

NOTES.

South Perth Station Precinct Reference Group

Meeting Date & Time: 5:30-7:30pm, Thursday 7 June 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), Chris Pratt (resident), Danni Geers (resident), David Hillam (development industry representative), Kelly Chapman (development industry representative), Claire Wright (Perth Zoo), Larry Bandy (South Perth Bowling Club), Cr Cheryle Irons (CoSP Council), Mayor Sue Doherty (CoSP Council, left meeting at 7pm)

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

Apologies: Lyle Kenny (WASP Hockey Club), Lynn O'Hara (South Perth Historical Society), Tullio Crisa (Mends Street Trader representative)

Absent: Benjamin Zeeb (resident), Sarah Liddiard (resident)

Agenda items

1. Introduction and welcome

Meeting Chairperson Mal Dempsey opened the meeting, acknowledged the traditional owners of the land and welcomed new members Larry Bandy and Mayor Sue Doherty to the group.

2. South Perth Activity Centre Plan project timeline

Mark Carolane updated the group on the status of the South Perth Activity Centre Plan (ACP) project:

- Project has been delayed due to:
 - Additional work required to address concerns raised by Reference Group and Councillors
 - Additional work to resolve the approach to public benefits and additional development potential
- Currently working to resolve issues and finalise the text of the draft ACP
- Once text is finalised RobertsDay (consultant) will complete graphics and layout of the draft ACP
- Aiming to present draft ACP and town planning scheme amendment to Council in August

- Once Council approve the draft ACP and amendment they will be referred to the Western Australian Planning Commission (WAPC)
- Following WAPC approval both documents will be advertised for public comment

3. Key issues for the South Perth Activity Centre Plan

The group discussed a range of issues raised by members via email since the last meeting and identified a number of items that require clear explanation in the Activity Centre Plan (ACP). Points raised in the discussion included:

- The Reference Group was to “put meat on the bone” from the Place and Design project. Details including setbacks, interface between areas with different height limits and other issues still need to be resolved.
The ACP is currently being drafted to address these issues. The draft will be presented to the Reference Group and Council before it is released for public advertising. There will be opportunity for the Reference Group and the general public to comment when the Plan is drafted in more detail.
- Podium size and site cover needs to be addressed in the ACP.
The ACP includes revised controls for podiums, which vary across the area depending on the street type and local character. Podium size is reduced in many areas compared to the current planning scheme. The group discussed the potential to remove podiums from the northern end of the peninsula.
- How will the ACP promote variety in built form? How will building height in the interior of lots between Richardson and Bowman Streets be controlled?
The ACP will encourage variety in built form by controls over tower footprint (which become more restrictive as building height increases) and plot ratio (which encourages designers to consider how building bulk will be distributed on a site).
The ACP will encourage development close to the potential future train station at the end of Richardson Street.
- Population forecasts are a concern for some community groups and local residents.
The ACP is based on a population forecast for the area using the most up to date Census data (2016 Census) at the local level and also considering State Government policy, which supports development in activity centres.
The detailed population forecast will be released as an appendix to the draft ACP when it is approved by Council for public consultation.
- Explanatory guidance, modeling of outcomes, diagrams, images and examples need to be included to help people understand the planning requirements and how they will be affected. Much of this information will be in the ACP document. It will include rationale and guidance to help with interpretation of the planning scheme, diagrams and images to communicate the intent of the plan.
- What will be the impact on existing properties? Impacts need to be clearly shown. People want to know “what will be the impact on me?”
The ACP will apply to all properties within the subject area. The document will be written as clearly as possible to be easily understood and to provide clarity and certainty.

There will be diversity of opinion. Some people will believe that they benefit from the ACP, some people will not support it. Council will decide whether to adopt it or not.

- What is the effect of the of the Supreme Court decisions on the 74 Mill Point Rd development application?

The Court decisions were based on technicalities of the Town Planning Scheme, not the intent of the building height and plot ratio controls.

The decisions only apply to those approvals that have been successfully challenged in the Supreme Court. The Court's decisions do not apply to the other approvals within the South Perth Station Precinct and do not affect the validity of those approvals.

