

# NOTES.

## South Perth Station Precinct Reference Group & Community Stakeholder Briefing

**Meeting Date & Time:** 2:00-3:30pm, Friday 22 February 2019

**Meeting Location:** Reception Room, City of South Perth Civic Centre, Cnr Sandgate St & South Tce

### Meeting Attendees:

South Perth Station Precinct Reference Group: Trevor Hill, Mal Dempsey, Tanja Juers, Chris Pratt, David Hillam, Lynn O'Hara, Benjamin Zeeb, Sarah Liddiard

Community Stakeholders: Keryn Zeeb, Les Osdalay, Cecilia Brooke, Lincoln Jones, Julius Solomons, Katja Geschke

City Staff: Geoff Glass (CEO), Vicki Lummer (Director Development & Community Services), Elyse Maketic (Manager Strategic Planning), Danielle Cattalini (Manager Stakeholder & Customer Relations) Mark Carolane (Senior Strategic Planning Officer), Scott Price (Planning Officer)

## Agenda items

### 1. Introduction and welcome

Geoff Glass (City of South Perth CEO) welcomed the attendees and provided a brief introduction.

### 2. South Perth Activity Centre Plan overview

Elyse Maketic and Mark Carolane updated the group on the process to prepare the draft South Perth Activity Centre Plan (ACP) and associated town planning scheme amendment, the structure of the documents, key components of the ACP and amendment and work undertaken since October 2018 by the Council to further consider the plan.

Key points included:

- The project to prepare the ACP and amendment is currently approximately half-way completed, with the draft documents to be endorsed by the Council for public advertising. Substantial background work has been done to prepare the draft ACP and amendment for advertising.

- The draft ACP and amendment are scheduled to be considered at a Special Council Meeting 6 March 2019, for approval to commence public advertising.
- The draft ACP and amendment documents are to be read together. Once it is finalised (after public consultation) due regard will need to be given to the ACP when development applications are lodged within the South Perth Activity Centre Plan area. The amendment will form part of the City's Town Planning Scheme, which has greater statutory weight than the ACP. Therefore the key development requirements (such as building height and plot ratio limits) are set out in the amendment document.
- The draft ACP and amendment must be advertised for public comment before they can be considered in the assessment and determination of applications for development approval. The weight to be given to either draft document must be determined by reference to the following four criteria:
  1. The degree to which the Activity Centre Plan/amendment addresses the specific application.
  2. The degree to which the Activity Centre Plan/amendment is based on sound town planning principles.
  3. The degree to which the Activity Centre Plan/amendment's ultimate approval could be regarded as 'certain'.
  4. The degree to which the Activity Centre Plan/amendment's ultimate approval could be regarded as 'imminent'.

After the draft ACP and amendment have been advertised and prior to final approval by the WAPC and Minister respectively, the weight given to either document is relative to how far they have progressed through the approval process. The further the documents progress through the process the more weight they may be given.

- A complex modelling process was undertaken to ensure that the ACP and amendment can accommodate the forecast growth of the area. This is important to demonstrate that the plan is appropriate, based on the best evidence available.
- The draft amendment sets out key requirements that define the maximum acceptable size of a building, including minimum setbacks, podium height limits, tower site area limits, and total building height and plot ratio limits.
- Since October 2019 the Council has undertaken 6 workshops with expert consultants to address key issues in the draft ACP and amendment.
- The draft ACP and amendment will be released on 27 February 2019, and considered by the Council on 6 March 2019.

## 5. Discussion

Questions and discussion during the presentation included:

- Can the WAPC force the City to advertise the draft ACP and amendment or change the content?  
Answer: The Minister for Planning and/or WAPC can require the ACP and amendment to be advertised and/or make changes to the content of the documents. This would generally only occur if there are unreasonable delays or if the documents are not consistent with good planning practice.
- Does the WAPC have the ability to refuse acceptance of a scheme amendment if deemed to be inadequately prepared or written?  
Answer: The WAPC can direct the local government to make changes to an amendment if it is deemed to be inadequately prepared; however the City has had preliminary advice that the WAPC will not refuse to advertise the draft ACP and associated amendment 61.
- How much weight do public submissions carry in potential changes to the ACP?  
Answer: the City will review and modify the draft ACP and amendments in response to submissions received. It is important that submissions provide background and reasoning, rather than just opinions, so that they can be properly investigated and addressed.
- Question: why is the State Government's number for population growth different to the figure depicted in the ACP?  
Answer: The State Government provides a minimum target to guide more detailed local planning. The draft ACP is based on an up-to-date population forecast for the suburb of South Perth, based on the 2016 Census, which was then broken down in more detail for the activity centre area. This is a key part of the evidence base for the plan that informs the planning requirements and planning for new infrastructure and services.
- What was the feedback provided by the Councillors attending the workshops?  
Answer: The Councillors determined the content of the workshops and benefitted from discussion with leading experts. Through the workshops the Councillors gained a better understanding of the draft plan and made modifications to address a number of key issues.
- Will the competitive design process for Tier 2 buildings be applied retrospectively to existing applications?  
Answer: The competitive design process will only be applied to development seeking additional development potential under Tier 2 once the ACP and scheme amendment 61 is fully operational.
- Will the information regarding the traffic assessment from external consultancies be provided to the public? Some people believe that it is misleading.  
Answer: The Transport and Movement Analysis will be available as Appendix 2 to the draft ACP. A number of experts have contributed to the analysis and the City is confident in its recommendations.
- How did the City decide on population distribution amongst the different character areas in the ACP area?  
Answer: The distribution of built form typologies is based on the recommendations of the Place and Design Report (2017) and the forecast population growth for the area. Different parts of the ACP area have more or less capacity to accommodate additional growth in support of the ACP vision.

