



South Perth Activity Centre Plan South Perth Station Precinct Reference Group Summary

September 2019



DISCLAIMER

This document is provided in good faith and represents a summary of the engagement of the South Perth Station Precinct Reference Group in regards to the advertising of the draft South Perth Activity Centre, the proposed Town Planning Scheme Amendment No. 61 and the proposed Local Planning Policy 321. We acknowledged the possibility that we may have misinterpreted some of the content and that there may be some errors and omissions.

ACKNOWLEDGMENTS

Shape Urban acknowledges the Whadjuk people of the Noongar Nation as traditional custodians of the land on which we work. We recognise their cultural heritage, beliefs and relationship to the land, which continue to be important to Noongar people today. We pay our respects to Elders past, present and future.

We would also like to acknowledge the South Perth Station Precinct Reference Group and the Community Panel participants for their extensive time commitment on this project.

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1. Introduction

The draft South Perth Activity Centre Plan (draft ACP), proposed Town Planning Scheme Amendment No. 61 (proposed Amendment No. 61) and proposed Local Planning Policy P321: South Perth Activity Centre Competitive Design Policy (proposed P321) have been prepared to set out the long term strategic vision and the statutory planning requirements for development in the South Perth area over the next 10 years.

The study area is bound in red in Figure 1.

In this Report, the draft ACP, proposed Amendment No. 61 and proposed P321 are collectively referred to as the 'draft documents'.

The draft documents provide a detailed planning framework to guide movement and access, land use and built form within the activity centre. Together, they will shape the development of the area to accommodate projected and required growth to ensure a functioning, sustainable and viable activity centre.



Figure 1 - Study Area

The City sought comment and input through a series of online feedback forms and Q&A on the Your Say South Perth online engagement platform, as well as community drop-in information sessions. The preliminary engagement process was undertaken between May 2019 and July 2019.

Information sessions were held at the John McGrath Pavilion (May 22), South Perth Bowling Club (08 June and 19 June) and City of South Perth Civic Centre on 06 July 2019.

The engagement components were thoroughly publicised on the City's website, Your Say South Perth, via links to the website on Facebook, via direct emails and letter as well as through printed materials available at the Civic Centre and South Perth and Manning Libraries.

The Your Say South Perth website contained the information about the South Perth Activity Centre Plan process, the online feedback forms, and information about times, locations and registration for the information sessions.

More than **3000** individuals visited the project page on the Your Say South Perth website and more than **2500** documents were downloaded, resulting in more than **900** individual participants becoming informed about the project).

659 individuals provided feedback via online feedback forms including 551 template (proforma) submissions, and 150 direct submissions via email, mail or hard copy.

At the closure of the public engagement period, two important group discussions occurred which together help form the final recommendations. Both groups considered the feedback of the broader community, but were also provided with much more detailed background, analysis and opportunity to seek clarifications; helping them to develop recommendations.

The two groups were the South Perth Station Precinct Reference Group (SRG) and a newly formed, randomly selected Community Panel.

The representatives of the SRG are balanced with the individual residential/ratepayer focused Community Panel to reflect the make up of the broader community. The recommended modifications of both groups will be considered together and will have a very strong influence on the recommended improvements to the plan.

1.1 Reference Group Background

The SRG have been formed since August 2017 and have been involved throughout the development of the draft documents. The Group consists of representatives from the following categories:

- Community Groups
- Business Owners
- Resident/Ratepayers
- Development Industry
- Perth Zoo
- Sport/leisure clubs
- South Perth Historical Society

As the SRG has been involved at a number of points through the preparation of the draft documents their feedback represents a continuous and informed voice to help inform the finalisation of the draft documents.

Two workshops were held with members of the SRG, on Wednesday 3 July 2019 and Friday 2 August 2019.

1.2 Purpose of this report

The purpose of this report is to summarise the SRG workshop process and present the SRG outputs and recommended improvements to the draft documents.

2. Process and Activities

The Stakeholder Reference Group (the SRG) was the first of the final workshopping events to conclude the engagement process.

The SRG were provided with information regarding the broader engagement outcomes and a summary of background information.

They were also provided all fact sheets containing necessary information for the session and information that linked to the key themes which had been evident in the broader engagement.

2.1 The Remit

The SRG were provided a remit for the workshop sessions as follows:

The South Perth Activity Centre is planned to support a significant increase in population with increased in height and density and increases in community activity and vibrancy

Increased development is already, and will continue to occur in the precinct.

Given this:

- *What improvements can be made to the guiding frameworks for the development of the South Perth Activity Centre?*

The focus of the remit was on the potential improvements to the plan. The SRG were advised that there was opportunity to consider improvements to yield and/or distribution of development, setbacks of towers and podiums and other built elements, notwithstanding that the overall yield and development allowable was expected to remain at similar levels. The SRG were also advised that trade-offs and rationale were required to be provided where changes were recommended.

2.2 Day One Summary of Activities

Day 1 was designed to illicit feedback on key areas of concern with the planning frameworks. The SRG was invited to provide broad feedback that would also help the project team to design the focus of the Community Panel workshops.

The members were provided a presentation explaining the background of the draft ACP, proposed Amendment No. 61 and proposed P321, and the advertising process that was undertaken. There was also some feedback on the response from the broader community.

A series of questions were then posed. Group discussions were held after each question and reporting back required to gain a better understanding of what impact the discussions had on participant concerns or expectations regarding the draft planning documents.

The Day One presentation is attached to this report in Appendix A.

2.2.1 Question 1

The first question series sought to invite an overall consideration of the documents to ascertain high level concerns or benefits perceived by the plan. The questions were:

1. *What is your position on the Activity Centre Plan?*
2. *What outcome do you want to achieve for the area – most important things to retain/improve (e.g. character, amenity, trees)? Be as specific as you can (what type of character, which trees etc).*
3. *What is one element in the plan that you think is really good?*
4. *What is one element in the plan that you think should be improved?*

Across the three tables responses were varied, as illustrated in Table 1.

Table 1 - Question 1

Question/Topic	Table 1	Table 2	Table 3
What is your position on the Activity Centre Plan?	Yes, Need infill Better by Community than by Government Clarity and Certainty	Very positive and supportive. Very good process and opportunity to have your say.	Station Plan was nearly OK Frustration – we tried to do this 18 months ago - From RD to this Draft Insincere/Heartless Injustices 88 Ferry – on no Podium Gold Coast Condo Towers to get gardens.
What outcome do you want to achieve for the area – most important things to retain/improve?	High Quality Development Open space and trees Tourism Activation of streets	Central focus area of density under a holistic well thought out plan. Liveability Accessibility Walkability Density Green Trees Vertical community that is inclusive and walks Activity	Amendment 61 Too much discretion adds to uncertainty. Ideals in plan not reflected in A61 Impacts on current residents If it is just \$ - then the amenity is more important
What is one element in the plan that you think is really good?	Keeping the Height as in the plan in the booklet Acknowledge the need for different parts of South Perth Design review is important Stakeholder engagement is very good	Visual effects Layering of heights Taller and slimmer (not all agreed) Green and pocket parks Certainty (planning and commercially sense) Design requirements (competitive panel) Parking maximized Public benefit certainty Very well thought out Less development controls – covering so many bases – constraints Walkability Place making policy statement	Nothing Really good. Graduated density

Question/Topic	Table 1	Table 2	Table 3
What is one element in the plan that you think should be improved?	<p>Better Model of Staging.</p> <p>Extent of density on the esplanade</p> <p>Amenity for existing residents</p> <p>Setback – on footpath</p> <p>Clarification of measurement: height in preference to storeys</p> <p>Development controls.</p>	<p>Road/Traffic (2)</p> <p>Height (2)</p> <p>Forward thinking/innovation – e.g. electric vehicles parking recharging</p> <ul style="list-style-type: none"> • Skydeck • Buggy zone (aging in place) • High Line <p>Art principles (L)</p> <p>Parking minimum</p> <p>Place making process</p> <p>Ferry emphasized as transport node (2)</p> <p>Questions around technicality in competition process – (?) (L)</p> <p>Mends Street constrained (T)</p> <p>Remove setback discretion (K)</p> <p>Question – is this developable – car parks ground water etc.</p> <p>Additional Notes</p> <ul style="list-style-type: none"> • Transport. • Less parking minimum • More diversity/ permissibility in zoning allowances • Place making initiatives/ shading contemplated • Rear setback discretion 	<p>Injustice to Owners</p> <p>Podiums and setbacks</p> <p>Inconsistent</p> <p>Lacked Focus on Richardson Area.</p> <p>Staged implementation – Richardson First</p> <p>Yellow line Reduced and Height types fixed</p> <p>Set backs and Podiums to suit character areas</p> <p>Along Labouchere Rd – Pale blue all along to Judd st.</p>

2.2.2 Question 2

The second question series sought to understand what elements would be considered the most important in improving the plan. The questions were:

1. *Discuss the 3 most important elements of the framework that should be refined.*
2. *What suggestions do you have to refine these at this stage?*
3. *Is there any elements that you think need to be explained better for others to understand?*

Across the three tables responses were varied, as illustrated in Table 2.

