ACTIVITY CENTRES (LOCAL & NEIGHBOURHOOD) PLN 4.4

POLICY	**Local Planning Policy PLN 4.4**
RESPONSIBLE DIRECTORATE	**Development Services**

1.0 Introduction

The purpose of this Local Planning Policy (LPP) is to guide the development of new, extensions to and redevelopment of existing Local and Neighbourhood Activity Centres and retail development in Industrial Areas within the City of Armadale. The policy is complementary to and seeks to implement the City of Armadale's Retail (Commercial Centres) Strategy 2020.

The City of Armadale's Neighbourhood and Local Centres and Industrial Areas are spatially mapped in Maps 1-4 attached to this policy.

Indicative Shop/Retail Floorspace for each of the existing or currently proposed Neighbourhood and Local centres within the City of Armadale is set out in the table in Attachment 1 to this policy.

This Local Planning Policy has been prepared having regard to State Planning Policy 4.2 Activity Centres and must be read in conjunction with it.

2.0 Application of the Policy

This Local Planning Policy applies to:

- The planning and development of Local and Neighbourhood Activity Centres and retail development in industrial areas (Industrial Business zone) under the control of the City of Armadale's Local Planning Scheme; and

- The preparation of recommendations to Development WA on the development of Activity Centres and Industrial areas under the control of the Armadale Redevelopment Scheme.

This policy does not apply to the development of Activity Centres that are subject to a Structure Plan or Precinct/Activity Centre Plan being:

- Armadale City Centre (Strategic Metropolitan Centre);
- Harrisdale District Centre;
- Hilbert District Centre (DevWA); and
- Kelmscott District Centre.

3.0 Policy objectives

The Local Planning Policy objectives set out below are informed by City of Armadale's Local Planning Strategy, the City's Retail (Commercial) Centres Strategy (2020), SPP 7.0 Design of the Built Environment, SPP 4.2 Activity Centres and SPP 7.2 Precinct Design. The objectives of the policy are:

1. Ensure centres are appropriately distributed to meet the needs of the various communities to provide access to necessary goods and services.
2. Provide a focal point for communities that enable community engagement and interaction.
3. Create vibrant mixed-use activity centres comprised of diverse development.
4. Maximise access to activity centres by a variety of modes of transport including walking, cycling and public transport.
5. Plan new centre development around a legible, fine grain street network and quality public spaces.
6. Establishment of a main-street style urban structure within all new and substantially extended centres (net additional retail floorspace is greater than the floor space limits set in Attachment 1).
7. Support a built form that can be adapted in future to respond to the changing needs of the community over time.
8. Integrate the landscape as an important centre asset that contributes to a sense of place.
9. An emphasis being placed on centre layouts that enable the retention of existing mature trees where possible and a 6:1 replacement ratio for trees that are removed, in addition to the tree ratios required in car parking areas.
10. Provide pedestrian friendly streetscapes which maximise pedestrian and cycle access to and through the centres and between key destinations and other key nodes of activity and high-quality pedestrian-focused places within each new or significantly redeveloped centre.

4.0 Policy Statement

4.1 All Centres

4.1.1 Building Design

a. Building entrances to be oriented to the primary street and visible.
b. Entrances are encouraged to be at-grade with the adjacent footpath to ensure universal access and create active street frontages.
c. Land uses at ground level shall optimise activation of the frontage to adjacent streets and other public spaces.
d. Minimum of 75% of ground floor commercial street frontage with a maximum windowsill height of 900mm and a minimum head height of 2400mm above the adjacent footpath.
e. Obscure or reflective glazing on ground floor is to be avoided.

f. Roller shutters over building openings are not permitted to address the street frontages at any level.
g. Minimum floor-to-ceiling height of 3.6m for the ground floor.
h. Blank walls (containing no openings) should be avoided and if proposed and will be visible from adjacent residential properties or public view are required to be provided with a more aesthetic appearance through a variety of building materials, painted finishes and architectural or landscape treatments. Un-painted concrete walls are not permitted.
i. Corner building sites along important arterial roads are to incorporate Landmark design features and height differentiation on the portion of the building on the corner of the site to provide an attractive and inviting building design.

4.1.2 Pedestrian Paths

a. Provide pedestrian paths and shared use connections between centre pathways and existing public footpaths and/or shared path networks.
b. Continuous awnings/verandahs to be provided at the front of buildings along all street frontages that extend over internal or public footpaths abutting buildings also see (Note 1 below).

