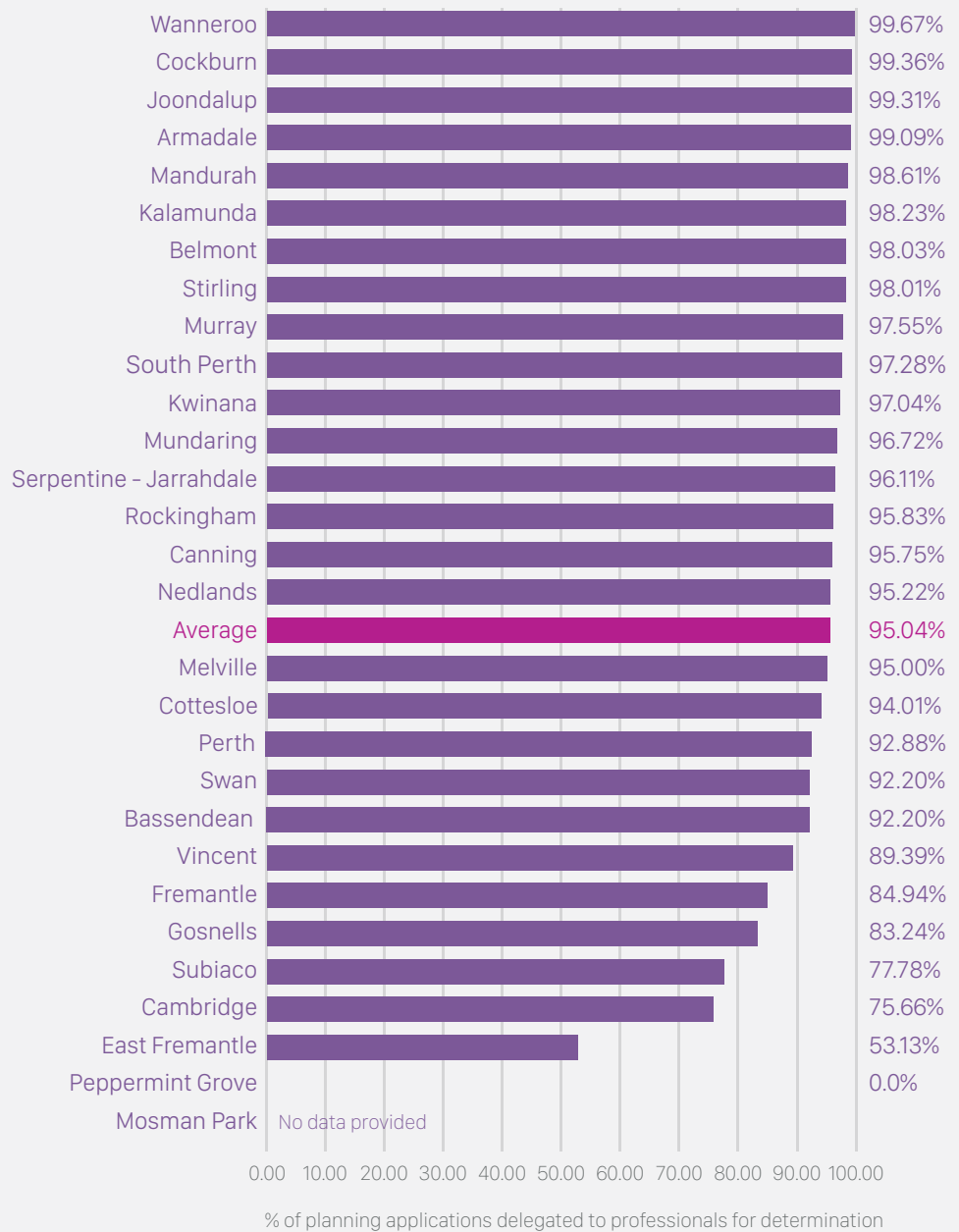
Benchmarking local government performance

ELEMENT - 3 - Delegation of planning approval to professionals for determination

Local governments are generally very effective at delegating decision making from Councillors to officers with planning or other necessary technical skills to make an informed decision.

On average, 95% of all applications are being delegated to planning officers (see Figure 4). Several councils delegated over 98% of applications to officers for decisions, whereas the council at the Shire of Peppermint Grove makes all planning decisions⁶

Figure 4: Percentage of planning applications delegated to professionals for determination



Note: The City of Bayswater, Town of Claremont and Town of Victoria Park did not participate in the survey.
⁶No delegation score is shown in Figure 4 for Mosman Park as it did not provide information on delegations

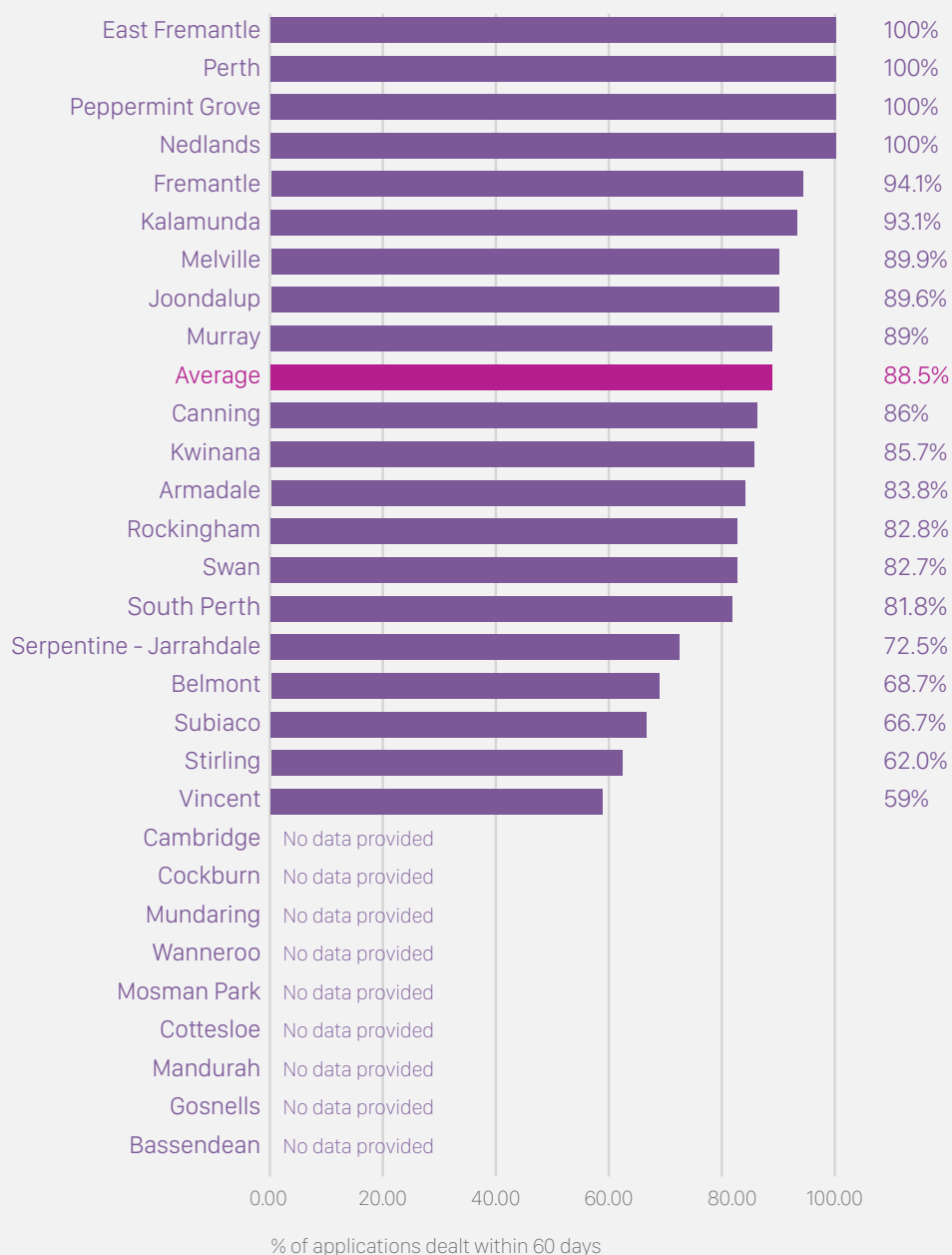
ELEMENT - 4 - Timelines of processing planning applications

In WA local governments are required to process planning applications within 60 days of receiving an application, or 90 days where advertising is required⁷.

Nine of the 29 participating local governments could not provide information on processing times⁸.

In terms of the efficiency of processing planning applications, the performance of local government is good with 88.5% of applications being processed within required timeframes compared with 83% by the WAPC over the 2014/15 time period (see Figure 5).

Figure 5: Percentage of planning applications dealt within 60 days



Note: The City of Bayswater, Town of Claremont and Town of Victoria Park did not participate in the survey.

⁷The 60 day timeframe was used as the indicator as every local government has applications that don't require advertising.

⁸No efficiency score is shown for the nine local governments that could not provide information on processing times in Figure 5.

Benchmarking local government performance

ELEMENT - 5 - Performance monitoring and review

Performance monitoring in the Western Australian planning system is almost non-existent. Where it exists it is aggregated to such a scale that the figures are almost meaningless.

Only two local governments surveyed said they published planning performance indicators related to development applications. The City of Armadale reports information in a bulletin that is posted on its website and the City of Stirling reports information as a key performance indicator in its annual report.

