

**5.5 MINOR AMENDMENT TO METROPOLITAN REGION SCHEME - LEEDERVILLE PARADE  
PRIMARY REGIONAL ROAD RESERVE**

- Attachments:**
1. **Metropolitan Region Scheme Map - Proposed Amendment**
  2. **Aerial Map - Leederville Parade and Vincent Street**

**RECOMMENDATION:****That Council:**

1. **ENDORSES the current road width of Leederville Parade, adjacent to The Avenue carpark to be sufficient for future planning requirements; and**
2. **REQUESTS that the Western Australian Planning Commission proceed with a Minor Amendment to the Metropolitan Region Scheme, pursuant to s.57 of the *Planning and Development Act 2005* to remove the Primary Regional Road reservation and zone land urban as illustrated in Attachment 1.**

**PURPOSE OF REPORT:**

To consider requesting the Western Australian Planning Commission (WAPC) to proceed with a minor amendment to the Metropolitan Regional Scheme (MRS), as per **Attachment 1**.

**BACKGROUND:**

The City has progressed a number of significant strategic planning and development proposals within the Leederville Town Centre, including the draft Leederville Precinct Structure Plan (LPSP) and the Local Development Plan for 40 Frame Court.

At its meeting on 14 September 2021, Council recommended that the WAPC approve the LPSP subject to modifications.

The *Avenue Car Park* site is situated within the LPSP Cityscape precinct, which is described as:

- A place with mixed uses that complement each other.
- The location for long-term development outcomes.
- The place where landmark development shapes the Leederville skyline.
- Designed to encourage public transport usage.
- A showcase for sustainability and reuse.
- A higher density mixed-use and residential area.
- A key contributor to the success of the Village.

The City's Accessible City Strategy (ACS) guides the City of Vincent's future transport infrastructure and advocacy. The ACS targets sustainable transport and movement throughout the City of Vincent, with improvements to transport and movement of people being based on the existing carriageways.

Future improvements to promote cycling and pedestrian movement throughout the Leederville Town Centre will be unaffected by changes to the MRS, with suitable space for pedestrian and cyclist improvements being retained.

At its meeting on 14 December 2021, Council approved the Chief Executive Officer to commence an expression of interest process for the redevelopment of the City's major landholdings in Leederville, being The Avenue Car Park and Frame Court Car Park.

At its meeting on 18 October 2022, Council endorsed the three submissions for progression to Stage 2 of the redevelopment proposals process.

The site map used for the request for proposals and all submissions received and shortlisted note the requirement for the MRS Amendment.

**DETAILS:**

The Primary Regional Road reserve, which encroaches onto four separate lots along Leederville Parade is not necessary over the portion of Leederville Parade from Lot 33 to Lot 34 The Avenue for the following reasons:

1. The current area reserved as a Primary Regional Road provides surplus area for future road widening projects associated with the Mitchell Freeway, which is not required by Main Roads.
2. The City's Accessible City Strategy has a target mode shift to pedestrians and other sustainable forms of travel over private motor vehicles. The existing roads are sufficient for future planning requirements with suitable space for improvement to pedestrian and cycle movements.
3. The area of Primary Regional Road reserve that includes the individual lots within The Avenue carpark is insignificant to any future widening of the Mitchell Freeway being approximately 1700m<sup>2</sup> overall, but important to providing developable area within the Leederville Town Centre at The Avenue carpark.
4. By limiting the extent of the Primarily Regional Road reservation to within the road boundary of Leederville Parade, it will allow the lot to be developed to its full potential, consistent with the extensive structure planning for the Leederville Town Centre-with the site expected to provide between 18 to 23 storeys of high-density development. Providing opportunity for people to live near the train station and within the expected growth area assigned as a Secondary Centre.

In response to the above reasons, the MRS should be amended to reclassify the Primary Regional Road reserve to the Urban zone as illustrated in **Attachment 1**. 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 MRS, the Minister may also make a simultaneous decision to amend the Local Planning Scheme. The City would request the Minister rezone the area 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;
- Local Planning Scheme No. 2;
- City of Vincent Accessible City Strategy (2020-2030); and
- Draft Leederville Precinct Structure Plan.

**RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council 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.

**PUBLIC HEALTH IMPLICATIONS:**

This does not contribute to any public health outcomes in the *City's Public Health Plan 2020-2025*.

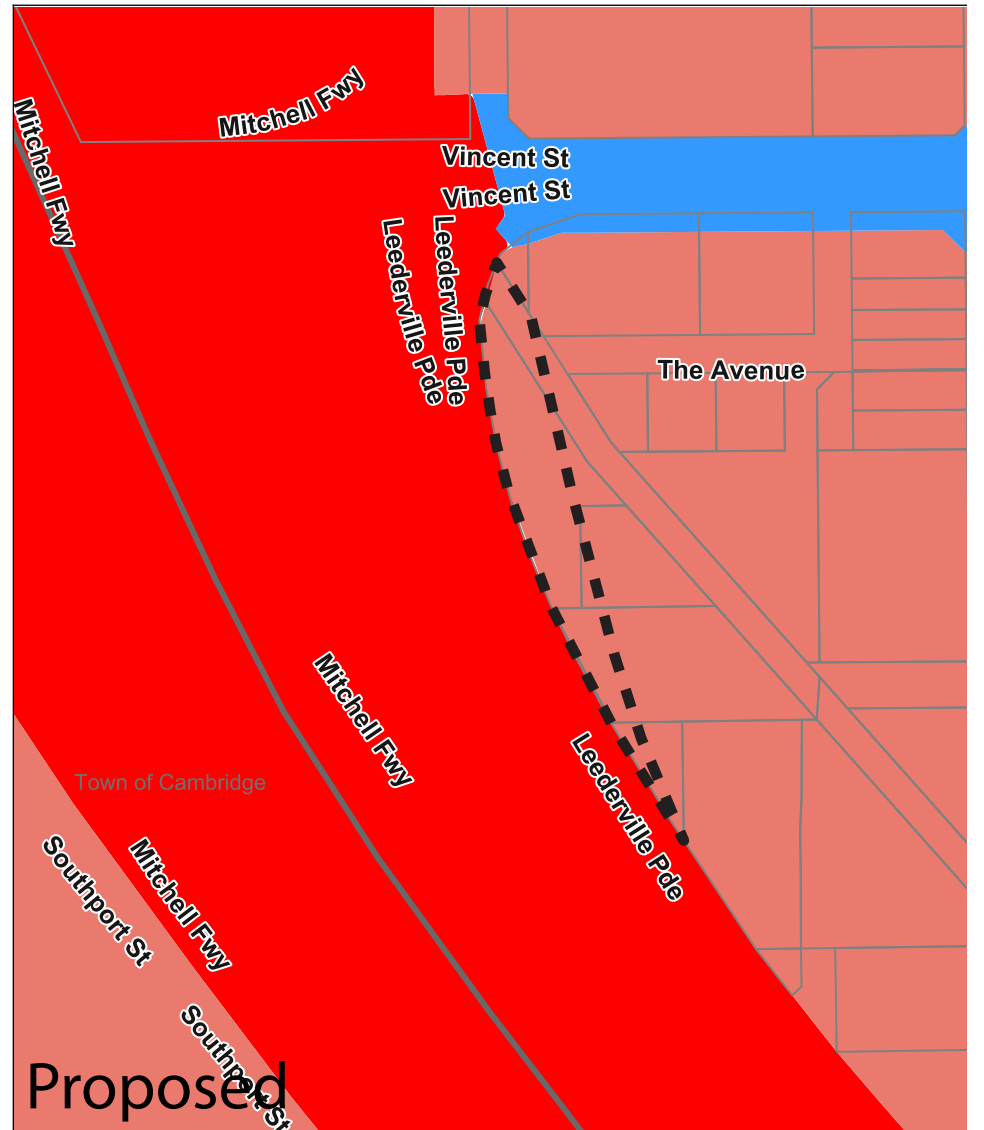
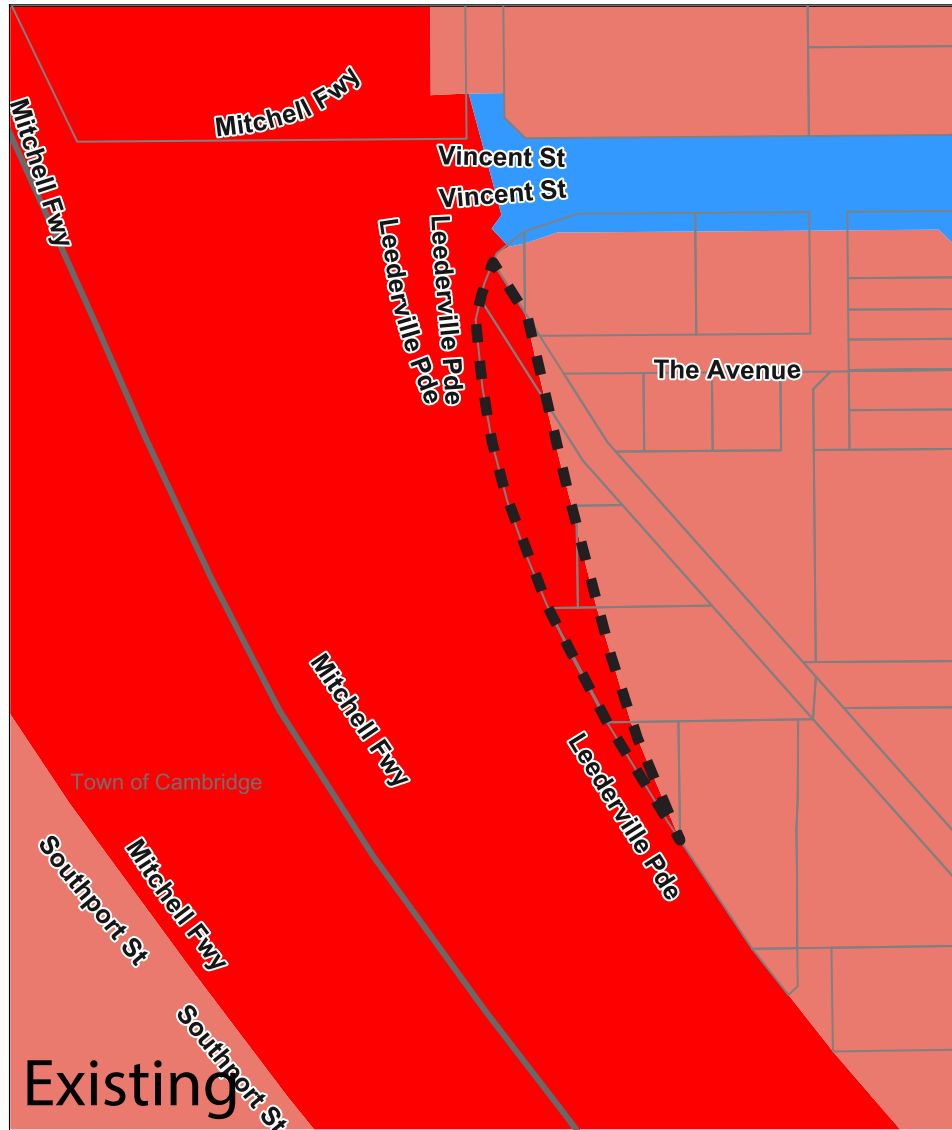
**FINANCIAL/BUDGET IMPLICATIONS:**

The current Primary Regional Road reserve which includes Leederville Parade encroaches onto parts of five lots which presents as a significant constraint on development for The Avenue carpark. The City of Vincent identified The Avenue car park through the draft Leederville Precinct Structure Plan as a key development site with prospective development in this area to reach a between 18 to 23 storeys. Removing the Primary Regional Road reservation to replace with an Urban zoning under the MRS, creates more value to the City owned land.

**COMMENTS:**

Amending the MRS as proposed ensures that there is sufficient space within the reservation remaining to complete any necessary changes. The site has been identified for significant development to meet the population targets set by the State Government within the Secondary Centre. The proposed amendment is consistent with local and state planning as well as broader transport strategies in the area.

# Minor Amendment to the MRS - Leederville Parade Primary Regional Road Reserve



## Legend

- Amendment area
- Primary Regional Road Reservation
- Urban Zone
- Other Regional Road Reservation



# Aerial View of Leederville Parade with Primary Regional and Other Regional Road Overlay



## Legend

- Primary Regional Road Reservation
- Other Regional Road Reservation