Table 2 - Question 2

Question/ Topic	Table 1	Table 2	Table 3
What are the 3 most important things that should be considered to improve the plan?			
Discuss the 3 most important elements of the framework that should be refined.	Height Ground Level Amenity i.e. Open Space, Landscape, Streetscape Traffic i.e. Public Transport Greater flexibility on setback to allow better outcomes	Very positive -Planning certainty Structured Planned Groups not reactive	
What suggestions do you have to refine these at this stage?	Greater testing and modelling (3D models) showing built form present and future Future predictions / environmental impacts Traffic predictions – modelling	Diversity/Mix, choice Activity in right places Accessibility + Liveability Green (more Green) Interesting, forward thinking, inclusive Hub (not spread) Community feel and space Innovative	
Is there any element that you think need to be explained better for others to understand?	Models – height, aerial photos - up to date.	Certainty + clear Design + (competitive architect panel) Density centralized Parking maximums Podium limitations Public benefit certainty Forward thinking Electric vehicle parking Buggy zone High Line Less parking minimum More diversity/permissibility in zoning allowances Place making initiatives/ shading contemplated Rear setback discretion.	

2.2.3 Question 3

The third question series sought to understand how the SRG would suggest that the information presented be improved in time for the forthcoming Community Panel meeting and what other information was required for the next SRG.

The questions were:

1. *What information do you think needs more clear communication*
2. *What might be a good way to share the background story?*
3. *What is the best way to present the information?*
4. *Who should present it?*

Across the three tables responses were varied, as illustrated in Table 3.

Table 3 - Question 3

Question/Topic	Table 1	Table 2	Table 3
The information is quite complicated - thinking about the elements you consider the most important to resolve/discuss:			
What information do you think needs more clear communication - how/who should present?	Design Review Panel representative Do Intro Business representative Resident representative Developers Local Government Town Planner		Get location of yellow line Heights correct. Get location of yellow line setbacks correct Include in plan future traffic infrastructure Include RPGC in Scheme area!!
What might be a good way to share the background story?	Declare position Facts		Sit with SPCC officers for 10 Min! to explain
What is the best way to present the information?			Themes, Relate to aims, tourists, family.
Who should present it?	Local Government Speakers		Yes need different perspectives – need to hear consequences.

2.2.4 Day One Summary

Initial discussions from Day One provided an insight into the expectations of the SRG, and also enabled a better understanding of the information that was still unclear. This exercise helped to guide the activities proposed on Day Two, and also the agenda for the Community Panel.

A general summary of the feedback in Tables 1, 2 and 3 is that:

1. The SRG do not have an aligned position on the planning frameworks. Approximately half of the SRG support and the other half do not support the frameworks.
2. Notwithstanding, the SRG generally reiterated the importance of:
 - High Quality Development
 - Open space and trees
 - Tourism
 - Activation of streets
 - Liveability
 - Accessibility
 - Vertical community that is inclusive and walkable
3. Most members of the SRG supported the graduated heights proposed by the frameworks.
4. Design review and quality are considered very important, although some do not support the design competition component, others are highly supportive).
5. Concerns exist for the transition of the area vis-a-vis the ongoing amenity of existing residents.
6. Concerns exist regarding the parking requirements, including the reality of basement parking (water table issues) and the importance of improved public transport infrastructure as a means of underpinning reduction in private vehicle use.

7. Podium development was identified as a major concern. Participants pointed to some of the newer podiums and the impact on the adjacent streets. Setbacks need to be clarified.
8. Innovation was identified as very important, including consideration of electric vehicles/ charging stations and elevated spaces.
9. Public spaces, green spaces, community hubs and place making were all identified as important.

2.3 Day Two Summary of Activities

Day 2 more thoroughly considered the key themes and topics from the first session and the outcomes of the first day of the Community panel (held the previous week). This session focussed specifically on areas within the draft ACP, proposed Amendment No. 61 and proposed P321 where changes or improvements could be made.

A presentation and question and answer session was also provided from Peter Ciemetis of Roberts Day, regarding specific design outcomes of the SPACP, podium setback requirements and other panellist questions.

Following the presentations (which can be found in Appendix B), the group was invited to consider the study area.

Whilst the draft ACP and Amendment No. 61 comprise four Character Areas, Mill Point, Mends, Hillside and Richardson, the broader community engagement feedback suggested that there were some areas that could be further broken down.

The Mill Point Character Area comprises a general area with limited public submissions, and an area immediately adjacent to the Mends Character Area that had received particular attention. For the purposes of the SRG, the Mill Point Character Area was broken down into two sub-areas.

The Mends Character Area also comprises the core area, and another area within it that appeared to attract a different response to the core retail precinct. For the purposes of the SRG, the Mends Character Area was broken down into two sub-areas.

The smaller areas are illustrated in Figure 2, and were used during SRG Day Two.

Figure 2 - Day 2 Sub-Areas



These were interrogated by the group through facilitated critiques before the group as a whole discussed the outcomes that were broadly acceptable to the whole group. Outcomes were agreed through a polling process. The 'dots' shown in Figure 3-7 represent the votes of the group.

Figure 3 illustrates that the preference of the group by only a small margin, was that the current boundary of the Mill Point Character Area should be moved further north to allow some of the existing Character Area to be incorporated into the Mendes area.

Otherwise, the SRG felt that the heights proposed in this area were acceptable, noting that the vast majority of lots would be unlikely to redevelop in the short term.

