

# Report on Outcomes of Consultation and Proposed Modifications to the City of South Perth Local Planning Strategy

March 2020

## Summary

The Draft Local Planning Strategy (Strategy) and supporting information referred to in this report is available at <https://southperth.wa.gov.au/development/planning-projects/local-planning-strategy>.

The draft Strategy was adopted by Council for the purpose of public consultation in September 2018 before being forwarded to the Western Australian Planning Commission (WAPC) for certification to proceed to consultation. This certification was provided in February 2019 and public consultation on the Strategy was carried out over a 90 day period between 12 March 2019 and 10 June 2019.

At the conclusion of the consultation period the City had received 282 responses including 201 feedback forms (190 online, 11 hard copy), 78 written responses (including emails) and two petitions signed by 46 and 29 parties (75 in total) and a pro-forma response signed by 42 parties.

Detailed analysis of the outcomes of the consultation are set out in the 'Local Planning Strategy Consultation Report' available on the City of South Perth website. It was identified through the analysis of the responses received during the consultation that:

- There is general support for the approach of the Strategy across all of the key topic areas;
- There were a number of recurrent themes raised in the written responses, with the most recurrent raised in less than 10% of responses. There is therefore a diversity of opinions (both supportive and not supportive) on the approaches contained in the Strategy.

In all key topic areas, the majority of responses provided support or qualified support for the Strategy approach. The report identifies outcomes from the consultation that have been used to inform modifications to the Strategy. In September 2019, the Council considered a report on the outcomes of consultation relating to the Strategy. The Council resolved to defer determination of the Strategy until after the October 2019 Council elections. Since this time, further consideration of the recommended modifications to the Strategy has occurred.

Having regard to the outcomes of the consultation and upon further review of the Strategy, following Council's deferral of the Strategy in September 2019, a number of modifications are recommended. The modifications are outlined in the Schedule of Modifications (available on the City of South Perth website). The modifications include changes to the 'managed growth strategy' and address matters relating to built-form transition, provision of accessible, adaptable and affordable housing, the provision of facilities of community need/benefit, parking management, the local bus network, urban forest, environmental design and place activation. A number of minor modifications to update, correct or clarify elements of the Strategy are also recommended.

Pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), the City of South Perth must now resolve to either support the local planning strategy without modifications or support the local planning strategy with proposed modifications to address any

relevant issues arising from the consultation. It is recommended that Council support the local planning strategy subject to the specified modifications.

## Contents

Background .....	5
Resolution to prepare Local Planning Scheme No.7 .....	5
Preparation of the draft Local Planning Strategy .....	5
Resolution to advertise the draft Local Planning Strategy & WAPC certification .....	5
Council decision in September 2019 .....	6
Councillor Workshops .....	6
Comment .....	6
Strategy Purpose .....	6
Regulatory Requirements .....	6
Formal consultation .....	7
Communications and Engagement Reach .....	7
Feedback and Responses .....	7
Recurrent Themes & Consultation Outcomes .....	8
Consultation Outcomes .....	9
Modifications to the Strategy to address the 'Consultation Outcomes' .....	10
Modifications not aligned to consultation outcomes .....	20
Consultation outcomes without recommended modifications .....	22
Consultation .....	23
Next Steps .....	23

## Background

### Resolution to prepare Local Planning Scheme No.7

At its meeting held 27 June 2017, Council considered a report of Review of Town Planning Scheme No. 6 (Scheme) and recommended to the WAPC that the Scheme required review and that a new scheme should be prepared (refer item 10.3.4). The City received endorsement of this recommendation from the WAPC in October 2017 to commence preparation of a new Local Planning Scheme. A scheme review is a multi-staged process, the first stage of which is the preparation of a Local Planning Strategy, as required by regulation 11(1) of the Regulations.

### Preparation of the draft Local Planning Strategy

The City prepared the Strategy from mid-2017 to mid-2018. The preparation of the Strategy was informed by:

- Background studies and analysis. This background analysis included data/information derived from:
  - State, regional and local planning strategies, policies and guidelines
  - A local profile compiled of detailed data that identifies population and economic trends, with some data compiled into comprehensive forecasts
  - Other (earlier) planning investigations previously undertaken by the City.
- Preliminary community engagement, which was informed by the preliminary background studies and research. The purpose of this engagement was to identify the community's attitudes towards the planning challenges the City faces over the next 10 to 15 years. The preliminary engagement activities are discussed in the 'Local Planning Strategy Consultation Report' (Consultation report or Consultation document) available on the City of South Perth website.

### Resolution to advertise the draft Local Planning Strategy & WAPC certification

At its meeting held 25 September 2018 Council resolved to publically advertise the Strategy. The Council resolution outlined that the consultation activities should be carried out over a period of at least 90 days and involve a wide range of consultation activities.