Note 1: Nil setback to buildings on Primary Street Frontage is subject to street tree planting being able to be accommodated within abutting verge/road reserve without compromising tree canopy or tree health e.g. placing street trees in nibs between on-street parking bays).

4.1.3 Screening of Plant, equipment, loading areas and bin area

a. Plant and equipment are to be integrated into the centre's built-form design and screened from public view where possible.
b. Roof design to incorporate screening of roof mounted plant and equipment.
c. Loading areas are to be located behind the main building and screened from public view.
d. Bin storage areas are to be screened from public view and are to comply with clause 31 of the City's Health Local Laws '*suitable enclosure'*. Appropriate floor waste disposal and a water supply is required in bin store areas.

4.1.4 Fencing

a. Fencing public street frontages or adjoining public open space areas is not permitted unless it is deemed necessary for the specific land use (e.g. a childcare centre) by the City.
b. Fencing between any new centre or centre undergoing major additions and proposed or existing residential development on abutting properties is to be masonry and a minimum of 2 metres high.

4.1.5 Public Art

a. Development of new centres or major additions/redevelopment of existing centres to include provision for Public Art in accordance with Local Planning Policy PLN 3.12 Percent for Public Art.

4.1.6 Landscaping

a. Development of new centres or major additions to/redevelopment of existing centres to demonstrate compliance with Local Planning Policy PLN 2.4 Landscape Feature and Tree Preservation, any other existing and future Council policies related to the retention, preservation and enhancement of existing vegetation and the following provisions from Town Planning Scheme No. 4:
   4.2.4(c)(i) Retention of street trees in density developments.
   4.2.4(c)(ii)(a), (c) and (d) Retention of street trees and trees over a certain size in density developments.
   4C.5.3(b) Trees in Local Centre and Mixed Business/Residential zones.
   4D.4.2 (d) Retention and planting of trees in Industrial Business zone.
   4D.4.3(c) Retention and planting of trees in Industrial Business zone.
   Clause 80A of the Deemed Provisions – Tree Preservation Orders.

b. Existing street trees are to be retained and the development designed/laid out to achieve their retention.
c. New street tree planting is required where existing street vegetation is lacking.
c. A Landscape Plan detailing compliance with a. and b. above is required to be lodged with any application for development of a new centre or additions or alterations to an existing centre whether the development constitutes major development or not. Implementation of an approved landscape plan will be conditionally required on any subsequent planning approval.

4.1.7 Parking

a. Parking provision is to be in accordance with the requirements set out in the Local Planning Scheme or other local planning instrument unless the developer provides justification that reduced on-site parking provision is sustainable through traffic and parking modelling, availability of sufficient on-street parking and parking use survey data (in the case of existing centres undergoing additions or renovations).
b. Bicycle Parking and End of Trip Facilities are required in accordance with the requirements set out in the Local Planning Scheme or other local planning instruments for the development of all new centres and major additions to existing centres.
c. Any off-site parking (e.g. street parking) required to provide the minimum numbers of bays to support the development is subject to the requirements of Local Planning Policy LPP 5.4 Cash-in-Lieu for Car Parking.
d. Embayment parking should be provided abutting all street frontages and on both sides of any main street component.
e. On-site parking is to be sleeved behind the building.

4.1.8 Vehicle Access

a. Maximum of two (2) crossovers per street for any development subject to the approval of Technical Services and, where required due to road classification, Main Roads Western Australia.
b. Shared crossovers are encouraged between adjacent developments via an easement arrangement.
c. Refer to City's Specification for the Construction of City of Armadale Approved Crossover and any Main Roads Western Australia (MRWA) specifications for crossover to roads under MRWA management

4.1.9 Signage

a. Applications for development of new centres or major additions to existing centres must include the submission of a signage strategy that demonstrates compliance with Local Planning Policy PLN 4.2 Signage (Advertisements).
b. Window signage to take up less than 35% of window area where they abut street frontages or other public spaces.

4.1.10 Designing Out Crime

a. All Development Applications for new shopping centres or major additions to existing centres shall demonstrate how the development complies with the City's Local Planning Policy PLN 3.14 Designing out Crime and include a completed Crime Prevention Through Environmental Design Checklist.