- In the Mayor's (Sue Doherty) opinion the intent of town planning scheme amendment 25 (which established the South Perth Station Precinct) the Civic Triangle site was intended to be the tallest building. The Council's decision to adopt the amendment was based on the concept images that accompanied the amendment, rather than the text of the amendment.
The Civic Triangle is a landmark site due to its central location and frontage to three major streets. There is no building height limit for this site; however it may not always be the tallest building in the ACP area.
- A key aim of the ACP is to provide certainty over what is able to be developed in the area. The planning requirements must therefore be based on evidence, to demonstrate that the expected demand for growth can be accommodated.
- Uncertainty in the planning requirements, the requirement for 50% of new developments to be for commercial, and the pressure from action groups mean that small and medium sized developers cannot commit to the area. Because of the high risk, only large developers and large projects can proceed.
- The current town planning scheme is clear that there is no height limit within the Special Design Area.
- It is necessary to plan for growth. Many local residents want to live in the area and there is high demand for apartments.
- Traffic and transport should not decrease the existing amenity.
Much of the traffic that causes congestion in the ACP area is from regional traffic travelling through the area. This is expected to increase as Perth grows, regardless of the number of people living in the ACP area.
Next meeting will focus on traffic and transport.
- Quality of the drafting of the ACP and associated town planning scheme amendment is critical. Wording needs to be clear and avoid subjective provisions. The requirements should be checked by modelling of their implications and for any potential legal issues.
The City is currently reviewing the draft ACP document and updating the wording as required. The requirements are being checked against existing and potential development applications. The documents will be subject to legal checks, review by the Department of Planning, Lands and Heritage and public consultation.
- State Planning Policy 4.2 requires a retail needs assessment to inform the ACP. When will the retail needs assessment be made available?
The retail needs assessment is part of the Economic and Demographic Assessment, which will be

an appendix to the ACP. This document cannot be release publically until Council resolve to advertise the draft ACP.

The City will prepare a briefing package for the Reference Group to explain the key recommendations of the Economic and Demographic Assessment and the Movement Network Report.

4. Development application 31 Labouchere Rd & 24 Lyall St

Mark Carolane provided an overview of the plans that are currently available for public comment. Key features of the application include:

- Basement (2 Levels): car parking, storerooms, bicycle facilities, utilities and servicing
- Ground Floor Level: cafe/restaurant, community meeting room, lobbies, car and bicycle parking, utilities and servicing
- Podium (3 Floor Levels, 5 Parking Levels & Roof Space): commercial floorspace, car parking, storerooms, roof top resident amenities
- Tower (37 Floor Levels & 2 Plant Levels): commercial floorspace, 113 apartments, roof-top plant
- Total building height: 42 storeys, 147.5m
- Podium height: 5 storeys, 13.5m
- Ground floor setbacks: Lyall St – nil, Labouchere Rd – nil, heritage cottage – 4m, other lot boundaries - nil
- Commercial floorspace: 2,042m²
- Residential apartments: 113
- Car parking: 209 bays

The application is available for public comment until 15 July 2018. More information is available at <https://yoursay.southperth.wa.gov.au/31-Labouchere-24-Lyall>

Mark Carolane presented an assessment of the development application against the work-in-progress Activity Centre Plan requirements:

- The building height could be accommodated; however a public benefit contribution would be required
- The tower footprint is within the limit of 30% of site area
- The plot ratio is above the base (as of right) plot ratio limit and a public benefit contribution would therefore be required
- The podium site cover is above the 80% limit; greater setbacks would therefore be required to reduce site cover
- The five storey podium is taller than the proposed 3 storey limit; a lower podium would therefore be required
- The setbacks to side and rear boundaries of the podium would need to be increased
- A greater side setback to the tower may be required
- A substantial public benefit contribution would be required to allow approval of the additional height and plot ratio

The group discussed a number of issues with the development application. Points raised in the discussion included:

- ACP should include greater overshadowing provisions to protect the Zoo solar panels, animal enclosures and gardens. City to review the draft ACP overshadowing provisions.
- Tall buildings may need flashing lights to alert aeroplanes. City to investigate this further.

5. Meeting close 7:30pm

- Next meeting TBC Monday 23 July or Wednesday 25 July
- Topic: transport and parking