



TOWN OF VINCENT

"Enhancing and celebrating our diverse community"

MINUTES

SPECIAL COUNCIL MEETING

14 OCTOBER 2008

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(14 OCTOBER 2008)

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Minutes of the Special Meeting of Council of the Town of Vincent held at the Administration and Civic Centre, 244 Vincent Street, Leederville, on Tuesday 14 October 2008, commencing at 6.00pm.

1. DECLARATION OF OPENING

The Presiding Member, Mayor Nick Catania, declared the meeting open at 6.10pm.

2. APOLOGIES/MEMBERS ON APPROVED LEAVE OF ABSENCE

(a) Apologies:

Cr Burns – apology, will be 10-15 minutes late due to work commitments.
Cr Youngman – apology due to work commitments.

(b) Present:

| | |
|------------------------------------|---|
| Mayor Nick Catania, JP | Presiding Member (until 6.45pm) |
| Cr Doran-Wu | North Ward |
| Cr Ker | South Ward |
| Cr Farrell (<i>Deputy Mayor</i>) | North Ward |
| Cr Ian Ker | South Ward |
| Cr Sally Lake | South Ward |
| Cr Dudley Maier | North Ward |
| Cr Izzi Messina | South Ward (until 6.45pm) |
| John Giorgi, JP | Chief Executive Officer |
| Rob Boardman | Director Development Services |
| Rick Lotznicker | Director Technical Services |
| Phynea Papal | Journalist – “ <i>The Guardian Express</i> ” (until 7.40pm) |
| Andrei Buters | Journalist – “ <i>The Perth Voice</i> ” (until 7:40pm) |

5 Members of the Public

(c) Members on Approved Leave of Absence:

Nil.

3. (a) PUBLIC QUESTION TIME & RECEIVING OF PUBLIC SUBMISSIONS

The following submissions were made by persons in the Public Gallery:

1. Donnelle Phillips of 16 Barlee Street, Mt Lawley – Item 7.1. Spoke about parking problems being experienced by local residents surrounding Forrest Park. Questioned the validity of the results of a parking survey carried out by the Town and stated that this should have been carried out at a different time. Made references to previous Council reports concerning parking.

The Presiding Member, Mayor Nick Catania advised that this is a Special Meeting of Council and, as such, the speaker is required to confined their comments to matters listed on the Agenda.

Cr Burns entered the Chamber at 6.13pm.

Donnelle Phillips continued speaking and made a suggestion that the north-east corner of Forrest Park be bituminised and be used for car parking.

2. Andrew Greenfield of 67 Barlee Street, Mt Lawley – Item 7.1. Spoke about parking problems being experienced by local residents surrounding Forrest Park. Questioned why the Town is progressing the strategy when the Council failed to implement the 2002 strategy, for six years.

3. Denae Watkins of 9 Barlee Street, Mt Lawley – Item 7.1. Spoke about parking problems being experienced by local residents surrounding Forrest Park. Believes it does not offer any real recommendations. Questioned what the point of residential parking is, when there is none. Referred to the size of Britannia Park and number of car bays, compared to Forrest Park. Believes there needs to be more balance and more parking provided to patrons and residents. Stated they want equity of access to their streets.

There being no further speakers, public question time finished at approx. 6.20pm.

(b) RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil.

4. APPLICATIONS FOR LEAVE OF ABSENCE

Nil.

5. ANNOUNCEMENTS BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

5.1 Newsletter

Mayor Catania referred to the Spring edition of the Town's Newsletter which included a summary of the major achievements that the Town has carried out over the previous eight years. This Newsletter highlighted that the Town was active in a wide range of areas providing improved facilities and services to the Town's residence. He commended the Newsletter.

5.2 Town Festivals/Fairs

Mayor Catania referred to a recent article in a Local Newspaper and advised that the article was incorrect as it referred to the "Leederville Festival" being dead. He stated that the Town recently wrote to the Leederville Action Group concerning the matter and a reply was received that the Action Group was not interested. He stated that the Town will be holding festivals in the various commercial centres throughout the year and there will definitely be a festival being held in Leederville in the forthcoming 12 months.

6. DECLARATIONS OF INTERESTS

- 6.1 Cr Ker declared an Impartiality interest in Item 7.1 – Review and Update of the Town of Vincent Car Parking Strategy – Further Report. The extent of his interest being that he is a former employee of ARRB Consulting, of which Luxmoor Parking is subsidiary and he is a former colleague of Larry Schneider, the principal author of the Parking Strategy report.
- 6.2 Cr Ker declared an Impartiality interest in Item 7.4 – Leederville Masterplan Progress Report No. 8. The extent of his interest being that he has, over a period of years, made presentations to the Town of Vincent, City of Subiaco and the East Perth Redevelopment Authority demonstrating the need for light rail or other high-quality, high-capacity public transport between the University of Western Australia/PEII Medical Centre and Subiaco/Leederville train stations, with extension through to East Perth. A similar concept is referred to in the Integrated Transport Study Report (Confidential Appendix 7.4(A)).
- 6.3 Cr Burns declared an Impartiality interest in Item 7.3 – West Perth Regeneration Masterplan Study – Progress Report No. 1. The extent of her interest being that she is the part owner of a property located in Carr Street, West Perth.

7.1 Review and Update of the Town of Vincent Car Parking Strategy - Further Report

| | | | |
|------------------------------|---|--------------------|----------------|
| Ward: | Both Wards | Date: | 9 October 2008 |
| Precinct: | All Precincts | File Ref: | PLA0084 |
| Attachments: | 001 002 | | |
| Reporting Officer(s): | A Fox, H Smith, John Giorgi | | |
| Checked/Endorsed by: | D Abel, John Giorgi | Amended by: | - |

OFFICER RECOMMENDATION:

That the Council;

- (i) *RECEIVES the Draft Town of Vincent Car Parking Strategy Review Report dated 15 September 2008, prepared by Luxmoore Parking Consulting as shown at Appendix 7.1 and as ‘Laid on the Table’;*
- (ii) *ADVERTISES the Draft Town of Vincent Car Parking Strategy Review Report for public comment for a period of twenty eight (28) days inviting written submissions from the public and for the Council to consider any submissions at the conclusion of this period; and*
- (iii) *APPROVES BY AN ABSOLUTE MAJORITY for Luxmoore Parking Consulting to:*
 - (a) *prepare a Precinct Parking Management Plan, including the examination of demand, volumes, duration of stay, peak usage and compliance with restrictions for the areas that have undergone significant change since 2002 and within 500 metres of each of the high activity centres being;*
 - *Mount Hawthorn, (area generally bounded by: The Boulevard, Scarborough Beach Road, Matlock Street, Woodstock Street, Fairfield Street, Oxford Street, and Anzac Road – as shown in Map 1);*
 - *Leederville, (area generally bounded by: Richmond Street, Loftus Street, Mitchell Freeway, and Oxford Street – as shown in Map 2);*
 - *North Perth, (area generally bounded by: Woodville Street, Menzies Street, Fitzgerald Street, Alma Road, Leake Street, and View Street – as shown in Map 3); and*
 - *Perth, (area generally bounded by: Newcastle Street, Lake Street, Bulwer Street, and Beaufort Street – as shown in Map 4); and”*

- (b) *prepare a Precinct Parking Management Plan, including the re-examination of demand, volumes, duration of stay, peak usage and compliance with restrictions and general impacts of parking for the Mount Lawley/Highgate commercial area and surrounds, in particular, Forrest Park, the Members Equity Stadium “exclusion area” and affected residential areas generally bounded by Walcott, Lord, Newcastle, Beaufort, Bulwer, William, Vincent and Beaufort Streets as shown in Map 5; and*
- (iv) *REQUESTS the Chief Executive Officer to identify ~~\$20,685~~ \$25,000 (excluding GST), at the next 2008/2009 Budget Review for the above consultancy; and*
- (v) *NOTES that:*
- (a) *a process to monitor progress towards implementation of the Consultants Recommendations approved by the Council, will be prepared and submitted to the Council after the Council has considered the submissions received from the community consultation;*
- (b) *a review of the West Perth Regeneration Masterplan Study are will be further considered after the Council has progressed and advertised the Draft West Perth Regeneration Masterplan; and*
- (c) *the financial and budget implications of the Consultants report will be further considered when the Council adopted the specific recommendations outlined in the Consultant’s Report.*

***Note: The above Officer Recommendation was corrected and distributed prior to the meeting. Changes are indicated by strike through and underline.**

Moved Cr Farrell, Seconded Cr Messina

That the recommendation be adopted.