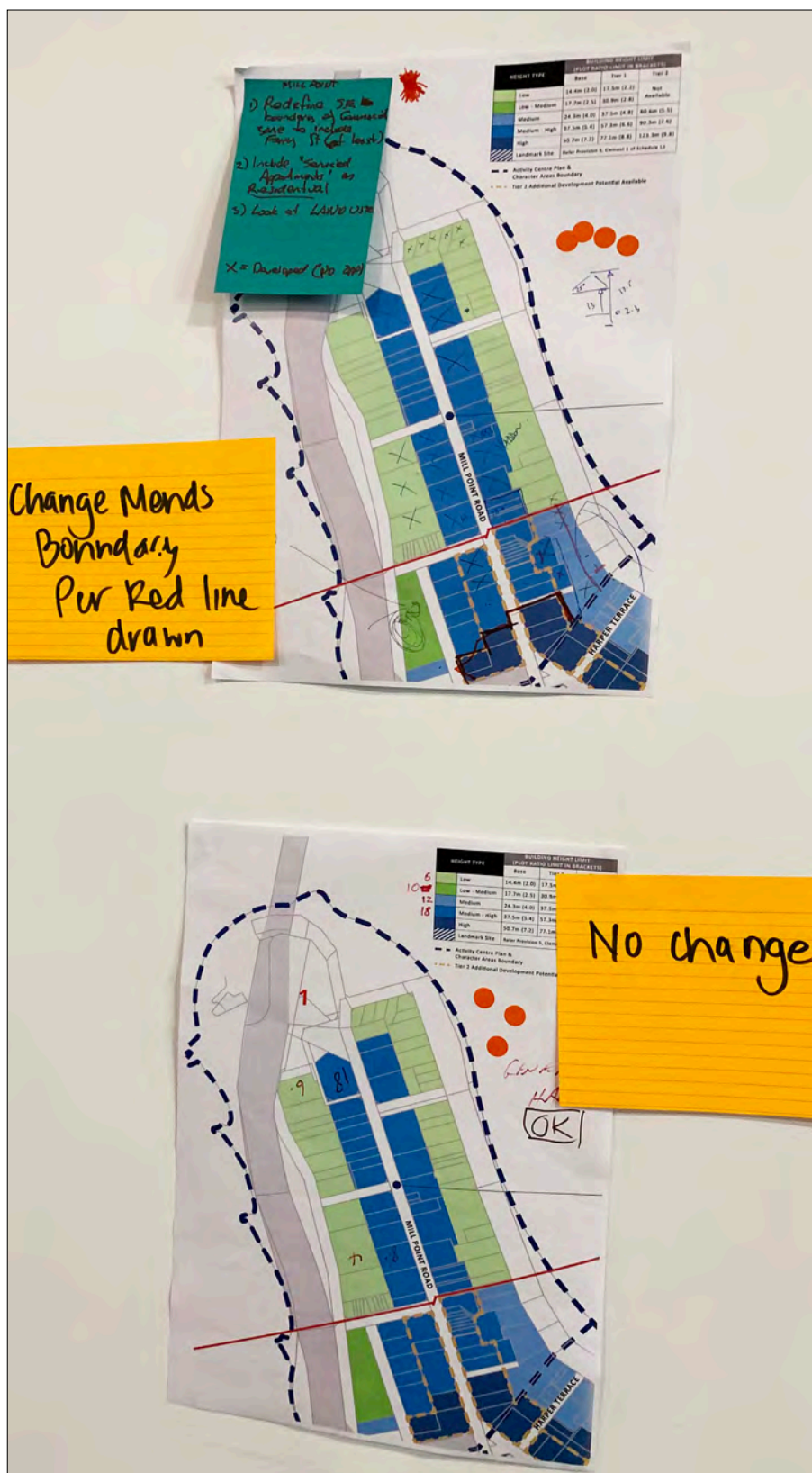


Figure 3 - Mill Point (Sub-Area 1)

2.3.2 Mill Point Sub-Area 2

Figure 4 illustrates that the preference of the group is to amend the area slightly by reallocating a smaller area into the Mends Character Area (as opposed to the larger area shown in Figure 3).

The justification reflected the existing character of the buildings already constructed on some of these lots, that are considered to be more in keeping with the narrow setbacks, more intense and taller development permitted by the Mends Character Area planning requirements.

The group also identified that two small lots should have reduced height comparative with the tiering expected for the area, that setbacks along the South Perth Esplanade should be increased and that the permitted land uses in this area be relaxed to include short stay accommodation/services apartments and aged care developments.

A suggestion to increase a small portion of this sub-precinct to High did not attract considerable support.

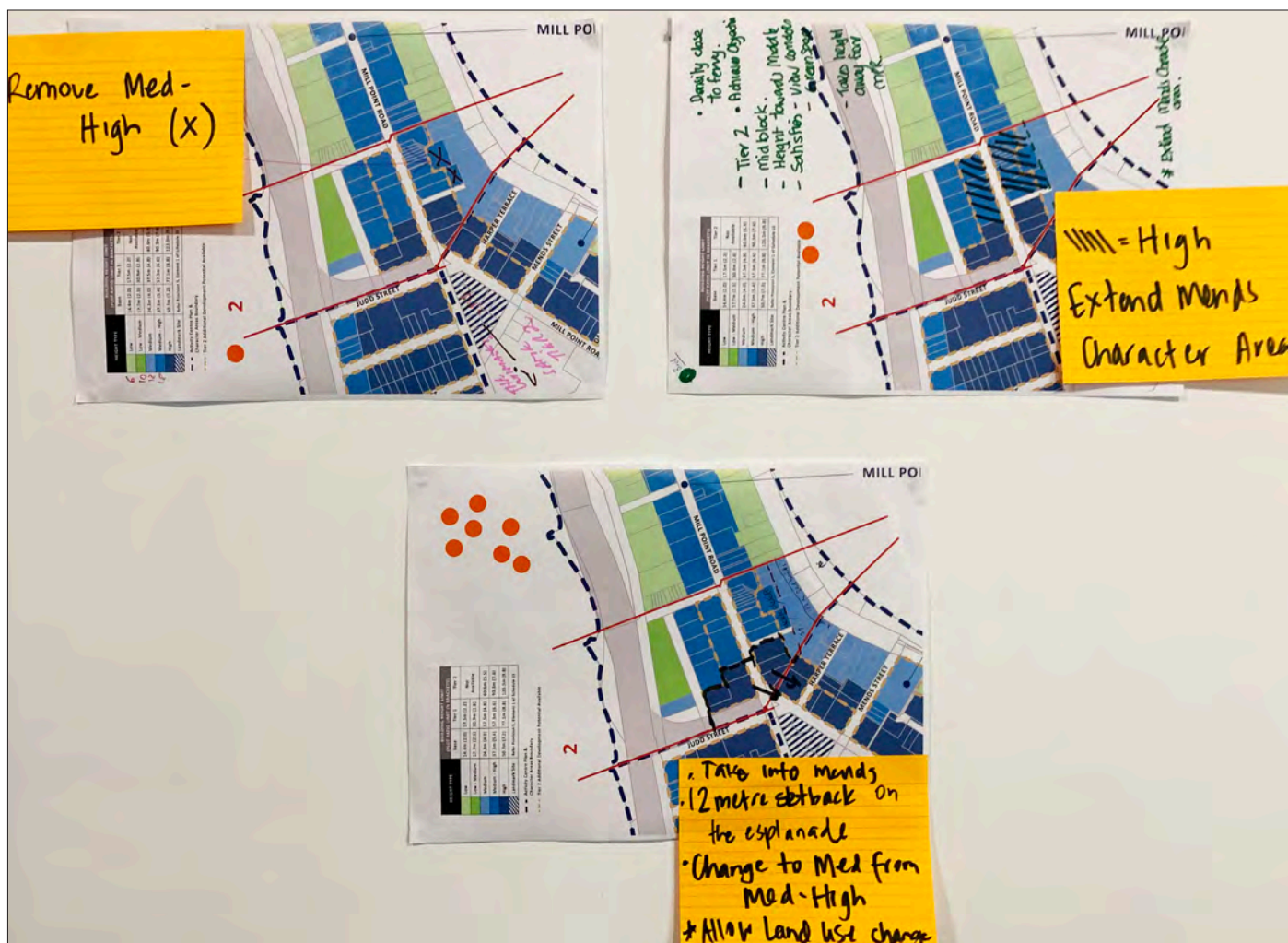


Figure 4 - Mill Point (Sub-Area 2)

2.3.3 Mends Sub-Areas 3 & 4

Figure 5 illustrates that the preference of the group is for both Sub-Area 3 & 4. Despite dividing these up, the group felt that they retained similar characteristics.

The group generally agreed that removing the Tier 2 permissibility on the front half of the lot along Mends Street (south side) was an improvement.

There was also strong support for changing the boundary slightly to include Parker Street in the Mends Character Area.

The group also felt that the area of 'Low' height type on South Perth Esplanade could be increased slightly for some of the lots, better tiering from the taller Mends Street area.