The WAPC, in its annual report, uses aggregated data to the extent that it really is of little value except in ticking the auditor's box. While it is noted that changes were made to the States planning legislation in 2010 to allow the WAPC to audit and assess local government planning documents and systems - this has not been done.

The lack of performance monitoring of the current planning systems of State and local government means it is difficult to identify how the system can be improved.

Further findings on strategic and statutory local planning can be found in Appendix 3.

State planning performance

The survey asked local governments to comment on their experience with development applications, schemes or scheme amendments requiring WAPC referral or approval.

The responses were that for both the Department of Planning and the WAPC:

- processing times of strategies, schemes and scheme amendments are far too long;
- resourcing the processing of strategies, schemes and scheme amendments is inadequate;
- resourcing the review of planning documents to meet timelines is inadequate; and,
- determining some planning decisions is taking a number of years partly as a result not finalising state sub-regional planning frameworks i.e. Perth and Peel @ 3.5 Million.

A number of local governments would have recorded a better performance in the survey if their draft local planning strategies and schemes were being processed by the WAPC and the Department of Planning in a timely manner. While 18 local governments reported that they are developing a local planning strategy, 21 commented adversely on the performance of the WAPC in processing and approval times, often attributing this poor performance to a lack of resources in the Department of Planning.

Conclusion

Despite significant progress in reforming the planning system in Western Australia in recent years, this report shows that further reform is urgently needed, particularly at the local level in streamlining planning processes and improving the implementation of state planning policies.

There is an urgent need to improve local strategic planning and activity centre planning, and provide more resources for the approvals process. Overall the state and local planning interface was found to be slow, and often there was no clear line of sight between State strategic vision and local government planning.

There is a vast inconsistency in local government planning performance particularly as a result of the high number of outdated planning strategies and aging schemes. In practice this is currently being experienced by the property industry where the lack of clear local government regulation is leading to different rules being applied as policy to different areas within the same jurisdiction.

Industry calls for the need for structural reform of the local government sector in WA and Perth in particular, will return and grow louder unless the improvements to the state and local government planning interface that are identified in this report are addressed urgently.

Recommendations

1. Local governments and the Department of Planning need to process local planning strategies much faster to meet the timeframes outlined in the WAPC 2015 Local Planning Scheme Regulations.
2. The WAPC and Department of Planning need to ensure that local planning strategies and local planning schemes are being reviewed, prepared and kept up to date by councils.
3. The WAPC should publish revised guidelines for the preparation of local planning strategies which make it clear that they are higher order documents that reflect State regional strategies and priorities.
4. The Department of Planning needs to adequately resource and prioritise the timely processing of local planning schemes and amendments submitted by councils to ensure that the WAPC meets the target timeframes identified in the 2015 Local Planning Scheme Regulations.
5. Local government and the WAPC need to prioritise the completion of activity centre structure plans that set out where new housing, infrastructure provision and economic initiatives are encouraged.
6. Public reporting of local government progress in the preparation of strategies; scheme reviews and amendments; and the processing of development applications should be undertaken as an essential element of performance monitoring and review.
7. The State Government should give consideration to the addition of statutory planning performance on the 'MyCouncil' website being administered by the Department of Local Government and Communities.
8. The WAPC needs to provide a comprehensive report against the regulation processing times in its annual report.

Local government report cards

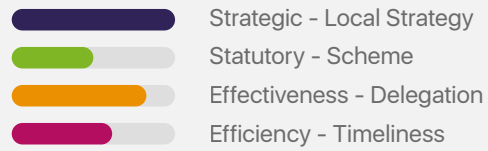
The planning performance of each council, which participated in the survey, has been collated and included in individual report cards which appear in alphabetical order.

These report cards outline how each council performed against four of the five key elements of best practice local planning: strategic planning; statutory planning; delegation of approvals and timeliness of processing planning applications. The report cards include other key information such as the status of activity centre structure plans and comment on each council's performance.

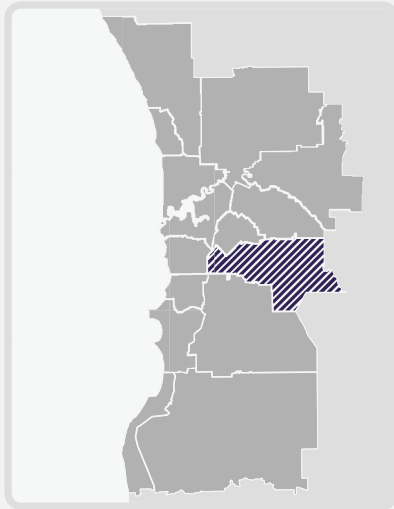
REPORT CARD LEGEND

Overall score	The council's score out of a maximum of 23.
Strategic - local strategy	Status of local planning strategy (Max score = 6).
Statutory - scheme	Status of local planning scheme (Max score = 6).
Effectiveness - delegation	Delegation of planning approval to planning officers (Max score = 5).
Efficiency - timeliness	Processing of planning applications within 60 days (Max score = 6).
Current local planning scheme	The council has a local planning scheme which is 5 years old or younger.
Scheme review completed in last 5 years	The council has completed the review of its scheme in the last five years.
Age of scheme	Age of the council's local planning scheme.
Local planning strategy status	Does the council have a local planning strategy that has been endorsed within the last 5 years?
Local planning strategy under preparation	If the council does not have an endorsed local planning strategy, are they in the process of preparing one?
Local planning scheme significantly reflects local planning strategy	Councils were asked to provide an answer to this question. Councils only received a score who had indicated significantly.
Local planning strategy significantly reflects state strategic direction	Councils were asked to provide an answer to this question. Councils only received a score who had indicated significantly.

City of Armadale



17.8
23



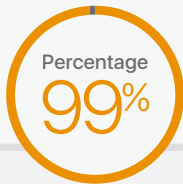
Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme



Local Planning Strategy Status: **Endorsed**

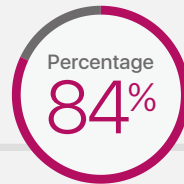
Applications delegated to planning officers

Number of Applications **656**



Applications processed in 60 days

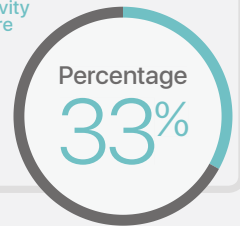
Number of Applications **525**



Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

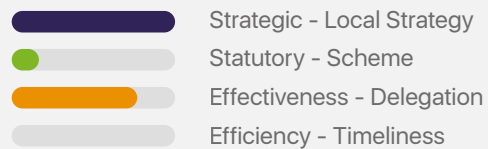
3



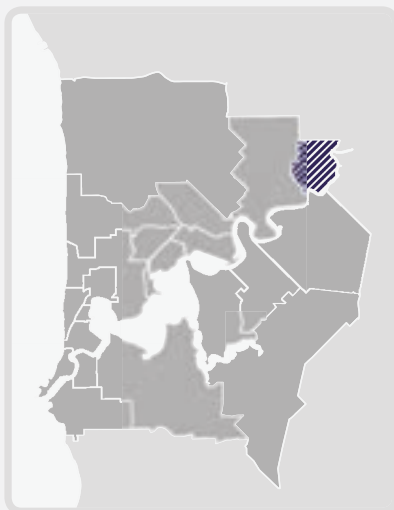
High Performance. Local Planning Strategy and Scheme review consolidation completed. Planning KPIs reported in public information bulletins.

Local Planning Scheme significantly reflects Local Planning Strategy Local Planning Strategy significantly reflects State Strategic direction

Town of Bassendean



11.6
23



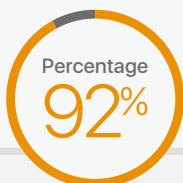
Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme



Local Planning Strategy Status: **Endorsed**

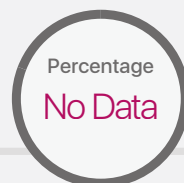
Applications delegated to planning officers

Number of Applications **218**



Applications processed in 60 days

Number of Applications **-**



Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

1



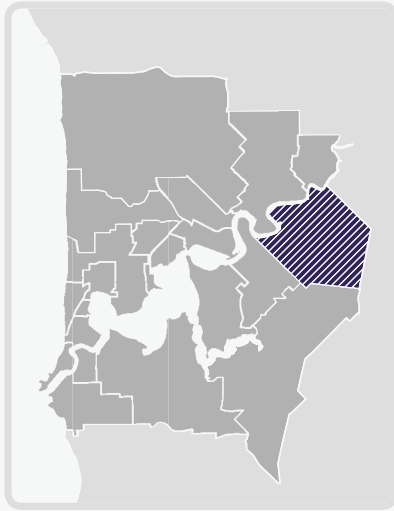
Average performance: Local Planning Strategy endorsed in 2014 but no review of Scheme. High levels of delegation but no data provided on processing times.

Local Planning Scheme significantly reflects Local Planning Strategy Local Planning Strategy significantly reflects State Strategic direction

City of Belmont



20.1
23



Current Local Planning Scheme?



Scheme Reviewed in last 5 years?



Age of Scheme



Local Planning Strategy Status:

Endorsed

Applications delegated to planning officers

Number of Applications **507**

Percentage **98%**

Applications processed in 60 days

Number of Applications **463**

Percentage **69%**

Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

1

Percentage **0%**



2nd highest performing council: Local Planning Strategy and Scheme endorsed in last five years. High levels of delegation however timely decision making on development application less than average.