Debate ensued.

AMENDMENT NO 1

Moved Cr Messina, Seconded Cr Farrell

That a new clause (vi) be inserted as follows:

“(vi) NOTES that Luxmoor Parking Consulting will complete their Precinct Parking Management Plans by early December 2008 and the information will be submitted to the Council in December 2008.”

AMENDMENT NO 1 PUT AND CARRIED (8-0)

(Cr Youngman was an apology for the meeting.)

Cr Ker stated that as the Parking Strategy was a complex document he suggested that the submissions received from the Community Consultation be presented to a Forum, prior to the matter being reported to the Council. He further stated that the information from the Community Consultation for Items 7.2, 7.3 and 7.4 should also presented to a Forum. Council Members agreed to Councillor Ker’s request.

The Presiding Member, Mayor Nick Catania requested the Chief Executive Officer to note this and to amend the reports accordingly to reflect Council’s request.

Debate ensued.

AMENDMENT NO 2

Moved Cr Doran-Wu, Seconded Cr Messina

That a new clause (vii) be inserted as follows:

“(viii) UNDERTAKES a survey/analysis of high density housing occupants’ car ownership as part of the Precinct Parking Management Plan as proposed in clause (iii).”

Debate ensued.

AMENDMENT NO 2 PUT AND CARRIED (7-1)

| | |
|-------------------|-----------------------|
| <u>For</u> | <u>Against</u> |
| Mayor Catania | Cr Maier |
| Cr Burns | |
| Cr Doran-Wu | |
| Cr Ker | |
| Cr Farrell | |
| Cr Lake | |
| Cr Messina | |

(Cr Youngman was an apology for the meeting.)

Debate ensued.

MOTION AS AMENDED PUT AND CARRIED
BY AN ABSOLUTE MAJORITY (8-0)

(Cr Youngman was an apology for the meeting.)

COUNCIL DECISION ITEM 7.1

That the Council;

- (i) *RECEIVES the Draft Town of Vincent Car Parking Strategy Review Report dated 15 September 2008, prepared by Luxmoore Parking Consulting as shown at Appendix 7.1 and as ‘Laid on the Table’;*
- (ii) *ADVERTISES the Draft Town of Vincent Car Parking Strategy Review Report for public comment for a period of twenty eight (28) days inviting written submissions from the public and for the Council to consider any submissions at the conclusion of this period; and*
- (iii) *APPROVES BY AN ABSOLUTE MAJORITY for Luxmoore Parking Consulting to:*
 - (a) *prepare a Precinct Parking Management Plan, including the examination of demand, volumes, duration of stay, peak usage and compliance with restrictions for the areas that have undergone significant change since 2002 and within 500 metres of each of the high activity centres being;*

- *Mount Hawthorn, (area generally bounded by:
The Boulevard,
Scarborough Beach Road,
Matlock Street,
Woodstock Street,
Fairfield Street,
Oxford Street, and
Anzac Road – as shown in Map 1);*
 - *Leederville, (area generally bounded by:
Richmond Street,
Loftus Street,
Mitchell Freeway, and
Oxford Street – as shown in Map 2);*
 - *North Perth, (area generally bounded by:
Woodville Street,
Menzies Street,
Fitzgerald Street,
Alma Road,
Leake Street, and
View Street – as shown in Map 3); and*
 - *Perth, (area generally bounded by:
Newcastle Street,
Lake Street,
Bulwer Street, and
Beaufort Street – as shown in Map 4); and”*
- (b) *prepare a Precinct Parking Management Plan, including the re-examination of demand, volumes, duration of stay, peak usage and compliance with restrictions and general impacts of parking for the Mount Lawley/Highgate commercial area and surrounds, in particular, Forrest Park, the Members Equity Stadium “exclusion area” and affected residential areas generally bounded by Walcott, Lord, Newcastle, Beaufort, Bulwer, William, Vincent and Beaufort Streets as shown in Map 5; and*
- (iv) *REQUESTS the Chief Executive Officer to identify \$25,000 (excluding GST), at the next 2008/2009 Budget Review for the above consultancy; and*
- (v) *NOTES that:*
- (a) *a process to monitor progress towards implementation of the Consultants Recommendations approved by the Council, will be prepared and submitted to the Council after the Council has considered the submissions received from the community consultation;*
 - (b) *a review of the West Perth Regeneration Masterplan Study are will be further considered after the Council has progressed and advertised the Draft West Perth Regeneration Masterplan; and*
 - (c) *the financial and budget implications of the Consultants report will be further considered when the Council adopted the specific recommendations outlined in the Consultant’s Report;*

- (vi) *NOTES that Luxmoor Parking Consulting will complete their Precinct Parking Management Plans by early December 2008 and the information will be submitted to the Council in December 2008; and*
- (viii) *UNDERTAKES a survey/analysis of high density housing occupants' car ownership as part of the Precinct Parking Management Plan as proposed in clause (iii).*

ADDITIONAL INFORMATION:

It should be noted that the North Perth was not originally included in clause (iii)(a) of the Officers Recommendation with respect to a *Precinct Parking Management Plan* for North Perth. The Town's Officers have been advised that an approximate cost of \$2,000 has been advised by Luxmoore Parking Consulting to carry out this work.

In addition the quote for the area for Map 5 will be an additional \$2,500, as this has been extended in size. Accordingly, additional funds of \$25,000 will be required to complete all five surveys as recommended.

PURPOSE OF REPORT:

The purpose of this report is to provide an update to the Council regarding the Car Parking Strategy Review, to seek the Council's approval to advertise the Draft Strategy Review Report and to gain authorisation to undertake additional examinations and surveys within the Town.

BACKGROUND:

12 February 2002 The Council at its Ordinary Meeting adopted the Town of Vincent Car Parking Strategy 2002.

26 February 2008 The Council at its Ordinary Meeting considered and approved of an additional 16 Key Performance Indicators for the Chief Executive Officer. In particular, the Key Performance Indicator:

“6 (n) 2.1.4 (b)

Review and update the Town's Car Parking Strategy, (January 2002) including a timeframe to implement recommendations.”

11 March 2008 The Council at its Ordinary Meeting resolved the following:

“That the Council APPROVES BY AN ABSOLUTE MAJORITY the reallocation of \$30,000 from Parking Income to carry out a review of the Town of Vincent Car Parking Strategy.”

22 April 2008 The Council at its Ordinary Meeting resolved as follows:

“That the Council;

- (i) *RECEIVES the Report relating to Appointment of a Consultant to Review and Update the Town of Vincent Car Parking Strategy;*

- (ii) *APPROVES the quotation submitted by Luxmoore Parking Consulting Pty Ltd to Review and Update the Town of Vincent Car Parking Strategy, for the sum of \$48,928; and*
 - (iii) *REQUESTS the Chief Executive Officer to identify a source of additional funds of \$18,928 in the 2007/2008 Budget to cover the shortfall of funds for the Review and Update of the Car Parking Strategy."*
- 17 June 2008 The Consultants, Luxmoore Parking Consultants Pty Ltd presented their Findings and Recommendations to a Council Members Forum.
- 24 June 2008 The Council at its Ordinary Meeting resolved as follows:
- “(i) *RECEIVES the Town of Vincent Car Parking Strategy Review (Draft Version) dated 16 June 2008, as "Laid on the Table" and circulated separately to Council Members; and*
 - (ii) *NOTES that;*
 - (a) *the Town of Vincent Car Parking Strategy Review (Draft version) document will be presented for further consideration and discussion at a Forum scheduled for 15 July 2008;*
 - (b) *the Town's Administration will be providing further information and comment about the report and its Recommendations; and*
 - (c) *a further report on the timeline, financial/budget implications and implementation of the Recommendations is to be submitted to a Council Meeting in September 2008."*
- 15 July 2008 The Town of Vincent Draft Car Parking Strategy Review was further considered and discussed at a Council Members Forum.
- 29 August 2008 The Consultant provided the Town with a draft version of the Strategy Review Report.
- 15 September 2008 The Consultant provided the Town with a subsequent version of the Strategy Review Report following changes requested by the Town's Officers.
- 23 September 2008 The Council at its Ordinary Meeting resolved the following in relation to parking in streets in the vicinity Forrest Park, Mount Lawley:
- “*That the Council;*
- (i) *RECEIVES the report regarding parking in the vicinity of Forrest Park, Mount Lawley as identified by the local community, and considered by the Council at its Ordinary Meeting held on 22 July 2008;*
 - (ii) *NOTES the following parking related information concerning the Streets in the vicinity of Forrest Park;*