The modified Strategy was forwarded to the WAPC in October 2018 and received certification to commence advertising on 29 February 2019. The modifications required by the WAPC prior to consultation and a copy of the advertised Strategy (modified following WAPC certification) are available on the City of South Perth website.

### Council decision in September 2019

Council considered the outcomes of the consultation on the draft Strategy at its Council meeting of 24 September 2019 (refer item 10.3.1). At this meeting, Council resolved to defer consideration of the draft Strategy for the following reasons:

*‘1. That the item relation to Draft (Modified) Local Planning Strategy – Outcomes of Consultation and Recommendation be referred to a future meeting of Council to allow a workshop to be held with the newly elected Council.*

*2. The matters raised in the Mayor Alternative Motion form a basis for further discussions as part of the workshop.’*

Key matters as raised in the Alternative Motion from this meeting, related to areas around Angelo Street and Canning Highway.

### Councillor Workshops

Two workshops were held with Councillors during February 2020. The workshops provided background to the Strategy project and provided opportunity for elements of the Strategy to be interrogated in detail. A further Concept Briefing was held with Council in early March 2020 to provide a brief overview of the recommendations of this report.

## Comment

### Strategy Purpose

The purpose of the Strategy is to plan and manage population and activity growth over the next 10 to 15 years. The population of the City of South Perth is forecast to grow by approximately 10,200 people to 54,282 by 2031. To accommodate this growth, approximately 4,780 dwellings will need to be provided within the City of South Perth.

Further discussion relating to the City’s forecast growth is included in the officers report to the Council meeting of 24 September 2019 (refer item 10.3.1).

### Regulatory Requirements

Pursuant to regulation 14 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, following consultation on a local planning strategy, the local government is required to do the following:

*‘(1) After the expiry of the period within which submissions may be made in relation to a local planning strategy, the local government must review the strategy having regard to any submissions made.*

*(2) The local government may –*

*(a) Support the local planning strategy without modification; or,*

*(b) Support the local planning strategy with proposed modifications to address issues raised in the submissions.'*

There is no ability under the Regulations for Council to not support the Strategy. The Council must consider what, if any, modifications to the Strategy are necessary to give regard to the outcomes of the consultation.

### Formal consultation

Public consultation on the Strategy was carried out between 12 March 2019 and 10 June 2019 (90 days). City officers undertook a number of structured consultation activities to raise awareness of the project and to encourage as much informed feedback as possible. These consultation activities, including details of the communications actions undertaken are outlined in detail in the Consultation Report available on the City of South Perth website.

### Communications and Engagement Reach

The consultation activities were designed to ensure as many stakeholders were aware and informed about the Strategy as possible. In total, the communications channels employed for the consultation (both the preliminary consultation and the formal consultation) were considered to reach approximately 42,000 people. Over 8,500 people received direct email communications (Peninsula Snapshot, eNews and eNewsletter) about the Strategy project. Detailed discussion of the communication and engagement activities associated with the project are included in the Consultation Report available on the City of South Perth website.

### Feedback and Responses

Your Say South Perth was utilised to obtain feedback via an online feedback form. Stakeholders were also able to provide other written feedback (letters or emails), or complete hard-copies of the feedback form. A total of 282 responses were received:

- 201 feedback forms (190 online, 11 hard copy)
- 78 other written responses
- Two petitions signed by 46 and 29 parties (75 parties in total) and a pro-forma response signed by 42 parties (considered as three submissions).

Detailed discussion on how feedback was analysed is included in the officers report from September 2019 (refer item 10.3), included in the Consultation Report available on the City of South Perth website.

It is noted that a further petition in relation to the Strategy was received by Council at its meeting of 26 November 2019 (outside the consultation period). This petition was signed by 971 (unverified) parties and related to density codings, building height, traffic management/safety and specific commentary around potential development scenarios for the Angelo Street area.

### Recurrent Themes & Consultation Outcomes

Key topic area	Offered support or qualified support	Neutral or neither supportive/ not supportive	Did not support	No feedback offered
Population and Housing (Managed Growth Strategy)	49.3%	13.1%	31.6%	6.0%
Population and Housing (Dual Density Codes)	37.6%	8.9%	27.0%	26.6%
Activity Centres and Employment	50.0%	9.9%	13.5%	26.6%
Transport and Access	51.1%	12.1%	17.0%	19.9%
Environment and Sustainability	51.8%	13.1%	9.9%	25.2%
Heritage, Character and Design	50.4%	14.2%	11.3%	24.1%
Public Open Space and Community Facilities	51.1%	14.2%	8.5%	26.2%
Tourism and Entertainment	46.8%	13.8%	11.3%	28.0%

There was general support for the approach of the Strategy across all of the key topic areas with a number of recurrent themes raised in the written responses. There was diversity of opinions (both supportive and not supportive) on a number of elements contained in the Strategy.

