

# NOTES.

## South Perth Station Precinct Reference Group

**Meeting Time & Date:** 5:30-8pm, Thursday 5 October 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), Benjamin Zeeb (resident), Danni Geers (resident), Sarah Liddiard (resident), David Hillam (development industry representative), Kelly Chapman (development industry representative), Lynn O'Hara (South Perth Historical Society), Justin Freind (Old Mill Theatre), Claire Wright (Perth Zoo), Danielle Cattalini, Elyse Maketic, Mark Carolane (City of South Perth)

**Apologies:** Cllr Cheryle Irons (CoSP Council), Tanja Juers (business owner representative), Tullio Crisa (Mends Street Trader representative), Vicki Lummer (City of South Perth), Mal Dempsey (business owner representative), Steve Barry (South Perth Cricket Club)

**Absent:** Chris Pratt (resident),

### Meeting notes

#### Welcome and meeting opening

Meeting Chairperson Trevor Hill opened the meeting. Mark Carolane acknowledged the traditional owners of the land.

#### 1. Terms of Reference

Mark Carolane presented a number of amendments to the draft Terms of Reference (shown in red in the attached document). The changes are to:

- Add an additional member, following Council's resolution on 26 September 2017;
- Add three categories of resident/ratepayer representatives, to specify the desired representation;
- Add the City of South Perth officers who will attend Reference Group meetings;
- Outline the role of the Chairperson;

- Outline the administrative support to be provided by the City of South Perth; and
- Outline the expectations of group members for sharing emails.

There were no further changes proposed to the Terms of Reference and they will be uploaded to the City's website with all amendments made and the "draft" watermark removed.

## 2. New member introductions

NOTE: In order to introduce new group members the agenda was modified.

Three members were present who did not attend the first Reference Group meeting. The Chairperson requested each new group member 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.

Sarah Liddiard

1. Works at the Town of Claremont as Manager of the Library
2. Has lived in South Perth for five years
3. Interested in built form and open space. Has concerns about some high-rise development
4. Descriptive words: potential

Claire Wright

5. Director of Community Engagement at Perth Zoo
6. Owns property in South Perth
7. Has lived in South Perth for six years
8. Zoo is the largest employer in the Station Precinct. Provides valuable green space, attracts visitors, most of who are from metropolitan Perth. Relies on repeat visitation
9. Descriptive words: balance

Justin Freind

10. Deputy President of the Old Mill Theatre
11. Works at the Town of Cambridge
12. Concerned about impacts on the building from development
13. Very few old theatres left in Perth. Old Mill Theatre is the only one of its type left
14. Descriptive words: healthy balance

## 3. South Perth Station Precinct Activity Centre Plan

Mark Carolane provided an update on the progress of the Activity Centre Plan:

15. Consultant team has been appointed, led by RobertsDay
16. Work is progressing to schedule:

- The team is currently working on background analysis, which will be complete by early November.
- The draft Activity Centre Plan will be completed in March 2018.
- Public consultation on the draft Activity Centre Plan will be completed in May 2018.
- Council will then be asked to approve the Plan for submission to the Western Australian Planning Commission.

17. The next Reference Group meeting is planned to be an information session dedicated to the Activity Centre Plan and facilitated by RobertsDay. Other interested stakeholders will also be invited to this session.

Question (Sarah Liddiard): Will the Activity Centre Plan be a similar process to the Westralia Centre?

Answer (Elyse Maketic): No. The Activity Centre Plan will provide the guiding framework for the planning and development of the area, including sections on land use, built form, movement and the public realm.

Question (Sarah Liddiard): Is a train station still going to be provided?

Answer (Elyse Maketic): The City and Council are still working towards a train station. However it is not known when funding will be provided. There is now a renewed focus on public transport from the State Government, with Metronet being a high priority. There is already a strong case for a train station based on the existing relatively high density and the Zoo. The Zoo attracts high numbers of visitors but public transport needs to be family friendly if it is to be used by a high proportion of Zoo patrons.

Question (Kelly Chapman): Is there potential for lobbying from other groups (aside from the City) in support of a train station?

Answer (Elyse Maketic): Other groups can certainly lobby and build support for the station. Local members and ministers in the State Government would be the place to start.

Question (Lynn O'Hara): How much has changed since the original planning was done in 2011 regarding the train station?

Answer (Elyse Maketic): More high density development has occurred. The State Government's Perth and Peel @3.5 Million document sets a higher target for growth in the inner city, including South Perth. The government has changed and Metronet is a high priority. There is potential for alternative funding such as public-private partnerships or development contributions.

#### 4. Development Application – 50-52 Melville Parade

NOTE: due to the timing of guest presenters arriving the order of the agenda was modified to hear this presentation before the other agenda items.

