

NOTES.

South Perth Station Precinct Reference Group

Meeting Time & Date: 5:30-7pm, Wednesday 30 August 2017

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

Meeting Attendees: Vicki Redden (South Perth Peninsula Action Group), Trevor Hill (CoSP Residents Association), Tanja Juers (business owner representative), Mal Dempsey (business owner representative), Benjamin Zeeb (resident), Danni Geers (resident), David Hillam (development industry representative), Kelly Chapman (development industry representative), Steve Barry (South Perth Cricket Club), Lynn O'Hara (South Perth Historical Society), Cllr Cheryle Irons (CoSP Council) Vicki Lummer, Danielle Cattalini, Elyse Maketic, Mark Carolane (City of South Perth)

Apologies: Chris Pratt (resident), Justin Freind (Old Mill Theatre), Claire Wright (Perth Zoo)

Absent: Tullio Crisa (Mends Street Trader representative)

Meeting notes

Welcome and meeting opening

Meeting Chairperson Danielle Cattalini opened the meeting by acknowledging of the traditional owners of the land.

Danielle outlined the City's values of Trust, Respect, Understanding and Teamwork, which will guide the operation of the Reference Group.

The Reference Group was a recommendation of the South Perth Peninsula Place + Design Report (May 2017) and was endorsed by Council in June 2017 as a priority action for the further planning of the South Perth Station Precinct and the surrounding area.

1. Member introductions

The Chairperson requested each group member to introduce themselves and briefly describe their relationship to the South Perth area, why they wanted to be involved with the Reference Group, and a word to describe the area.

David Hillam

- Architect with several projects in the Station Precinct
- Went to high school in South Perth
- Descriptive words: change, consolidation

Benjamin Zeeb

- Has lived and worked in South Perth for 15 years
- Owns property on Melville Pde
- Descriptive words: growth

Vicki Lummer

- Director of Development & Community Services at the City of South Perth for the past eight years
- Descriptive words: difficult

Kelly Chapman

- Moved to Perth from New South Wales in 2010
- Has lived in South Perth for four years
- Managing Director of a development company that owns three properties in the Station Precinct and is involved in a number of other businesses
- Descriptive words: world class potential

Tanja Juers

- Lives and works in the area
- Descriptive words: future, exciting

Elyse Maketic

- Manager of Strategic Planning at the City of South Perth for the past seven months
- New/revised role within the City of South Perth
- Descriptive words: challenging, exciting potential

Cheryle Irons

- Councillor for the Mill Point Ward
- Has lived in Hensman St for the past six years
- Believes it is a great area
- Descriptive words: Interesting

Vicki Redden

- South Perth Peninsula Action Group representative
- Group started about three years ago, now has over 400 people on its email list
- Believes this is a unique area that deserves appropriate growth

Mal Dempsey

- Has lived and worked in the area for over ten years
- Runs a business in the area that employs ten people

- Kids went to school in South Perth
- Descriptive words: opportunity, frustration

Lynn O'Hara

- South Perth Historical Society representative
- Based in Heritage House
- Lived in South Perth and owned business in Mends St for 30 years
- Concerned with maintaining the heritage of the area
- Descriptive words: spectacular

Trevor Hill

- City of South Perth Residents Association representative
- Association has about 80 members and a much larger mailing list
- Has lived in South Perth for over 30 years, believes it is a great place to live
- Descriptive words: pivotal to... many things

Danni Geers

- Grew up in Como, Kensington and South Perth
- Has a young family
- Works in operational safety and health
- Believes the area should be a good place for families
- Descriptive words: connection

Steve Barry

- President of the South Perth Cricket Club, has been at the club for 38 years
- Interested in the clubs facilities and the area in general

Danielle Cattalini

- Manager of Stakeholder & Customer Relations at the City of South Perth
- Descriptive words: diverse

Mark Carolane

- Senior Strategic Planner at the City of South Perth for the past four years
- Descriptive words: work

2. Purpose and role of the Reference Group

Elyse Maketic outlined the purpose of the group, as set out in the Terms of Reference. The objectives of the group are:

- Knowledge sharing and discussion on issues related to the South Perth Station Precinct. There is a lot of knowledge at the table and the City needs to take advantage of that.

