

**5.2 OUTCOMES OF ADVERTISING - AMENDMENT NO. 7 TO LOCAL PLANNING SCHEME NO. 2 - LEEDERVILLE PRECINCT STRUCTURE PLAN**

- Attachments:**
1. **Amendment No. 7 to Local Planning Scheme No. 2 - Form 2A**
  2. **Summary of Submissions**

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

1. **ENDORSES** the Administration response to submissions, included at Attachment 2, received during advertising of Amendment No. 7 to Local Planning Scheme No. 2;
2. **SUPPORTS** Standard Amendment No. 7 to Local Planning Scheme No. 2 without modification, pursuant to Regulation 50(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, included at Attachment 1, for submission to the Western Australian Planning Commission.

**PURPOSE OF REPORT:**

To consider the outcomes of public consultation on Amendment No. 7 to Local Planning Scheme No. 2 and determine whether to proceed with the amendment.

**BACKGROUND:**

Amendment No. 7 to Local Planning Scheme No. 2 has been prepared to change the zoning of the land subject to the Leederville Precinct Structure Plan (LPSP) so that the provisions of the LPSP can be implemented.

The City commenced the preparation of the draft Leederville Precinct Structure Plan (LPSP) in 2019. The preparation of the LPSP was undertaken in 5 steps:

1. **Where are we now?** Understand the Leederville Precinct from a technical perspective through desktop research and site visits, culminating in a detailed SWOT Analysis;
2. **Where do we want to be?** Inform the community and key stakeholders of the findings to determine if these matched with community personal experiences and knowledge. Including preliminary consultation undertaken in 2019 titled Design Leederville;
3. **How do we get there?** Development of the Leederville Precinct Structure Plan including testing of the development scenarios and provisions. The draft Precinct Structure Plan was presented to Council for consideration before formal advertising;
4. **Did we get it right?** The LPSP was formally advertised in 2021. All submissions on the draft plan were presented to Council, with recommended changes in response to the community feedback.
5. **Submission of the Precinct Structure Plan to the WA Planning Commission.** At its Ordinary Meeting held 14 September 2021, Council endorsed the LPSP to be forwarded to the WAPC for determination.

The project resulted in a planning framework that was endorsed by Council.

**DETAILS:**

The City has prepared Amendment 7 to Local Planning Scheme No. 2, as at **Attachment 1**, to rezone the LPSP area to 'Centre' zone so that the LPSP can apply to this area rather than the current zoning.

This is a standard amendment as it allows for the implementation of the LPSP. The zoning listed in the LPSP will apply, with land use permissibility being set by the Scheme.

Pursuant to Regulation 55 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, if Council resolve to support the amendment, the City is to provide the amendment to the WAPC and a recommendation is to be provided from the WAPC to the Minister. In accordance with Part 5, Division 4, section 87 of the *Planning and Development Act 2005* the Minister for Planning may:

- Approve the amendment; or
- Require modification of the amendment before it is resubmitted for approval; or
- Refuse to approve the amendment.

#### CONSULTATION/ADVERTISING:

Letters were sent to owners and occupiers in the Scheme Amendment area and to the relevant Government Agencies on 3 November 2021 inviting comment until 15 December 2021.

Six comments were received with no objections to the amendment. A summary of submissions and Administration's response to each is included as **Attachment 2**.

#### LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- State Planning Policy 4.2 Activity Centres for Perth and Peel;
- State Planning Policy 7.2 Precinct Design;
- Perth and Peel@3.5million Sub Regional Framework;
- State Planning Policy 3.1 – Residential Design Codes (R Codes);
- City of Vincent Local Planning Scheme No. 2; and
- Community and Stakeholder Engagement Policy.

#### RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to endorse the amendment to the Local Planning Scheme to be determined by the Minister for Planning.

#### STRATEGIC IMPLICATIONS:

The Scheme Amendment seeks to facilitate the LPSP. As outlined in the report to the Ordinary Meeting of Council held 14 September 2021, the LPSP seeks to meet the following priorities of the City's *Strategic Community Plan 2018-2028*:

##### Enhanced Environment

*We have improved resource efficiency and waste management.  
Our parks and reserves are maintained, enhanced and well utilised.  
Our urban forest/canopy is maintained and increased.  
We have minimised our impact on the environment.*

##### Accessible City

*Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.  
We have better integrated all modes of transport and increased services through the City.  
We have embraced emerging transport technologies.*

##### Connected Community

*Our community facilities and spaces are well known and well used.  
We have enhanced opportunities for our community to build relationships and connections with each other and the City.  
We recognise, engage and partner with the Whadjuk Noongar people and culture.  
We are an inclusive, accessible and equitable City for all.*

##### Thriving Places

*We are recognised as a City that supports local and small business.  
Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.  
We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.*

*Our physical assets are efficiently and effectively managed and maintained.*

#### Sensitive Design

*Our built form is attractive and diverse, in line with our growing and changing community.*

*Our built form character and heritage is protected and enhanced.*

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

#### Innovative and Accountable

*Our resources and assets are planned and managed in an efficient and sustainable manner.*

*Our community is aware of what we are doing and how we are meeting our goals.*

*We are open and accountable to an engaged community.*

#### **SUSTAINABILITY IMPLICATIONS:**

As outlined in the report to the Ordinary Meeting of Council held 14 September 2021, the LPSP seeks to meet the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

*Sustainable Energy Use/Greenhouse Gas Emission Reduction*

*Sustainable Transport*

*Water Use Reduction/Water Quality Improvement*

*Waste Reduction*

*Urban Greening and Biodiversity*

#### **PUBLIC HEALTH IMPLICATIONS:**

As outlined in the report to the Ordinary Meeting of Council held 14 September 2021, the LPSP seeks to meet the following priority health outcomes of the *City's Public Health Plan 2020-2025*:

*Increased mental health and wellbeing*

*Increased physical activity*

*Reduced injuries and a safer community*

#### **FINANCIAL/BUDGET IMPLICATIONS:**

The cost of progressing the amendment will be met through the City's existing operational budget.

#### **COMMENTS:**

The Leederville precinct is a vibrant hub of activity that is highly valued by both the local and wider community. Leederville has a unique character and is known for its atmosphere and café culture, which services its residential catchment as well as the broader Perth metropolitan area. The Leederville precinct provides an important hub of local community infrastructure, with the City of Vincent administration and civic centre, library and community centre accommodated in the precinct.

Amendment No. 7 to Local Planning Scheme No. 2 will ensure the planning framework for Leederville, set out in the LPSP, can be implemented, is up-to-date and agile to enable the sustained success of the area.