4.1.11 Land Uses and location

a. Land uses that are unable to achieve the requirements of 4.1.1 Building Design c, d, e and f due to security and other requirements related to the specific use (eg Pharmacies, gyms) should not be located on main street frontages.

4.2 Local Centres

4.2.1 Scope

Local Centres provide a limited range of shopping and community services to meet the day-to-day needs of community. Retail development in Industrial zones is limited to incidental/convenience uses or services for workers only and must not undermine the activity centre hierarchy (SPP 4.2 cl 7.9 Out-of-Centre Development).

4.2.2 Maximum Retail (shop) floorspace

Existing Centres:

a. As per Floorspace Table for specific centre in Attachment 1.
b. Floorspace exceeding the amount specified in Attachment 1 will be subject to a Retail Needs Assessment prepared to the specifications outlined in State Planning Policy SPP 4.2 Activity Centres.

New Centres:

a. Not to exceed 1500m^2 NLA.
b. Will require a Net Benefit Assessment to the specifications outlined in State Planning Policy SPP 4.2 Activity Centres.

4.2.3 Local Development Plan

Development of new Local Centres or redevelopment or significant extension of an existing Local Centre will require the preparation and approval of a Local Development Plan prior to lodgement of a Development Application.

4.2.4 Design Elements

Setbacks (also see Note 1)

Primary Street:	Nil.
Sides & Rear	Abutting Residential development – compliance with the Residential Design Code requirement for the R-Code Density applicable to the adjoining properties. Greater setbacks may apply subject to noise mitigation and Building Code requirements. Abutting non-residential properties that are not defined as Noise Sensitive Premises – Nil.
Secondary Street	1.5 metres.

Note 1: Nil setback to buildings on Primary Street Frontage is subject to street tree planting being able to be accommodated within abutting verge/road reserve without compromising tree canopy or tree health e.g. placing street trees in nibs between on-street parking bays).

Figure 1: Design Principles for the Development of New or Substantially Extended Local Centres



Local Centre

- Retail/Commercial
- Residential
- Road
- Median strip
- On-street pathway
- Pedestrian and cycle path
- Public realm / open space
- Active building frontage
- Well-articulated building frontage
- Pedestrian and cycle path connectivity
- Bus stop
- Vegetation (Native endemic trees and shrubs)

1. Mixed-use development, including residential uses and active uses on ground floor
2. Connected, accessible pedestrian and cycle paths
3. Located on a prominent local road
4. Buildings oriented toward the primary streetscape
5. Area for alfresco dining
6. Increased residential density within the centre, supporting medium residential densities
7. Well-lit retail and residential entrances
8. Public transit stop within 100m of centre
9. Street trees providing shade and comfortable spaces for pedestrians
10. Pathways leading to public open space
11. Buildings with articulated facades to the public realm
12. Short term on-street parking
13. Integrated landscape and vegetated elements that contribute to the public and private realm

Prepared by Hassell Planning for City of Armadale 2020

4.3 Neighbourhood Centres

4.3.1 Scope

Neighbourhood Centres primarily provide for weekly household shopping, community and convenience needs. Uses should include a diverse range of retail types, including supermarkets and personal and professional services.

The establishment of Neighbourhood Centres in Industrial areas is not supported.

4.3.2 Catchment

Approximately 2,000-5,000 people within a walkable catchment of 200m of the centre.

4.3.3 Maximum floorspace

As per Floorspace Table for specific centre in Attachment 1. Floorspace exceeding that specified in Attachment 1 will be subject to a Retail Needs Assessment to the specifications outlined in State Planning Policy SPP 4.2 Activity Centres.

Proposals for new or significant expansion of existing Neighourhood Centres exceeding 6000m^2 NLA will require a Net Benefit Assessment to the specifications outlined in State Planning Policy SPP 4.2 Activity Centres.

4.3.4 Local Development Plan

Development of new Neighbourhood Centres or redevelopment or Substantial extension of an existing Neighbourhood Centre will require the preparation and approval of a Local Development Plan prior to lodgement of a Development Application.