- (a) *to determine the parking availability for both residents and others, an assessment was carried out in the following streets (the study area);*
- *Roy Street*
 - *Gerald Street*
 - *Barlee Street*
 - *Clarence Street*
 - *Harold Street – Beaufort Street to Lord Street*
 - *Smith Street – Harold Street to Broome Street*
 - *Wright Street – Harold Street to Broome Street*
- (b) *eighty four (84%) percent of properties in the study area have ‘off road’ parking and the total number of ‘on road’ parking bays, restricted and unrestricted comprise 414 and therefore these residents would be ineligible for the issue of Residential Parking Permits;*
- (c) *the Town’s Rangers carry out regular patrols (both weekday and weekends) and will continue to maintain a presence at Forrest Park on training nights and match days to ensure compliance with the relevant parking restrictions and parking laws.*
- (d) *line marking of resident driveways was carried out in May 2008 in Roy, Barlee, Gerald, Clarence and Harold Streets and that since regular patrols commenced in May 2008, very little parking contravention has been observed;*
- (e) *parking restrictions are considered appropriate in certain streets such as in the vicinity of paid public parking facilities, however they would not be appropriate in other streets until the provision of additional paid public parking was further investigated as it is considered that the need of residents and others needed to be balanced with the demands on parking in what are “public streets” that service a residential, commercial and recreational area;*
- (iii) *DOES NOT SUPPORT the introduction of a Residential Parking Zone in the area bounded by Beaufort Street, Harold Street, Lord Street and Walcott Street, Mount Lawley for the following reasons;*
- (a) *the streets would remain predominantly empty, as the majority of residents are able to park “off road”;*
- (b) *with the study area’s proximity to the Beaufort Street "entertainment strip", residential only parking would result in businesses being unable to sustain their customer base, as customers would be unable to park within relative closeness to Beaufort Street;*

- (c) *the restriction would reduce the number of “on-street” bays and cause an unreasonable imposition on users of Forrest Park and other surrounding streets;*
- (d) *there is anecdotal evidence that vehicles parked ‘on road’ provide traffic calming, whereas empty streets facilitate higher vehicle speeds and possible rat running.*
- (iv) *DOES NOT SUPPORT the extension of the current Members Equity Stadium exclusion zone, to include Clarence Street, Barlee Street, Roy Street and Gerald Street, Mount Lawley for the following reasons;*
- (a) *the results of surveys indicate that an overall average of only 38% of ‘on road’ parking spaces were utilised during the assessment period;*
- (b) *the results of surveys indicated that an overall average of only 45% of the ‘on road’ parking spaces were utilised when a Perth Glory game was being played during the assessment period;*
- (c) *the results of surveys indicate that there is a 4% decrease in the ‘on road’ parking usage when Perth Glory was playing at Members Equity Stadium still leaving 55% of ‘on road’ parking available;*
- (v) *FURTHER investigates the possible availability of Central TAFE (Mount Lawley campus) land for parking outside of TAFE hours;*
- (vi) *MAKES no changes in the ‘study area’ until the recommendations of the car parking Strategy have been adopted; and*
- (vii) *RECEIVES a further report in relation to the streets in the vicinity of Forrest Park once the Car parking Strategy implementation plan has been adopted and/or when additional information is available.”*

DETAILS:

At the public Forum held on 15 July 2008, the *Draft Car Parking Strategy Review* was discussed; the Consultants were requested to further consider the following matters:

- Issues relating to cash in lieu, including a question relating to the comparative and actual use of Cash in Lieu by other local authorities in Western Australia and the inequity between landowners and business owners in relation to cash in lieu applications;
- Issues relating to scooter parking;
- Smart card options for residents;
- Queries relating to differential payments based on vehicle size; and
- Recommendation to WALGA to investigate review of parking ratios.

As a result, the Consultants have provided the Town with a subsequent version of the Draft Strategy dated 15 September 2008 which has been modified, where appropriate, to address comments raised by Council Members at the Forum. A table of Consolidated Recommendations (Table 10.) has been amended to include a number of additional recommendations, in particular relating to scooter parking (section 4.6.2), cash in lieu application by landowner not business owner (section 9.3), differential payments based on vehicle size (section 5.2) and recommendation to WALGA to undertake a detailed review of parking minimums (section 5.2). The Summary, Conclusions and Findings and the Consolidated Recommendation table forms an attachment to this report, while the whole report is 'Laid on the Table'.

In relation to the query relating to the comparative and actual use of cash in lieu for parking, the Consultants have provided a table outlining a comparison of cash in lieu for Parking in Western Australia. A copy of this table is attached to this report. While the table would indicate that other local authorities have policy provisions for cash in lieu for parking, it also indicates that there are widespread inconsistencies in the application of cash in lieu.

State Administrative Tribunal (SAT) comments in relation to No. 560 Beaufort Street

The State Administrative Tribunal, in determining the matter of Govinda Govardhan and the Town of Vincent in relation to No. 560 Beaufort Street, Mount Lawley made the following comments in relation to the Town's Planning Policy 3.7.1 - Parking and Access Policy:

"Also, that cash-in-lieu contribution would do little to alleviate an immediate car parking demand emanating from the development with a consequential effect on the amenity of the adjacent residential locality; particularly during the late night hours."

"The overall effect of the "adjustment factor" is to reduce the parking requirement, but just why further adjustment factors ("the most recently approved car parking shortfall") should be built into the final calculations is far from clear to the Tribunal. Quite clearly, its effect is to significantly reduce the car parking obligations on a developer."

"It is also the considered view of the Tribunal that a cash-in-lieu contribution of some \$26,000 to \$28,000 (at \$2,600 per bay) would do little to alleviate an immediate car parking demand emanating from the development with its consequential effect on the amenity of nearby residents in the locality; particularly during the evening and late night hours."

The Consultants, in reviewing the Town's Planning Policy 3.1.7 – Parking and Access Policy have made a number of recommendations that address the comments raised by SAT. In particular, recommendations have been made in relation to a review of the Town's parking rates (parking ratios), shortfall parking and cash in lieu as follows:

"It is recommended that the are-evaluation of the current parking planning ratios is necessary in order for Vincent to ensure it is applying a practical relevance to future parking requirements."

"It is recommended that the categories and ratios are amalgamated into fewer categories in order to simplify administration while accepting that most are only approximations in any case."

"It is submitted that Vincent' policy on cash in lieu is inequitable, inflexible and impractical and should be urgently revised."

The Consultants have made recommendation within the 2008 Review that addresses additions to the Parking and Access Policy in relation to shortfall parking, parking ratios and cash in lieu. In reviewing the 2008 Review, the Town's Officers concur with the Consultants recommendations in relation to amendments to the Parking and Access Policy; in particular, the suggestion that the cash in lieu policy be urgently revised.

CONSULTATION/ADVERTISING:

As the *Draft Car Parking Strategy Review* proposes a fundamental shift in the way that the Town deals with parking, with potential and far reaching implications to the Town, residents, business proprietors, landowners, developers and other stakeholders in the Town, it is considered appropriate that consultation with respect to a *Draft Car Parking Strategy Review* Report be implemented following the Draft Strategy Review Report being received by the Council.

In light of this, it is recommended that the *Draft Car Parking Strategy Review* be advertised for public comment for a period of twenty eight (28) days inviting written submissions from the public and for the Council to consider any submissions at the conclusion of this period.

LEGAL/POLICY:

Town of Vincent Town Planning Scheme No.1 and associated Policies, in particular, the Parking and Access Policy.