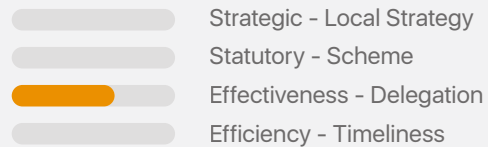
Local Planning Scheme significantly reflects Local Planning Strategy



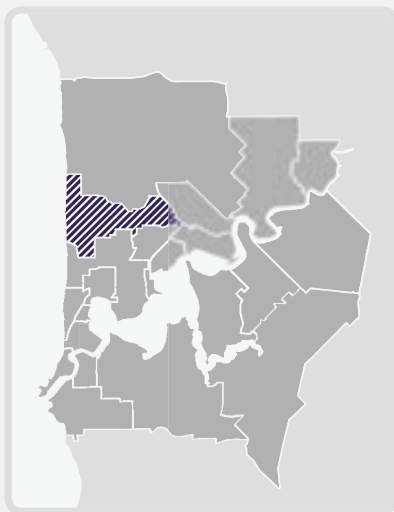
Local Planning Strategy significantly reflects State Strategic direction



Town of Cambridge



3.8
23



Current Local Planning Scheme?



Scheme Reviewed in last 5 years?



Age of Scheme



Local Planning Strategy Status:

Not Endorsed

Local Planning Strategy under preparation?

Yes

Applications delegated to planning officers

Number of Applications **456**

Percentage **76%**

Applications processed in 60 days

Number of Applications **-**

Percentage **No Data**

Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

3

Percentage **66%**



A very poor performance: Scheme review and preparation of Local Planning Strategy only just starting. Lower than average levels of delegation. No data on processing times.

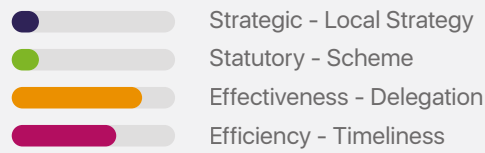
Local Planning Scheme significantly reflects Local Planning Strategy



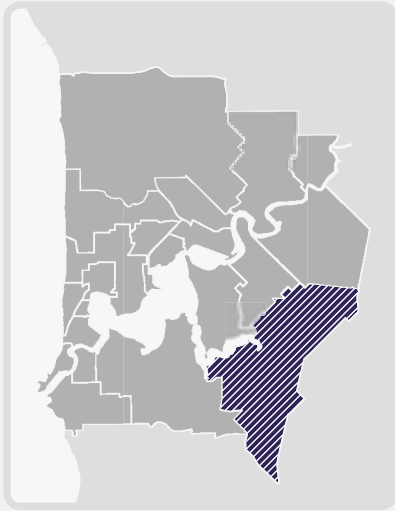
Local Planning Strategy significantly reflects State Strategic direction



City of Canning



10.8
23

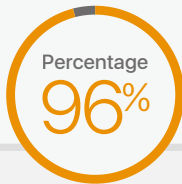


Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme

Local Planning Strategy Status: **Not Endorsed** Local Planning Strategy under preparation? **Yes**

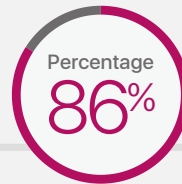
Applications delegated to planning officers

Number of Applications **659**



Applications processed in 60 days

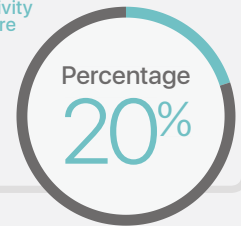
Number of Applications **645**



Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

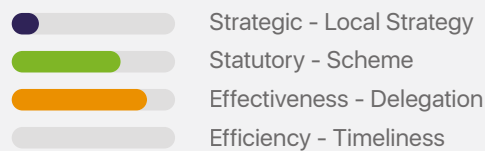
5



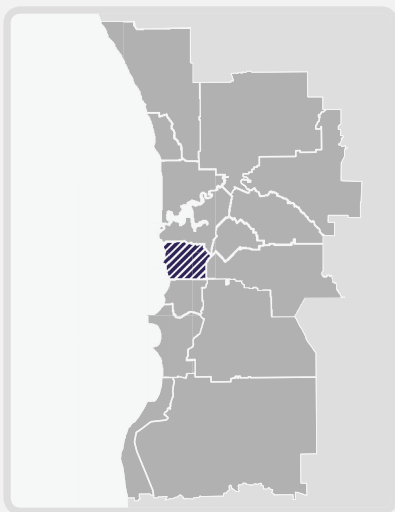
Average performance: No Local Planning Strategy. Scheme is very old but is being reviewed. High levels of delegation and approvals within timeframes.

Local Planning Scheme significantly reflects Local Planning Strategy Local Planning Strategy significantly reflects State Strategic direction

City of Cockburn



10.0
23

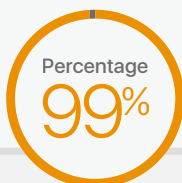


Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme

Local Planning Strategy Status: **Not Endorsed** Local Planning Strategy under preparation? **No**

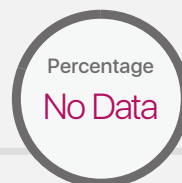
Applications delegated to planning officers

Number of Applications **1249**



Applications processed in 60 days

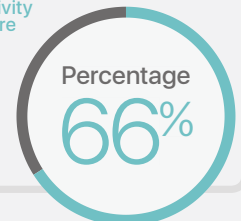
Number of Applications **-**



Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

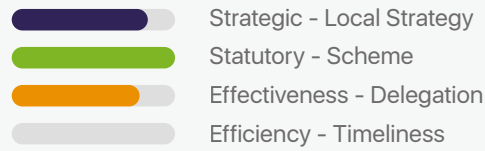
3



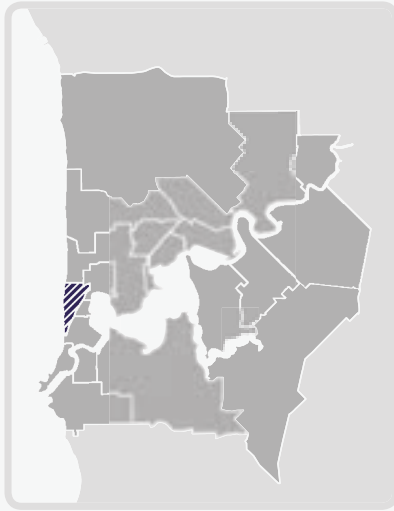
Average performance: Very old Local Planning Strategy but Scheme being reviewed and consolidated. Very high levels of delegation. No data on processing times.

Local Planning Scheme significantly reflects Local Planning Strategy Local Planning Strategy significantly reflects State Strategic direction

Town of Cottesloe



15.7
23



Current Local Planning Scheme?



Scheme Reviewed in last 5 years?



Age of Scheme



Local Planning Strategy Status:

Endorsed

Applications delegated to planning officers

Number of Applications **217**

Percentage **94%**

Applications processed in 60 days

Number of Applications **-**

Percentage **No Data**

Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required **1**

Percentage **0%**



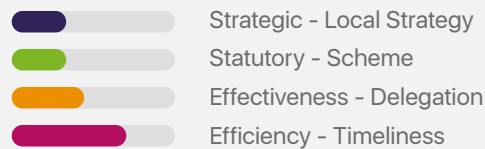
Good performance: Prolonged time preparing Local Planning Strategy and Scheme due to disputed building heights. High levels of delegation. No data provided on processing times.

Local Planning Scheme significantly reflects Local Planning Strategy



Local Planning Strategy significantly reflects State Strategic direction

Town of East Fremantle



10.9
23



Current Local Planning Scheme?



Scheme Reviewed in last 5 years?



Age of Scheme



Local Planning Strategy Status:

Not Endorsed

Local Planning Strategy under preparation?

Yes

Applications delegated to planning officers

Number of Applications **160**

Percentage **53%**

Applications processed in 60 days

Number of Applications **85**

Percentage **100%**

Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required **1**

Percentage **0%**



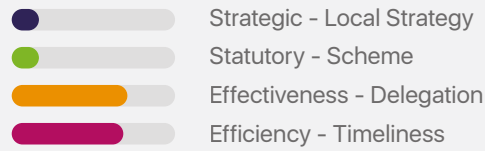
Average performance: Draft Local Planning Strategy with West Australian Planning Commission for 2.5 years before a response received. No work on Scheme review yet. Below average levels of delegation.

Local Planning Scheme significantly reflects Local Planning Strategy



Local Planning Strategy significantly reflects State Strategic direction

City of Fremantle



10.5
23



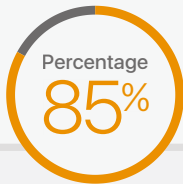
Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme

Local Planning Strategy Status: **Not Endorsed**

Local Planning Strategy under preparation? **No**

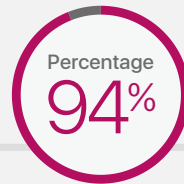
Applications delegated to planning officers

Number of Applications **850**



Applications processed in 60 days

Number of Applications **425**



Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

2

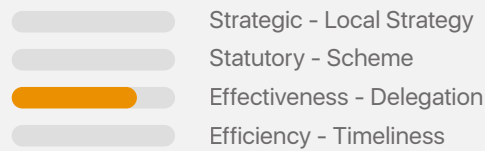


Average performance: No Local Planning Strategy but some broad individual strategies. Old Scheme with no review undertaken. Good levels of delegation with high levels of timely approvals.