All written responses (feedback forms, written submissions, pro-forma responses and petitions) and the outcomes of the focus groups were analysed to identify any recurrent themes through consideration of two factors:

- The levels of support for each approach, including qualified support and suggested improvements; and
- The identified recurrent themes in each key topic area.

The above two factors were considered jointly, and resulted in the identification of 16 'consultation outcomes' aligned to key topic areas:



## Consultation Outcomes

### Population and housing

1. It is appropriate to plan for a growing population though if the extent of growth forecast eventuates, it will considerably change the City of South Perth.
2. The managed growth strategy is generally supported, with some consideration needed on built-form transition and identifying and respecting existing character.
3. A comprehensive review of the existing dual density coding system is supported.

### Activity centres and employment

4. Opportunities for housing and employment are supported within the Bentley/Curtin Specialised Activity Centre.
5. Development in activity centres needs to ensure that appropriate services and activities (such as a supermarket) are provided.

### Transport and access

6. Future planning should not rely on a heavy rail station at South Perth.
7. Traffic, congestion and parking is an existing concern that will be amplified by increased growth.
8. Existing public transport service levels and cycling infrastructure will need to be expanded and reviewed to remain effective into the future.

### Environment and sustainability

9. Retaining mature trees and providing space for future trees is important and needs to be mandated or incentivised.
10. Greater consideration of environmental risks and environmental sustainability is needed.

### Heritage, character and design

11. Density increases may result in a loss of amenity (loss of light access, privacy and design quality, etc.). The planning framework needs to ensure these impacts are appropriately managed.
12. Greater recognition and protection of character streetscapes and heritage places is need, particularly from the impacts of development.

### Public open space and community facilities

13. Voluntary contributions that assist in accommodating growth and improving public infrastructure are supported.
14. Open space is highly valued and should be protected and sympathetically upgraded.

### Tourism and entertainment

15. Short-term accommodation needs to be appropriately managed and located.
16. There is support for increased tourism, entertainment and temporary event uses in key activity centres and tourist destinations.

The consultation outcomes have been used to inform modifications to the draft Strategy.

### Modifications to the Strategy to address the 'Consultation Outcomes'

Pursuant to clause 14 of Part 3 of the Regulations, a local government, in considering a local planning strategy, must consider modifications to the Strategy to address the outcomes of the consultation. On the basis of the responses and the consultation outcomes identified in the Summary of Consultation Outcomes (available on the City of South Perth website), a number of modifications to the Strategy are recommended. These are set out below with the corresponding 'Consultation Outcome' noted in the heading (where applicable).

#### i. **Managed Growth Area 5 (Canning Highway – Places 3, 4 & 5) – Consultation Outcome #2**

13 responses (out of 282, 4.61%) raised concern about the potential loss of amenity in the areas along Hensman Street, Elizabeth Street and Milson Street, west of Canning Highway. The responses were concerned that land in this area could be subject to a future coding of R50. These responses were supplemented by two petitions (petitions #1 and #2) signed collectively by a total of 75 parties that requested the managed growth strategy in this location be modified. In the case of petition #1, this was to have the established R15 coding within the area remain. In the case of petition #2 this was to extend the managed growth area and recode land back to its former density of R25 as it was under the former Town Planning Scheme No. 5.

The boundary of managed growth area 5 (Canning Highway – Places 3, 4 & 5) aligns with the 'Canning Highway Residential Density and Built Form Study' (2016) that would inform a more detailed analysis of streetscape, character and built-form considerations, including built form transition, prior to any density coding change. Furthermore it recognised the considerable differences between built-form character of land nearby to Canning Highway (characterised as having a 'highway' or 'urban' built-form typology) and the lower density housing in the streets behind (characterised as having a 'suburban' typology).

In the absence of a more detailed analysis of character and the draft Strategy recommended a wide-breadth of possible codings; from the existing R15 to any code up to R50.

### *September 2019 recommendation*

It was recommended that 4.1.1(g) of the draft Strategy be modified to limit investigations of codings in this area to 'up to R30'. It was also noted at the R25 code, a large majority of properties would be able to achieve subdivision into two lots or dwellings.

### *Recommended Strategy modification*

In light of the feedback received during the consultation period, it is recommended that 4.1.1(g) be modified to limit the investigation of future density codings in the Elizabeth Street area to 'up to R25' for the following reasons:

- It recognises that the majority of future growth should be directed towards urban corridors (such as Canning Highway) and be more closely concentrated in areas closest to existing transport infrastructure
- The area(s) in question are considered to exhibit a considerable level of streetscape and character value
- In parts of the area in question there is already a prevailing character of subdivided land and Grouped Dwellings built at the equivalent to R20 or R25 (notwithstanding the existing R15 codings) and future development would be consistent with this character. This is particularly the case north of Elizabeth Street.