The following general comments were made during the briefing session:

- The ACP reads well and has addressed a substantial amount of concerns which were initially raised, including a lack of certainty for components such as height etc.
- The ACP needs to be a solid document to ensure developers understand where the ‘goal posts’ are.
- Council will receive the draft documents to review when the Special Council Meeting agenda is released on 27 February 2019.

## 6. Meeting close 3:30pm

# DRAFT SOUTH PERTH ACTIVITY CENTRE PLAN & AMENDMENT 61

STAKEHOLDER REFERENCE GROUP &  
COMMUNITY STAKEHOLDER BRIEFING

- PRESENTATION | 22 FEBRUARY 2019



# OVERVIEW

- Process to prepare the draft ACP & amendment
- Structure of the documents
- October 2018 Council resolution
- Work undertaken since October 2018
- Overview of the key components of the draft ACP and amendment
- Next steps

# PROCESS TO PREPARE DRAFT ACP & AMENDMENT

<b>2005</b>	South Perth Train Station proposed
<b>2011</b>	South Perth Station Precinct Plan adopted
<b>2013</b>	Amendment 25 advertised and gazetted
<b>2015</b>	Amendment 46 initiated and advertised
<b>2016</b>	Amendment 46 altered after public advertising
<b>2017</b>	Amendment 46 gazetted following changes by Minister
<b>2017</b>	Place and Design workshops
<b>2018</b>	Draft South Perth Activity Centre Plan and Amendment 61 prepared

PROJECT STAGE	DESCRIPTION
Project preparation and inception	Preparation of a scope of works, engagement of consultants, and preparation of an outline of the ACP structure and contents.
Background Analysis, Literature Review and Technical Studies	Preparation of: <ul style="list-style-type: none"> <li>• Background report</li> <li>• Draft economic and demographic assessment</li> <li>• Draft movement network report</li> </ul>
Preparation of Stakeholder Engagement Plan	Preparation of a Stakeholder Engagement Plan to outline the methods to be employed during the stakeholder engagement process.
Preparation of draft Activity Centre Plan	Including drafting of the ACP document, incorporating background information to develop rationale for the planning controls and modelling to ensure that the forecast demand is met.  Preparation of a draft amendment to the City's town planning scheme to implement the ACP.
★ Council endorsement of draft Activity Centre Plan	The draft Activity Centre Plan is required to be endorsed by the Council prior to public consultation.
Public advertising of Draft Activity Centre Plan	The draft ACP and town planning scheme amendment are released publicly for 60 days for the purpose of public feedback.
Finalisation of draft Activity Centre Plan following public consultation	Feedback received during the public comment period is reviewed and the draft ACP and town planning scheme amendment are modified as required in response to the feedback. The updated ACP and town planning scheme amendment are then endorsed by the Council for submission to the Western Australian Planning Commission.
Final approval of the Activity Centre Plan and town planning scheme amendment	The Western Australian Planning Commission decides whether to approve the ACP, with or without modifications, and provides a recommendation to the Minister for Planning on the town planning scheme amendment.  The Minister for Planning decides whether to approve the town planning scheme amendment, with or without modifications.



# Structure of the Documents – Scheme Amendment 61

- Embeds the key development requirements in the scheme
- Gives the highest possible statutory weight

# Structure of the Documents – ACP

## Part 1 – The Statutory Requirements.

- Given Due Regard in decision making
- Includes development requirements not in Scheme
- Objectives and guidance for scheme criteria.

## Part 2 – The Rationale and Evidence Base

- Tells us what we need to plan for
- Considers the key components of a Centre (activity, built form, movement and public realm) and the key issues with each that the Plan needs to respond to

**Background Technical Studies informing part 2 (Economic and Demographic Assessment and Transport and Movement Analysis)**