Phillipe from Hillam Architects presented the proposal for a 36 storey building, which is currently advertised for public comment. Details are available at [Your Say South Perth](#)

A summary of the proposal is as follows:

18. A 36-Level Mixed Use Development with 6 Podium Levels and No Basement
19. 186 Carbays
20. 146 Residential Multiple Dwellings
21. 19 Serviced Apartments
22. 1 Communal Office
23. 1 Cafe/Restaurant
24. 1 Convenience Store
25. Medical Consulting Rooms
26. Residential Amenity Levels and Spaces
27. Ground Floor Activation & Landscaped Amenity Areas for Public

Key points from the presentation:

28. Podium and tower configuration is required by the Town Planning Scheme
29. Podium is recessed from the corner to create a plaza (approximately 300m<sup>2</sup>) at ground level with an artistic canopy element
30. Sky gardens break the massing of the tower at different levels, one facing west and one facing east
31. 58% overshadowing of neighbouring sites is achieved at 12pm on 21 June
32. Glazing is an earthy bronze-brown (tinted glass in five different tones) with a lighter colour at the top
33. Podium is 21 metres in height
34. Podium provides open space, including a pool and other amenities on the north-east side, protected from noise from the freeway
35. No basement is included

Question: how does it relate to neighbouring development and the building height limit in the Scheme?

Answer: Building height limit is 41 metres (approximately 11 storeys). Neighbouring development is mixed, including some large developments and some smaller (1-3 storeys).

Question: What community benefit is delivered in order to justify the additional height?

Answer: Podium setback is 0 metres from the lot boundary in the Town Planning Scheme, but the proposal provides a setback on the corner to create a public plaza. The required tower setback is 4 metres in the town planning scheme and the proposal provides up to 12 metres setback to the tower. Building bulk is taken away from the corner (which adds height to the podium) but the taller slimmer form helps to maintain view corridors and limit overshadowing.

Question: Is any parking provided in a basement? How many car bays are provided per apartment?

Answer: There is no basement. All parking is provided in the podium (screened from view from the street). Some apartments will have no allocated parking bay.

Question: How much will the proposal change after development approval is granted?

Answer: Architects work with technical consultants from an early stage to ensure designs can be delivered. Conditions are placed on the development approval that materials etc. are as specified prior to issue of a building license.

### 3. Local Heritage Inventory and Heritage List review

Elyse Maketic provided an update on the progress of the Local Heritage Inventory and Heritage List review:

36. Preliminary engagement has been undertaken, including information sessions and surveys
37. Looking to add up to 20 places to the Heritage List
38. Review of the existing list

Question (Lynn O'Hara): Can there be a heritage precinct created to include the buildings on and around Mends Street, including the Post Office and Police Station? They are currently listed in two separate precincts in the Town Planning Scheme.

Answer (Elyse Maketic): The area has been investigated previously but did not meet the criteria to be on the State heritage list. However is highly valued by the community. Will be investigated further and State Heritage Office advice sought regarding the impact of the proposed Civic Site scheme amendment on the Post Office and Police Station. Lynn and Elyse to meet separately to discuss further.

### 4. Connect South project

Danielle Cattalini provided an update on the progress of the Connect South project:

39. The Mends Street precinct is Node 1 in the South Perth Foreshore Strategy and Management Plan
40. The City has received a \$2.5 million National Stronger Regions Fund grant and is contributing an additional \$5 million to the project total project cost for stage 1: \$7.5million
41. The project is to “*develop the Mends Street node as: An active piazza and promenade; an arrival place with day/night activities; a gateway for the Mends Street precinct, with connecting stories and interpretation of heritage, zoo and the river; an integrated transport node utilizing the river to connect with the Mends St Precinct and surrounding areas.*”
42. Community Engagement has been undertaken from July 2017
43. A draft concept is being developed and will be presented to Council in November 2017 and out for community feedback for a 4 week period.
44. Place activation is being facilitated for 12 months. Activities include the Mends Street Markets
45. Construction is scheduled to begin in June 2018 and completion of stage 1 by December 2019
46. Mends Street will remain open to car traffic

## Attachments

1. Meeting agenda
2. Meeting powerpoint presentation
3. Draft South Perth Station Precinct Reference Group Terms of Reference

# AGENDA.

## South Perth Station Precinct Reference Group

**Meeting Date & Time:** 5:30-7:30pm, Thursday 5 October 2017

**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), Benjamin Zeeb (resident), Danni Geers (resident), Chris Pratt (resident), Sarah Liddiard (resident), David Hillam (development industry representative), Kelly Chapman (development industry representative), Lynn O'Hara (South Perth Historical Society), Justin Freind (Old Mill Theatre), Claire Wright (Perth Zoo)

Danielle Cattalini, Elyse Maketic, Mark Carolane (City of South Perth)

**Apologies:** Cllr Cheryle Irons (CoSP Council), Tanja Juers (business owner representative), Tullio Crisa (Mends Street Trader representative), Vicki Lummer (City of South Perth), Mal Dempsey (business owner representative), Steve Barry (South Perth Cricket Club)

### Agenda items

#### 1. Terms of Reference

Discussion and finalisation of the draft Terms of Reference.

#### 2. South Perth Station Precinct Activity Centre Plan

Briefing from the City of South Perth.

#### 3. Local Heritage Inventory and Heritage List review

Briefing from the City of South Perth.

#### 4. Connect South project

Briefing from the City of South Perth.