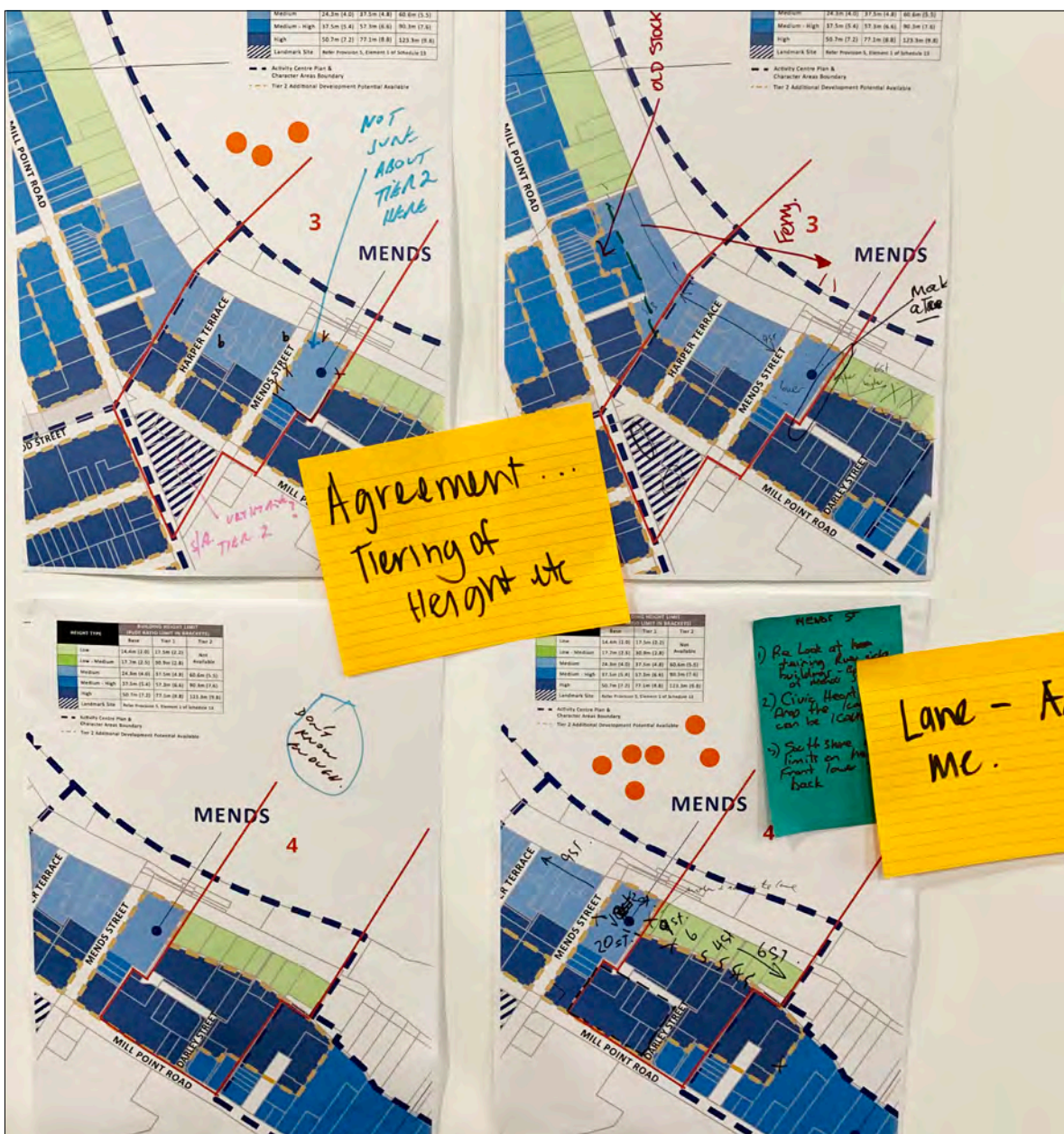


Figure 5 - Mends (Sub-Area 3 & 4)

2.3.4 Hillside Sub-Area 5

Figure 6 illustrates that the preference of the group is to remove an area of Tier 2 height permissibility from the 'High' height type.

This group also suggested adding a small area that is currently outside of the ACP area adjacent the Perth Zoo on Onslow Street to the draft ACP, as well as resolving a minor mapping issue with the plan where property boundaries are not adequately followed.

NB: The mapping issue is intended to be resolved as this occurred in error.

NB: A boundary change to the draft ACP is not contemplated at this time.

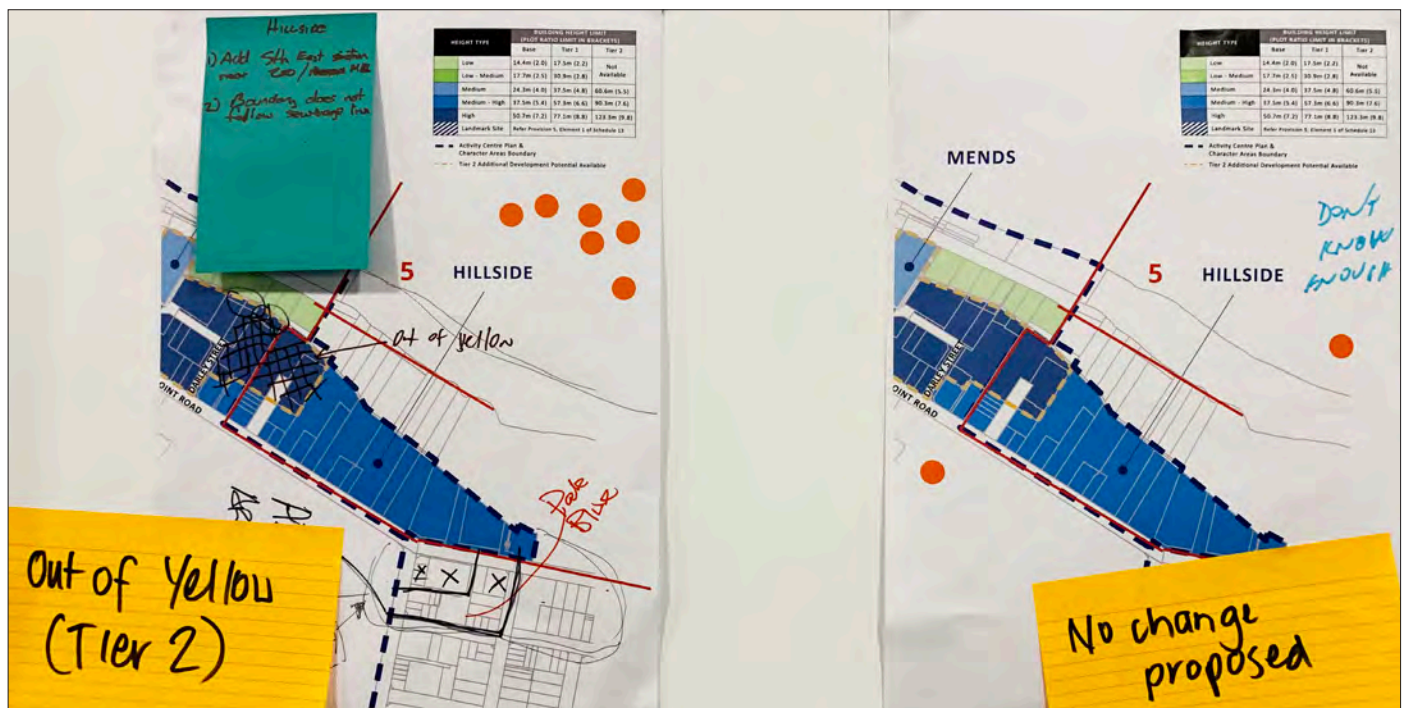


Figure 6 - Hillside (Sub-Area 5)

2.3.5 Hillside Sub-Area 5

Figure 7 illustrates that the preference of the group is to increase the heights along Melville Parade. This was suggested as these lots are currently permitted to be higher than the adjacent lots and the SRG considered this to be an equitable increase in opportunity for all landowners.

The SRG also suggested a decrease to the heights along Labouchere Road to the 'Medium' height type. This was largely associated with overshadowing of the Perth Zoo, which is considered undesirable.

Several other suggestions included flexibility for permitted land use requirements, and a suggestion to include the Royal Perth Golf Club site in the draft ACP area.

2.3.6 Additional Suggestions

In addition to the mapping process, the SRG were invited to provide some written suggestions. These were explained and also voted upon to test levels of support. The suggestions received high levels of support from the majority of members, and are described as follows:

Podiums

- Reduce minimum to 2m
- Require average as currently proposed, but allow the placing of the podium within the site to be in the best location (rather than defined setbacks to specific boundaries) to provide best design outcome as determined through the design review process.