4.3.5 Design Elements

a. The Neighbourhood Centre should be based on a double-sided, main street typology with larger retail spaces sleeved by fine-grain tenancies.
b. Ensure the centre contributes to character and neighbourhood sense of place through the adoption of existing development patterns, street layouts, inviting streetscapes and landscape elements.
c. Adopt a universal design approach connecting ground level entrances and public plazas in the Neighbourhood Centre to existing pathways.
d. Provide accessible paths that connect all destinations within the centre. A well-connected centre will support active transport options with well-connected cycle paths and convenient access to a high-frequency bus network.
e. Provide pedestrian paths and shared path connections to existing movement networks (e.g. connection to public footpaths/shared paths and public transport stops).
f. Include on-street vehicle parking that is aligned parallel with the prominent neighbourhood and local roads.

g. Include car parking that is sleeved behind retail / commercial buildings to ameliorate any impacts on the amenity of the streetscape.
h. Consider the development of an externalised mall / main street as the primary pedestrian movement network.
i. Integrate safe and convenient pedestrian crossings over neighbourhood roads to connect pathways and public spaces.
j. Encourage a variety of building typologies to enable choice and affordability for people and businesses, including residential dwelling options.
k. Provide buildings that orient towards a main street public realm, positively contributing to the amenity of the streetscape.
l. Provide awnings along street frontages that contribute to weather protection for pedestrians and alfresco dining opportunities.
m. Integrate buildings that are an appropriate size and scale to facilitate an intensification and change of use over time, including increased floor to floor heights at ground floor development.
n. Include a prominently located public space or plaza that provides a range of seating, shade, lighting, and landscaping in support of improved community health and well-being and inclusion outcomes.

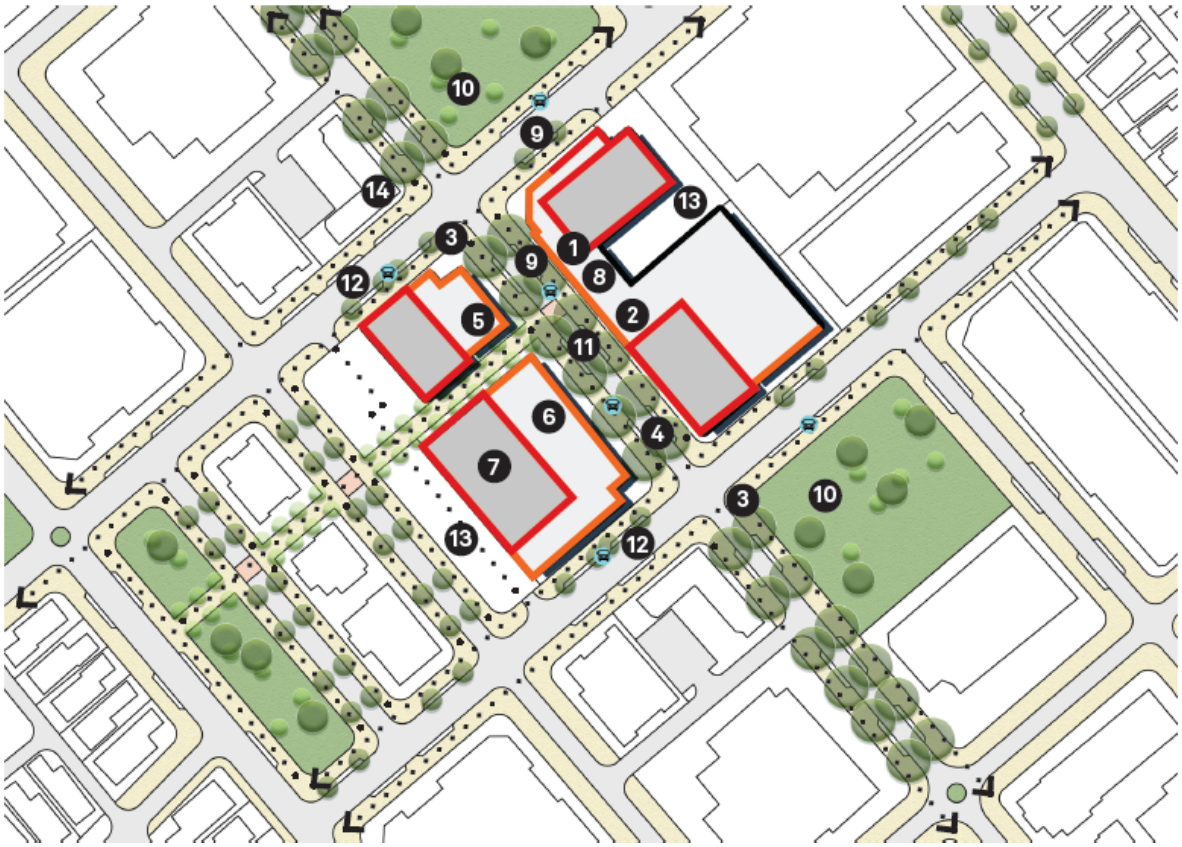
4.3.6 Setbacks

Setbacks (also see Note 1)