# Key Components of the Plan

Ensuring controls accommodate growth



# HOW THE CONTROLS WORK

## HYPOTHETICAL EXAMPLE

**STEP 1** 2,500M<sup>2</sup> SITE

**STEP 2** SETBACKS

**STEP 3** PODIUM

**STEP 4** TOWER SITE AREA: 40%

**STEP 5** PLOT RATIO 1:8

# HOW THE CONTROLS WORK

## HYPOTHETICAL EXAMPLE

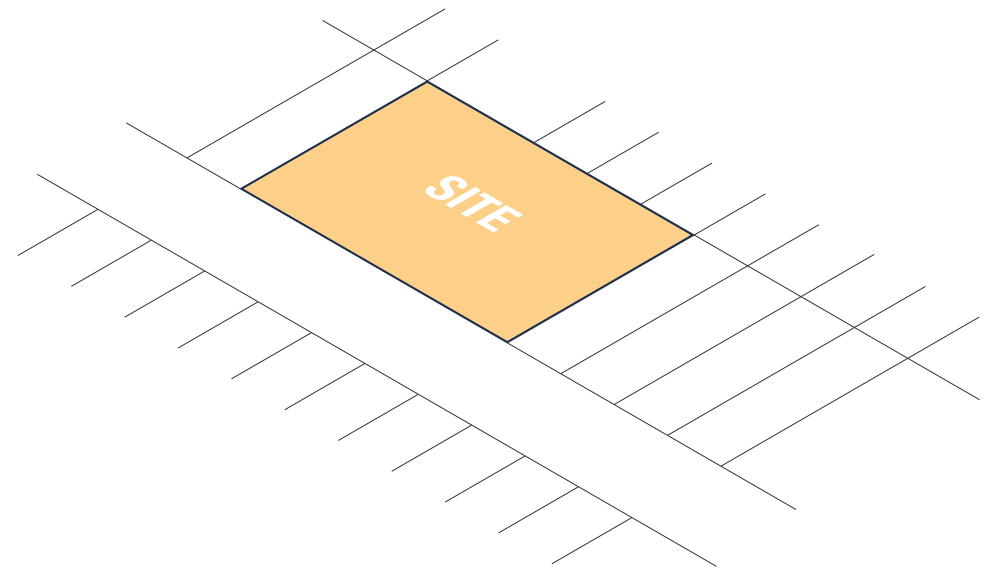
**STEP 1** 2,500M<sup>2</sup> SITE

**STEP 2** SETBACKS

**STEP 3** PODIUM

**STEP 4** TOWER SITE AREA: 40%

**STEP 5** PLOT RATIO 1:8



**62.5 X 40**

# HOW THE CONTROLS WORK

## HYPOTHETICAL EXAMPLE

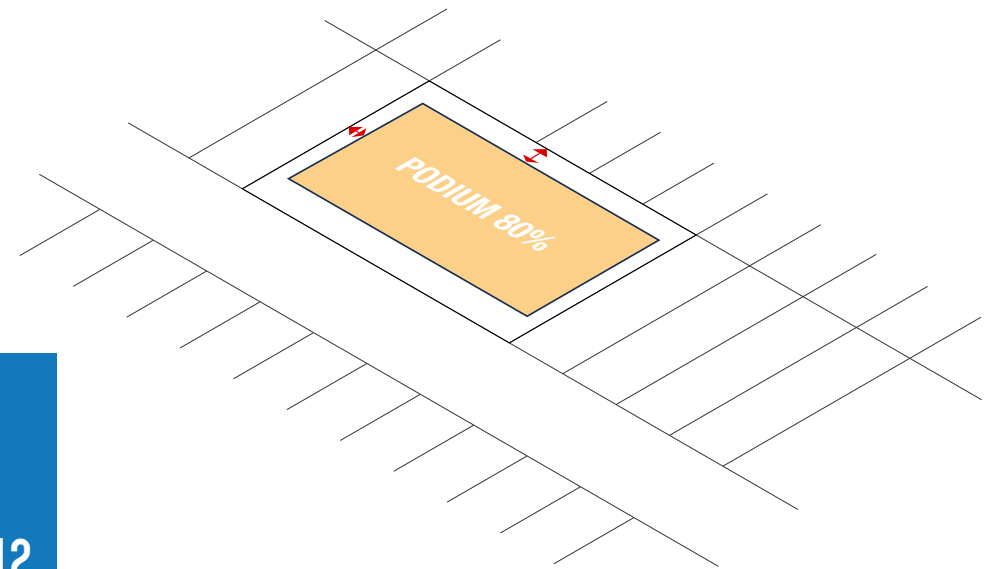