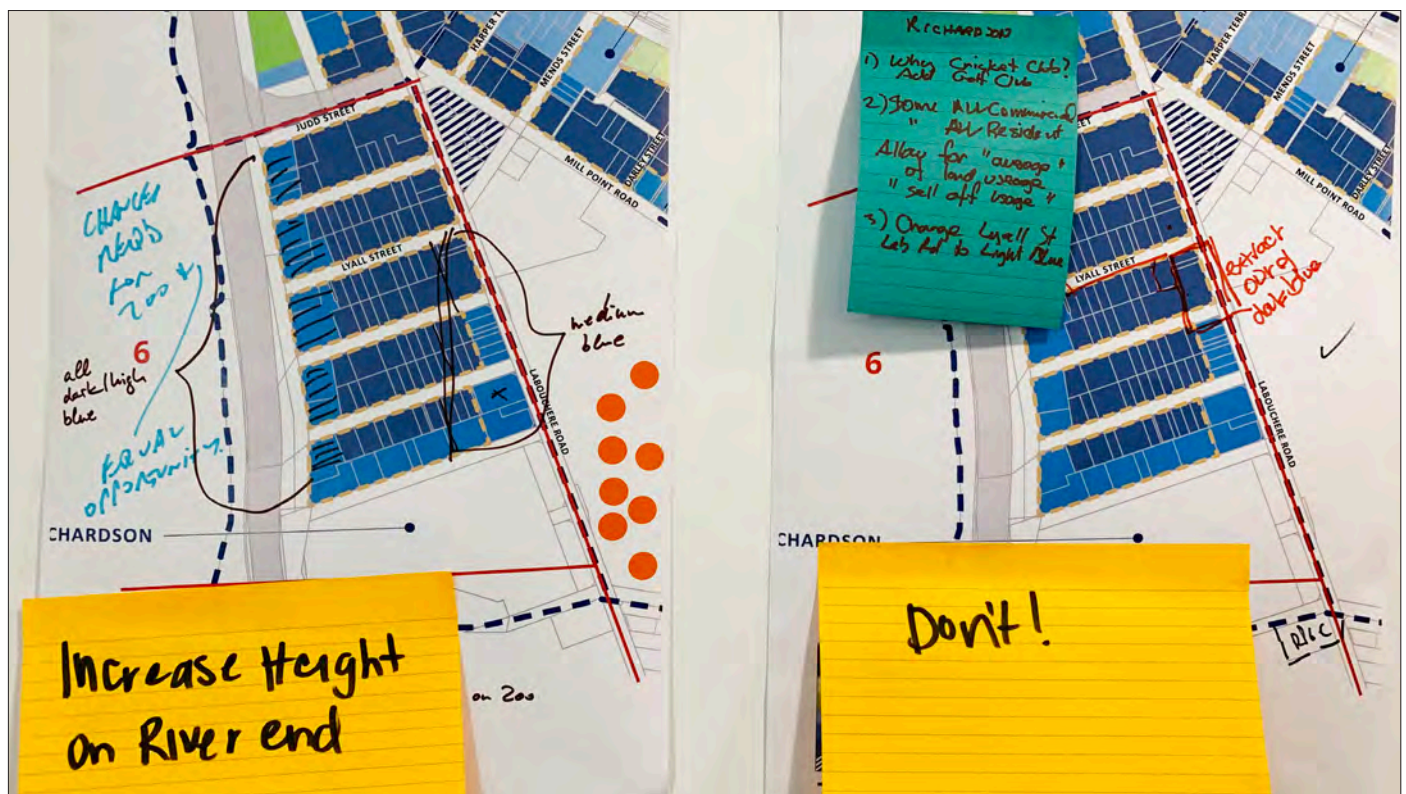


Figure 7 - Richardson (Sub-Area 6)

Towers

- Tier 1 and Tier 2 - graduate percentage of footprint size as the tower gets taller rather than the base and tier setbacks. Allows for greater diversity in built form and does not artificially limit development to tiers when a small amount of additional height could be achieved.
- Increase outer setbacks to allow for deeper balconies - enclosed area as per current proposal.

Parking

- More public parking.
- Short stay/serviced apartments 3 bays per 10 suites.
- Do not measure bays as plot ratio.

Heights

- Should be expressed as storeys, not height in metres (one member was very unsupportive of this suggestion).

Competitions

- Should not be required for private land (public land is ok), but these building designs should go to the State Design Review Panel.

The voting exercise is illustrated in Figure 8.

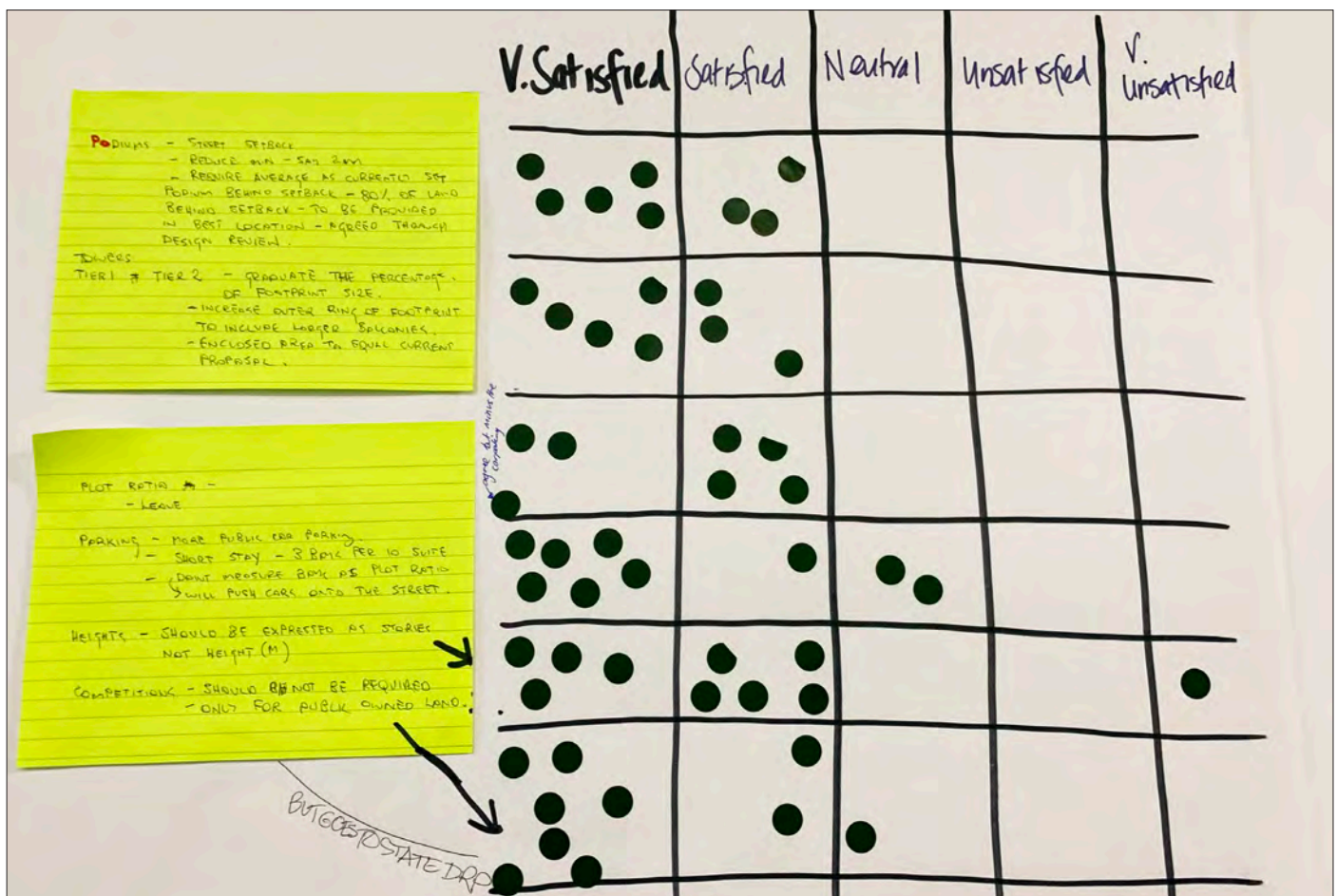


Figure 8 - Additional Suggestions Voting

2.4 Recommended Improvements

The recommended changes from the SRG are one element to be considered in the final recommendations for improvements to the draft ACP and proposed Amendment No. 61.

Figure 9 illustrates the consolidated SRG recommended changes. Comments are provided regarding the proposed changes (numbers relate to the corresponding number in the Legend on Figure 9 if relevant).

2.4.1 Mends Street Character Area Boundary

There was some discussion about the boundary of the Mends Street Character Area, with one suggestion to change the boundary to the north to Frasers Lane/Scott Street (1 on Figure 9) and another group suggesting to include the area roughly to Ferry Street (2 on Figure 9). Both suggestions were met with high levels of support and it could be considered that either would be supported by the SRG.