Primary Street:	Nil.
Sides & Rear	Abutting Residential development – compliance with the Residential Design Code requirement for the R-Code Density applicable to the adjoining properties. Greater setbacks may apply subject to noise mitigation and Building Code requirements. Abutting non-residential properties that are not defined as Noise Sensitive Premises – Nil.
Secondary Street	1.5 metres.

Note 1: Nil setback to buildings on Primary Street Frontage is subject to street tree planting being able to be accommodated within abutting verge/road reserve without comprising tree canopy or tree health e.g. placing street trees in nibs between on-street parking bays)

Figure 3: Design Principles Plan for New Neighbourhood Centres



Neighbourhood Centre

- Retail/Commercial
- Residential
- Road
- On-street pathway
- Pedestrian and cycle path
- Public open space
- Active building frontage
- Well-articulated building frontage
- Pedestrian and cycle path connectivity
- Bus stop
- Vegetation (Native endemic trees and shrubs)

1. Mixed-use development, including retail/commercial and residential uses focused on a fine-grain, main street typology
2. Larger scale retail and commercial development to be sleeved by active uses and fine-grain tenancies
3. A network of connected pedestrian and cycle paths
4. Main street typology located on the prominent traffic-calmed neighbourhood road
5. Small walkable blocks (Up to 100m x 60m)
6. Buildings oriented to the streetscape and public realm
7. Increased residential density within the centre, including medium to medium-high density residential development
8. Distinguishable and welcoming entrances to retail, commercial and residential land uses
9. Co-located with public transit stops on high-frequency bus routes
10. Public open spaces that include seating, water fountains and lighting
11. Tree planted street avenue
12. Short stay on-street parking
13. Long term parking to the rear of buildings, sleeved by the built form
14. Co-located with a community centre and other civic uses

Prepared by Hassell Planning for City of Armadale 2020

5.0 APPLICATION REQUIREMENTS

5.1 Structure Plan or Amendment to Approved Structure Plan

If the development site is located within a Structure Planning area and the centre is not identified on an approved Structure Plan then an amendment to the approved Structure Plan or new Structure Plan will be required prior to the lodgement of a Development Application for the development.

5.2 Design Review Panel

All applications for new centres or substantial extension of existing centres is required to be submitted to the City's Design Review Panel prior to lodgement of a Development Application in accordance with Local Planning Policy PLN 3.13 Design Review Panel.

5.3 Plans and Drawings

The following plans and drawings shall be submitted at a minimum scale of 1:200 unless noted otherwise:

- Site and context analysis plan.
- Feature Survey Plan.
- Site development plan, including adjacent development.
- Floor plans 1:100.
- All elevations, including relevant elevations / photomontages of adjacent development 1:100.
- Major sections 1:100.
- Street perspectives.
- Shadow analysis diagrams identifying impact of buildings on adjoining properties (especially adjoining residential properties) at 9am, 12 noon and 3pm on both June 21 and December 21.
- Landscape Plan. Refer to the City's Landscaping Guidelines for Commercial and Industrial Developments on the City's website.

5.4 Planning Report

A planning report is to be submitted which provides a response to the requirements of any relevant local planning instrument such as the provisions of the Local Planning Scheme, Local Planning Policies and other adopted planning instruments with comment as to how each criterion is addressed and any appropriate cross-reference to a plan or other supporting information that illustrates the response. Any criteria or requirement not complied with should be highlighted and justification provided.

5.5 Technical Assessments

The following Technical Assessments are required to accompany an application for Development Approval for a new centre, or a substantial redevelopment or extension of a Neighbourhood or Local Centre:

- Traffic Impact Assessment;
- Noise Impact Assessment;
- Waste Management Plan; and
- Signage Strategy.

Other technical studies may be required to support a Development Application specific to a particular development site.