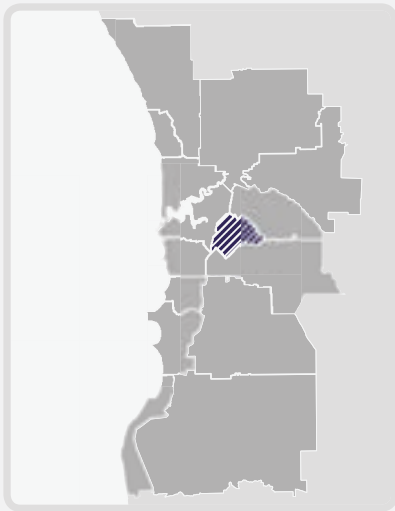
Local Planning Scheme significantly reflects Local Planning Strategy

Local Planning Strategy significantly reflects State Strategic direction

City of Gosnells



4.6
23



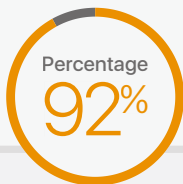
Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme

Local Planning Strategy Status: **Not Endorsed**

Local Planning Strategy under preparation? **Yes**

Applications delegated to planning officers

Number of Applications **1178**



Applications processed in 60 days

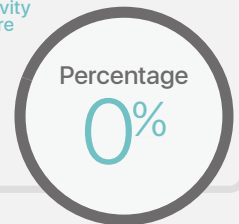
Number of Applications **-**



Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

5

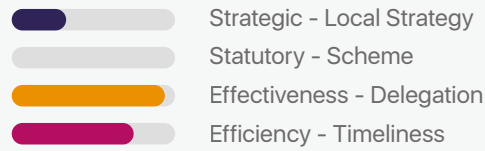


A very poor performance: No Local Planning Strategy. No review of old Scheme. Not a very high level of delegation. No data on approval times.

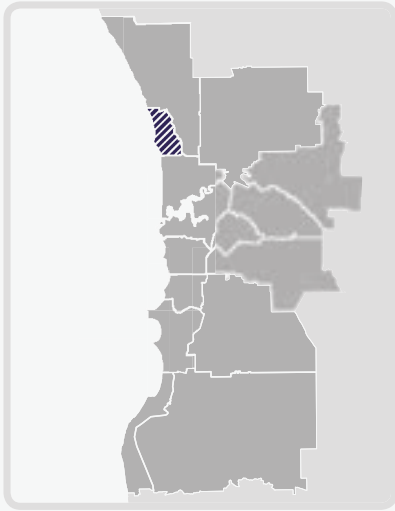
Local Planning Scheme significantly reflects Local Planning Strategy

Local Planning Strategy significantly reflects State Strategic direction

City of Joondalup



11.9
23

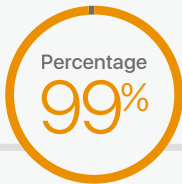


Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme

Local Planning Strategy Status: **Not Endorsed** Local Planning Strategy under preparation? **Yes**

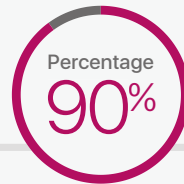
Applications delegated to planning officers

Number of Applications **1736**



Applications processed in 60 days

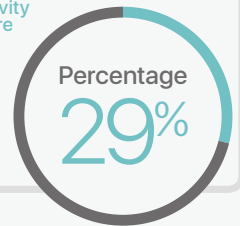
Number of Applications **1220**



Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

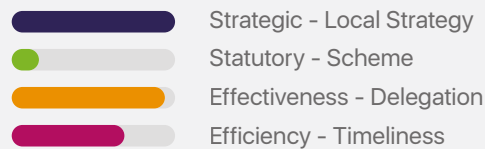
7



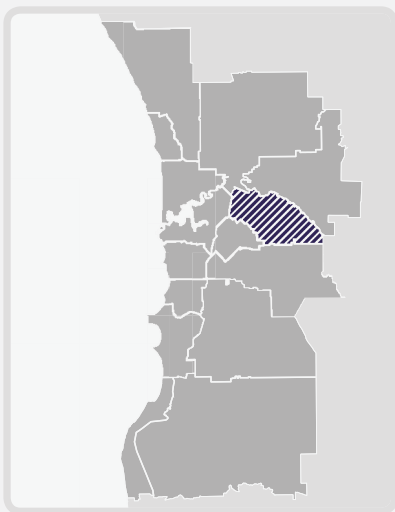
Average performance: Local Planning Strategy held up by West Australian Planning Commission who insisted that a housing strategy be included in Local Planning Strategy. An old Scheme but new draft has been adopted for advertising.

Local Planning Scheme significantly reflects Local Planning Strategy Local Planning Strategy significantly reflects State Strategic direction

Shire of Kalamunda



16.3
23

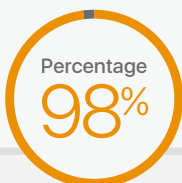


Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme

Local Planning Strategy and Scheme Review Status: **Underway**

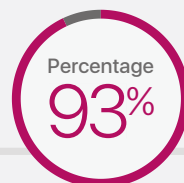
Applications delegated to planning officers

Number of Applications **621**



Applications processed in 60 days

Number of Applications **621**



Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

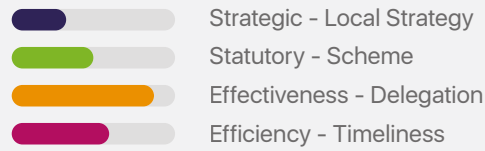
2



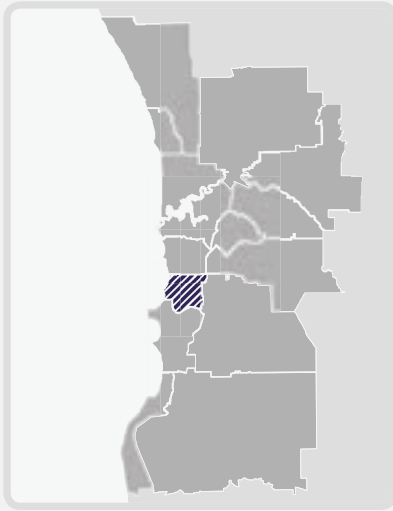
Above average performance: Current Local Planning Strategy and Scheme review underway. Very high levels of planning delegation and very good processing times.

Local Planning Scheme significantly reflects Local Planning Strategy Local Planning Strategy significantly reflects State Strategic direction

City of Kwinana



13.4
23



Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme

Local Planning Strategy Status: **Not Endorsed** Local Planning Strategy under preparation? **Yes**

Applications delegated to planning officers

Number of Applications **405**

Percentage **97%**

Applications processed in 60 days

Number of Applications **21**

Percentage **86%**

Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

1

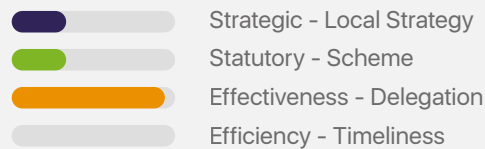
Percentage **0%**



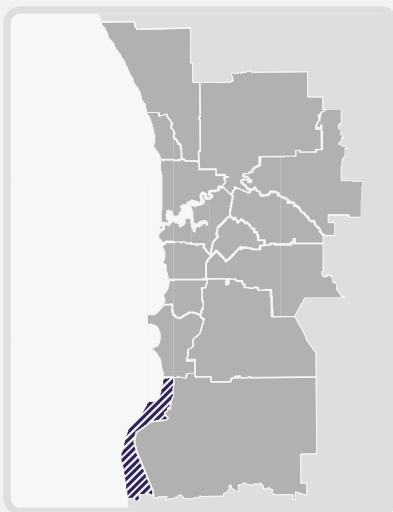
Good performance: Draft Local Planning Strategy advertised and recent review of the 24 year old Scheme. Council has also been actively engaged in regional planning.

Local Planning Scheme significantly reflects Local Planning Strategy Local Planning Strategy significantly reflects State Strategic direction

City of Mandurah



7.9
23



Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme

Local Planning Strategy Status: **Not Endorsed** Local Planning Strategy under preparation? **Yes**

Applications delegated to planning officers

Number of Applications **504**

Percentage **99%**

Applications processed in 60 days

Number of Applications **-**

Percentage **No Data**

Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

4

Percentage **0%**



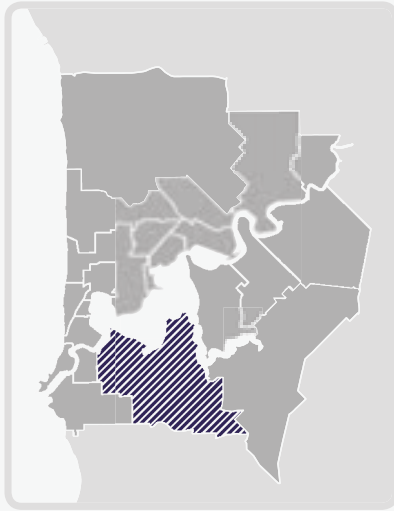
Poor performance: Draft Local Planning Strategy held up with West Australian Planning Commission. An old Scheme but new draft with West Australian Planning Commission since 2014. No data on processing times.

