

**5.10 LATE REPORT: REQUEST FOR MINOR AMENDMENT TO METROPOLITAN REGION SCHEME - VINCENT STREET OTHER REGIONAL ROAD RESERVE**

**TRIM Ref:** D19/9240  
**Author:** Jordan Korovesi, Coordinator Policy & Place  
**Authoriser:** John Corbellini, Director Development Services  
**Attachments:**

1. Attachment 1 - Landowner Request to Remove Other Regional Road Reservation
2. Attachment 2 - Aerial View of Vincent Street with Other Regional Road Overlay
3. Attachment 3 - Metropolitan Region Scheme Minor Amendment Request Plan

**RECOMMENDATION:**

That Council:

1. **ENDORSES** the current road width from No. 150 Oxford Street, Leederville to No. 259 Vincent Street, Leederville to be sufficient for future planning requirements;
2. **REQUESTS** the Western Australian Planning Commission to proceed with a Minor Amendment to the Metropolitan Region Scheme, pursuant to s. 57 of the *Planning and Development Act 2005* to remove the Other Regional Road reservation and zone land Urban as illustrated in Attachment 3; and
3. **FORWARDS** this report and the following reasons as justification for the request:
  - 3.1 The existing road is sufficient for future planning requirements;
  - 3.2 Buildings to the north and south of Vincent Street are heritage listed and are unlikely to be demolished;
  - 3.3 Any increases to the width of Vincent Street would divide the Leederville Town Centre and cause access difficulties for pedestrians;
  - 3.4 A building has been constructed within the Other Regional Road reservation and is unlikely to be demolished; and
  - 3.5 The existing Other Regional Road reservation is an unnecessary constraint to new development.

**PURPOSE OF REPORT:**

To consider the future width of Vincent Street, Leederville and to request the Western Australian Planning Commission (WAPC) to align the Other Regional Road reservation in the Metropolitan Region Scheme (MRS) with the City's position.

**BACKGROUND:**

The landowner of No. 742 Vincent Street, Leederville wrote to the Department of Planning, Lands and Heritage (DPLH) and the City to request a review of a portion of that land that is reserved for Other Regional Road under the Metropolitan Region Scheme (see **Attachment 1**). DPLH met with the City in December 2018 to ascertain the reason for the Other Regional Road reserve and whether the City has any future plans for that section of road.

The City investigated the subject section as well as the remainder of Vincent Street, Leederville in the context of the existing town planning framework, including the proposed Integrated Transport Plan.

Vincent Street between the Mitchell Freeway and Bulwer Street is classified as an Other Regional Road under the Metropolitan Region Scheme. Between Oxford Street and Loftus Street, the width of the Other Regional Road reservation is greater than the current cross-section of Vincent Street. This road widening area impacts on a number of existing buildings, including the heritage listed buildings that sit on the corner of Oxford and Vincent Streets and No. 246 Vincent Street – currently occupied by the Department of Local Government, Sport and Cultural Industries building (see **Attachment 2**).

**DETAILS:**

The Other Regional Road reserve is not necessary over the portion of Vincent Street from No. 150 Oxford Street to No. 259 Vincent Street for the following reasons:

1. The current road layout is sufficiently wide and flexible enough to adapt to future planning requirements. The road is approximately 20 metres wide and the general cross section of the road includes two 3.0 metre wide footpaths and four 3.5 metre wide traffic lanes.
2. Currently, Vincent Street abuts two heritage listed properties, which sit on the eastern side of the intersection with Oxford Street, (156 Oxford Street and 150 Oxford Street). Widening Vincent Street in line with the Other Regional Road reservation in the MRS would require the demolition of these heritage listed buildings, which would significantly impact the aesthetic and historic character of the Leederville Town Centre at what is the key entry point to the Town Centre.
3. Any increase to the width of Vincent Street would make it more difficult for pedestrians to cross Vincent Street. This would divide the Leederville Town Centre and reduce pedestrian connectivity to and from Leederville Town Centre and Leederville Oval.
4. The No. 246 Vincent Street building was constructed within the Other Regional Road reservation approximately 15 years ago with the approval of the Council. This building would be unlikely to be demolished for the purpose of a road widening and Council's approval demonstrates a long-held position not to require further road widening.
5. The existing Other Regional Road reservation is a constraint to new development on properties, as it requires land to be set aside for the purpose of future road widening. Since the land is unlikely to be used for road widening, it is improper to require landowners to set this land aside as a condition of development.