2.4.2 Changes in Height

Four changes were suggested.

One group suggested that the Mill Point Road corridor to Frasers Lane/Scott Street be increased to 'High'. However, this option was not supported by the majority and is not reflected in Figure 9.

A second area was identified as being suitable for reduced height between Ferry Street and Frasers Lane (3 on Figure 9) which was supported. In addition, some land on Labouchere Road frontages were suggested for reduced height which was also supported.

There was a suggestion to increase the permissible heights to the waterfront properties on Melville Parade, to reflect the current permissible heights in this location (being taller than adjacent properties) (4 on Figure 9).

Tier 2 height opportunity was proposed to be removed from two locations, at Mends Street to mirror the other side of the road and between Darley Street and just beyond Parker Street. Both options were suggested as a way of providing graduated heights from the centre (5 on Figure 9).

Finally, the lots along South Perth Esplanade southeast of Mends were identified as being too low for lots in such close proximity to the ferry, and with too significant a change from the adjacent properties. The SRG suggested that the heights graduate from 'Low-Medium' down to Low in this area which was supported (6 on Figure 9). The SRG also mentioned that the side setbacks in this area could be more flexible than currently shown to allow for good design outcomes.

2.4.3 Land Use Changes

A number of SRG members suggested that the permissibility of Serviced Apartments and Aged Care facilities should be changed to allow these uses in the Mill Point precinct. No members disagreed with this principle.

2.4.4 Front Setbacks

One group identified the front setback along South Perth Esplanade between Frasers Lane and Harper Terrace as too narrow, requesting the planning framework be amended to require a 12m front setback here (7 on Figure 9) consistent with the rest of the street to the north (the current proposed setback is 3m, plus an additional 3m for podium development).

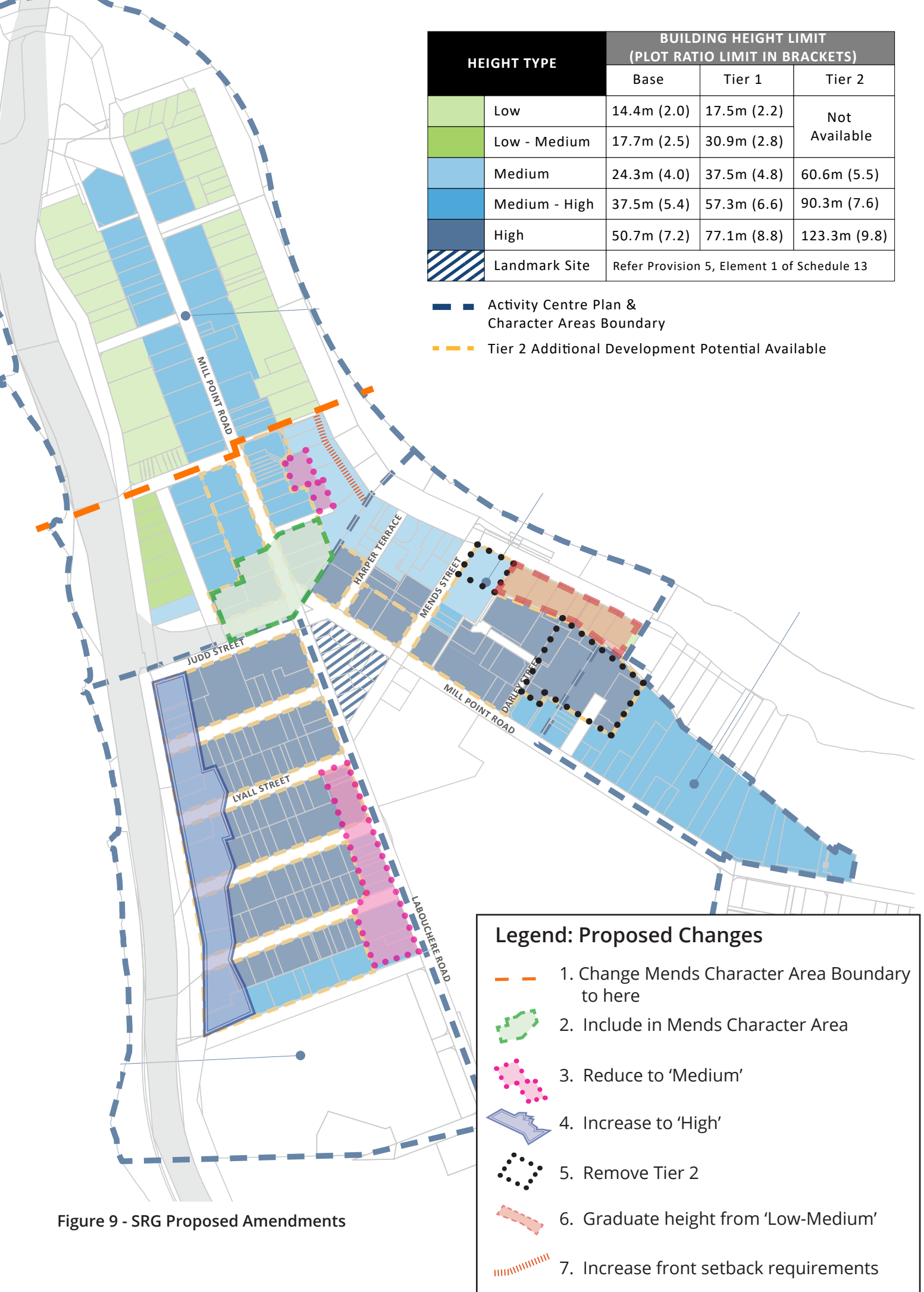


Figure 9 - SRG Proposed Amendments

3. Overall Summary

The engagement process for the draft ACP and proposed Amendment No. 61 was extensive and multi-layered to ensure that as many members of the community could provide feedback to the City.

To ensure that the feedback was well considered and accurately framed, the engagement process also allowed for intensive workshopping sessions with the SRG as well as a randomly selected demographically representative group of community members.

Throughout the SRG, a number of themes emerged which were consistent, and may form key amendments to the planning frameworks. These are summarised in this section.

3.1 Height

Height is still a significant concern to some members of the SRG, although others are encouraging of it. This is to be expected, as the SRG is a group of stakeholders who each have a personal or organisational interest in the area.

Notwithstanding, the SRG did note that many of the sites in the study area would not be developed in the short term, and once detailed explanations of the height limits, podium setbacks and general setbacks were presented, the majority of the SRG felt that the heights were generally acceptable.

Some modifications were suggested to enhance the tiering effect suggested in the draft ACP, as the principle of tiering from the centre out to the river was very well supported.

Some additional suggestions discussed the height thresholds and setback interrelationship, suggesting that a sliding scale of height-to-setback, as well as height-setback-plot ratio may be a better way to achieve variation and diversity of built form in the area.

3.2 Podiums

Much of the discussion on podiums initially reflected a misunderstanding about the podium street setbacks. Once this was clarified, the SRG was generally in favour of the proposed podium height and setbacks with some minor suggestions.

As a result, the SRG suggested that the side and rear setbacks of podiums could be considered more flexibly encouraging some variation where it would match the adjacent property or would generally improve the amount of useable open space between buildings.

3.3 Views

The issue of loss of views from the properties on Harper Terrace were expressed by some in the SRG. It was noted that the side setbacks and general design outcomes of the new requirements could ameliorate some impact, but some members were still somewhat concerned with the impact on this highly localised area.

3.4 Plot Ratio

The inclusion of car parking in plot ratio was queried in the SRG. There is some possibility that the height-setback-plot ratio considerations discussed in section 3.1 could also address this concern.

3.5 Design Competitions

Some members of the SRG expressed some concern with the Design Competition Policy (P321), instead suggesting that these developments be referred to the State Design Review Panel.

3.6 Land Use

It was generally agreed by the SRG that land uses should be somewhat more flexible, with short stay accommodation, serviced apartments and aged care permitted in more locations.

3.7 How this Summary will be used

Recommended changes from the SRG described in this summary report are to be combined with the same exercise undertaken by the Community Panel, plus feedback from the broader engagement. Together, these suggestions will guide the final modifications to the draft ACP, proposed Amendment No. 61 and proposed P321.