Local Planning Scheme significantly reflects Local Planning Strategy Local Planning Strategy significantly reflects State Strategic direction

City of Melville



21.7
23



Current Local Planning Scheme?



Scheme Reviewed in last 5 years?



Age of Scheme



Local Planning Strategy Status:

Endorsed

Applications delegated to planning officers

Number of Applications **1679**

Percentage **95%**

Applications processed in 60 days

Number of Applications **1324**

Percentage **90%**

Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

6

Percentage **50%**



Best performing council: Very recently adopted Local Planning Strategy and Scheme. Very high levels of planning delegation and very good processing times.

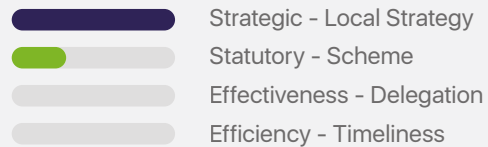
Local Planning Scheme significantly reflects Local Planning Strategy



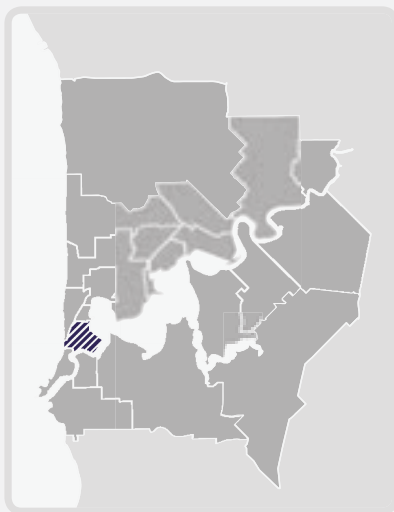
Local Planning Strategy significantly reflects State Strategic direction



Town of Mosman Park



8.0
23



Current Local Planning Scheme?



Scheme Reviewed in last 5 years?



Age of Scheme



Local Planning Strategy Status:

Endorsed

Applications delegated to planning officers

Number of Applications -

Percentage **No Data**

Applications processed in 60 days

Number of Applications -

Percentage **No Data**

Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

N/A

Percentage **N/A**



Poor performance: Current Local Planning Strategy but very slow review of a very old Scheme. No data on level of delegation or processing times.

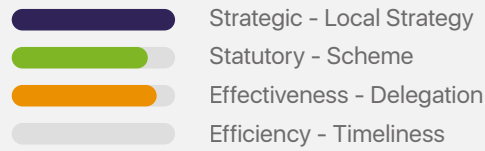
Local Planning Scheme significantly reflects Local Planning Strategy



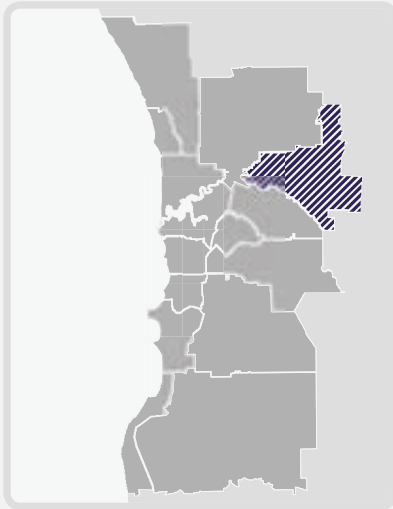
Local Planning Strategy significantly reflects State Strategic direction



Shire of Mundaring



15.8
23



Current Local Planning Scheme?



Scheme Reviewed in last 5 years?



Age of Scheme

Local Planning Strategy Status:

Endorsed

Applications delegated to planning officers

Number of Applications **610**

Percentage **97%**

Applications processed in 60 days

Number of Applications **-**

Percentage **No Data**

Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

1

Percentage **0%**



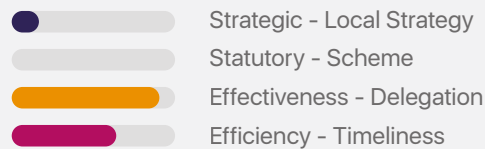
Good performance: Recent Local Planning Strategy and one of only three councils with a current scheme. Good levels of delegation. No data on processing times.

Local Planning Scheme significantly reflects Local Planning Strategy

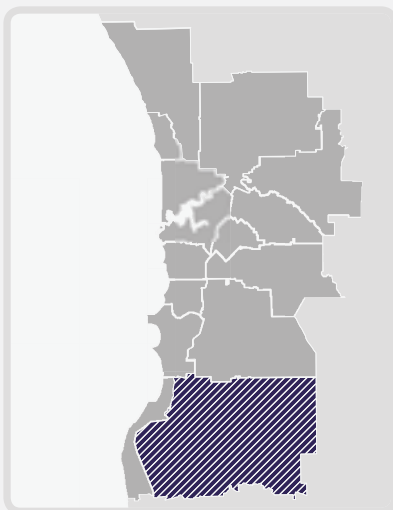


Local Planning Strategy significantly reflects State Strategic direction

Shire of Murray



9.8
23



Current Local Planning Scheme?



Scheme Reviewed in last 5 years?



Age of Scheme

Local Planning Strategy Status:

Not Endorsed

Local Planning Strategy under preparation?

Yes

Applications delegated to planning officers

Number of Applications **327**

Percentage **98%**

Applications processed in 60 days

Number of Applications **327**

Percentage **89%**

Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

2

Percentage **50%**



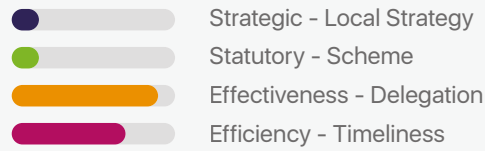
Below average performance: No Local Planning Strategy while awaiting State Sub-Regional Strategy. Just starting review of a very old Scheme.

Local Planning Scheme significantly reflects Local Planning Strategy

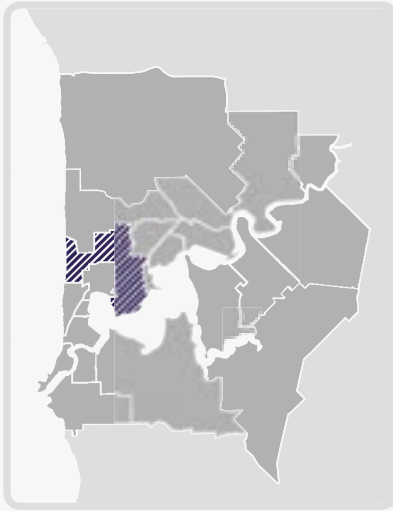


Local Planning Strategy significantly reflects State Strategic direction

City of Nedlands



11.0
23

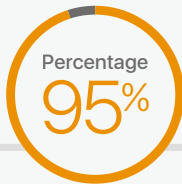


Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme

Local Planning Strategy Status: **Not Endorsed** Local Planning Strategy under preparation? **Yes**

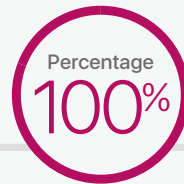
Applications delegated to planning officers

Number of Applications **627**



Applications processed in 60 days

Number of Applications **35**



Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

N/A

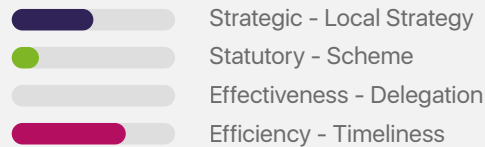
Percentage **N/A**



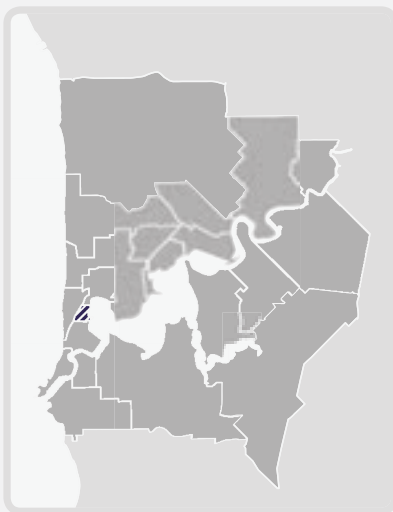
Average performance: council was directed by Minister to prepare a new scheme by mid-2016. To date only the Local Planning Strategy has been advertised.

Local Planning Scheme significantly reflects Local Planning Strategy Local Planning Strategy significantly reflects State Strategic direction

Shire of Peppermint Grove



8.2
23

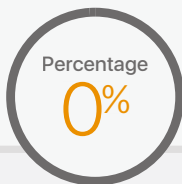


Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme

Local Planning Strategy Status: **Not Endorsed** Local Planning Strategy under preparation? **Yes**

Applications delegated to planning officers

Number of Applications **50**



Applications processed in 60 days

Number of Applications **50**



Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

N/A

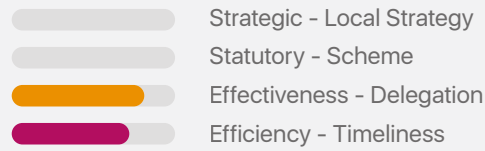
Percentage **N/A**



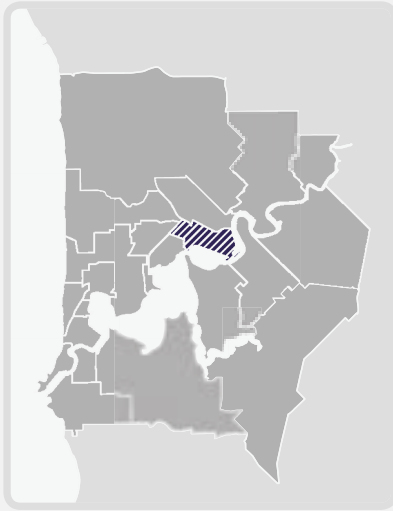
Poor performance: Local Planning Strategy only recently advertised and a very old Scheme only now being reviewed.