In response to the above reasons, the MRS should be amended to reclassify the Other Regional Road reserve to the Urban zone as illustrated in **Attachment 3**. In order to proceed with this amendment, the Council must resolve to request an amendment to the MRS and forward that request to the WAPC. The final decision would be made by the Minister for Planning.

During the process of amending the Metropolitan Region Scheme, the Minister may also make a simultaneous decision to amend the Local Planning Scheme. The City would request the Minister rezone under Local Planning Scheme No. 2 to match the adjacent properties.

**CONSULTATION/ADVERTISING:**

Advertising will be undertaken by the WAPC in accordance with the *Planning and Development Act 2005*.

**LEGAL/POLICY:**

- *Planning and Development Act 2005*;
- Metropolitan Region Scheme; and
- Local Planning Scheme No. 2.

**RISK MANAGEMENT IMPLICATIONS:**

It is low risk for the City to request an amendment to the Metropolitan Region Scheme.

**STRATEGIC IMPLICATIONS:**

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Sensitive Design

*Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.*

**SUSTAINABILITY IMPLICATIONS:**

Nil.

**FINANCIAL/BUDGET IMPLICATIONS:**

No. 246 Vincent Street is owned by the City of Vincent. The proposed MRS amendment would remove the Other Regional Road reservation from the City's land.

**COMMENTS:**

The section of Vincent Street west of the intersection with Oxford Street has been omitted from this request as it may be subject to future planning through the Integrated Transport Plan due to its proximity to the Mitchell Freeway. Similarly, the portion immediately abutting No. 244 Vincent Street (Administration Building) has also been omitted to allow for future planning around the intersection with Loftus Street. If changes are required, these Other Regional Road reserves would be subject to future Metropolitan Region Scheme amendments.

The City is currently in the process of developing its Integrated Transport Plan to guide future transport planning decisions for the next 5-10 years. The Integrated Transport Plan will have no impact on the width of this section of Vincent Street given the impact any widening would have on existing heritage buildings, the Department of Local Government, Sport and Cultural Industries building, the amenity of the intersection of Vincent and Oxford Streets and the Leederville Town Centre, and pedestrian access to and from the Leederville Town Centre and Leederville Oval.



John Corbellini  
Director Development Services  
City of Vincent  
PO Box 82, Leederville, 6902  
By email: [john.corbellini@vincent.wa.gov.au](mailto:john.corbellini@vincent.wa.gov.au)

Dear John,

**Re: Removal of Other Regional Road Reservation – Vincent Street**

I am writing to you in reference to the Other Regional Road (ORR) reservation on Vincent Street immediately east of Oxford Street. The Leederville Hotel Investment Syndicate III (the 'Syndicate') is the owner of 234 – 242 Vincent Street (the 'Site'), across which the reservation runs.

The Syndicate is progressing an exciting new project on the Site, in which ABN Group has committed to becoming a tenant of a new office building. The completed development consisting of 9,000m<sup>2</sup> of office and an activated and vibrant ground plane featuring a showroom and multiple retail and/or hospitality venues will be a fantastic outcome for the Leederville town centre. The introduction of over 800 employees to the town centre will have a profound social and economic impact.

The Syndicate is working with Hassell to design the A Grade office building and this project will undoubtedly be a catalyst to similar projects in the area.

Attachment A illustrates the reservation location over the Site. The design of the building requires full use of the site to the north and south and as such we are unable to setback the building to accommodate the road widening. Furthermore, it would be a poor urban design outcome if this was to be the case.

It is our understanding that the initial purpose of the reservation to provision for the future widening of Vincent Street is no longer the intention of the City of Vincent or Western Australian Planning Commission. As such, and in order to successfully progress this important project, we would like to request the assistance of the City of Vincent to progress the removal of the ORR reservation from the Site.