Appendix A

Day 1 Presentation

DRAFT SOUTH PERTH ACTIVITY CENTRE PLAN

Stakeholder Reference Group

July 3 2019



Welcome and Housekeeping

- Support
- Mobile Phones
- Bathrooms
- Emergency procedures



Stakeholder Reference Group - 3 July 2019

REMIT

- The South Perth Activity Centre is planned to support a significant increase in population with increased in height and density *and* increases in community activity and vibrancy
- Increased development is already, and will continue to occur in the precinct
- Given this:
 - What improvements can be made to the guiding frameworks for the development of the South Perth Activity Centre?



Stakeholder Reference Group - 3 July 2019



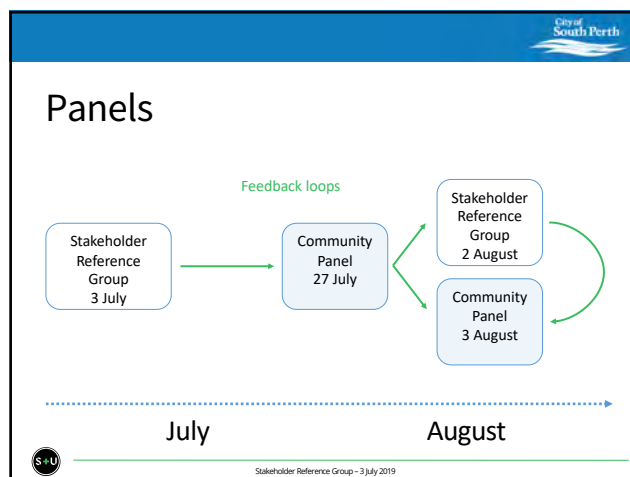
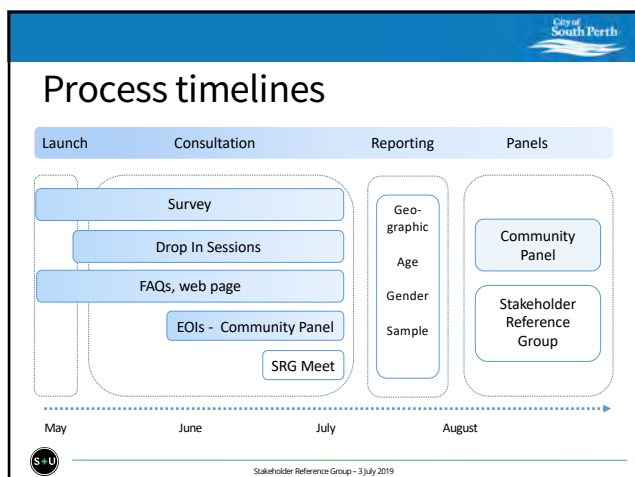
Engagement process goals

To help refine the extensive feedback provided by the community, that is more than just a 'technical' analysis

To make sure that this process is inclusive and represents the whole community



Stakeholder Reference Group - 3 July 2019



Reporting Commitments

- Making reporting available to public/panelists as soon as practical after engagement closes
- Enabling better assessment of community concerns and opportunities by Council and WAPC
- Easier to see areas of consensus or lack of
- Making results as transparent as possible

Stakeholder Reference Group - 3 July 2019

Stakeholder Reference Group

- You have been involved from the early days and representing various groups
- Have a lot of history and knowledge
- Have a lot of information to share


Stakeholder Reference Group - 3 July 2019

City of South Perth

Stakeholder Reference Group

First Meeting

- Feedback on the most important information that needs further explanation/unpacking
 - Help us to understand key concerns/questions
 - Help determine the most important information to be shared/presentations provided


 Stakeholder Reference Group – 3 July 2019

City of South Perth

Stakeholder Reference Group

Second meeting


- After first Community Panel meeting – you can observe this meeting
- Develop your recommendations on key elements of the draft ACP and proposed Amendment 61

 Stakeholder Reference Group – 3 July 2019

City of South Perth

What's the Community Panel?

- Randomly selected, reflective of the SPACP community demographic
- Selection goals:
 - Age, gender, local residential and business, property location.
- Reflect a variety of perspectives in a transparent way
- Provided with all inputs
 - Saturday, 27 July 2019 from 9:30am - 5:00pm
 - Saturday, 3 August 2019


 Stakeholder Reference Group – 3 July 2019


City of South Perth

Community Panel

First Meeting

- Technical presentations
- Workshop sessions on key elements
- Preliminary recommendations/testing
- Request for further information
- *Summary prepared for SRG meeting*


 Stakeholder Reference Group – 3 July 2019




Community Panel

Second Meeting


- Technical presentations if required
- Workshop sessions
- Develop recommendations on key elements of the draft ACP and proposed Amendment 61


 Stakeholder Reference Group - 3 July 2019



Community Panel Selection


- 7000 invitations - 100% of ACP area + 50% of rest of South Perth Post Code
- Nominees provide demographic information etc
- Demographic information transcribed into relevant 'type' cells (e.g. age, location, property type)
- Random number generated for each nomination using the Microsoft Excel '=RAND()' function
- Selection undertaken from lowest to highest number until each stratification goal is reached


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Community Panel Selection Goals


- Age per ABS breakdown for South Perth
- Gender 50/50
- 75% in ACP area + 25% out
- Geographic spread across character areas
- Resident / tenant / business per ABS breakdown


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Panel Outcomes


- Samples the community demographically
- In conjunction with SRG, the community guides rather than only consultant/administration analysis
- Will not resolve all differences *but is* a way to help community to understand multiple positions and experiences


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The Role of the SRG


- We are asking for something a little different
- Remember how much information you have 'consumed' to this point
- Share your knowledge
- Help us to design/influence the community panel process to ensure the most significant important discussions occur


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Let's Start...

1. What is your position on the Activity Centre Plan?
2. What outcome do you want to achieve for the area – most important things to retain/improve (e.g. character, amenity, trees)? Be as specific as you can (what type of character, which trees etc).
3. What is one element in the plan that you think is really good?
4. What is one element in the plan that you think should be improved?


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What is most important?

What are the 3 most important things that should be considered to improve the plan? In your group;

1. Discuss the 3 most important elements of the framework that should be refined.
2. What suggestions do you have to refine these at this stage?
3. Is there any elements that you think need to be explained better for others to understand?


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How should we present this?

The information is quite complicated. Thinking about the elements you consider the most important to resolve/discuss:


1. What information do you think needs more clear communication
 1. What might be a good way to share the background story?
 2. What is the best way to present the information?
 3. Who should present it?

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Next Steps


- We will build a workshop process around these suggestions.
- We will be in touch with information about the upcoming sessions and your attendance
- We will send through summary information of the broader engagement as soon as possible after the close of feedback



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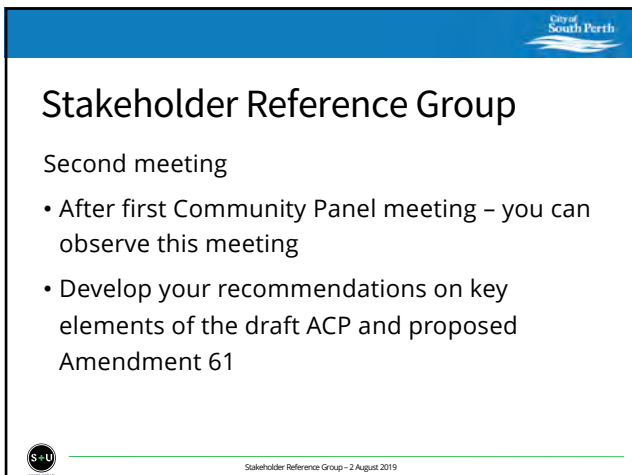
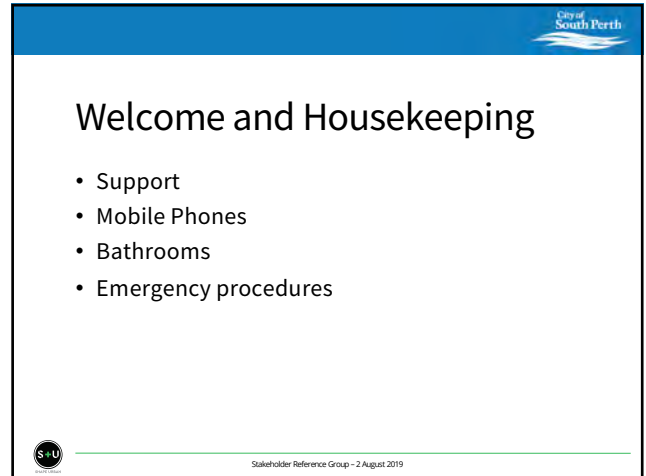
Thank You



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Appendix B

Day 2 Presentation



Key Themes

Feedback from the broader community (approximately)....