STRATEGIC IMPLICATIONS:

This matter is contained in the Town's Strategic Plan 2006-2011:

"1.1.6(e) Review, Implement and Promote the Car Parking Strategy".

FINANCIAL/BUDGET IMPLICATIONS:

The Council at its Ordinary Meeting held on 11 March 2008 approved the re-allocation of \$30,000 from the Operating Budget - Parking Revenue, and at its Ordinary Meeting held on 28 April 2008 approved an additional amount of \$18,928 to meet the Consultants fee of \$48,928.

It is recommended that a further \$20,685 be allocated at the next 2008/2009 Budget Review for a consultant to undertake surveys as recommended in No. 8 of the Consolidated Recommendations of the Draft Car Parking Strategy Review and to carry out a re-examination of demand, volumes, duration of stay, peak usage and compliance with restrictions and general impacts of car parking in the Mount Lawley commercial area and surrounds, in particular, Forrest Park, the Members Equity Stadium exclusion area and affected residential areas. Two separate quotes in this respect have been sought of \$15,605 and \$5,080 respectively.

The various recommendations listed in the Consultants Report have financial implications attached. It is considered premature to progress this matter until the Council has considered the submissions from the consultation and thereafter adopts the specific recommendations. Accordingly, the financial implications will be considered as part of the 2009/10 Budget process.

SUSTAINABILITY IMPLICATIONS:

The long-term sustainability of the Town's current parking operations are questioned and detailed in the Car Parking Strategy Review Report. The Strategy Review Report details methods in which the Town can affect a paradigm shift in its methods of providing and managing parking throughout the Town with a view to greater sustainability.

COMMENTS:

In accordance with the Council's decision to appoint Luxmoore Parking Consultants Pty Ltd and the requirements of the Project Brief for the review and update of the Town of Vincent's Car Parking Strategy, the Consultants delivered first and second versions of a draft Car Parking Strategy Review on 13 and 16 June 2008, respectively, and a subsequent third version on 15 September 2008, following consideration and discussion at a Council Members Forum.

The objectives of the *Draft Car Parking Strategy Review* (2008 Review) were to address the following:

- ♦ To examine and review the existing and future car parking supply and demand and to determine whether existing and future car parking supply and demand satisfies the objectives and requirements of the Town of Vincent Town Planning Scheme No. 1 and Policies;
- ♦ To review the provision of the Town of Vincent Town Planning Scheme No. 1 and Policies relating to car parking in light of the findings of the study and recommend any changes; and
- ♦ To identify alternative transport initiatives and make recommendations on the feasibility of these within the Town of Vincent in relation to the existing and future needs of the community.

In undertaking this project, Luxmoore Parking Consultancy have produced a comprehensive document covering the entire Town, to be used as a reference document addressing such issues as the cost of providing parking, minimum parking ratios, and most importantly, the necessity for a fundamental change in the Town's Policy towards parking supply.

The 2008 Review is addressed under several parts as follows:

Part A

Included in this section is a background of the demographic profile of the Town in relation to car usage; and a literature summary addressing the Town's Strategic Plan 2006 – 2011, the *Leederville Masterplan*, *Vincent Vision 2024*, and the Town Planning Scheme No. 1 and how they address parking within the Town.

Part B

This section includes what are possibly the fundamental issues arising from the car parking review and addresses some important matters in relation to the nature of parking management in the Town. Consideration is given to parking issues in relation to the ongoing supply and demand for parking, including how parking fits within an integrated transport strategy; the real cost of parking; the issue of free parking; minimum parking requirements; the issue of a parking hierarchy; and outlines options for providing parking over the short, medium and long term.

Part B culminates in the following summary based on conclusions being reached after examination of the issues outlined above:

- ♦ parking is an essential element of an integrated transport strategy;
- ♦ parking has a cost;
- ♦ there is no such thing as free parking;
- ♦ minimum parking ratios currently used are inaccurate and out of date;
- ♦ the approach to parking planning and management requires a paradigm shift from demand satisfaction to a demand management approach;
- ♦ different parking user groups must be recognised; and
- ♦ a parking user hierarchy is to be applied, in different areas.

Many of the fundamental parking issues addressed above form the underlying basis of several of the Consolidated Recommendations of the 2008 Review. These Consolidated Recommendations form an attachment to this report.

Part C

This section of the report covers in detail a review of the Town of Vincent 2002 Car Parking Strategy. In evaluating this section, the Town's Officers have found that a comprehensive investigation has been carried out by the Consultants in the key aspects of the 2002 Review, including, existing and future supply and demand; existing and future car parking facilities; and car parking restrictions. A number of key recommendations have originated from the review of the above issues, forming part of the Consolidated Recommendations of the *Draft Car Parking Strategy Review*.

While the issue of parking education was omitted from the 2002 Review, this section places great importance on this issue. It deals with the importance of stakeholder and community education on parking issues and the need for parking management plans to be prepared in conjunction with a development application. Recommendations are made in relation to education for drivers on the broader environmental, economic and social impacts of parking; and the value of a parking control and management plan to be provided by developers in certain circumstances. Again, these issues form the basis of a number of the Consolidated Recommendations.

Part D

This section addresses issues relating to the use of various areas of the Town for car parking by city commuters/workers and a review of each district centre in relation to parking requirements and provisions. Also included in this section is a comprehensive review of the Town's Planning and Access Policy No. 3.7.1; in particular, to commuter versus short term parking; parking rates (minimum parking requirements) and cash in lieu. This review has also resulted in a number of recommendations having been incorporated into the Consolidated Recommendations of the *Draft Car Parking Strategy Review*.

Findings and Conclusions

In reviewing the 2002 Strategy, the Consultants have found it to be a comprehensive, well researched report, with conclusions and findings that are still relevant today. However, it is recommended that without a fundamental shift and a consolidated management approach towards parking within the Town, steps towards the resolution of parking issues will continue to be reactive, rather than proactive, becoming unsustainable in the future.

The report notes that, 'If no action is taken to better manage parking resources, the Town cannot sustain the current demand satisfaction approach where each development provides its own parking, where drivers and property occupiers expect that they have a right to unlimited free parking and consequently, more and more parking will be needed to be provided by the Town and developers. ...'

In concluding, the Report has made a number of Consolidated Recommendations to the Council to progress the Town's ability to provide sufficient and sustainable parking. The Consolidated Recommendations form an attachment to this report. The Consultants have also provided a flow chart that sets out of how these recommendations are to be implemented over the short, medium and long/ongoing term. The flow chart is also attached to this report.

It should be noted, in reference to the Consolidated Recommendation table and flow chart that the Consultants have given the recommendations either a high, medium or low priority. In terms of a timeframe for these priorities, high priorities relate to a 12 month period, medium priority is a 1-5 year period, and low priority is a 5 - 10 year period.

In reviewing the *Draft Car Parking Strategy Review* prepared by Luxmoore Parking Consulting, the Town's Officers consider that the Consultants' report has comprehensively reviewed and updated the 2002 Strategy and sufficiently met the objectives of the Project Brief. Further to this, it should be noted that surveys on supply and demand were last undertaken in 2002. Updating these was recommended in the 2002 Strategy; however, due to the limited time given to prepare the review it was not part of the scope of the 2008 Review, which has been undertaken based on the 2002 survey data. In reference to No. 8 of the Consolidated Recommendations, the Consultants have made the following recommendation:

'Re-examine demand, volumes, duration of stay, peak usage and compliance with restrictions in areas that have undergone significant change since 2002 and within 500 m of each of the high activity centres being Mount Hawthorn, Leederville, Mount Lawley and Newcastle/Lord Streets Perth.'

Mt Lawley/Highgate Area

The Mt Lawley/Highgate area, particularly along Beaufort Street and more recently the streets surrounding Forrest Park and Members Equity Stadium have been the subject of complaints over several years. The issues involving Forrest Park have specifically identified streets around Forrest Park - but also close to the Mt Lawley commercial centre, near Beaufort Street.

The use of a consultant to prepare a strategy will enable it to be prepared and considered prior to the 2009 soccer season, commencing in April 2009.

Accordingly, it is appropriate that the consultants prepare a parking strategy for this area.