This modification is depicted in the maps below.

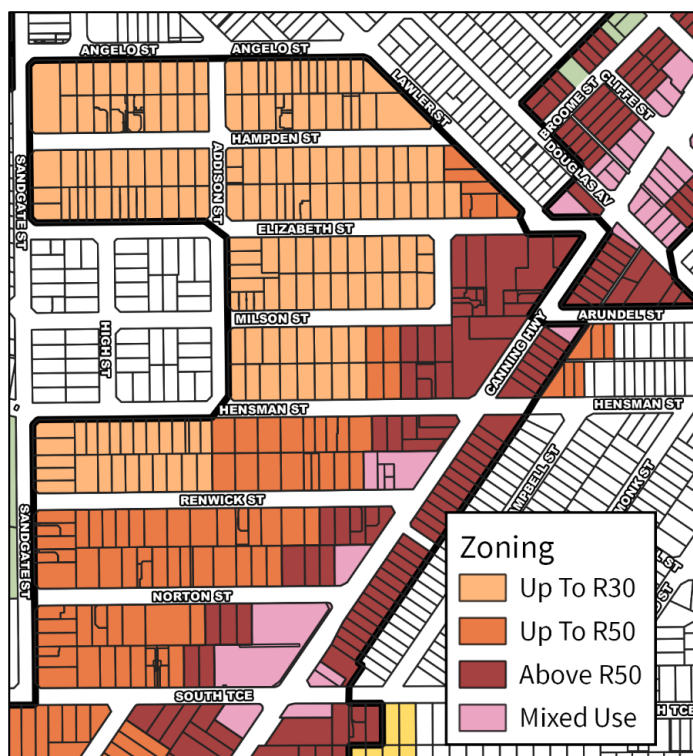


Figure 1a: Managed growth strategy, as recommended to Council at its meeting of September 2019.

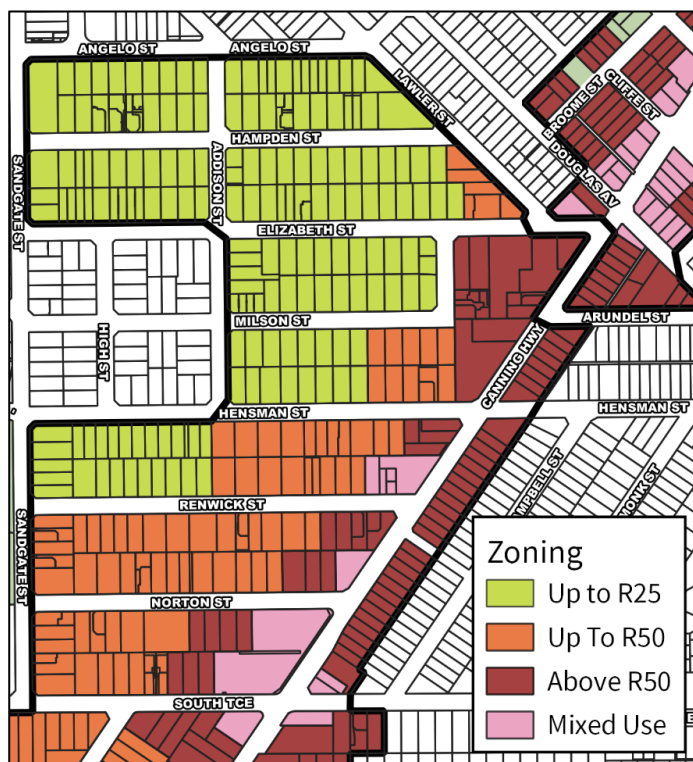


Figure 1b: Managed growth strategy Area 5 – Canning Highway Places 3, 4 & 5, as recommended to be modified.

**ii. Managed Growth Area 9 (Angelo Street) – Consultation Outcome #2**

A pro-forma submission signed by 42 parties was received objecting to the proposed increase in density codings for the land bound by Angelo Street, Forrest Street, Edinburgh Street and Rose Avenue, South Perth. Additionally, eight responses (out of 282, 2.84%) raised concern about the potential for higher density in the periphery of the centre and the potential for impacts from increased traffic and loss of streetscape character.

In further reviewing the characteristics of the Angelo Street Managed Growth Area, the following characteristics are evident:

- Single residential housing generally north of York Street and Victoria Street, and south-east of the centre along Waverley Street, Norfolk Street and Wattle Street exhibit good levels of residential character
- Land generally south and south-west of the centre consists predominately of existing apartment and townhouse developments of considerable age.