5.6 Design Response Statement

A design response statement inclusive of written text, drawings and photographs shall be provided with the Application for Planning Approval to explain how the design of the development has responded to site analysis and site context. This statement shall address how the proposal relates to the opportunities and constraints presented by the site and its surrounds and how it responds to the intended centre type.

5.7 Retail Assessments

The City of Armadale requires a Retail Needs Assessment and a Net Benefit Test to be prepared for all Neighbourhood Centres exceeding or proposed to exceed 6,000 m^2 NLA. Additionally, a Retail Needs Assessment and a Net Benefit Test is required for any proposal for indicative floor space areas within a Local Centre that are 300m^2 greater than provided for within the City's Retail (Commercial) Centres Strategy at the 2041 projected indicative levels. Also refer to Attachment 1 to this policy.

6.0 Definitions

"Activity Centre" as defined under Section 8 of SPP 4.2 Activity Centres (WAPC).

"Commercial" refers to office-based business activities, professional services and other profit / non-profit land uses that are non-retail and of a low impact nature. Commercial land use does not refer to moderate-high impact activities such as industrial and entertainment.

"CPTED" means Crime Prevention Through Environmental Design.

"Incidental use" as defined in the current operating Local Planning Scheme(s) for the City of Armadale.

"Local Planning Scheme" means the current operating Local Planning Scheme(s) for the City of Armadale.

"Major Development" as defined by State Planning Policy SPP 4.2 Activity Centres (WAPC).

"Minor Development" means development of a minor nature or incidental to existing approved uses, does not require the preparation of Local Development Plan prior to the determining authority considering an application for approval. Development of a minor nature is generally characterised as:

a. Small in scale and composition and which will not unduly adversely affect the locality by way of emissions of any kind, nor generate excessive amounts of traffic;
b. Uses of a limited nature considered to support or be ancillary to the overall operations of the primary approved use;
c. Uses which will not adversely affect the amenity, streetscape or day-to-day activities of the locality or any other use which, in the opinion of the City of Armadale, constitutes a minor use;
d. Not located in a place that is in the Register of Places under the *Heritage Act 2018*;
e. Not subject to an Order under Part 6 of the *Heritage Act 2018*; or
f. Not listed in the City of Armadale Heritage List or Local Heritage Survey.

"Net Benefit Test" is as defined in State Planning Policy SPP 4.2 Activity Centres (WAPC).
"NLA" is as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

"Predominant Use" as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

"Retail Needs assessment" is as defined in State Planning Policy SPP 4.2 Activity Centres (WAPC).

"Retail" As defined in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

"Walkable Catchment" is as defined in State Planning Policy SPP 4.2 Activity Centres (WAPC).

Applicable Legislation

Applicable Legislation	
Act	*Planning and Development Act 2005*
Regulations	*Planning and Development (Local Planning Schemes) Regulations 2015*

Administrative Information

OFFICE USE ONLY			
RELEVANT DELEGATIONS			
INITIAL COUNCIL ADOPTION	**29/09/2026**	**RESOLUTION #**	**D3/9/26**
LAST REVIEWED	Click or tap to enter a date.	**RESOLUTION #**	
NEXT REVIEW DUE	Click or tap to enter a date.		