Local Planning Scheme significantly reflects Local Planning Strategy Local Planning Strategy significantly reflects State Strategic direction

City of Perth



9.1
23

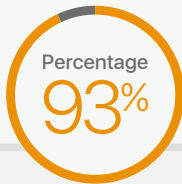


Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme

Local Planning Strategy Status: **Not Endorsed** Local Planning Strategy under preparation? **Yes**

Applications delegated to planning officers

Number of Applications **379**



Applications processed in 60 days

Number of Applications **348**



Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

N/A

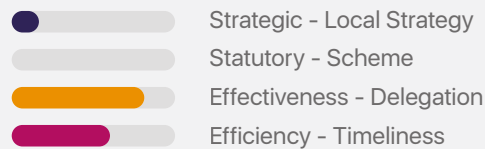


Below average performance: No Local Planning Strategy and no review of a 13 year old Scheme. High levels of delegation and decisions made within time frames.

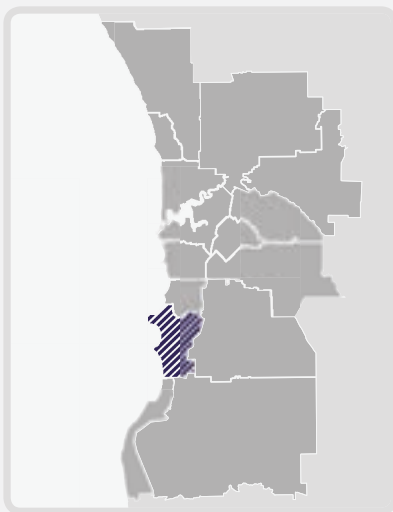
Local Planning Scheme significantly reflects Local Planning Strategy

Local Planning Strategy significantly reflects State Strategic direction

City of Rockingham



9.5
23

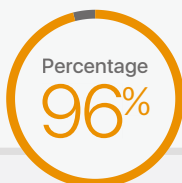


Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme

Local Planning Strategy Status: **Not Endorsed** Local Planning Strategy under preparation? **Yes**

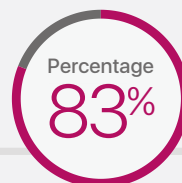
Applications delegated to planning officers

Number of Applications **504**



Applications processed in 60 days

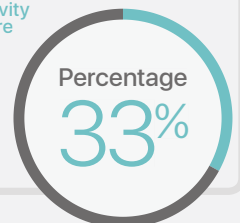
Number of Applications **419**



Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

6



Below average performance: No Local Planning Strategy. No review of an old Scheme. Good levels of delegation. Reasonable in timeliness of decisions.

Local Planning Scheme significantly reflects Local Planning Strategy

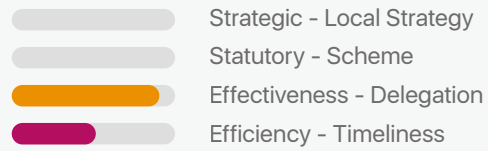
Local Planning Strategy significantly reflects State Strategic direction

Local Government

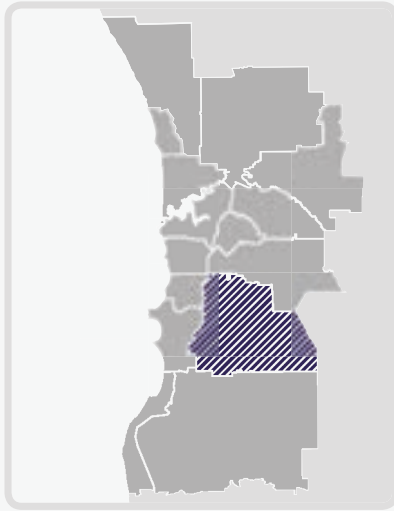
Shire of Serpentine-Jarrahdale

Local Government Rankings

Overall Score



8.0
23



Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme



Local Planning Strategy Status:

Not Endorsed

Local Planning Strategy under preparation?

Yes

Applications delegated to planning officers

Number of Applications **720**

Percentage **96%**

Applications processed in 60 days

Number of Applications **207**

Percentage **73%**

Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

2

Percentage **100%**



Poor performance: Recent draft Local Planning Strategy and no review of a very old Scheme. Good levels of delegation but relatively poor processing times.

Local Planning Scheme significantly reflects Local Planning Strategy

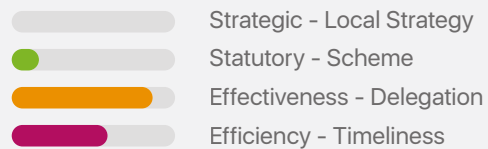
Local Planning Strategy significantly reflects State Strategic direction

Local Government

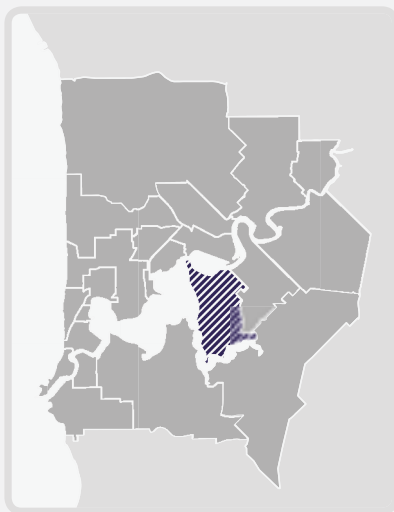
City of South Perth

Local Government Rankings

Overall Score



9.5
23



Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme



Local Planning Strategy Status:

Not Endorsed

Local Planning Strategy under preparation?

Yes

Applications delegated to planning officers

Number of Applications **625**

Percentage **97%**

Applications processed in 60 days

Number of Applications **291**

Percentage **82%**

Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

2

Percentage **50%**

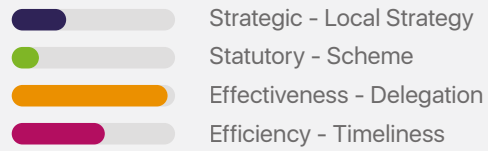


Below average performance: No Local Planning Strategy, an old Scheme and reviews progressing slowly. Good levels of delegation and reasonable in timeliness of decisions.

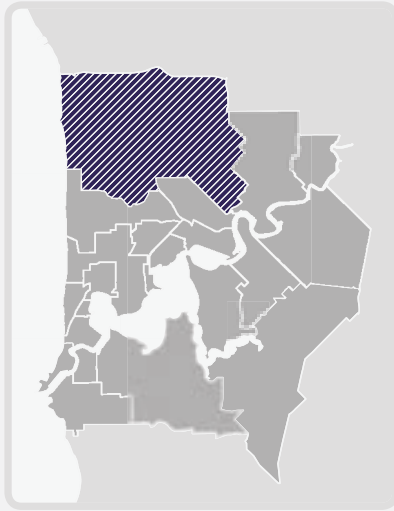
Local Planning Scheme significantly reflects Local Planning Strategy

Local Planning Strategy significantly reflects State Strategic direction

City of Stirling



12.3
23



Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme

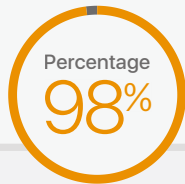


Local Planning Strategy Status: **Not Endorsed**

Local Planning Strategy under preparation? **Yes**

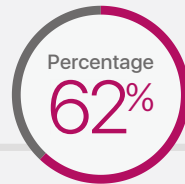
Applications delegated to planning officers

Number of Applications **3159**



Applications processed in 60 days

Number of Applications **2959**



Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

12

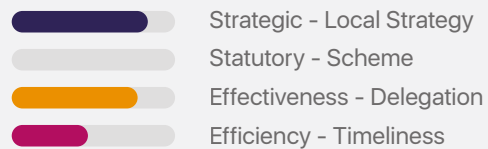


Average performance: Local Planning Strategy significantly delayed by DoP and Scheme yet to be reviewed. Only council to publish performance data.

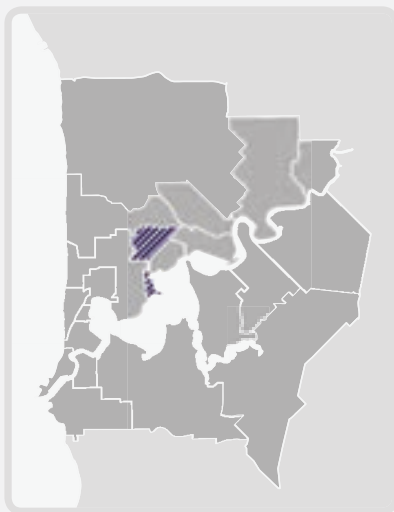
Local Planning Scheme significantly reflects Local Planning Strategy

Local Planning Strategy significantly reflects State Strategic direction

City of Subiaco



11.7
23



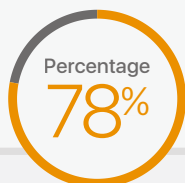
Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme



Local Planning Strategy Status: **Endorsed**

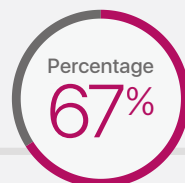
Applications delegated to planning officers

Number of Applications **234**



Applications processed in 60 days

Number of Applications **75**



Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

1

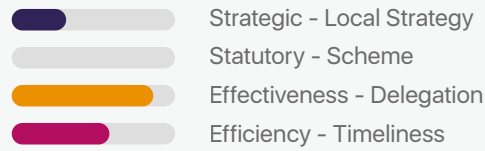


Average performance: Current Local Planning Strategy but an old Scheme being reviewed slowly. Relatively poor levels of delegation and less than timely approvals.