It is recommended the Strategy be modified to better reflect these characteristics. It is therefore recommended that the Strategy Map be modified to:

- Remove areas north of York Street and Victoria Street, and a number of single residential properties along Waverley Street, Norfolk Street and Wattle Street from the managed growth area
- To off-set the removal of some properties, indicate a future coding of ‘above R50’ for existing apartment and townhouse sites generally to south of the centre
- Apply a medium density (‘up to R30’) coding for properties on Angelo Street, between Norfolk Street and Sandgate Street to provide transition at the edge of the centre;
- Make minor adjustments to better reflect streetscape character in the street blocks west of Strickland Street/Rose Avenue.

This modification is depicted in the maps below.



Figure 2a: Managed growth strategy (Angelo Street), as advertised



Figure 1b: Managed growth strategy (Angelo Street) as recommended to be modified.



**iii. Managed Growth Area 6 (Henley Street/Canavan Crescent Urban Corridor) – Consultation Outcome #2**

The alternative resolution considered at the September 2019 Council meeting included modifications to the Strategy to limit density codings along this corridor to a maximum of R30. While this alternative was not adopted by Council, the resolution recommended using the alternative as a basis for future modifications/investigations.

The Henley Street/Canavan Crescent urban corridor, is well served by public transport and consists of lower-density residential dwellings in 1-2 storey forms. Most dwellings are large, while some sites have been subdivided into 2-3 properties. A coding of R30 would enable most properties in the area to be subdivided into three lots. The resulting density would assist in supporting the existing public transport accessibility present along this urban corridor.

It is recommended the Managed Growth Strategy be modified to limit future coding along the Henley Street/Canavan Crescent Urban corridor to a maximum of R30.

**iv. Character studies to precede density changes – Consultation Outcome #12**

As outlined above, the managed growth strategy is proposed to be modified in a number of ways to clarify the extent and distribution of growth throughout various areas.

It is noted that community consultation raised concern with the potential loss of character and streetscape values in various managed growth areas. This was particularly the case within managed growth area 5 (Canning Highway Places 3, 4 & 5) and area 9 (Angelo Street Neighbourhood Centre).

To recognise character and streetscape characteristics it is necessary to appropriately manage the built form transition between higher density and any established, lower density areas with a relatively cohesive character. The need to ensure future codings are underpinned by analysis of potential character and streetscape impacts should be reinforced. As such an additional action is recommended to be added under the strategy relating to the managed growth (strategy 4.1.1) as follows:

*‘(n) Prior to the implementation of any actions that result in a change to density coding’s, an analysis of streetscape and character is undertaken in each area to determine the appropriateness of any future density coding.’*

*Delivery timeframe: Short’*

**v. Modifications to align boundaries to street boundaries in various areas and minor modifications to coding distributions - Consultation Outcome #2**

18 responses (out of 282, 6.38%) raised comments about managed growth area boundaries running along lot boundaries, rather than along street or open space boundaries. The responses suggested that using side and rear boundaries would provide insufficient built-form transition and a potential loss of

privacy and solar access. The boundaries of the managed growth areas are proposed to be adjusted to align to streets and/or public open space.

In most instances, this means the managed growth area is extended. However in these instances, the extension covers an area that has an existing coding that is similar to the potential coding outlined on the managed growth area map. Further minor modifications to the distribution of potential future codings in the managed growth strategy map are recommended in a number of locations. Maps setting out these adjustments are included in the Schedule of Modifications available on the City of South Perth website.

Boundary adjustments apply in the following locations:

*Managed Growth Area 11 (Welwyn Neighbourhood Centre)*

- Extended to include all properties west of Marsh Avenue between Henning Crescent and Griffin Crescent.

*Managed Growth Area 10 (Preston Street Neighbourhood Centre)*

- Extended north to include all properties within the area bound by Comer Street, Coode Street, Gardner Street and Labouchere Road.

*Managed Growth Area 5 (Canning Highway Places 3, 4 & 5)*

- Extended west to include all properties within the area bound by Comer Street, Hazel Street, South Terrace, McDonald Street, Eric Street and Coode Street.
- Extended east to include all those properties within the area bound by Ryrie Avenue, Throssell Street, Thelma Street, Axford Street, Barker Avenue, Talbot Avenue, Alston Avenue and Canning Highway.
- Exclude all those properties zoned 'Up to R20' east of Throssell Street between Hobbs Avenue and South Terrace.

*Managed Growth Area 4 (Canning Highway Places 1 & 2)*

- Extended to include all properties east of Darling Street between Brandon Street and Salisbury Avenue.

**vi. Built-form transition between codes – Consultation Outcome #2**

It is important to provide appropriate transition between density codes for locations such as Angelo Street and Preston Street, codes will either be 'up to R50' or 'above R50'. The intent of this arrangement is to allow more detailed investigations to occur in the future, working within a framework of clearly defined maximum or minimum codes. While this arrangement allows for a wide variety of codes to apply, it is recognised that an appropriate built form transition between codes will be necessary in all instances.