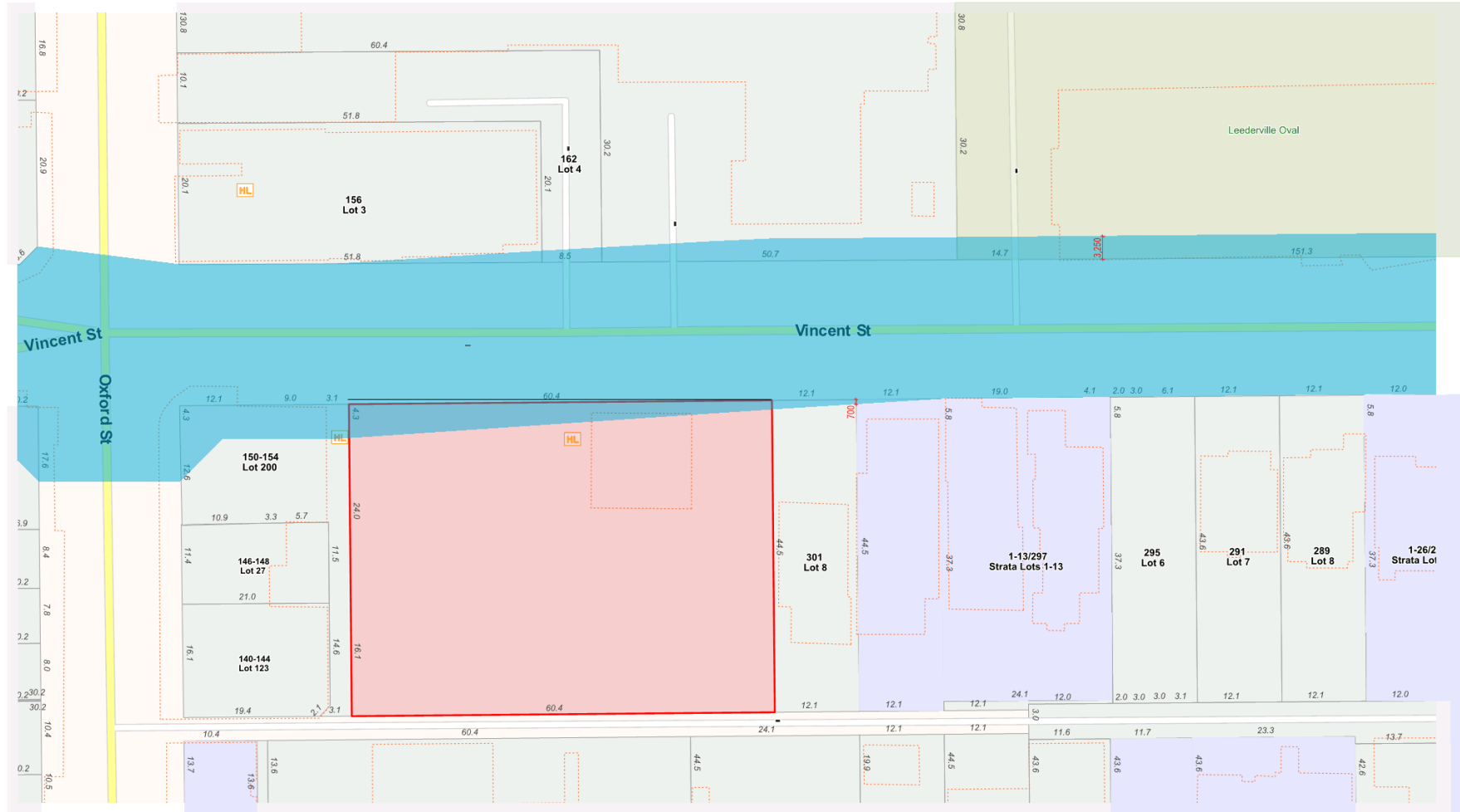
We request removal of the ORR reservation based on the following:

- The City does not intend to widen Vincent Street in the future.
- There is precedent of Department of Sport and Recreation have their offices built into the encroachment (developed and owned by the City of Vincent).
- The portion of Vincent Street in question is located in a town centre environment.
- There are two heritage listed buildings over which the encroachment runs on the corner of Vincent and Oxford Streets and would need to be demolished. This corner has been and will continue to be fundamental to the ongoing success of this town centre.

Thank you in advance for your urgent attention to this matter.

Sincerely,

Kyle Jeavons – Development Director  
On behalf of  
The Leederville Hotel Investment Syndicate III



### Aerial View of Vincent Street with Other Regional Road Overlay

