

State Planning Policy 4.2 Activity Centres - Key Changes

	State Planning Policy 4.2 Activity Centres for Perth and Peel (2010)	State Planning Policy 4.2 Activity Centres (2023)
Application of the policy within Western Australian regions	Perth and Peel regions	Metropolitan and Peel Region Schemes, Bunbury Metropolitan Area The policy may be applied when preparing regional frameworks or local planning strategies for areas outside the abovementioned areas (eg within a regional city). The policy will then apply to any subsequent planning or development within these areas.
Policy objectives	Nine policy objectives grouped around five themes of activity centre hierarchy, activity, movement, urban form and out-of-centre development.	Six policy objectives combined with ten policy outcomes that specify the role of planning and development in contributing to the overall objectives of the policy.
Activity centre hierarchy	Includes the hierarchy of activity centres outlined in the relevant Perth and Peel planning strategy at the time (Directions 2031).	Updated to reflect the hierarchy of activity centres contained within Perth and Peel @ 3.5 Million and district structure plans approved since (e.g. Gnangara District Centre), as well as the inclusion of the activity centre hierarchy contained within the Bunbury-Geographe sub-regional planning framework. Strategic metropolitan centre renamed to Strategic centre. Local centres given more prominence as a distinct centre type. Inclusion of Bayswater and High Wycombe (Station) as district centres due to METRONET projects.
Specialised centres	Primary functions of the specialised centres outlined in Table 1	Specialisations for each centre outlined in Appendix 1. Emphasis on benefits of clustering of business activity. Inclusion of 'specialised nodes' (Karnup).
Activity centre functions and characteristics	Table 3 identifies the main role of each activity centre, including the typical retail types, office development and suitable transport infrastructure.	Appendix 1 outlines the main role and typical attributes, indicative service population, typical transport connectivity, desired land uses, typical urban form, average residential density and preferred dwelling types. The implementation guidelines Table A outlines the indicative land area, locational criteria and zoning for activity centres.

Activity centre density targets	Classification	Minimum dwellings/ha	Desirable dwellings/ha	Walkable catchment	Target density now influenced by whether the centre has a rail station or not, to encourage greater housing density for activity centres well served by public transport.
	Capital City	N/A	N/A	N/A	
	Strategic Metropolitan	30	45	800m	
	Secondary	25	35	400m	
	District	20	30	400m	
	Neighbourhood	15	25	200m	
	Local	N/A	N/A	N/A	
Diversity Performance target	Classification	Average dwellings/ha no station	Walkable catchment size	Average dwellings/ha with station	Walkable catchment size
	Capital City	75+	N/A	75+	N/A
	Strategic	30+	800m	50+	800-1200m
	Secondary	25+	400m	40+	800-1200m
	District	25+	400m	35+	800-1200m
	Neighbourhood	25+	200m	30+	800m
	Local	25+	200m	25+	200m
Diversity Performance target	Centre size - Shop - retail floor space component	Mix of land uses floorspace as a proportion of the centre's total floorspace		Removal of diversity performance target. Diversity still required, however based on factors such as indicative land uses, employment requirements (eg to facilitate employment self-sufficiency), proximity to public transport (eg larger offices are appropriate near rail stations). Diversity may also be staged by building in a way that enables easy adaptation over time.	
	Perth Capital City	N/A			
	Strategic Metropolitan Centres, Secondary and District Centres	above 100,000m2	50%		
		above 50,000m2	40%		
		above 20,000m2	30%		
		above 10,000m2	20%		
Less than 10,000m2	N/A				
Neighbourhood Centres	N/A				