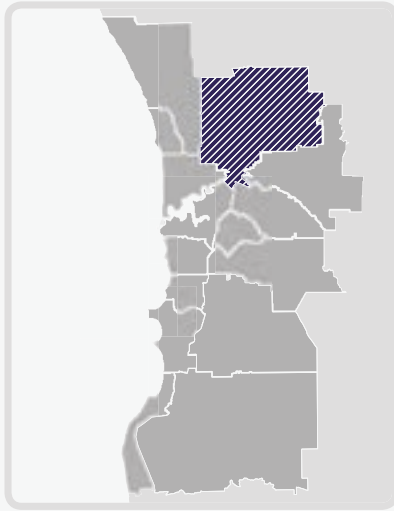
Local Planning Scheme significantly reflects Local Planning Strategy

Local Planning Strategy significantly reflects State Strategic direction

City of Swan



10.3
23



Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme

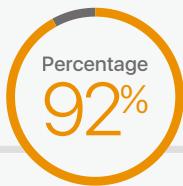


Local Planning Strategy Status: **Not Endorsed**

Local Planning Strategy under preparation? **Yes**

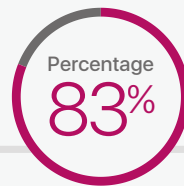
Applications delegated to planning officers

Number of Applications **923**



Applications processed in 60 days

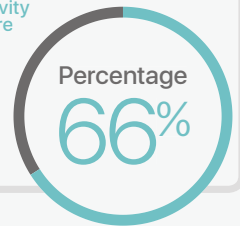
Number of Applications **393**



Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

3

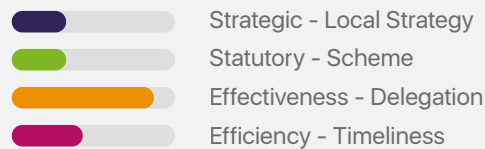


Average performance: Preparation of Local Planning Strategy held up awaiting State Government Sub-Regional Structure Plan. Scheme is relatively old and is not being reviewed.

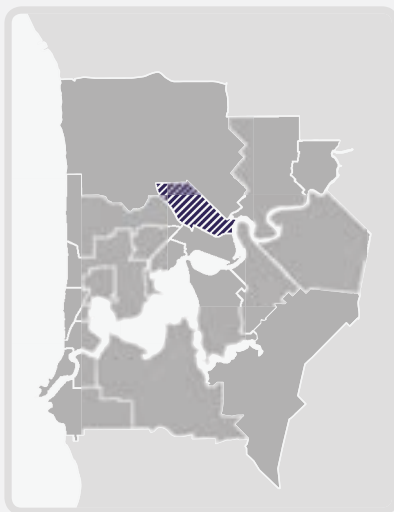
Local Planning Scheme significantly reflects Local Planning Strategy

Local Planning Strategy significantly reflects State Strategic direction

City of Vincent



11.3
23



Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme

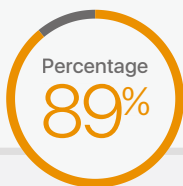


Local Planning Strategy Status: **Not Endorsed**

Local Planning Strategy under preparation? **Yes**

Applications delegated to planning officers

Number of Applications **622**



Applications processed in 60 days

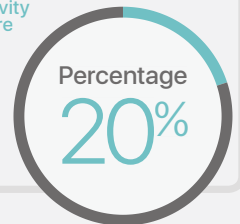
Number of Applications **556**



Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

5

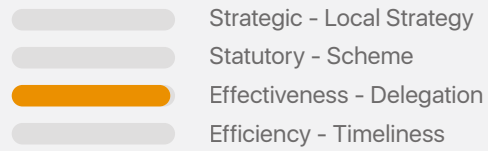


Average performance: Local Planning Strategy tied to assessment of draft Scheme being held up by West Australian Planning Commission. Average levels of delegation but poor processing times.

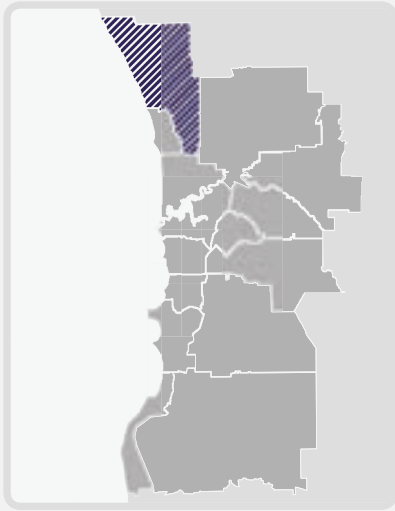
Local Planning Scheme significantly reflects Local Planning Strategy

Local Planning Strategy significantly reflects State Strategic direction

City of Wanneroo



5.0
23



Current Local Planning Scheme? Scheme Reviewed in last 5 years? Age of Scheme

Local Planning Strategy Status:

Not Endorsed

Local Planning Strategy under preparation?

Yes

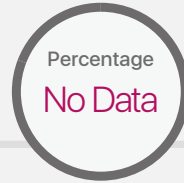
Applications delegated to planning officers

Number of Applications **2457**



Applications processed in 60 days

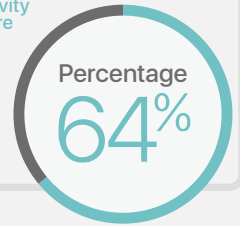
Number of Applications -



Activity Centre Structure Plans complete or in progress

Number of Activity Centre Structure Plans required

11



A very poor performance: No Local Planning Strategy but other strategies. An old Scheme with only recent review underway. High levels of delegation. No data on performance.

Local Planning Scheme significantly reflects Local Planning Strategy

Local Planning Strategy significantly reflects State Strategic direction



Appendix 1: Benchmarking measures

The ranking of local governments is based on responses to the questions outlined in Table 1.

Table 1: Criteria for ranking four elements of best practice local planning performance

	QUESTION	RESPONSE	POINTS
Status strategic	Does your council have an approved and operational local planning strategy?	Yes	5
	Have you reviewed your scheme in the past 5 years?	Yes	3
For those reviewing strategies	Submitted to WAPC for initial assessment	Yes	1
	Sent to WAPC for endorsement	Yes	2
	Significantly reflects State strategic direction	Yes	1
	Maximum points (Element 1)		6
Status of local planning scheme	Scheme that is 5 or less years old	Yes	5
	Schemes between 5 and 10 years old	Yes	1
For those reviewing schemes	Forwarded to WAPC for approval to advertise	Yes	1
	Lodged resolution and submissions received with WAPC		2
	Significantly reflects local planning strategy	Yes	1
	Maximum points (Element 2)		6
Effectiveness of delegated authority	Number of applications dealt with under delegated authority	% as a continuum	5
Efficiency	Number of applications that are dealt with within 60 days	% as a continuum	5
	Weighting of number of applications processed	Continuum from 0 – 1	1
	Maximum points (Element 4)		6

Weightings

The four element criteria have been weighted as shown in Table 2 and then converted to a score out of 23.

Table 2: Scores for criteria

CRITERIA	SCORE
Strategic (Element 1)	6 points
Statutory (Element 2)	6 points
Effectiveness (Element 3)	5 points
Efficiency (Element 4)	6 points
Total maximum points	23 points

Appendix 2: Further findings on strategic and statutory local planning

Strategic planning

Only seven local governments achieved the benchmark of best practice strategic planning although nine local governments (31%) have a current local planning strategy that has been adopted within the last five years (see Table 1: Strategic planning performance).

1. There is no clear strategic planning led agenda at the local government level and often a poor line of site between State and local government strategic planning.
2. Local planning strategies are not being prepared in a timely manner which is hindering the WAPC in implementing *Directions 2031*.
3. The average time taken to prepare strategies is excessive with 32% of the time actually attributed to the WAPC or the Department of Planning.
4. The overall preparation and review process needs a considerably higher priority so that local governments and the Department of Planning are reporting to the WAPC in a much more timely manner.
5. Local planning strategies have become too complicated and weighed down with information to act as nimble strategic planning documents. This also makes them difficult to develop and review in a timely manner.
6. Local planning strategies should be a local government's primary strategic framework with more specific strategies and policies linked but secondary to it.
7. The timeframes in the new Regulations relating to strategies are considered to be weak and do not reflect the importance and urgency that needs to be placed on the preparation of the strategies.