STEP 1 2,500M<sup>2</sup> SITE

STEP 2 SETBACKS

STEP 3 PODIUM

STEP 4 TOWER SITE AREA: 40%

STEP 5 PLOT RATIO 1:8



6.0 FRONT  
4.0 ALL OTHER  
ENVELOPE = 54.5 X 30.0 = 1,635M<sup>2</sup>

# HOW THE CONTROLS WORK

## HYPOTHETICAL EXAMPLE

**STEP 1** 2,500M<sup>2</sup> SITE

---

**STEP 2** SETBACKS

---

**STEP 3** PODIUM

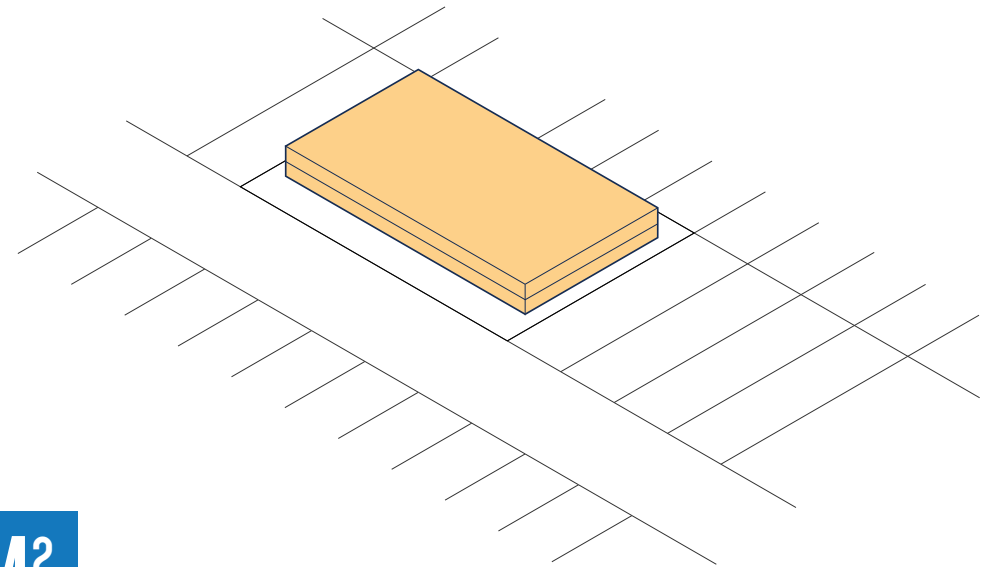
---

**STEP 4** TOWER SITE AREA: 40%

---

**STEP 5** PLOT RATIO 1:8

---



**2 X STOREYS = 1,635 X 2 = 3,270M<sup>2</sup>**

# HOW THE CONTROLS WORK

## HYPOTHETICAL EXAMPLE

STEP 1 2,500M<sup>2</sup> SITE