A further action is recommended to be added to strategy 4.1.1 (managed growth strategy) as follows:

*‘(m) Ensure an appropriately managed built-form transition is provided between high/medium density and lower density areas to address the potential impacts of increased density on existing buildings/streetscapes.*

*Delivery timeframe: Short–Medium’*

### **vii. Dual density coding system – Consultation Outcome #3**

The most common responses received relating to dual density identified a lack of support for the existing dual density system (15 responses out of 282, 5.32%). This was supplemented by a further three responses (out of 282, 1.06%) indicating that the ‘existing dual density is not achieving expected outcomes’ and ‘dual density is too hard to meet/too subjective’. Furthermore, the second most recurrent comment expressed relating to this matter was ‘supportive of dual density initiatives’ (five responses out of 282, 1.77%).

The responses clearly do not support the use of dual density codings. The existing dual density coding system is complex to interpret, diminishes certainty, and in some instances provides inequitable outcomes. It is therefore recommended, as supported by the responses, to remove dual density, where appropriate. It is however noted that removal of dual density in some areas may not result in the best planning outcome and therefore each dual density area needs to be assessed on a case-by-case basis.

It is therefore recommended that action 4.1.2(a) remain and that the words ‘*with the intent to remove dual density codings where appropriate*’ shall be added.

### **viii. Supermarket floor space – Consultation Outcome #5**

A key finding of the ‘Activity Centres Review (2017)’, described in Part 2, section 5.2.5 (Non-residential growth in activity centres and urban corridors) was that there is currently an under-supply of supermarket floor space in the City, but particularly north-west of Canning Highway.

To reinforce the need to ensure that the planning framework provides for a range of essential supermarket services to support the growing population of South Perth, it recommended strategy 4.2.4 (under activity centres and employment) include an additional action as follows:

*‘(d) Investigate opportunities/locations for the provision of additional supermarket floor space generally north/west of Canning Highway. Ensure a new local planning scheme enables the development of this floor space at the locations identified.*

*Delivery timeframe: Short-Medium’*

### **ix. Parking management – Consultation Outcome #7**

The ‘South Perth Station Precinct Parking Management Action Plan’ was prepared in March 2017. However, many of the managed growth areas are not subject to an adopted parking management plan.

Parking and parking management was raised in responses throughout the consultation period and was a central discussion point during the focus groups. In order to ensure parking management is an integral consideration within each managed growth area, and in recognition of feedback received, a further action is recommended to be added to strategy 4.3.3 (under Transport and access) as follows:

*‘(c) Develop and/or review Parking Management Plans (or equivalent) for each of the managed growth strategy areas outlined in strategy 4.1.1 as necessary.*

*Delivery timeframe: On-going’*

### **x. Bus network – Consultation Outcome #8**

A well-considered consultation outcome for the transport and access key topic area was that ‘existing public transport service levels and cycling infrastructure will need to be expanded and reviewed to remain effective into the future’. This was further reflected in a wide range of responses such as, ‘existing infrastructure cannot support increased density’ (18 responses out of 282, 6.38%). This comment provided an indication that improved transport access is a necessary component of increased population and activity. Some respondents felt there were finite limits to transport and access within the City, including transport infrastructure providing limits on future development.

The Strategy outlines actions relating to improving heavy rail, ferry and cycling accessibility, but does not include an action specifically relating to the bus network.

There is currently no service directly connecting the South Perth Activity Centre with the Bentley/Curtin Specialised Activity Centre, Canning Bridge Activity Centre or nearby centres in other local governments such as Booragoon or UWA/QEII. It is important that the City’s public transport network, and specifically the bus network, directly and efficiently serve key activity centres and urban corridors. As such, it is recommended that strategy 4.3.4 (under Transport and access) include an additional action as follows:

*‘(f) Advocate for an expansion/review of the bus network to more directly and efficiently connect prominent activity centres.*

*Delivery timeframe: On-going’*

### **xi. Urban Forest Strategy and tree retention – Consultation Outcome #9**

Since the preparation of the Strategy, the City has adopted the Urban Forest Strategy (2018-2023) (‘UFS’). Action 4.4.1(a) under the key topic area of Environment and Sustainability is recommended to be modified to include reference to the adopted UFS and reflect the two recommendations of the UFS relevant to tree retention on private land, being:

- Achieving a 25% increase in the number of trees on the ‘Significant Tree Register’
- Ensuring private development contributes towards the goal of planting 7,500 trees within the City.

A number of responses also raised concern with reference to protection of ‘significant’ trees, rather than ‘mature’ trees. The City maintains a ‘significant tree register’. This Register identifies and protects trees of high value/significance in terms of historical value, great age, being a remnant native species or sentimental value. Strategies 4.4.1(a) and 4.1.2(a) both refer to the protection of ‘significant trees’. However the associated actions describe situations that would apply to mature trees (of appropriate species).