#### 5. Development Application – 50-52 Melville Parade

Briefing from Hillam Architects.

#### 6. Other business

#### 7. Next meeting date

TBC November 2017

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# SOUTH PERTH STATION PRECINCT REFERENCE GROUP

Meeting 2 – Thursday 5 October 2017



## AGENDA

1. Introduction of new group member Sarah Liddiard
2. Terms of Reference
3. South Perth Station Precinct Activity Centre Plan
4. Local Heritage Inventory and Heritage List review
5. Connect South project
6. Development application at 50-52 Melville Pde
7. Other business
8. Next meeting date



## 2. Terms of Reference

- Changes since last meeting
- Questions?
- Proposed further amendments?



## 3. South Perth Station Precinct Activity Centre Plan

Mark Carolane, Senior Strategic Planning  
Officer, City of South Perth





## 6. Development application at 50-52 Melville Pde

Mandy Leung, Director, Hillam Architects



## 7. Other business



## 8. Next meeting date

- Stakeholder information session on the South Perth Station Precinct Activity Centre Plan
- To be held in November



# South Perth Station Precinct Reference Group

## Draft Terms of Reference

### Purpose

A reference group to provide the City with an additional opportunity to consult with stakeholders through planning, development and place initiatives and activities in the South Perth Station Precinct and surrounding area.

### Objectives

- Knowledge sharing and discussion on issues related to the South Perth Station Precinct
- A reference point for feedback and input into planning, development and place initiatives and activities in the area
- Opportunities for information and knowledge sharing between the group members, their networks in the community and the City

### Membership

The group shall comprise of up to ~~15-16~~ members representing a diverse range of stakeholders with interests in the South Perth Station Precinct and immediate surrounding area, including:

- Community Group representatives (2 representatives)
- Business owners (3 representatives)
- Residents and/or ratepayers (~~3-4~~ representatives)
  - At least one resident/ratepayer from the Peninsula area north of Judd St
  - At least one resident/ratepayer from the Station Precinct area south of Judd St
  - At least one resident/ratepayer from outside the Station Precinct and Peninsula areas
- Development industry representatives (2 representatives)
- Perth Zoo representative (1 representative)
- Sport/leisure club representatives (2 representatives)
- Historical society representative (1 representative)
- City of South Perth Councillor representative (1 representative)

The following City of South Perth officers will also attend Reference Group meetings:

- Director Development & Community Services
- Manager Strategic Planning
- Manager Stakeholder & Customer Relations

- [Senior Strategic Planning Officer](#)
- [Other officers as required](#)

The names of Reference Group members will be published on the City's website and in other City publications.

Membership period is two years; retiring members are eligible to reapply.

If any member is absent from two consecutive meetings without approved leave of absence from the Reference Group, the member will forfeit their position on the Reference Group. The City will appoint a replacement.

The Reference Group may agree to invite other individuals to attend a meeting to provide relevant information.

#### **Member selection criteria**

The Reference Group will include representatives from as many as possible of the groups listed under 'membership', above. In addition, in assessing the applications the City will consider the following selection criteria as the basis for member selection:

- Relationship to the area
- A balance in the age profile
- A balance of male and female

Members will be selected via an expression of interest process. Applications shall include the following information:

- Personal details including name, age, address and email address
- Residency and/or business type (if applicable)
- The membership category the applicant would like to represent
- Why the applicant would like to be part of the reference group
- Special skills, expertise or perspective that the applicant will contribute to the reference group

The City of South Perth will make the final decision on membership of the Reference Group. If diverse applicants do not apply, places will remain vacant until suitable applicants can be recruited to the Reference Group.

#### **Operating procedures**

Meetings will be held once every two months (unless otherwise determined).

A meeting Chairperson will be elected by the Reference Group to chair the meetings. This position will rotate every six months. If the elected Chairperson is not able to attend a meeting, a temporary Acting Chairperson will be appointed by the Reference Group.

[The role of the Chairperson is to:](#)



Field Code Changed

- Keep the meeting flowing, make sure everyone has a chance to participate
- Review and approve the meeting notes prepared by the City, before they are published on the City of South Perth website
- Liaise with the City to determine meeting frequency and finalise agendas

The City will provide administration support for the meetings and activities of the Reference Group. This includes preparing agendas and organising briefings/presentations. All Reference Group members can suggest items to be included on meeting agendas.

Notes will be taken by City officers and approved by the Chairperson. Approved notes will be distributed via email to Reference Group members and made available on the City of South Perth website.

Reference Group members are encouraged to share information via email with other Reference Group members. Where a member wishes to email the group they are strongly encouraged to include all Reference Group members. This is to ensure the fair and transparent operation of the Reference Group.

Reference Group members are not to share email addresses without consent.

#### **Delegated Authority and Group Representation**

The Reference Group has no delegated power or authority to implement any recommendations.

The Reference Group is additional to any other stakeholder engagement and consultation that is undertaken by the City.

Members of the Reference Group are not authorised to speak to the media on behalf of the City or the Reference Group.

Members will abide by the City's Code of Conduct whilst carrying out the functions of the Group.