---

STEP 2 SETBACKS

---

STEP 3 PODIUM

---

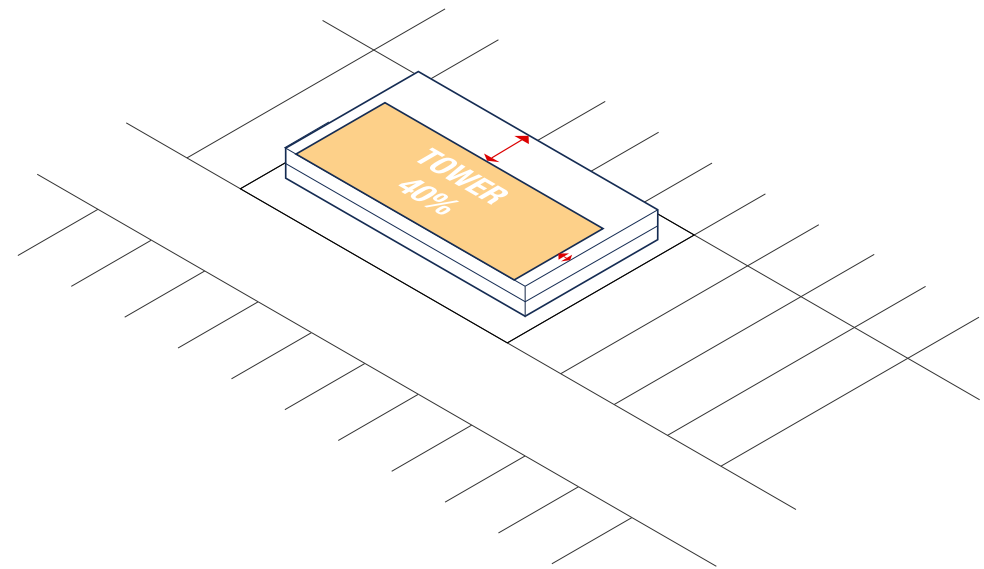
STEP 4 TOWER SITE AREA: 40%

---

STEP 5 PLOT RATIO 1:8

---

**40%**  
**2,000M<sup>2</sup> X 40%**  
**= 1,000M<sup>2</sup>, OR SAY 20M X 50M**





# HOW THE CONTROLS WORK

## HYPOTHETICAL EXAMPLE

STEP 1 2,500M<sup>2</sup> SITE

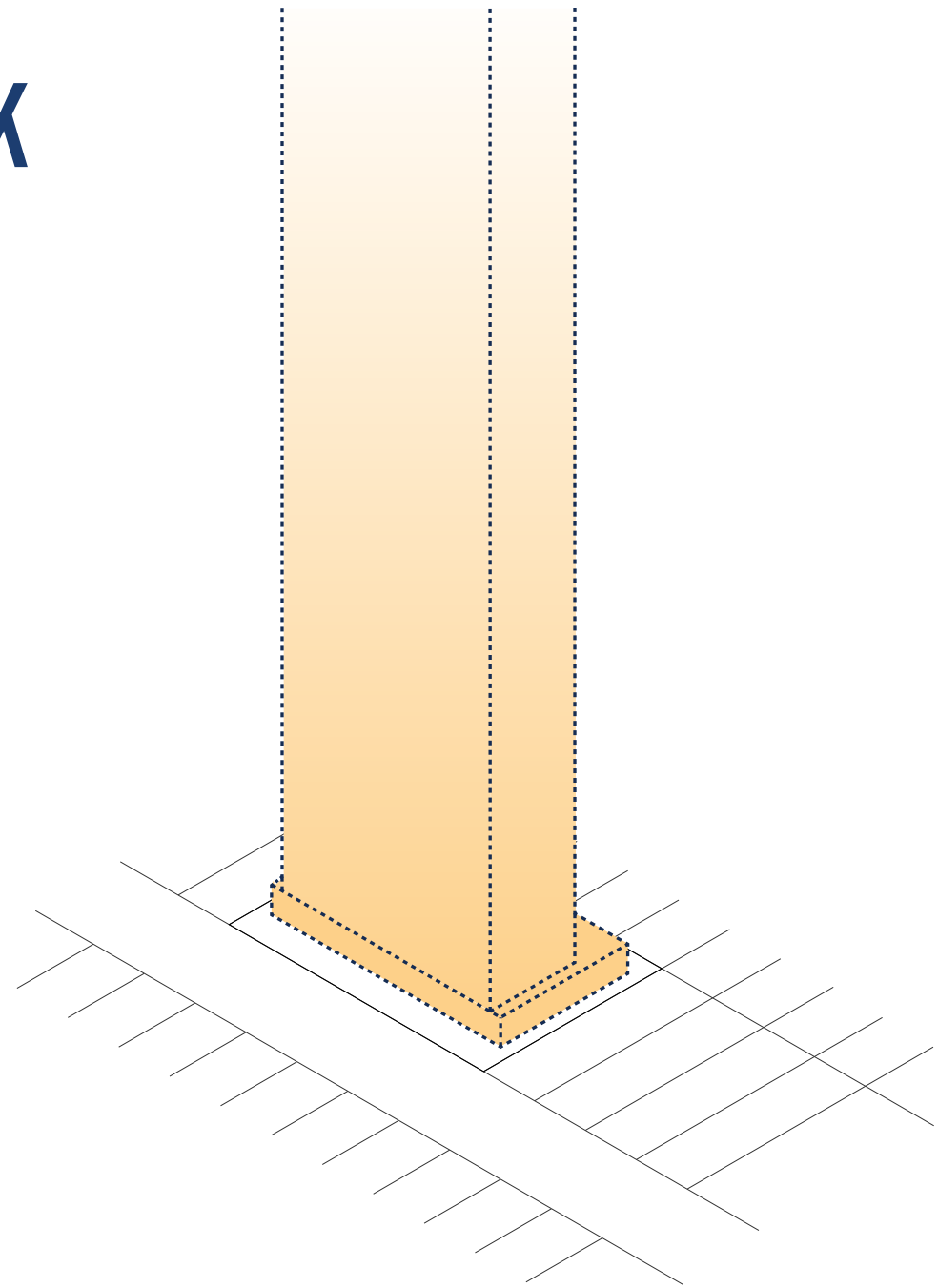
STEP 2 SETBACKS

STEP 3 PODIUM

STEP 4 TOWER SITE AREA: 40%

STEP 5 PLOT RATIO 1:8

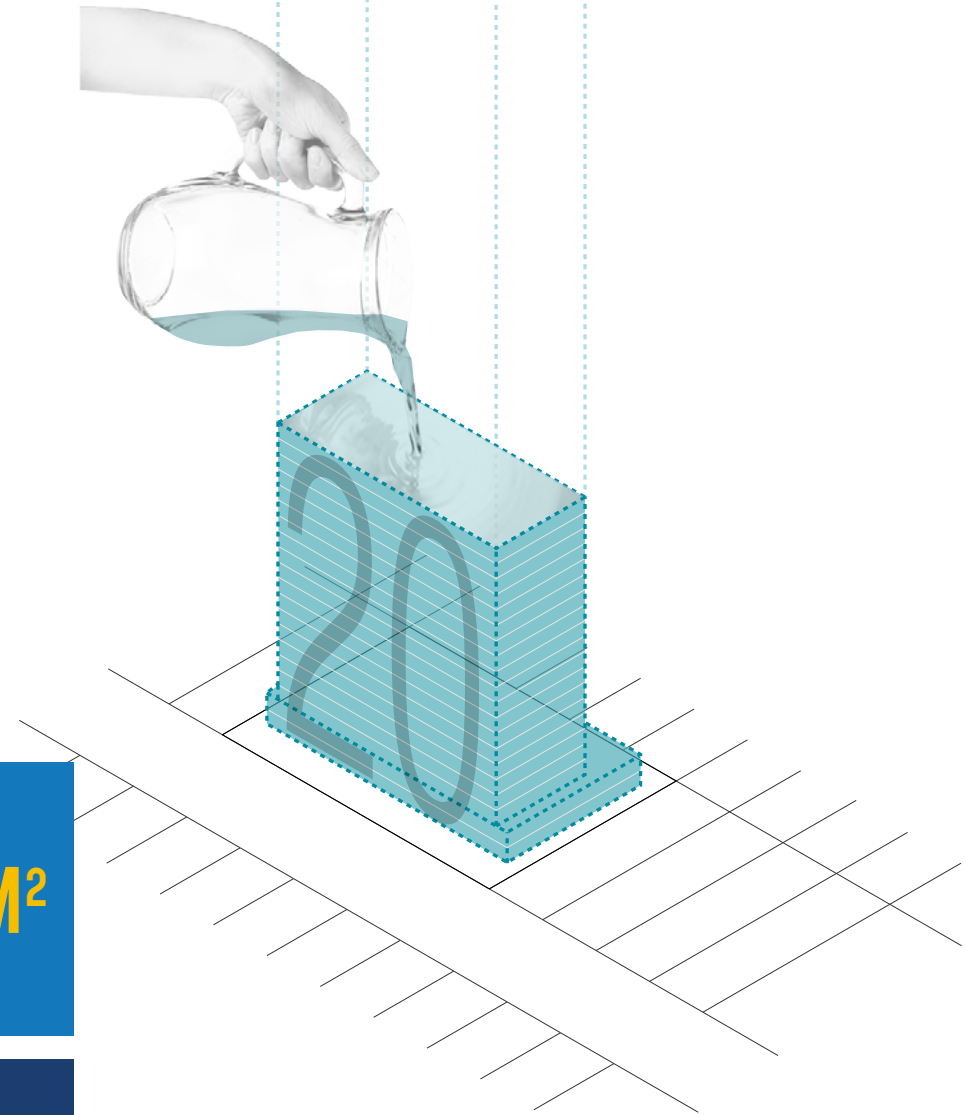
20,000M<sup>2</sup>  
+ 10% FOR INEFFICIENCY  
= 22,000