Indicative Timeline

The following is an indicative timeline;

| Item | Date |
|--|---------------------------------------|
| Consider Draft Car Parking Strategy Report | 14 October 2008 |
| Advertise Draft Car Parking Strategy Report for 28 days | 22 October 2008 – 21 November 2008 |
| Consider submissions | 21 November 2008 – 5 December 2008 |
| **Council to consider <u>the findings of the Community Consultation submissions/Implementation Plan at a Forum</u> | December 2008 |
| ** <u>Council to consider the findings of the Community Consultation submissions/Implementation Plan</u> | February 2009 |

** The Council requested this be amended to reflect the above.

The Town's Officers consider that in order to adequately progress a significant number of the Consolidated Recommendations made in the Draft Car Parking Strategy Review, current surveys of supply and demand should be primarily undertaken. Therefore, it is the Officers' recommendation that funds be made available for updated surveys to be carried out.

The Draft Car Parking Strategy Review focuses on the idea that the Town of Vincent has adopted traditional 'supply and demand' approaches to parking, whereby motorists should nearly always be able to easily find convenient free parking at every destination. This attitude has also appeared prevalent in the community vision workshops undertaken as part of Vincent Vision 2024. The Draft Car Parking Strategy Review addresses why this current parking strategy is not sustainable, and offers significant recommendations to ensure that the Town can provide sufficient parking in the long term to support prosperous and vibrant commercial centres and encourage accessibility to these centres by sustainable transport modes including walking, cycling and public transport.

In concluding, it is emphasised that the Draft Car Parking Strategy Review recommends that a fundamental change in the way the Town manages parking is required, not only to ensure an adequate supply of parking for current and future needs, but also to make certain that the social, environmental and financial impact of parking is successfully managed.

In light of the above, it is recommended that the Council receives the Draft Car Parking Strategy Review and, where appropriate, the range of recommendations detailed in the attached Consolidated Recommendations. Additionally, it is recommended that the Draft Car Parking Strategy Review be advertised for public comment and that a sum of \$20,685 be allocated in the next 2008/2009 Budget Review for the updated and specific surveys (Precinct Parking Management Plan) as outlined in this report by a consultant.

7.2 Draft Affordable Housing Strategy for the Town of Vincent - Further Report

| | | | |
|------------------------------|------------------------------------|--------------------|----------------|
| Ward: | Both Wards | Date: | 9 October 2008 |
| Precinct: | All Precincts | File Ref: | PLA0178 |
| Attachments: | 001 | | |
| Reporting Officer(s): | H Smith | | |
| Checked/Endorsed by: | D Abel, R Boardman, John Giorgi | Amended by: | - |

OFFICER RECOMMENDATION:

That the Council;

- (i) *RECEIVES the Draft Town of Vincent Affordable Housing Strategy dated October 2008 prepared by Housing and Urban Research Institute, Western Australia (HURIWA), Curtin University, as "Laid on the Table" and circulated separately to Council Members;*
- (ii) *NOTES the recommendations outlined in the Affordable Housing Strategy;*
- (iii) *NOTES that the Town's Administration does not have the current employee resources to carry out the full recommendations of the Affordable Housing Strategy and therefore DOES NOT SUPPORT the diversion of existing resources at this stage, to:*
 - (a) *create an inter-departmental team (task group) to advance the Affordable Housing Strategy through to implementation;*
 - (b) *investigate strategies to meet the need for an expanded role in leading and coordinating locally appropriate housing reform, and with a strong focus on housing affordability; and*
 - (c) *pursue discussions with local service providers and institutions to define mutually beneficial partnership arrangements;*

for the following reasons:

- (1) *the reallocation of existing resources will cause a delay in the finalisation of other Council projects, which are deemed a "higher" priority (for example, the Town Planning Scheme Review, Local Planning Strategy, and associated Policies);*
- (2) *it is not deemed a high priority at this stage given the above context; and*
- (3) *the financial and cost implications require further investigation and consideration;*
- (iv) *FURTHER CONSIDERS 'affordable housing' options relating to non-familial ancillary housing and 'strategic development sites' in the Town Planning Scheme Review and the Local Planning Strategy; and*
- (v) *in the event that clauses (i) – (iv) are not approved and the Council still wishes to consider the full range of recommendations of the Affordable Housing Strategy, ADVERTISES the Affordable Housing Strategy for a period of twenty-eight (28) days, and considers the submissions received at the end of the Community Consultation period.*

At 6.45pm Mayor Catania and Cr Messina departed the Chamber for an official Council event and did not return to the meeting.

Deputy Mayor, Cr Farrell assumed the Chair at 6.46pm.

Moved Cr Doran-Wu, Seconded Cr Ker

That the recommendation be adopted.

Debate ensued.

AMENDMENT NO 1

Moved Cr Doran-Wu, Seconded Cr Ker

That clause (iii)(c) be deleted and as a new clause (v) be inserted as follows:

“(iii) *NOTES that the Town's Administration does not have the current employee resources to carry out the full recommendations of the Affordable Housing Strategy and therefore DOES NOT SUPPORT the diversion of existing resources at this stage, to:*

- (a) *create an interdepartmental team (task group) to advance the Affordable Housing Strategy through to implementation;*
- (b) *investigate strategies to meet the need for an expanded role in leading and coordinating locally appropriate housing reform, and with a strong focus on housing affordability; and*
- (c) ~~*pursue discussions with local service providers and institutions to define mutually beneficial partnership arrangements;*~~

for the following reasons:

- (1) *the reallocation of existing resources will cause a delay in the finalisation of other Council projects, which are deemed a "higher" priority (for example, the Town Planning Scheme Review, Local Planning Strategy, and associated Policies);*
- (2) *it is not deemed a high priority at this stage given the above context; and*
- (3) *the financial and cost implications require further investigation and consideration;*

(v) *SUPPORTS the Town entering into discussions with Local Service Providers and Institutions to define mutually beneficial partnership arrangements, where appropriate, on strategic development sites;*”

The existing clause (v) be re-numbered (vi)

Debate ensued.

AMENDMENT NO 1 PUT AND CARRIED (6-0)

(Mayor Catania and Cr Messina were absent from the Chamber. Cr Youngman was an apology for the meeting.)

AMENDMENT NO 2

Moved Cr Ker, Seconded Cr Maier

That clause (vi) be amended to read as follows:

*“(vi) ~~in the event that clauses (i) — (iv) are not approved and the Council still wishes to consider the full range of recommendations of the Affordable Housing Strategy,~~ **ADVERTISES the Affordable Housing Strategy (including the four detailed briefs) for a period of twenty-eight (28) days, and considers the submissions received at the end of the Community Consultation period.**”*

Debate ensued.

AMENDMENT NO 2 PUT AND CARRIED (6-0)

(Mayor Catania and Cr Messina were absent from the Chamber. Cr Youngman was an apology for the meeting.)

Debate ensued.

MOTION AS AMENDED PUT AND CARRIED (6-0)

(Mayor Catania and Cr Messina were absent from the Chamber. Cr Youngman was an apology for the meeting.)

Cr Ker stated that as the Draft Affordable Housing Strategy was a complex document he suggested that the submissions received from the Community Consultation be presented to a Forum prior to the matter being reported to the Council. He further stated that the information from the Community Consultation for Item 7.1, 7.3 and 7.4 should also presented to a Forum. Council Members agreed to Councillor Ker's request.

The Presiding Member requested the Chief Executive Officer to note this and to amend the reports accordingly to reflect Council's request.