It is therefore recommended strategy 4.4.1(a) and 4.1.2(a) be modified to use the word ‘mature’ in lieu of significant to address these responses.

### **xii. Environmental considerations – Consultation Outcome #10**

Consultation outcome #10 identifies the need for greater consideration of environmental risks and sustainability in future planning. An additional strategy and action is recommended to be added to key topic area 4.4 (Environment and sustainability) as follows:

*‘Strategy: 4.4.4 Integrate waste management considerations into the planning framework.*

*Action: Develop a waste management local planning policy that reflects the principles of any adopted waste and resources management plan of the City and outlines how waste should be managed in new development.*

*Delivery timeframe: Medium’*

The City received advice from the Department of Biodiversity, Conservation and Attractions identifying that the draft Strategy should consider matters such as water sensitive urban design principles and protection of waterways, consistent with a number of state planning policies and guidelines. To address this, it is recommended existing action 4.4.3 (under Environment and sustainability) be modified as follows:

*‘Develop appropriate provisions through the Scheme and/ or policies to ensure development allows for the impact of flood risk, high water tables and bushfire risk. Adopt provisions that consider/promote water-sensitive urban design principles, the protection of water resources, waterways and foreshore areas.*

### **xiii. Heritage compatibility – Consultation Outcome #12**

Concern about the impact of new development adjacent to heritage places was a recurring comment expressed during the consultation; ‘more preservation of heritage from large developments, particularly in activity centres’ (eight responses out of 282, 2.84%) was a recurrent response.

It is proposed to modify P313 relating to Heritage Listings ensure that P313 identifies (where it currently does not) a framework for the assessment of impact from new developments on adjacent heritage places in terms of scale, materials, separation and landscaping. An additional action, aligned to strategy 4.5.2 (under Heritage, character and design), is recommended to be added as follows:

*‘(d) Review P313 – Local Heritage Listings to ensure new development adjacent to heritage places considers the relationship between each place in terms of scale, materials, separation and landscaping.’*

*Delivery timeframe: Short’*

#### **xiv. Economic development and place planning – Consultation Outcome #16**

Consultation outcome #16 outlines that ‘there is support for increased tourism, entertainment and temporary event uses in key activity centres and tourist destinations’. Nine responses (out of 282, 3.19%) received during the consultation period were in support of ‘increased tourism, entertainment, and temporary events’. Responses cited there was a lack of vibrancy, particularly in the evenings, and that more small bars, cafes and food trucks and would improve this situation (three responses out of 282, 1.06%).

The strategies contained in section 4.7 (Tourism and entertainment) set out a number of responses that were intended to address these matters. However none of the actions provide a specific tool that would allow the implementation of increased tourism, entertainment and event uses within each location. To address this, it is recommended the following additional action be added to strategy 4.7.1:

*‘(c) Develop ‘Place Plans’ (or equivalent) for each of the activity centres (as applicable) that considers the design and functioning of public spaces and economic development opportunities.*

*Delivery timeframe: Medium-Long’*

### **Modifications not aligned to consultation outcomes**

#### **xv. Facilities of community benefit/need**

There were a number of responses that raised the need to provide land uses for community benefit/need that are of a scale to adequately service the growing population (seven responses across a range of land uses such as aged-care, schools and community facilities, 2.48%). Five responses (out of 282, 1.77%) also raised support for an aquatic facility.

Responses were supplemented by very specific feedback typically from or on behalf of the facility owner/operator about the inflexibility within the Scheme to consider and determine such proposals. This includes facilities such as aged-care facilities, educational establishments (including private schools), hospitals, kindergartens and child day-care facilities. It is in the wider community’s interest that these proposals are provided for and due consideration is given to such proposals by the City. This approach:

- Allows the City to consider proposals that are of community/civic benefit and in doing so to be flexible and robust in decision its making
- Aligns with a performance based approach to development and land use assessment that is emerging within the local and State planning frameworks.

It is recommended strategy 4.2.4 (under Activity centres and employment) include an additional action as follows:

*‘(e) Include provisions in the next local planning scheme to provide a framework for the consideration of proposals involving facilities of community and civic benefit/need, including but not limited to aged care facilities, hospitals, cultural facilities and child day-care centres/kindergartens.’*

*Delivery timeframe: Short’*

### **xvi. Diverse and affordable housing and accommodation**

Recently, the City has progressed a number of amendments to the Scheme that provide for a diverse range of accommodation, specifically student and aged-person accommodation/care. This includes amendment 60 relating to land within the Waterford Triangle and amendment 45 (relating to the ‘Southcare’ site). These amendments were, in part, because the Scheme did not allow the consideration of the land use in the particular location. In that respect, the underlying nature of land use remains similar to typical residential dwellings; albeit that the built-form and intensity of the use differs.