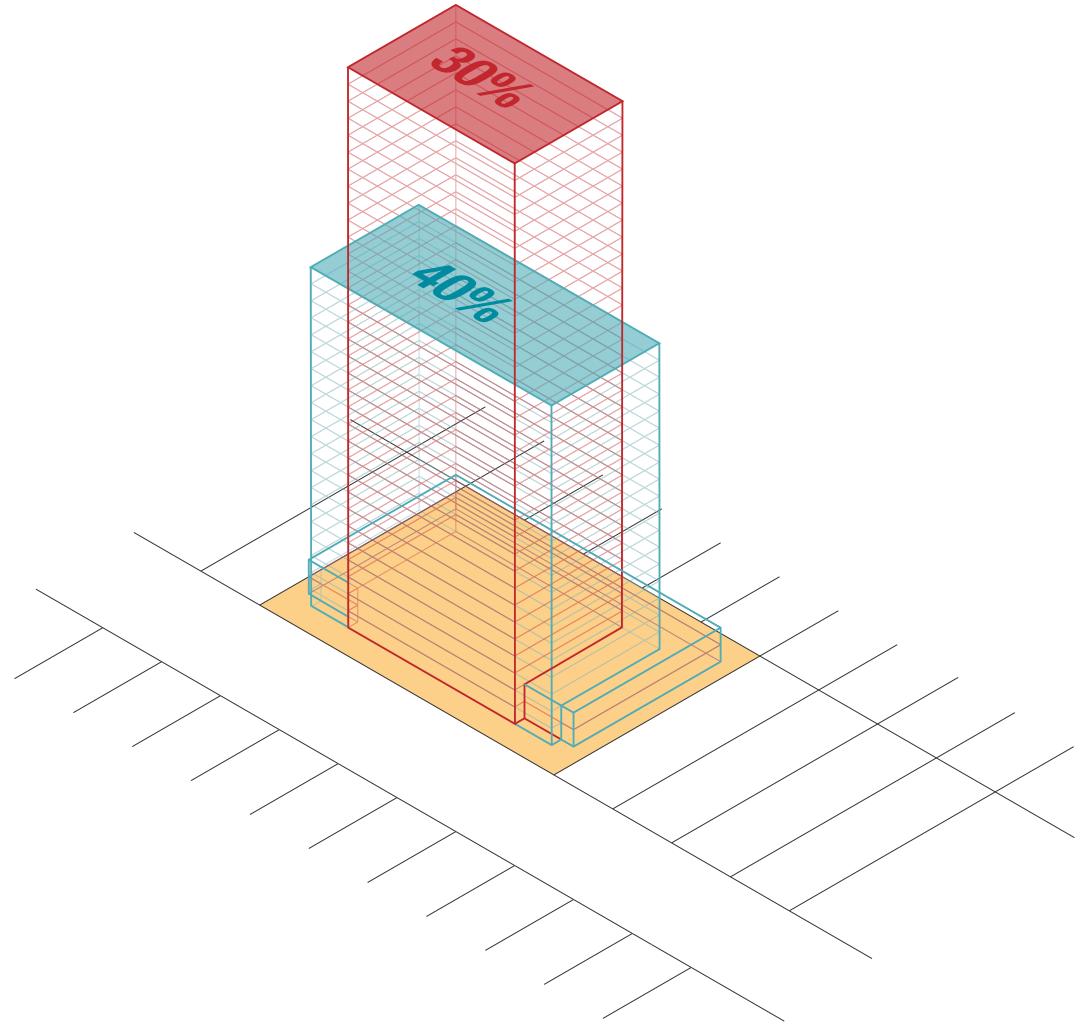
# HOW THE CONTROLS WORK

IF TOTAL FLOORSPACE = 22,000M<sup>2</sup>  
THEN: 2 STOREYS PODIUM = 3,270M<sup>2</sup>  
+ 18.7 STOREYS = 18,730M<sup>2</sup>