- ~100 survey submissions
 - +550 proforma submissions
- ~120 direct submissions
 - +50 proforma submissions



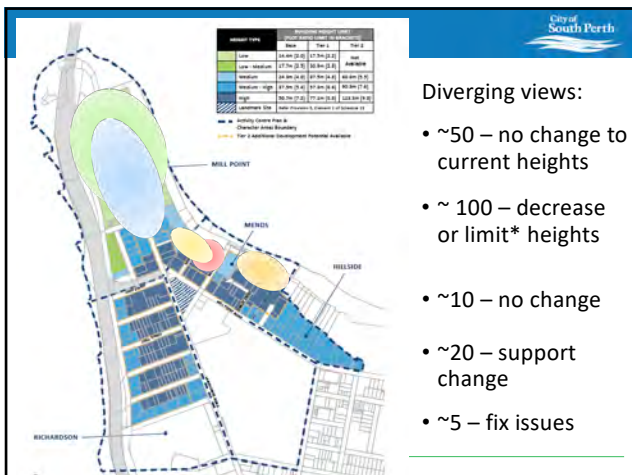
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Key Themes

- General Support > approx. 49
- General Oppose > approx. 26
- Many different suggestions about requirements (setbacks – res areas, plot ratio, podiums, mid block)
- Population targets ~30
- Train Station



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Community Panel

Summary of Feedback....

Transport – most important element:

Increase public transport services and frequencies – buses, ferry	6	
Allow cars to go on board ferry (possible suggestion)	1	
CAT buses	5	
Make it more accessible for people living nearby	1	Skydeck
Fast ferries	1	High Line
Build the train station (add value capture)	3	Buggy Zone (ageing in place)
Multiple storey carpark	1	Reduce parking limits
Park and ride in Manning/Como	1	
Cycle path improvements - Causeway and Narrows	3	
Forget the train	1	
Residential parking permits	1	
Regular monitoring and parking fines	1	
Research car usage	1	
Allow more population to use the facilities	1	



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Community Panel - Towers

Current heights ok/agreed (40 storeys ok*/design quality)	4
Reduce Heights (25 storey max, align with CBACP)	3
Increased density / height to be located close to proposed train station.	1
Transferable air rights	1
Increase setbacks as the tower gets higher	1
Tiering supported	1
Reduce Fraser Lane to Harper Tce to low - pre A25 - (6 St)	1
Esplanade height near ferry should not be reduced	2
Reduce Fraser Lane to Harper Tce to Low-Med (10)	1
Allow Tier 2 in Hillside	1
Tier 2 Additional Development in Mill Point to Ferry Court	1
Support current	2
Flexibility to improve design	1
Increase Mill point to 5m	1
Richardson must have setback	1
More slender	1

Height

Setback

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Community Panel - Towers

HEIGHT TYPE	BUILDING HEIGHT LIMIT (PLOT RATIO LIMIT IN BRACKETS)		
	Base	Tier 1	Tier 2
Low	14.4m (2.0)	17.5m (2.2)	Not Available
Low - Medium	17.7m (2.5)	30.9m (2.8)	Available
Medium	24.3m (4.0)	37.5m (4.8)	60.6m (5.5)
Medium - High	37.5m (5.4)	57.3m (6.6)	90.3m (7.6)
High	50.7m (7.2)	77.1m (8.8)	123.3m (9.8)
Landmark Site	Refer Provision 5, Element 1 of Schedule 13		

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Community Panel - Podiums

Tower Setbacks (proposed Schedule 18, Table 4)

Development control	Mill Point	Woods (excluding landmark site)	Hillside	Richardson
Tower element street setback	No set street setback on Map 1	4.0 metres behind the average street setback of the podium	As per street setback on Map 1	4.0 metres behind the podium setback on Map 1 with ability to reduce to the podium setback unless the podium is setback at least 5 metres
Tower element side and rear setback	Minimum of 4.0 metres on site of the building height (whichever is greater) for any side and rear setbacks			

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Community Panel - Podiums

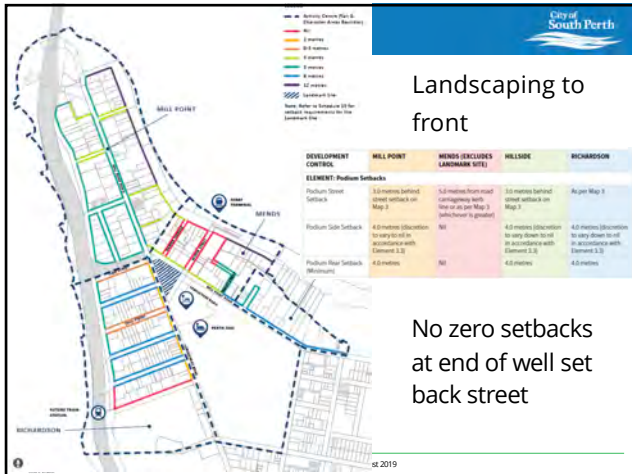
2 storey max	2
3 storey max	1
1 storey (height limited by parking at grade*)	2
Only for mixed use	1
Podium supported	2
Reduce height	1
Parking underground	1
Agree - should be varied based on location (commercial closer/Res further)	3
Setback terminology is confusing	1
Setback for landscape	2
Agree with current	1
Support current	1
Consider adjacent development (less if adjacent is less)	1
Mill Point and Hillside to 4.0 metres with discretion to vary to 2.0 metres not nil	1
Rear ok	1
Zero setbacks	2

Height

Setback - Street

Setback - Side

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Community Panel – Plot Ratio

Support current	4
Plot ratio or height/not both	1
Decrease	1
Increase current in centre/highest area and generally to incentivise slender	2
Reduce res, increase commercial	1
Introduce % for commercial development	1
Do not include parking	1

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Recapping the Remit – What's negotiable

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REMIT

- The South Perth Activity Centre is planned to support a significant increase in population with increased in height and density *and* increases in community activity and vibrancy
- Increased development is already, and will continue to occur in the precinct
- Given this:
 - What **improvements** can be made to the guiding frameworks for the development of the South Perth Activity Centre?

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What **improvements** can be made to the guiding frameworks for the development of the South Perth Activity Centre?

- Limited opportunity to consider yield/distribution of development
- Setbacks of towers
- Setback of podiums

Trade-offs and rationale are required for most changes

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The Design 'Rules' of SPACP

and what happens if we push or pull the levers?

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Panel Discussion

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Deliberation

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Deliberation

Group 1 – Richardson and Hillside
Group 2 – Mill Point and Mends

1. Based on what has been discussed/engagement outcomes
 1. How would you improve the plan for the area you are looking at?
 2. Height of podium, setback of podium (front and side/rear)
 3. Height of tower, setback of tower (front and side/rear), site cover of tower, when Tiers come into play
 4. Plot ratio controls
 5. Parking

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Generating Ideas

- Review the suggestions by the other group
- What do you like? What would you 'steal'? What don't you agree with?

What improvements can be made to the guiding frameworks for the development of the South Perth Activity Centre?

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AFTERNOON TEA

S+U

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Generating Ideas

- Review the suggestions by the other group
- What do you like? What would you 'steal'? What don't you agree with?

What improvements can be made to the guiding frameworks for the development of the South Perth Activity Centre?

S+U



A presentation slide with a blue header bar containing the City of South Perth logo. The title 'Next Steps' is in a large, bold, black font. Below it is a bulleted list: 'Community Panel tomorrow', 'Combined Summary of Panel and Reference Group Meetings', and 'Detailed Summary of Submissions within the next month'. At the bottom left is a circular logo with 'S+U' and 'STAKEHOLDER REFERENCE GROUP' text. At the bottom center, a green line precedes the text 'Stakeholder Reference Group - 2 August 2019'.