It is recommended the Strategy be modified to specify that, in any new local planning scheme, the City should take a more performance-based rather than prescriptive approach to the assessment and consideration of uses involving diverse accommodation types. This action aligns with strategy 4.1.2 which outlines that that future planning of the City should promote housing choice and opportunities for populations to ‘age in place’.

It is recommended that strategy 4.1.2 (under Population and housing) include an additional action as follows:

*‘(e) Include provisions in the next local planning scheme that provide a framework for the consideration of proposals involving a range of accommodation types, such as student, aged and independent living accommodation.’*

*Delivery timeframe: Short’*

### **xvii. Minor modifications**

A number of other minor modifications to strategies and actions are also recommended. These modifications are set out in Attachment (b) and seek to clarify the purpose and intent of some of the strategies and actions, address inconsistencies and update reference to the planning framework that have occurred since the Strategy was first prepared.

## Consultation outcomes without recommended modifications

While a number of modifications based on community consultation outcomes and responses to the draft Strategy are recommended, a number of 'Consultation Outcomes' have not resulted in any modifications. The reasons for this are set out in the table below:

Consultation Outcome	Officer comment
(1) It is appropriate to plan for a growing population though if the extent of growth forecast eventuates, it will considerably change the City of South Perth.	The series of modifications recommended as part of this report along with the existing strategies and actions, particularly those relating to the managed growth strategy, are intended to collectively address this consultation outcome.
(4) Opportunities for housing and employment are supported within the Bentley/Curtin Specialised Activity Centre.	Strategy 4.1.1(e) already identifies that planning for the Bentley/Curtin Specialised Activity Centre should be progressed and include a mix of employment and housing opportunities.
(6) Future planning should not rely on a heavy rail station at South Perth.	The future planning of the City, including the planning for the South Perth Activity Centre, is not dependent upon the realisation of a heavy rail station at South Perth. While responses raised a degree of objection to this proposal, the potential for a station will improve access to and from the South Perth Activity Centre and is recommended to remain as an action in the draft Strategy. This indicates the City remains open to the provision of a station by the State government in the future.
(11) Density increases may result in a loss of amenity (loss of light access, privacy and design quality, etc.). The planning framework needs to ensure these impacts are appropriately managed.	Officers originally recommended the development of a local 'medium density' design policy to ensure these matters are appropriately addresses. Since September 2019, the State government has taken considerable steps towards the preparation of a 'Medium Density' design policy that will address the concerns raised in the consultation outcome. The need for the City to consider preparation of such a policy is therefore unnecessary.
(13) Voluntary contributions that assist in accommodating growth and improving public infrastructure are supported.	Existing strategy 4.6.2 outlines the approach to voluntary contributions for new community infrastructure and where such criteria should apply. No modification to this strategy is considered necessary.
(14) Open space is highly valued and should be protected and sympathetically upgraded.	The existing strategies of the 'Community facilities and public open space' key topic area (4.6) are already considered to address this outcome and seek to protect and sympathetically upgrade existing open space, in line with adopted plans (such as the South Perth Foreshore Strategy and Management Plan).
(15) Short-term accommodation needs to be appropriately managed and located.	Existing strategy 4.7.2 is considered to address this outcome without the need for modification.

## Consultation

There has been extensive preliminary and formal consultation undertaken to inform the preparation of the Strategy since 2017. The preliminary consultation activities helped identify a strategy framework, that was then refined taking into account broader planning considerations to develop the Draft Strategy. Formal consultation has in turn assisted in identifying key elements of the Strategy that required further modification based on community feedback, with the current version seeking endorsement of Council.

In accordance with regulation 13 of the Regulations, formal consultation on the Strategy was carried out between 12 March 2019 and 10 June 2019 (90 days). City officers undertook a number of structured consultation activities to raise awareness of the project and to encourage feedback.

Pursuant to regulation 14(3)(b) of the Regulations, the City is required to submit a schedule of submissions/responses to the WAPC. The 'Local Planning Strategy Consultation Report' document available on the City of South Perth website includes a summary of the responses received during the comment period and a detailed analysis this feedback.

## Next Steps

The outcomes of public consultation and the recommended modifications to the draft Strategy will be considered by Council at the Agenda Briefing at 5:30pm Tuesday 17 March 2020 and the Ordinary Council Meeting at 7pm Tuesday 24 March 2020.

Details of these meetings and further information about the Local Planning Strategy project are available on the City of South Perth website or by contacting the City directly.

If Council endorses the modified draft Strategy, a copy of the modified document, along with copies of all feedback received, will be sent to the Western Australian Planning Commission (WAPC) for final approval.