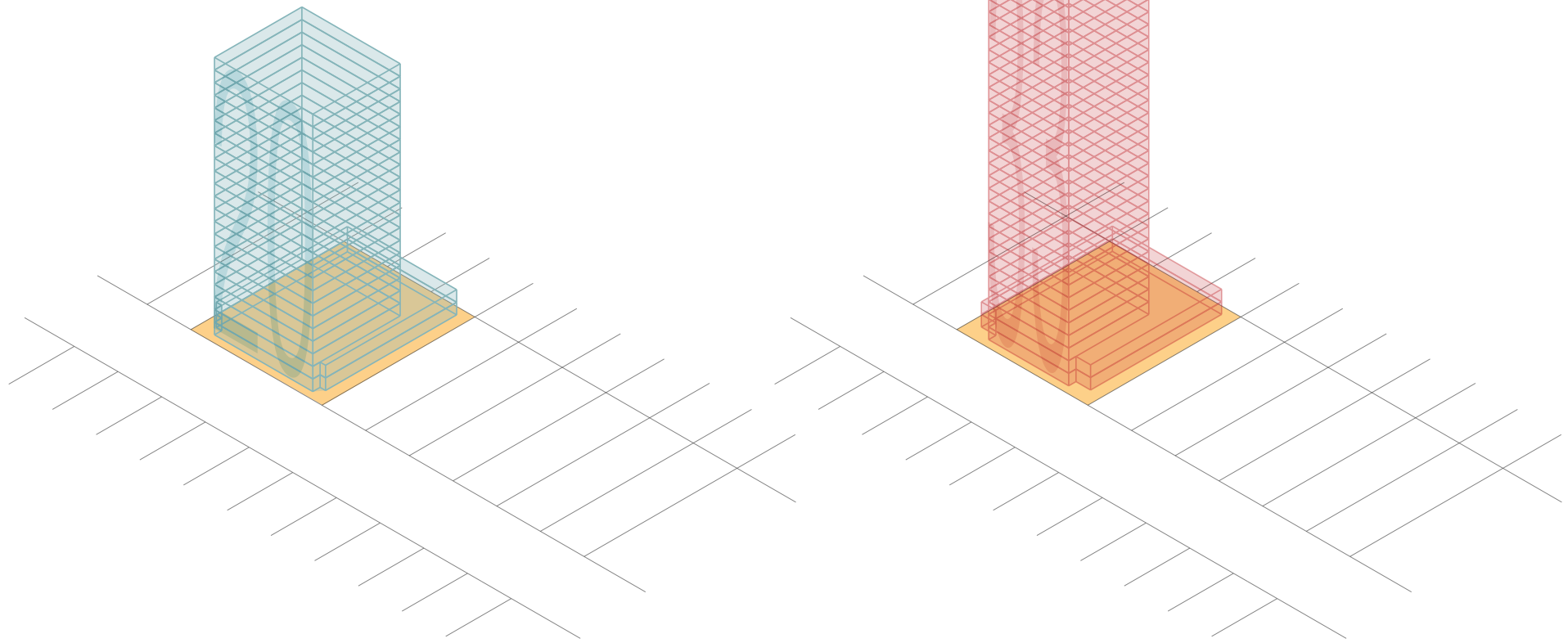
20.7 STOREYS = 22,000M<sup>2</sup>



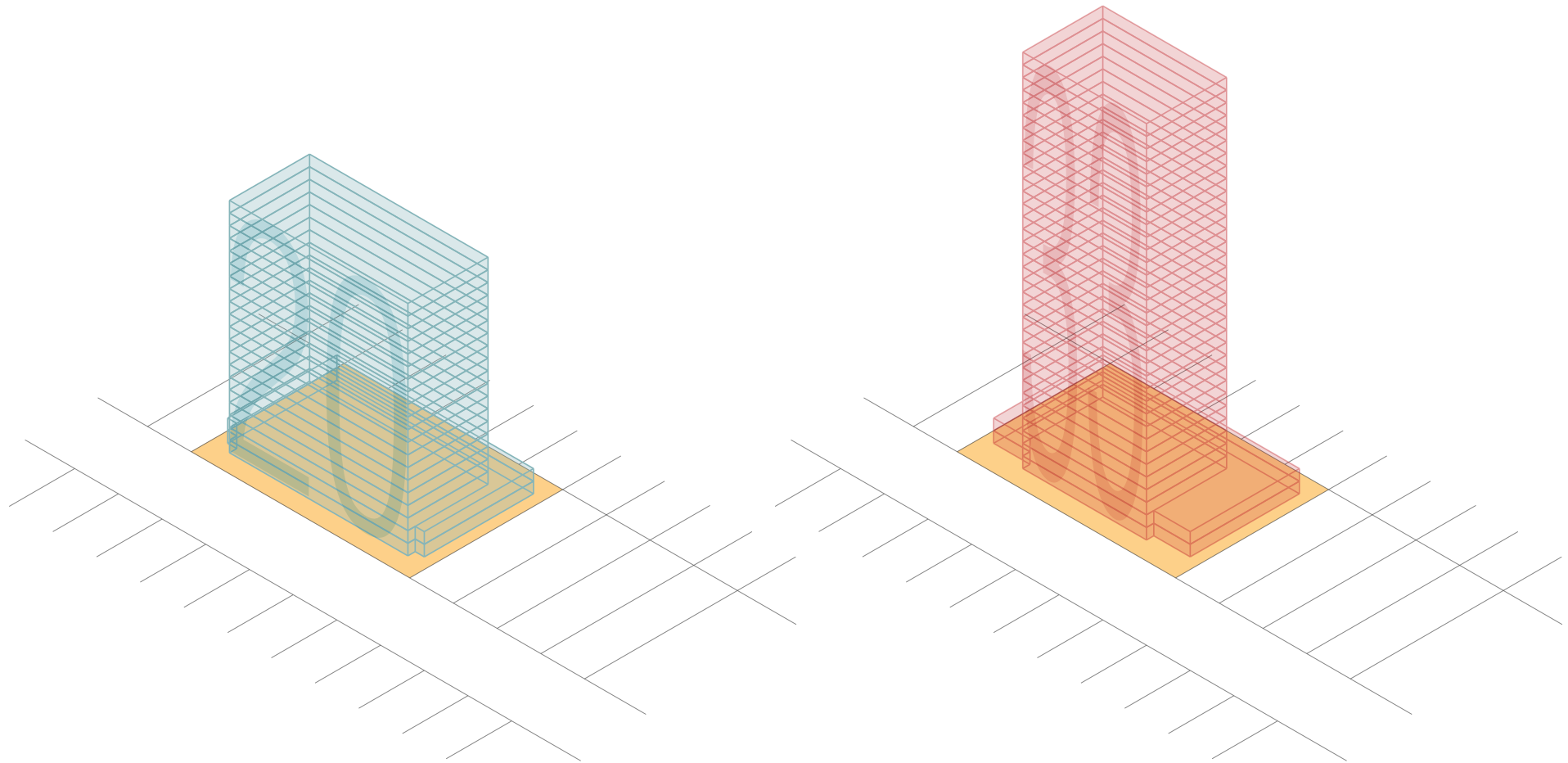
# HOW THE CONTROLS WORK



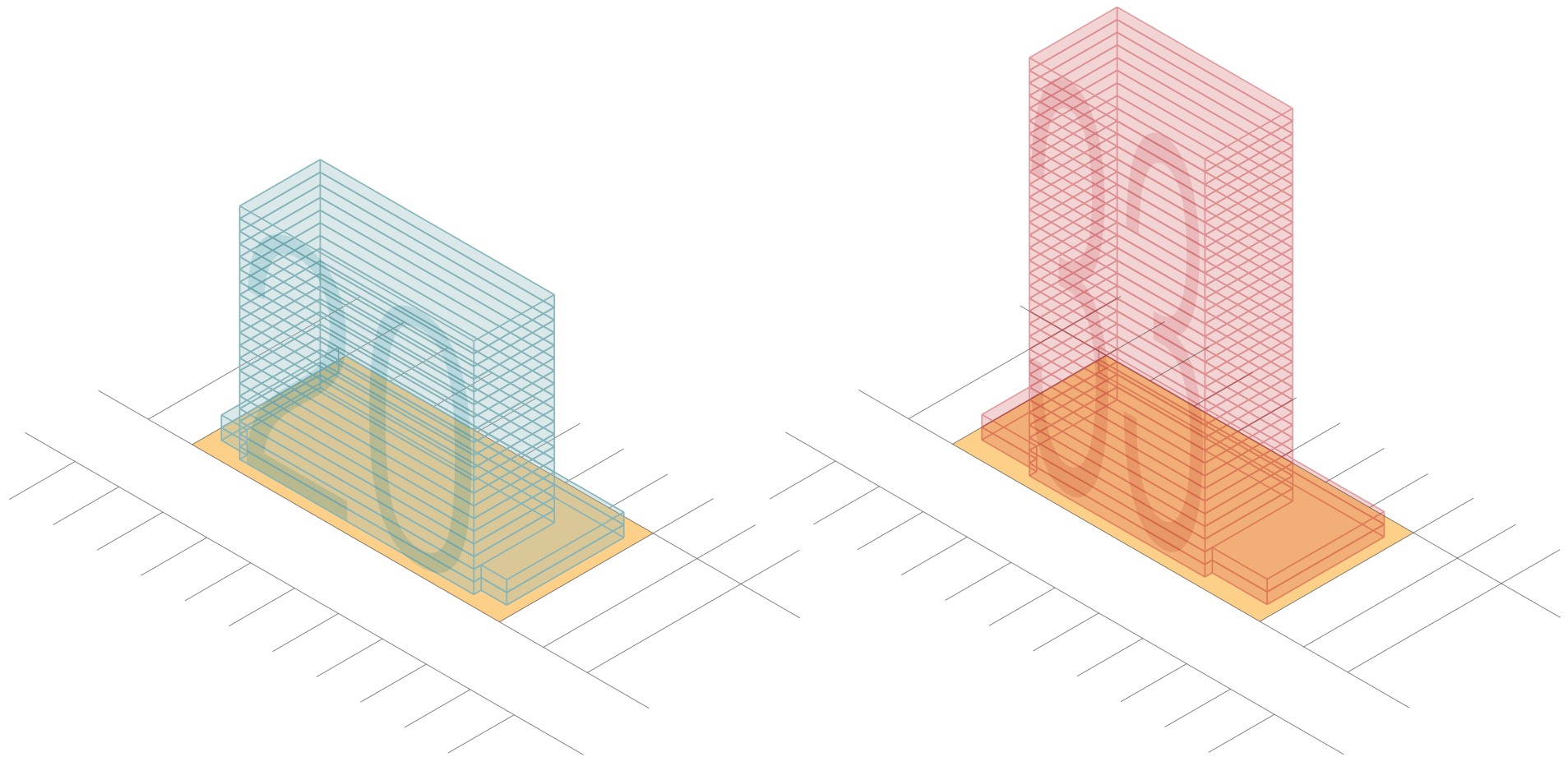
# HOW THE CONTROLS WORK



# HOW THE CONTROLS WORK



# HOW THE CONTROLS WORK



# OCTOBER 2018 COUNCIL RESOLUTION

*To further consider the draft documents prior to public advertising subject to the following, but by no later than April 2019.*

- Substantial commencement of community engagement on the draft City of South Perth Local Planning Strategy
- Council engagement, via workshops, with City Officers and relevant expert consultants to progress the draft ACP as a stand alone document

# WORK SINCE OCTOBER 2018

- 6 workshops
- Attended by:
  - Councillors
  - City staff
  - expert consultants RobertsDay, With Architects, Profile ID, Veraison
  - Chairman of WAPC and representatives from Department of Planning, Lands & Heritage



# WORKSHOP 1 – 6 Nov. 2018

- Key issues to be resolved
- Agreement on way forward
- Topics for discussion at further workshops

# WORKSHOP 2 – 29 Nov. 2018

- Demographics
- Population forecasts
- Methodology and process to prepare forecasts
- Difference between projections and forecasts
- How projections and forecasts are applied for different planning purposes

# WORKSHOP 3 – 12 Dec. 2018

- Key issues with the draft ACP & amendment
- Tiered system of building height & plot ratio limits
- Distribution of built form typologies
- Vision for the area
- Setbacks
- Extent of the ACP area
- Transport

# WORKSHOP 4 – 17 Dec. 2018

- Attended by Chairman of WAPC and staff from DPLH
- Relationship of the draft ACP and amendment to the overarching state planning framework and the City's draft Local Planning Strategy
- Built form, architecture and design quality