Retail needs assessment (RNA)	<p>Required to be prepared to inform a local planning strategy. May also be prepared to inform district and activity centre structure plans.</p> <p>Needed to assess the following:</p> <ul style="list-style-type: none"> • projected demands of the local government area and its surrounds • estimated retail need • indicative distribution of floorspace across the activity centres within the local government area • consistency with the activity centre hierarchy. 	<p>Required to be prepared to inform a local planning strategy and district structure plans. May also be prepared to inform precinct structure plans where the strategy is more than 5 years old.</p> <p>All activity centre uses now to be considered, not just shop-retail.</p> <p>Implementation Guidelines provide expanded guidance on the scope, inputs and methodology for needs assessments:</p> <ul style="list-style-type: none"> • purpose and objectives; • study parameters • review drivers of floorspace • property market profile • floorspace supply • floorspace demand for the region • net demand assessment • land use development options.
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<p>Retail sustainability assessment (RSA) and community benefits</p>	<p>Addresses the potential economic and related effects of a significant retail expansion on the network of activity centres in the locality.</p> <p>Addresses such effects from a local community access or benefit perspective, and is limited to considering potential loss of services, and any associated detriment caused by a proposed development. Competition between businesses of itself is not considered a relevant planning consideration.</p> <p>Required for a major development (10,000m² net lettable area of shop-retail), or where a neighbourhood centre would exceed more than 6000m² net lettable area of shop-retail unless the proposal is consistent with the floorspace identified within a retail needs assessment.</p> <p>Not required for development within the Capital City or strategic metropolitan centres. May be waived when within a train station walkable catchment.</p> <p>No substantial guidance provided on community benefits.</p>	<p>Renamed to 'Net Benefit Test' to outline that the intention of the assessment is to determine whether the proposal is providing a net benefit to the community.</p> <p>Impact Test to consider whether the proposal will:</p> <ul style="list-style-type: none"> • impact activity centre hierarchy • result in a loss of services to the community; • impact upon existing, committed and planned public and private infrastructure. <p>Only required for a major development that exceeds the identified need or for an out of centre development.</p> <p>Implementation Guidelines provide a scope and methodology for the net benefit test. Proposals are to provide community benefit and are therefore encouraged to:</p> <ul style="list-style-type: none"> • ensure consistency with strategic planning • contribute to increasing and/or diversifying employment and the local economy • provide new or improve on existing services that could provide quality of life for community members • contribute to a sustainable urban environment • provide needed or improve on existing infrastructure • contribute towards the creation of equitable communities.
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<p>Bulky goods retail</p>	<p>Bulky goods retail is considered to be unsuited to the walkable catchment or the core of activity centres due to its size and car-parking requirements, low employment densities and need for freight vehicle access.</p> <p>Locating such development in an ad hoc manner or as ribbon development along regional roads is discouraged.</p> <p>Commonly occurring out-of-centre.</p>	<p>Reinforced the current SPP 4.2 and Perth and Peel @ 3.5million position on bulky goods retail and clarified the distinction between large shops and bulky goods retails.</p> <p>Bulky goods retail must be considered and planned at all levels of the planning framework to ensure that the opportunities for this land use are maximised, while the impacts are managed.</p> <p>Bulky goods/large format retail must be considered within retail needs assessments and sufficient land should be allocated in appropriate locations, ideally in precincts on the periphery of activity centres, adjacent the regional road and public transport networks.</p>
<p>Supermarkets</p>	<p>No substantial guidance provided.</p>	<p>Guidance provided on recommended locations for shops of different sizes.</p> <p>Decision makers are encouraged to consider the efficient and equitable access to goods and services by the community (particularly fresh food), appropriate zoning in the local planning scheme and availability of land within existing activity centres.</p>
<p>Out-of-centre development</p>	<p>Activity centre uses should generally be located in activity centres. Where a proposal cannot be located in an activity centre area, it should be restricted to established mixed business or equivalent zones with good access to public transport. A retail sustainability assessment is required where the development exceeds 10,000m².</p>	<p>Stronger provisions to limit out-of-centre development, particularly at the structure planning/rezoning stage.</p> <p>Where a proposal cannot be located in an activity centre area, it should be sufficiently separate from nearby activity centres to reduce the potential for impact and should be in proximity to medium/higher density housing. A Net Benefit Test is required where the development exceeds 500m², or 1500m² if the development is within 400m walkable catchment of a train station.</p>
<p>Model Centre Framework</p>	<p>The Model Centre Framework deals with the principles of design and key considerations related to planning for activity centres in Perth and Peel.</p>	<p>Model Centre Framework removed and replaced with combination of State Planning Policy 7.2 Precinct Design and Precinct Design Guidelines and some guidance included in Implementation Guidelines which will be incorporated into the upcoming State Planning Policy 7.1 Neighbourhood Design.</p>