COUNCIL DECISION ITEM 7.2

That the Council;

- (i) RECEIVES the Draft Town of Vincent Affordable Housing Strategy dated October 2008 prepared by Housing and Urban Research Institute, Western Australia (HURIWA), Curtin University, as “Laid on the Table” and circulated separately to Council Members;***
- (ii) NOTES the recommendations outlined in the Affordable Housing Strategy;***
- (iii) NOTES that the Town's Administration does not have the current employee resources to carry out the full recommendations of the Affordable Housing Strategy and therefore DOES NOT SUPPORT the diversion of existing resources at this stage, to:***
 - (a) create an inter-departmental team (task group) to advance the Affordable Housing Strategy through to implementation; and***

- (b) *investigate strategies to meet the need for an expanded role in leading and coordinating locally appropriate housing reform, and with a strong focus on housing affordability;*

for the following reasons:

- (1) *the reallocation of existing resources will cause a delay in the finalisation of other Council projects, which are deemed a "higher" priority (for example, the Town Planning Scheme Review, Local Planning Strategy, and associated Policies);*
- (2) *it is not deemed a high priority at this stage given the above context; and*
- (3) *the financial and cost implications require further investigation and consideration;*
- (iv) *FURTHER CONSIDERS 'affordable housing' options relating to non-familial ancillary housing and 'strategic development sites' in the Town Planning Scheme Review and the Local Planning Strategy;*
- (v) *SUPPORTS the Town entering into discussions with Local Service Providers and Institutions to define mutually beneficial partnership arrangements, where appropriate, on strategic development sites; and*
- (vi) *ADVERTISES the Affordable Housing Strategy (including the four detailed briefs) for a period of twenty-eight (28) days, and considers the submissions received at the end of the Community Consultation period.*
-

PURPOSE OF REPORT:

The purpose of this report is to provide an update to the Council regarding the Affordable Housing Strategy. The Consultants submitted an 'Analysis and Prospects Discussion Report', which included a table of *Strategic Initiatives* to the Town on 13 June 2008.

BACKGROUND:

The document was presented to the Council at its Ordinary Meeting held on 24 June 2008, where the following was resolved:

"That the Council;

- (i) *RECEIVES the Draft Affordable Housing Strategy prepared by the Housing and Urban Research Institute of Western Australia (HURIWA), Curtin University dated June 2008, as "Laid on the Table" and circulated separately to Council Members;*
- (ii) *ACKNOWLEDGES the dimensions of the affordability crisis being experienced in the housing market both regionally and locally;*
- (iii) *LISTS the matter for further consideration and discussion at a Council Member Forum scheduled for 15 July 2008;*

- (iv) *NOTES that the Town's Administration will be providing additional information and comment in a further report on the timeline, financial/budget implications and implementation of the Recommendations which is to be submitted to a Council Meeting in September 2008; and*
- (vi) *FORWARDS the Draft 'Analysis and Prospects Discussion Paper' prepared by the Housing and Urban Research Institute of Western Australia (HURIWA), Curtin University to the Department for Planning and Infrastructure for use in their Affordable Housing Project."*
- 27 March 2007 The Council at its Ordinary Meeting resolved to authorise the Chief Executive Officer to proceed with an Affordable Housing Strategy Project, to approve a Project Brief and to re-allocate \$12,000 to finance an Affordable Housing Strategy.
- 4 December 2007 The Council approved a quotation submitted by HURIWA for the preparation of an Affordable Housing Strategy for the Town of Vincent, for the sum of \$54,633.72.
- 2 January 2008 A Contract between the Town of Vincent and HURIWA for the preparation of an Affordable Housing Strategy was accepted and signed by the Consultants.
- 24 June 2008 The Council at its Ordinary Meeting resolved the following in respect of the Draft Affordable Strategy:
- "That the Council;*
- (i) *RECEIVES the Draft Affordable Housing Strategy prepared by the Housing and Urban Research Institute of Western Australia (HURIWA), Curtin University dated June 2008, as "Laid on the Table" and circulated separately to Council Members;*
- (ii) *ACKNOWLEDGES the dimensions of the affordability crisis being experienced in the housing market both regionally and locally;*
- (iii) *LISTS the matter for further consideration and discussion at a Council Member Forum scheduled for 15 July 2008;*
- (iv) *NOTES that the Town's Administration will be providing additional information and comment in a further report on the timeline, financial/budget implications and implementation of the Recommendations which is to be submitted to a Council Meeting in September 2008; and*
- (vi) *FORWARDS the Draft 'Analysis and Prospects Discussion Paper' prepared by the Housing and Urban Research Institute of Western Australia (HURIWA), Curtin University to the Department for Planning and Infrastructure for use in their Affordable Housing Project."*
- 15 July 2008 The Consultants presented their findings and outcomes to a Council Member Forum.

22 July 2008 The Council at its Ordinary Meeting resolved the following in respect of the Federal Government's Housing Affordability Fund:

That the Council;

- (i) *RECEIVES the consultation paper relating to the Housing Affordability Fund released by the Australian Government attached as 'Laid on the Table' and circulated separately to Council Members; and*
- (ii) *AUTHORISES the Chief Executive Officer to consider preparing and lodging funding applications to the Housing Affordability Fund in relation to the Leederville Masterplan and the West Perth Regeneration Area.*

25 September 2008 The Town received correspondence from the Department of Families, Housing, Community Services and Indigenous Affairs with respect to the release of the first round of Expressions of Interest for the Housing Affordability Fund. The Town's Officers will consider preparing separate funding applications for the Leederville and West Perth Regeneration Masterplans, however it is not known at this stage, whether either of the projects are at appropriate stages to receive funding grants from the Federal Government.

DETAILS:

The Council Member Forum held on 15 July 2008 provided the Consultants with feedback on the 'Analysis and Prospects Discussion Report', with regard to the following matters:

- Various questions relating to ancillary housing in terms of parking requirements, developer speculation, and examples of its applicability for students and seniors;
- A query relating to the student census figures provided in the report;
- Requests for clarification in terms of the mechanisms for finance, inclusionary zoning, guidance to the Town's Officers, and models of other organisations;
- Manage the wealthy displacing the poor in Transit Oriented Development areas;
- The Town is a stakeholder among many;
- The emphasis on the private developer; and
- The need for refined education among society.

Accordingly, the Consultants have provided an Affordable Housing Strategy for the Town of Vincent along with four detailed briefs, that together provide an integrated starting point for the Town to facilitate and co-ordinate affordable housing within the Town. The briefs focus on:

1. Affordable Housing Policy - identifies and discusses the statutory authority behind the development of a local affordable policy, and then sets out its basic content;
2. Inclusionary Zoning- defines and explains the purpose and functioning of the kinds of developer contribution schemes, and outlines how they can link in with the existing planning framework to be developed collaboratively into mechanisms appropriate for the Town of Vincent development context;
3. Partnerships - explains why and how partnership arrangements can be fostered and used to deliver locally appropriate affordable housing outcomes. The implications for the effective development and implementation of the inclusionary zoning policy are also identified; and

4. Ancillary Housing – explains the basis of the easiest and most versatile example of the way local planning policies can be adapted to facilitate and encourage greater housing diversity.

The Consultants advise in a covering letter dated 27 August 2008, the following:

“Each of the briefs follows a common format and comes with a set of recommendations to advance the next steps towards implementation. The briefs are a reflection of the incremental and collaborative approach that will ultimately deliver on the strategic directions as identified in the Town of Vincent’s Affordable Housing Strategy Discussion Report, 2008. The draft Affordable Housing Policy aims to provide a consistent framework for considering statutory reforms and guidance for development approvals.

The economic and housing climate has changed rapidly since the Affordable Housing Strategy was first considered by Council over a year ago. The affordable housing crisis continues to deepen and its character has changed. The prospect for inclusionary zoning has realistically risen and fallen dramatically during this short period. However, for other policy reform initiatives, such as ancillary housing and abandoned buildings, the case has become stronger. Accordingly, it is anticipated that a second round of briefs will include initiatives related to abandoned buildings, seniors housing, and lodging house retention.

The final phase of the drafting of the Affordable Housing Strategy is almost complete. A draft has been prepared (attached), and we will seek to accommodate Councils feedback and response in relation to the recommended reforms as outlined in the briefs.

We anticipate there will be more questions raised by Councillors and staff and we would be happy to respond to those as effectively as we can.”

The Consultants have condensed the content of the original Discussion Report and have documented an Affordable Housing Strategy and four additional briefs for the Town of Vincent as “*Laid on the Table*”.

CONSULTATION/ADVERTISING:

As the Strategy proposes long term and far reaching implications to landowners, developers and other stakeholders in the project area, advertising for a period of twenty-eight (28) days if applicable.

LEGAL/POLICY:

Town of Vincent Town Planning Scheme No. 1 and associated Policies.