# WORKSHOP 5 – 29 Jan. 2019

- built form controls
- building heights
- building shape and the need for flexibility
- skyline form
- interface with Perth Zoo and Labouchere Road
- design quality requirements

# WORKSHOP 6 – 5 Feb. 2019

- finalise modifications to the draft ACP and amendment
- public realm
- public benefits resulting from development

# WORKSHOP OUTCOMES

- A sound understanding of:
  - rationale and planning principles
  - alignment with the Place and Design Report
  - built form requirements
  - design quality
  - importance of flexibility to encourage variation and innovative quality design

# Workshop Outcomes

- Modifications to the draft Plan to address key issues:
  - **Building height limits for all sites at all tier levels**
  - **Distribution of height types to:**
    - protect the amenity of key public assets (South Perth Foreshore and Perth Zoo)
    - provide appropriate transition in building height and allow for appropriate development of high value sites
  - **Increased street setbacks to South Perth Esplanade and Labouchere Road to:**
    - reflect the landscape character of the Esplanade
    - provide additional space for pedestrians, street trees and alfresco uses on Labouchere Road
  - **Greater certainty and guidance for assessment of design quality and more stringent standards for approval of larger buildings**
  - **Refinement of design quality requirements to ensure that all development achieves a high minimum design standard and that excellent or exemplary design is required for larger buildings**



# NEXT STEPS

27 February 2019	Release of meeting agenda and modified ACP and amendment documents
6 March 2019	Special Council Meeting
March 2019	Referral to WAPC and EPA
Est. late April 2019	Advertising and public comment