- A reference point for feedback and input into planning, development and place initiatives and activities in the area. The issues are complex and require discussion.
- Opportunities for information and knowledge sharing between the group members, their networks in the community and the City. Members are conduits for information between the City and community.

Question from Cllr Cheryle Irons: Will the group discuss all projects that are happening in the area? How will this be managed?

Answer (Elyse Maketic): Intention is to discuss major projects at key milestones and where feedback from the group will be valuable, for example prior to wider community engagement. Example major projects include Connect South, the Activity Centre Plan, major parking and transport projects, major development applications, the review of the Heritage Inventory.

Discussion of how items would be nominated and whether meetings could be held more frequently. Suggested addition to the Terms of Reference that the City will liaise with the Chairperson to decide when meetings are held, and that all group members can suggest/request items for the agenda.

3. Terms of Reference

The draft Terms of Reference were circulated to the group members in advance of the meeting, and have been available on yoursay.southperth.wa.gov.au since expressions of interest opened in early July 2017.

The Terms of Reference:

- Set out the group's purpose, how members are to be appointed and how the group will operate; and
- Are essential for the transparent, fair and smooth running of the group.

5. Development application at 3 Lyall St & 56 Melville Pde

NOTE: due to the timing of guest presenters arriving the order of the agenda was modified to hear this presentation before electing a Chairperson.

Mandy and Phillipe from Hillam Architects presented the proposal for a 44 storey building, which is currently advertised for public comment. Details are available at [Your Say South Perth](#)

Key points from the presentation:

- This is a revised proposal, prepared to address the new provisions under Schedule 9A of Town Planning Scheme No.6.
- Residential tower sits on a podium of cafes/restaurants/retail (ground floor), offices (designed for flexibility of use) and community facilities above.

- Designed as a taller but slimmer tower, with the podium set back to create public space at the corner. Tower is a dynamic, rounded form, to add visual interest and reduce overshadowing.
- Designed to create human scale at the ground level (public space with canopy at the corner, landscaped podium) and also to be viewed from a distance from across Melville water and from the freeway (landmark building).
- Slim tower results in fewer apartments per floor and better cross ventilation.
- Design has been reviewed and refined with the State Government Architect and incorporates elements from the Place + Design report.

Question: how many apartments?

Answer: 203 apartments (mix of 1, 2, 3 and 4 bedrooms) ranging from 50m² to 400m²

Question: how many car bays? Will all the parking be underground?

Answer: 399 car bays, all above ground (within the podium)

Question: The shadowing diagram only shows the shadowing in one direction? What about shadows cast throughout the day?

Answer: Different shadows are cast throughout the day and year, so a consistent standard is required to allow assessment. For the purpose of assessing the development application overshadowing is measured at 12pm on 21 June (the date that the sun is lowest in the sky at noon). On 21 June the largest midday shadow is cast, and this is the standard that is used for assessment.

Question: Do you know what the commercial space is for?

Answer: Not all of the space – have allowed for a café/restaurant on the ground floor and flexible spaces can accommodate range of offerings including another café/restaurant type if there is demand; first floor has space for community uses including meeting rooms. Elsewhere tenancy will be dependent on demand, creating a lot of flexible space that can accommodate a variety of uses as there is not a high demand for office space at present.

Question: What are the building setbacks?

Answer: Ground floor setbacks are nil to the adjoining lots and between nil and 7 meters to Melville Pde and Lyall St. The tower is set back approximately 5-6 meters from Melville Pde, 4-7 meters from Lyall St, 4-8 meters from the adjoining lot to the North and 28.5-31.9 meters from the adjoining property to the East.