STRATEGIC IMPLICATIONS:

Strategic Plan 2006-2011– Strategic Objectives: Natural and Built Environment:-

“Objective 1.1 Improve and maintain environment and infrastructure

1.1.2 Develop and implement a Town Planning Scheme and associated policies, guidelines and initiatives that deliver community vision

- (d) implement and promote a policy to encourage a proportion of affordable housing, in partnership with the State Government.”*

SUSTAINABILITY IMPLICATIONS:

The implementation of an Affordable Housing Strategy addresses the issue of housing availability and will aim to provide a range of affordable housing types for the Town's residents. The Strategy also considers and ensures that the diverse community is adequately provided for.

FINANCIAL/BUDGET IMPLICATIONS:

The preparation of an Affordable Housing Strategy has been funded from the 2007/2008 Budget. No further allocation is made in the 2008/2009 Budget.

The 2008/09 Budget does not contain specific funds for implementation of recommendations and strategies contained within this Strategy, as it was still being considered by the Town's Administration when the 2008/09 Budget was being formulated.

COMMENTS:

As outlined in Item 10.1.7 presented to the Council at its Ordinary Meeting held on 24 June 2008, the Strategy Discussion Report comprehensively addressed the required outcomes stated in the Project Brief and along with the report, includes a series of Appendices relating to *Affordable Housing Strategic Partnerships – Working with Community Housing Providers, Statutory Considerations, A Community Profile and Housing, and Strategic Initiatives.*

The report identified that *'Local governments in Australia have traditionally not been involved with affordable housing, however this situation is changing rapidly as governments at every level begin to respond to what is increasingly understood as a widespread and protracted crisis with housing affordability.'*

In this respect, it is considered that the Consultants' report and additional briefs clearly sets the scene for how and with whom the Council can progress an affordable housing agenda. Further to this, the report implicitly states that given the current statutory and policy provisions, along with the lack of appropriate State Government directives to provide affordable housing, the Town is not in a position to guarantee that what affordable housing is provided within the Town is allocated to serve its current and future residents needs. In this respect, the report and additional briefs, detail how the range of opportunities for affordable housing in the Town could be realised through partnerships with existing, experienced affordable housing providers.

The Discussion Report concludes with distinct recommendations to the Council to progress the Town's ability to provide affordable housing and notes that:

"The Town is in a strong position to encourage and facilitate the provision of affordable housing appropriate to the current and future needs of its residents. Towards this objective, there is no shortage of capacity, resources or funding within the Town's network of community service providers and agencies. What they seek most from the Council is leadership, facilitation and coordination."

A number of strategies have been recommended which would require considerable Officer resources to investigate and action. At the time of writing this report, the Town's Administration have not fully investigated the necessary resources required to achieve this and the impact that this would have on other projects.

As the Council is aware, the prime objective is to complete the review of the Town Planning Scheme (TPS), Local Planning Strategy and associated documents. The Chief Executive Officer and Directors do not support the diversion of existing resources into:

- (a) creating an interdepartmental team (task group) to advance the Affordable Housing Strategy through to implementation;
- (b) investigating strategies to meet the need for an expanded role in leading and coordinating locally appropriate housing reform within the Town; and
- (c) pursuing discussions with local service providers and institutions to define mutually beneficial partnership arrangements.

It is considered that encompassing affordable housing into the Town's operations, whilst important, is not a high priority at this stage given the above context. There are two aspects of the Strategy however, with respect to non-familial ancillary housing and strategic development sites that could be considered in the Town Planning Scheme Review and the Local Planning Strategy. The *Ancillary Housing Brief* and *Affordable Housing Policy Brief* outline the necessary information to assist in this regard.

In light of the above, it is recommended that the Council receives and notes, where appropriate, the range of recommendations outlined in the Affordable Housing Strategy and additional briefs relating to *Affordable Housing Policy*, *Ancillary Housing*, *Inclusionary Zoning* and *Affordable Housing Partnerships*. In its current operations however, the Town is not in a position to realistically pursue 'affordable housing' partnerships.

It is therefore recommended that the Council receives the Affordable Housing Strategy and additional briefs, and approves the Officer Recommendation.

ADDITIONAL INFORMATION ARISING FROM THE MEETING

The Council amended the Officer Recommendation to advertise the draft Affordable Housing Strategy for Community Consultation. It also requested that the findings be presented to a Forum before the Item is reported to the Council.

Indicative Timeline

The following is an indicative timeline as at 14 October 2008:

| <u>Item</u> | <u>Date</u> |
|--|---|
| <u>Consider Draft Affordable Housing Strategy Report</u> | <u>14 October 2008</u> |
| <u>Advertise Draft Affordable Housing Strategy Report for 28 days</u> | <u>22 October 2008 – 21 November 2008</u> |
| <u>Consider submissions</u> | <u>21 November 2008 – 5 December 2008</u> |
| <u>**Council to consider the findings of the Community Consultation submissions/Implementation Plan at a Forum</u> | <u>February 2009</u> |
| <u>** Council to consider the findings of the Community Consultation submissions/Implementation Plan</u> | <u>February/March 2009</u> |

** The Council requested the Indicative Timeline be amended to reflect the above.

Note: The Forum for December already contains Items considered to be of a higher priority e.g. Restoration of Hyde Park Lakes Report, Car Parking Strategy.

7.3 West Perth Regeneration Masterplan Study – Progress Report No.1

| | | | |
|------------------------------|--------------------------|--------------------|----------------|
| Ward: | South | Date: | 9 October 2008 |
| Precinct: | Hamilton, P11 (CPS No.2) | File Ref: | PLA0147 |
| Attachments: | 001_002 | | |
| Reporting Officer(s): | H Smith | | |
| Checked/Endorsed by: | D Abel, John Giorgi | Amended by: | - |

OFFICER RECOMMENDATION:

That the Council;

- (i) **RECEIVES;**
- (a) *the West Perth Regeneration Masterplan Study Progress Report No.1;*
 - (b) *the Draft West Perth Regeneration Masterplan dated October 2008, as shown in Appendix 7.3 and “Laid on the Table”;*
 - (c) *the Pracsys Leederville Extension Project Report dated February 2008, as “Laid on the Table”; and*
 - (d) *the SKM West Perth Regeneration Proposal – Access, Movement and Car Parking Report dated 6 August 2008, as Laid on the Table”; and*
- (ii) **ADVERTISES** *the Draft West Perth Regeneration Masterplan and associated Pracsys and SKM Reports for public comment;*
- (a) *for a period of twenty-eight (28) days and reports back to the Council with any submissions received at the close of the consultation period; and*
 - (b) *the advertising to include consultation with the Western Australian Planning Commission, City of Perth, Town of Cambridge, East Perth Redevelopment Authority, and relevant Government Departments.*

Moved Cr Doran-Wu, Seconded Cr Lake

That the recommendation be adopted.

AMENDMENT

Moved Cr Doran-Wu, Seconded Cr Ker

That a new clause (iii) be inserted as follows:

“(iii) AUTHORISES the Chief Executive Officer to contact the relevant Ministers to discuss the infrastructure needs of the West Perth Masterplan area.”

Debate ensued.

AMENDMENT PUT AND CARRIED (6-0)

(Mayor Catania and Cr Messina were absent from the Chamber. Cr Youngman was an apology for the meeting.)

Debate ensued.

Cr Doran-Wu departed the Chamber at 7.17pm.

Debate ensued.

Cr Doran-Wu returned to the Chamber at 7.18pm.

Debate ensued.

MOTION AS AMENDED PUT AND CARRIED (6-0)

(Mayor Catania and Cr Messina were absent from the Chamber. Cr Youngman was an apology for the meeting.)

Cr Ker stated that as the West Perth Regeneration Masterplan Study was a important document he suggested that the submissions received from the Community Consultation be presented to a Forum prior to the matter being reported to the Council. He further stated that the information from the Community Consultation for Item 7.1, 7.2 and 7.4 should also presented to a Forum. Council Members agreed to Councillor Ker's request.

The Presiding Member requested the Chief Executive Officer to note this and to amend the reports accordingly to reflect Council's request.

