



<b>Presented to</b>	Ordinary Meeting of Council 15 November 2022
<b>Related to Item</b>	UP22/4005 Kardinya Activity Centre Plan and Associated Scheme Amendment
<b>Submitted by</b>	Manager Strategic Urban Planning
<b>Attachments</b>	Nil

## DETAIL

### **ALTERNATIVE RESOLUTION TO ADVERTISE THE KARDINYA ACTIVITY CENTRE PLAN MODIFICATIONS AT THE SAME TIME AS THE PROPOSED SCHEME AMENDMENT**

The City is required to advertise modifications to the Kardinya Activity Centre Plan (ACP). If the Council resolves to initiate the associated scheme amendment then this will also require an advertising period. The ACP modifications are ready to be advertised and this could take place immediately. The lead time to meet the pre-requisites to commence advertising of the scheme amendment are approximately three months.

The Officer recommendation is to immediately commence advertising of the ACP modifications and to commence the advertising of the scheme amendment when procedural pre-requisites are met. The primary reason for this is to seek to separate the two processes to maximise community understanding of the two processes. An alternative approach is to hold off on the ACP advertising and run it concurrently with the scheme amendment. There is no Officer concern with the alternative approach.

To facilitate the alternative approach would require a modification to item 1 of the current recommendation. The following track changed alternative wording would secure this approach:

- 1. Resolve to proceed directly with advertising of the Statutory Planning Committee modifications to the proposed Kardinya District Centre Activity Centre Plan, with advertising being undertaken concurrently with the associated scheme amendment.**

### **OPEN SPACE WITHIN THE KARDINYA ACTIVITY CENTRE PLAN**

The proposed boundary of the Kardinya Activity Centre Plan includes existing Local Open Space reserved under Local Planning Scheme 6. It is noted that the operation of the ACP has no bearing on the reservation of these areas of open space under Local Planning Scheme 6. The local open space reservation and land use controls for open space as specified under Local Planning Scheme 6 will continue to prevail regardless of the proposed ACP. The associated amendment to LPS 6 also does not propose any change to the status of these local open space reserves. The ACP recognises the role of open space in the ACP area. Accordingly, the existence of the ACP would enhance recognition of the value of these open spaces to the community and support improvement and investment in these open spaces.



## **GENERAL UPLIFT AND ENHANCEMENT ASSOCIATED WITH THE KARDINYA ACTIVITY CENTRE PLAN**

The roll out of Activity Centre Plans across the City's centres is aimed at enhancing the amenity, built form and liveability for the nearby community. The plans provide a fine tuning of the broader controls found in the Local Planning Scheme with a view to improving outcomes. The following extract from the ACP summarises these intentions:

*“ The Kardinya Activity Centre will continue to evolve as a mixed use centre that provides for the needs of the existing and future Kardinya community... The Kardinya Activity Centre will:*

- Be a distinctive and attractive centre that capitalises on existing built assets.*
- Have a spatial layout that facilitates the connectivity of the Centre with residential areas and other centres to support the intensification of employment, recreation and residential uses within the centre over time.*
- Improve the quality of the pedestrian experience to create a pleasant and attractive Activity Centre that people want to interact with.*
- Fulfil its district function and complement the activities in surrounding centres.*
- Provide for the evolution of the Centre to provide a truly mixed use, transit oriented and connected centre with high levels of amenity for existing and future residents...*

*The... Centre will contribute towards the daily and weekly shopping needs of the locality as well as providing additional local employment. The ACP will further create opportunities for further investment in the locality by a range of stakeholders through new housing and commercial opportunities...*

*The expansion of the retail, entertainment and commercial functions within the Core of the site will provide further employment opportunities within the locality for not only Kardinya, but also the wider region...there is projected to be an additional 745 jobs to be created as a result of the ACP implementation namely in retail and office/medical and other non-retail activity proposed within the ... the ACP area.”*

As a general principle the ACP will facilitate additional development/investment opportunities at the Kardinya district centre and surrounds, it will support and appropriately regulate the redevelopment initiative proposed for the Kardinya Park Shopping centre and ultimately, in making the centre a more attractive place to visit will support retention of economic spend within the district rather than leakage to other areas.