

NOTES.

South Perth Station Precinct Reference Group

Meeting Date & Time: 5:30-8:30pm, Wednesday 28 February 2018

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

Meeting Attendees: Vicki Redden (South Perth Peninsula Action Group), Trevor Hill (CoSP Residents Association), Mal Dempsey (business owner representative), Tanja Juers (business owner representative), Tullio Crisa (Mends Street Trader representative), Danni Geers (resident), Benjamin Zeeb (resident), David Hillam (development industry representative), Kelly Chapman (development industry representative), Lyle Kenny (WASP Hockey Club), Lynn O'Hara (South Perth Historical Society)
City of South Perth: Vicki Lummer, Elyse Maketic, Danielle Cattalini, Mark Carolane, Matthew Andrews
RobertsDay: Ross Duckham, Zanda Cameron, Duane Cole, Peter Ciemitis

Apologies: Sarah Liddiard (resident), Claire Wright (Perth Zoo), Cr Cheryle Irons (CoSP Council)

Absent: Chris Pratt (resident), Justin Freind (Old Mill Theatre),

Agenda items

1. Opening

- Opened by discussing some concerns that were raised by members of the group regarding the role and function of the group
- A group member raised a concern at a recent Council meeting about the role of the group and this was discussed
- Concerns included:
 - Role of community consultation, not just the reference group, in informing Council decisions
 - How feedback is treated and how the City responds to feedback
 - Quality of presentations from applicants for development approval to the Reference Group in 2017
 - Reference Group includes diverse views and should be a safe space to discuss those views
- These matters were noted by City staff and will be discussed further at the next Reference Group meeting in April

2. Introduction and Purpose

- Purpose of the workshop was to discuss a preliminary concept for the Activity Centre Plan including the built form controls and the community benefits
- The stakeholder expectations, vision, and goals for the area as developed through the Place and Design study (2017) were reiterated to the group
- The details of the draft Activity Centre Plan are a work in progress and so cannot be shared publically at this time

3. Demand Modelling and Forecasts

- Expectation from the State Government that South Perth will accommodate part of the growth of the Perth metropolitan area as outlined in *Perth and Peel @ 3.5 Million* and that this growth should generally be concentrated within Activity Centres in accordance with *State Planning Policy 4.2*
- Forecasts from RPS for the next 35 years were presented showing the total forecast growth in the sectors of residential, retail and commercial with the Activity Centre

4. Approach to Activity Centre Plan – Built Form Controls

- Proposed approach to built form controls were presented to the group based on setbacks, building height, floorplate size and plot ratio
- Explanation as to how each precinct will have a different character which will be enhanced and shaped by the built form controls
- Particular streetscape outcomes will be possible through built form control. This will retain and/or shape the character of each of the 4 precincts
- Movement and parking is also influenced by streetscape types
- Feedback and suggestions were collected from each table to help with refining the draft Activity Centre Plan
- Reference Group members were asked to provide additional feedback via email and/or by meeting with City officers over the week following the meeting

5. Bonuses and Benefits

- The objectives of the bonus system were discussed
 - Transparency for the community
 - That benefits be demonstrably public
 - To not over-burden development, there should be incentive to pursue bonuses
 - To allow a flexible response based on site specifics
 - To provide a structure and bonuses that will be robust and adapt to change over time
- Benefits are from 5 main categories: Public Realm; Activity Drivers; Community Infrastructure; Building Design; and On-Site Facilities.
- The proposed 'model' of how providing community benefits will allow for increased development potential was explained

- A Community Needs Plan will help to shape the public needs for the area

6. Questions and Next Steps

- The Stakeholder Reference Group will be sent an overview of the draft built form controls and a list of the proposed community benefits to allow members to provide feedback on:
 - Suitability of built form controls, including building height limits
 - Relative importance and appropriateness of community benefits and to identify any community benefits that have been overlooked
- The draft report is expected to be lodged with the City of South Perth by the end of March
- The Stakeholder Reference group will meet again in April