ATTACHMENT 1: INDICATIVE SHOP/RETAIL FLOORSPACE FOR EXISTING AND PROPOSED CENTRES IN THE CITY OF ARMADALE

	Centres / Years	Shop / Retail Floorspace (m^2)						Other Retail Floorspace (m^2)					
		2016	2021	2026	2031	2036	2041	2016	2021	2026	2031	2036	2041
	Strategic Metropolitan Centre												
1	Armadale	60,261	60,261	70,000	70,000	90,000	100,000	2,871	2,871	4,000	5,000	6,000	6,000
	District Activity Centres												
2	Kelmscott	22,573	22,573	22,573	25,000	25,000	25,000	4,710	4,710	5,000	5,000	6,000	6,000
3	Harrisdale	7,934	22,000	22,000	22,000	25,000	25,000	0	500	2,000	3,000	4,000	4,000
4	Hilbert	0	7,500	15,000	20,000	20,000	20,000	0	1,000	2,000	3,000	4,000	4,000
	Neighbourhood Activity Centres												
5	Camillo	4,022	4,022	4,022	4,022	4,022	4,022	0	0	0	0	0	0
6	Haynes	4,781	6,200	6,200	6,200	6,200	6,200	2,538	2,538	2,538	2,538	2,538	2,538
7	Piara Waters	550	3,900	3,900	3,900	3,900	3,900	2,865	2,865	2,865	2,865	2,865	2,865
8	Roleystone	1,961	1,961	1,961	1,961	1,961	1,961	130	130	130	130	130	130
9	Champion Drive at Seville Grove	4,045	4,045	4,045	4,045	4,045	4,045	300	300	300	300	300	300
10	Hilbert South	0	6,000	6,000	6,000	6,000	6,000	0	0	0	0	0	0
11	Hilbert East	0	0	0	0	3,500	3,500	0	0	0	0	0	0
	Local Activity Centres												
12	Hilbert Southwest	0	0	400	400	400	400	0	0	0	0	0	0
13	River Road	550	550	600	600	600	600	0	0	0	0	0	0
14	Connell Avenue	100	100	100	100	100	100	0	0	0	0	0	0
15	Armstrong Road	290	290	290	290	290	290	0	0	0	0	0	0
16	Schruth Street	300	300	300	300	300	300	0	0	0	0	0	0
17	Challis	400	400	400	400	400	400	0	0	0	0	0	0
18	Pioneer Village	1,539	1,539	1,539	1,539	1,539	1,539	0	0	0	0	0	0

	Centres / Years	Shop / Retail Floorspace (m^2)						Other Retail Floorspace (m^2)					
		2016	2021	2026	2031	2036	2041	2016	2021	2026	2031	2036	2041
19	Gwynne Park	143	143	143	143	143	143	40	40	40	40	40	40
20	Seventh Avenue	345	345	345	345	345	345	0	0	0	0	0	0
21	Brookton /Soldiers	490	490	490	490	490	490	0	0	0	0	0	0
22	Forrestdale	0	500	500	500	500	500	0	0	0	0	0	0
23	Forrest Road	1,114	1,114	1,114	1,114	1,114	1,114	200	200	200	200	200	200
24	Harber Drive	100	100	100	100	100	100	0	0	0	0	0	0
25	Strawberry Drive	100	100	100	100	100	100	0	0	0	0	0	0
26	Seville Drive	100	100	100	100	100	100	0	0	0	0	0	0
27	Erade Village	370	370	2,000	2,000	2,000	2,000	0	0	0	0	0	0
28	Haynes Southwest	0	0	200	200	200	200	0	0	0	0	0	0
29	Haynes Southeast	0	1,200	1,200	1,200	1,200	1,200	0	0	0	0	0	0
30	Haynes North	0	400	400	400	400	400	0	0	0	0	0	0
31	Hilbert North	0	0	700	700	700	700	0	0	0	0	0	0
32	Hilbert Southeast	0	0	1,500	1,500	1,500	1,500	0	0	0	0	0	0
33	Armadale High School	0	0	0	0	0	0	390	390	390	390	390	390
34	Champion Lakes	0	300	500	500	750	1000	0	0	0	0	0	0
35	Karragullen	350	350	350	350	350	350	0	0	0	0	0	0
36	Churchmans Brook Estate (Bedfordale)	0	0	0	0	300	300	0	0	0	0	0	0
37	Tudor Road	100	200	200	200	200	200	0	0	0	0	0	0
43	Nicholson/Armadale north west	400	400	400	400	400	400	0	0	0	0	0	0
44	Anstey Rd	0	0	500	2500	2500	2500	0	0	0	0	0	0

	Mixed Business / Industrial												
38/46	Wright Road / Ranford Road	1,438	1,438	1,438	1,438	1,438	1,438	11,460	11,460	11,460	11,460	11,460	11,460
39	Forrestdale Business Park East	670	1,500	1,500	1,500	1,500	1,500	1,150	5,000	10,000	15,000	25,000	30,000
40	Kelmscott	6,487	6,487	6,487	6,487	6,487	6,487	8,603	8,603	8,603	8,603	8,603	8,603
41	Armadale	165	165	165	165	165	165	1,733	2,000	4,000	6,000	7,000	7,000
42	Doobarda	0	0	0	500	500	500	0	0	0	10,000	10,000	10,000
45	Allen Road - Forrestdale Business Park West			1500	1500	1500	1500			10,000	15,000	25,000	30,000