Table 1: Strategic planning performance

LOCAL GOVERNMENT	TOTAL POINTS SCORED FOR STRATEGIC PLANNING (MAXIMUM SCORE = 6 PTS)
Armadale	6
Bassendean	6
Belmont	6
Kalamunda	6
Melville	6
Mundaring	6
Mosman Park	6
Cottesloe	5
Subiaco	5
Peppermint Grove	3
East Fremantle	2
Joondalup	2
Kwinana	2
Mandurah	2
Stirling	2
Swan	2
Vincent	2
Canning	1
Cockburn	1
Fremantle	1
Murray	1
Nedlands	1
Rockingham	1
Cambridge	0
Gosnells	0
Perth	0
Serpentine - Jarrahdale	0
South Perth	0

HOW STRATEGIC PLANNING WAS SCORED

Local planning strategy approved 2011 or later	5 pts
Reflects the metropolitan planning strategy: Direction 2031	1 pt
Made significant progress developing/reviewing strategy. Submitted to WAPC for approval to advertise	1 pt
Sent to WAPC for endorsement	2 pts
Maximum score	6 pts

Appendix 2: Further findings on strategic and statutory local planning

Statutory planning

Only three local governments achieved the benchmark of best practice statutory planning being the Shire of Mundaring, City of Belmont and City of Melville. Although four new schemes have been created in the last five years by the Town of Cottesloe, Shire of Mundaring, City of Belmont and City of Melville (see Table 2).

1. The majority of local government planning schemes are more than ten years old and have not been regularly reviewed to ensure that they reflect modern planning practices and the objectives of local planning strategies.
2. Less than 50% of schemes reflect the intent of the local planning strategy.
3. Some schemes have been subject to a large number of amendments that are both resource consuming and create 'patchwork' schemes. This situation should not have arisen and raises the need for the State to have a more concerted focus on requiring reviews to be undertaken and, where appropriate, new schemes created.
4. While the vast majority of local governments believe they can meet the targets to progress new schemes and scheme amendments (as set out in the *Planning and Development (Local Planning Schemes) Regulations (2015)*), only 25% believe that the Department of Planning can within current resource levels.
5. Since SPP 4.2 was introduced in 2010, of the 98 activity centres requiring structure plans to be prepared by local governments, only 34 had been prepared or are in the progress of being prepared. Without a planning framework the development potential of an activity centre to provide higher density housing and the retail and commercial floor space that drives local employment is reduced.

Table 2: Statutory planning performance

LOCAL GOVERNMENT	TOTAL POINTS SCORED FOR STATUTORY PLANNING (MAXIMUM SCORE = 6 PTS)
Belmont	6
Cottesloe	6
Melville	6
Mundaring	5
Cockburn	4
Armadale	3
Kwinana	3
East Fremantle	2
Mandurah	2
Vincent	2
Bassendean	1
Canning	1
Fremantle	1
Nedlands	1
Peppermint Grove	1
South Perth	1
Stirling	1
Kalamunda	1
Mosman Park	1
Cambridge	0
Gosnells	0
Joondalup	0
Murray	0
Perth	0
Rockingham	0
Serpentine - Jarrahdale	0
Subiaco	0
Swan	0
Wanneroo	0

HOW STATUTORY PLANNING WAS SCORED

Local planning scheme gazetted in the past 5 years	5 pts
Scheme is more than 5 but less than 10 years old	5 pts
Scheme has been comprehensively reviewed in the past 5 years	3 pts
Local planning scheme significantly reflects local planning strategy	1 pt
Significant progress made on scheme review	1 pt
Maximum Score	6 pts

Appendix 3: Activity centre structure plans

Activity centre structure plans

State Planning Policy 4.2 – activity centres for Perth and Peel (SPP 4.2) was prepared by the WAPC to specify broad planning requirements for the planning and development of new activity centres and the redevelopment and renewal of existing centres in Perth and Peel. SPP 4.2 is mainly concerned with the distribution, function, broad land use and urban design criteria of activity centres, and with coordinating land use and infrastructure planning.

Other purposes of SPP 4.2 include, the integration of activity centres with public transport; ensuring they contain a range of activities to promote community benefits through infrastructure efficiency; economic benefits through business clusters; and lower transport energy use and associated carbon emissions.

SPP 4.2 reflects the WAPC's intention to encourage and consolidate residential and commercial development in activity centres so that they contribute to a balanced network.

Pursuant to Clause 6.4 (1) an Activity Centre Structure Plan (ACSP) is required to be prepared for a Strategic Metropolitan (SMC), Secondary (SC), District (DC) and Specialised Centre identified by SPP 4.2. The following tables identify the number of ACSPs which have been prepared and adopted or are in the process of preparation since the gazettal of SPP 4.2 on 31 August 2010.

Table 1 identifies that of the 98 activity centres requiring structure plans to be prepared by local governments, only 34 had been prepared or are in the progress of being prepared at the time of the survey.

The absence of an ACSP severely reduces the development potential for the activity centre. The lack of structure plans however, does not provide a direct correlation to local government competency. There are a number of factors which may be responsible for the low number of ACSP prepared including, planning priorities; practicality of preparing a structure plan; resourcing; feasibility of the activity centre; or the lack of market incentive.

Table 1: Activity centre structure plans

LOCAL GOVERNMENT*	NUMBER OF CENTRES REQUIRING ACSP	NUMBER OF ACSP PREPARED/IN PROGRESS
City of Armadale	3	1 (33%)
Town of Bassendean	1	1 (100%)
City of Bayswater	3	1 (33%)
City of Belmont	1	0
Town of Cambridge	3	2 (66%)
City of Canning	5	1 (20%)
Town of Claremont	1	0
City of Cockburn	3	2 (66%)
Town of Cottesloe	1	0
Town of East Fremantle	1	0
City of Fremantle	2	0
City of Gosnells	5	0
City of Joondalup	7	2 (29%)
Shire of Kalamunda	2	0
City of Kwinana	1	0
City of Mandurah	4	0
City of Melville	6	3 (50%)
Town of Mosman Park	N/A	N/A
Shire of Mundaring	1	0
Shire of Murray	2	1 (50%)
City of Nedlands	N/A	N/A
Shire of Peppermint Grove	N/A	N/A
City of Perth	N/A	N/A
City of Rockingham	6	2 (33%)
Shire of Serpentine-Jarrahdale	2	2 (100%)
City of South Perth	2	1 (50%)
City of Stirling	12	2 (10%)
City of Subiaco	1	1 (100%)
City of Swan	3	2 (66%)
Town of Victoria Park	4	1 (25%)
City of Vincent	5	1 (20%)
City of Wanneroo	11	7 (64%)
Total	98	34 (34%)

*Local Governments who did not provide Survey data have been excluded from this list: City of Bayswater, Town of Claremont, Town of Victoria Park and City of Wanneroo

Appendix 3: Activity centre structure plans

Table 2 identifies the number of structure plans prepared by category of activity centre.

As expected the larger and regionally more significant SMCs have the greatest rate of ACSP being prepared, with district centres having the lowest. As SMCs provide for a larger population and a more complex range of activities and services it would be expected that local governments and private investors would be more likely to develop structure plans for these sites. Whereas small scale DCs which only provide services for a smaller catchment and a less complex range of services have the least number of ACSP prepared.

Table 2: Structure plans prepared by category of activity centre

ACTIVITY CENTRE CATEGORY	TOTAL NUMBER IDENTIFIED BY SPP 4.2	NUMBER OF ACSP PREPARED/ IN PREPARATION
Strategic Metropolitan Centre	10	7 (70%)
Secondary Centre	20	9 (45%)
District Centre	68	18 (26%)
Total	98	34

Activity centre structure plans for specialised activity centres

SPP 4.2 also identified 5 specialised activity centres within the Perth metropolitan area (Table 3). Specialised centres focus on regionally significant economic or institutional activities that generate many work and visitor trips and which require a high level of transport accessibility. The primary functions of the specialised centres and status of ACSPs are outlined in table 3 below.

Table 3: Status of specialised activity centres structure plans

SPECIALISED ACTIVITY CENTRE	LOCAL GOVERNMENT	PREPARED	STATUS	DETAILS/NAME	FUNCTION
Murdoch	City of Melville	Yes	WAPC endorsed (2013)	Murdoch specialised ACSP	Health/education/ research
Curtin	Town of Victoria Park	In progress	Preparation commenced	Bentley - Curtin specialised ACSP	Health/technology campus
UWA - QEII	City of Perth*	-	-	-	Health/educational research
Perth Airport	City of Belmont	Yes	Ministerial approval (2015)	Perth Airport Master Plan	Aviation and logistics services
Jandakot Airport	City of Cockburn	Yes	Ministerial approval (2015)	Jandakot Airport Master Plan	Aviation and logistics services

*Previously City of Subiaco until 30 June 2016.

Activity centre structure plans in Metropolitan Redevelopment Authority areas

The Metropolitan Redevelopment Authority (MRA) is the responsible authority for a number of areas identified as strategic locations within the Perth metropolitan area. The following table identifies these MRA controlled locations and the status of the Structure Plan.

Table 4: Status of activity centre structure plans in MRA areas

MRA AREA	LOCAL GOVERNMENT	PREPARED	STATUS	DETAILS/NAME
Armadale	City of Armadale	Yes	Approved	Armadale Redevelopment Scheme
Midland	City of Swan	Yes	Approved	Midland Redevelopment Scheme
Scarborough	City of Stirling	In progress	Draft	Scarborough Redevelopment Scheme
Wungong	City of Armadale	Yes	Approved	Wungong Redevelopment Scheme
Perth	City of Perth	Yes	Approved	Perth Redevelopment Scheme

BENCHMARKING **GREATER** PERTH LOCAL GOVERNMENTS