6. Amendment No. 56 to Town Planning Scheme No. 6 – Special Control Area 2 Civic Triangle

Elyse Maketic outlined the content and status of Amendment No. 56:

- Amendment was requested by the landowner of the Civic Triangle site

- Creates a new Special Control Area with development provisions intended to facilitate the development of an iconic, landmark building
- Amendment was initiated at the August 2017 Council Meeting
- Council required some modifications to the amendment regarding setbacks for podiums and ground floors, provision to permit development above the maximum prescribed height in some situations, requirement to advertise the draft amendment for not less than 75 days
- The amendment has now been forwarded to the Western Australian Planning Commission for review prior to advertising. The WAPC have 60 days to consider and respond to the City.
- Advertising is expected to commence from mid-November 2017, once the WAPC have reviewed the draft amendment and provided their feedback.

Question: why couldn't the existing Town Planning Scheme facilitate the desired development on the site?

Answer:

- the Special Design Area does not cover the entire lot (it is based on lot boundaries before the site was amalgamated). This limits the ability to design an iconic building.
- The triangular site with three street frontages makes the setback requirements in the existing Scheme overly restrictive
- setback requirements in the existing Scheme would result in narrow, inefficient portions of habitable floor space around the perimeter of the site.

Question: what was the process for preparing and requesting the amendment?

Answer: The land owner prepared the draft amendment and requested that Council initiate it. The draft amendment was then reviewed by the City's planning officers, sent for a legal check and then presented to a Council meeting. The Council then made further modifications (details are in the Minutes of the August 2017 Council meeting, available at www.southperth.wa.gov.au).

Question: Will the Western Australian Planning Commission make further changes?

Answer: Possibly. But they are expected to be minor as the Commission is not yet being asked to decide whether to recommend final approval of the amendment. This is a complex amendment and is following the normal process as set out in the *Planning and Development (Local Planning Schemes) Regulations 2015*. This includes council approval and public advertising and comment periods as required under the Regulations.

Question: What parts of the Place + Design Report (May 2017) were included in the draft amendment?

Answer:

- discretion on podium setbacks allows towers to reach the ground

- greater setbacks are required from the heritage buildings on site
- greater street setbacks are required

Comment (David Hillam): Ground floor execution is a key issue. How can this be included in the Scheme? Need to balance the level of detail. Suggest this is something for feedback during public consultation.

7. South Perth Station Precinct Activity Centre Plan

Mark Carolane outlined the Activity Centre Plan that the City is preparing:

- Preparation of an Activity Centre Plan was a recommendation of the South Perth Peninsula Place + Design Report (May 2017) and was endorsed by Council in June 2017 as a priority action
- The Plan will provide the guiding framework (strategic vision and statutory framework) for the planning and development of the South Perth Station Precinct
- Preparation of the Plan is expected to take approximately 12 months
- RobertsDay have been appointed by the City as consultants for this project
- The Reference Group will be briefed as the project progresses

Question: how will the Activity Centre Plan be incorporated into the Town Planning Scheme?

Answer: The Plan will include development requirements tailored specifically for the Station Precinct and will be the basis for development assessment. Some items may be required to be incorporated directly into the Scheme. The Plan will operate similarly to the Canning Bridge Activity Centre Plan (available at <https://southperth.wa.gov.au/our-future/projects-and-places/canning-bridge>).

Question: when will a train station be constructed?

Answer: The South Perth train station is not currently planned by the State Government; however the City is continuing to advocate for the station. Suggest that this be a subject for a future meeting of the Reference Group.

4. Election of a Chairperson

Trevor Hill was nominated and elected as Chairperson.

The City will provide administrative support for all meetings and will act as Chairperson in the event that Trevor is unavailable for a meeting.

8. Next meeting

Late September/early October. Exact date to be confirmed.

Meeting close 7:15pm.

Links to key documents

South Perth Station Precinct Place + Design Report (May 2017) - <https://southperth.wa.gov.au/our-future/projects-and-places/south-perth-station-precinct>

City of South Perth Council meeting minutes - <https://southperth.wa.gov.au/about-us/council/council-meetings>

City of South Perth Town Planning Scheme No. 6 (refer to Schedule 9A) - <https://southperth.wa.gov.au/development/planning/town-planning-scheme>

Canning Bridge Activity Centre Plan - <https://southperth.wa.gov.au/our-future/projects-and-places/canning-bridge>