COUNCIL DECISION ITEM 7.3

That the Council;

- (i) **RECEIVES;**
 - (a) *the West Perth Regeneration Masterplan Study Progress Report No.1;*
 - (b) *the Draft West Perth Regeneration Masterplan dated October 2008, as shown in Appendix 7.3 and "Laid on the Table";*
 - (c) *the Pracsys Leederville Extension Project Report dated February 2008, as "Laid on the Table"; and*
 - (d) *the SKM West Perth Regeneration Proposal – Access, Movement and Car Parking Report dated 6 August 2008, as Laid on the Table"; and*
 - (ii) **ADVERTISES** *the Draft West Perth Regeneration Masterplan and associated Pracsys and SKM Reports for public comment;*
 - (a) *for a period of twenty-eight (28) days and reports back to the Council with any submissions received at the close of the consultation period; and*
 - (b) *the advertising to include consultation with the Western Australian Planning Commission, City of Perth, Town of Cambridge, East Perth Redevelopment Authority, and relevant Government Departments; and*
 - (iii) **AUTHORISES** *the Chief Executive Officer to contact the relevant Ministers to discuss the infrastructure needs of the West Perth Masterplan area.*
-

PURPOSE OF REPORT:

The purpose of this report is to provide a progress update for the Council on the West Perth Regeneration Masterplan.

BACKGROUND:

17 October 2006 The Council at its Special Meeting considered a Confidential Item relating to the Leederville Masterplan and resolved as follows:

"That the Council;

...

(v) *NOTES;*

- (a) *the Town's Leederville Masterplan Project Objectives and Principles comply with most of the requirements, Vision, Values, Objectives and Principles for the State Government's Network City Community Planning Strategy for Perth and Peel;*
- (b) *the Indicative Financial Implications, as detailed in this report and ACKNOWLEDGES THAT THE FINAL FINANCIAL IMPLICATIONS WILL CHANGE and will be dependent upon the final Concept Masterplan approved by the Council;*
- (c) *the progress of the Water Corporation Masterplan for the John Tonkin Centre, which is currently being prepared on their behalf by the Cox (Howlett & Bailey Woodhead) - Architectural Planning Design Group;*
- (d) *the progress of the Central Technical and Further Education (TAFE) - Leederville Campus Masterplan for the Leederville Campus, which is currently being prepared on their behalf by Peter Hunt Architect;*
- (e) *the progress of the School of Isolated and Distance Education (SIDE) Masterplan, which is yet to be commenced;*
- (f) *the progress of the "overall" Masterplan for the area bounded by Richmond Street, Oxford Street, Leederville Parade and Loftus Street which is currently being prepared on behalf of the Town by the Project Team;*
- (g) *that additional information concerning Town Centre Mapping, Traffic Study, Services Infrastructure Report and Economic Impact Assessment is currently being prepared by the Project Consultancy team;*
- (h) *that should the Town's Boundary Proposal to obtain a portion of the City of Perth be successful, there is the potential to extend the Masterplan area to include a further twelve (12) hectare area bounded by Loftus, Newcastle and Charles Streets and the Graham Farmer Freeway, as shown in Appendices V and X; and...*

5 June 2007

The Council at its Special Meeting considered a Confidential Item relating to the Leederville Masterplan and resolved as follows:

“That the Council;

- (i) RECEIVES Progress Report No. 6 on the Leederville Masterplan Project as at 1 June 2007;*
- (ii) APPROVES;*
 - (a) the Leederville Masterplan Concept Plan for the Town owned land, as detailed in this report and shown in Plans at Appendices 7.4(1) - (17). and AUTHORISES these Plans to be used as a basis for the Project and ACKNOWLEDGES that these concept plans may be subject to change;*
 - (b) the Delivery Model to be a Joint Venture or Development Agreement between the Town and a private partner(s) in compliance with Sections 3.58 and 3.59 of the Local Government Act 1995;*
 - (c) the Objectives, as shown in Appendix 19;*
 - (d) the Indicative Timeline, as detailed in this report; and*
 - (e) the Memorandum of Understanding between the Town and the Western Australian Planning Commission (WAPC) as shown in Appendix 18;*
- (iii) AUTHORISES the Chief Executive Officer to;*
 - (a) prepare the necessary Expression of Interest and Tender documents for the consideration and approval of the Council;*
 - (b) engage the necessary consultants to assist in the delivery and implementation of the Leederville Masterplan Project;*
 - (c) carry out an Urban Redevelopment Review to "revitalise" the area bounded by Loftus, Newcastle and Charles Streets and the Graham Farmer Freeway;*
 - (d) finalise and sign (in conjunction with the Mayor), the Memorandum of Understanding between the Town, the Department of Planning and Infrastructure and the Western Australian Planning Commission; and*
 - (e) make public the Leederville Masterplan Project (in conjunction with the Mayor), at the appropriate time and to proceed with a Public Consultation process, as detailed in this report;...”*

- 7 November 2007 West Perth Regeneration Masterplan Contract with Consultants, JCY accepted.
- 5 March 2008 The Consultants, JCY presented its progress and draft options to the Town's Officers.
- 18 March 2008 The Consultants, JCY presented draft options to a Council Member Forum.
- 9 April 2008 The Town's Officers met with Consultants, JCY to discuss the progress of the Leederville Masterplan Built Form Guidelines and the West Perth Regeneration Masterplan.
- 2 July 2008 The Council at its Special Meeting considered an Item relating to the Leederville Masterplan where information relating to the West Perth Regeneration Masterplan was included.
- 30 September 2008 The Town facilitated an Owners and Occupiers Engagement Forum to outline the draft options of the Masterplan and the way forward.

DETAILS:

The Leederville Masterplan Concept Plans were released for community consultation in July 2007. As part of the Leederville Masterplan, the Council, at its Special Meeting held on 5 June 2007 resolved to carry out an Urban Redevelopment Review to "revitalise" the area bounded by Loftus, Newcastle and Charles Streets and the Graham Farmer Freeway.

The extension of the Leederville Masterplan studies to encompass the West Perth Regeneration Area, signifies the Town of Vincent's commitment to urban renewal on the northern fringe of Perth's CBD. The nine hectares of land has the capacity to provide an additional 80,000 square metres of commercial office space, and between 600 and 800 apartments. The proposed density could sustain local retail uses that would allow future residents to walk to local food and café outlets, while also having the option of an 8 minute walk to the nearby café strip of Oxford Street.

The Regeneration study recommends the construction of a foot bridge at the southern end of Cleaver Street, which will provide pedestrians and cycle connection over the combined rail and freeway barrier, to City West and West Perth. This link will join Beatty Park and Kings Park as a dynamic activated pedestrian spine. This report also suggests a Cleaver Street train station that while does not figure on Perth Transit Authorities future plan, gained tacit support from some members of the Department for Planning and Infrastructure (DPI).

The Draft West Perth Regeneration Masterplan is included as an attachment to the report. Extracts of the Draft West Perth Regeneration Masterplan and associated Pracsys and SKM reports are outlined below and the full documents are "*Laid on the Table*".

SKM Report

Excerpts from the SKM report dated 6 August 2008, were as follows;

"Sinclair Knight Merz (SKM) was contracted by Jones Coulter Young (JCY) to provide a review of access, movement and car parking requirements in the proposed redevelopment area... The principle objective of the Masterplan, in relation to access, movement and car parking is: "To create efficient, safe and comfortable systems of movement within the study area and identify the potential for transit oriented development".

JCY provided three different development proposals for the area. Transport advice in this report relates to the respective development yields.

...On balance, SKM considers that the trip generation range associated with the redevelopment options (11, 103-13,230) is likely to add a significant volume of traffic to Newcastle Street. At full development, in the morning and afternoon peak hours, traffic volumes along Newcastle Street could be expected to double. Whilst the redevelopment is not predicted to significantly increase congestion at the non-signalised intersections within the area, the removal of Tandy Street (as proposed under option 2A) will increase traffic volumes using other routes to enter and exit Newcastle Street. More importantly, it is likely that congestion will significantly increase at the intersections of Newcastle and Charles Streets; Newcastle and Cleaver Streets; and Newcastle and Loftus Streets, particularly during peak periods.

...Whilst the area is strategically located with good opportunities for TOD, there are a range of issues associated with the existing transport system and the impacts that traffic generated by redevelopment would have on the street network. Based on our analyses, SKM recommends that a full strategic traffic assessment (including SIDRA analyses) would need to be undertaken – principally to ascertain the full impacts of the proposals on the Newcastle/Loftus and Newcastle/Charles intersections – before precinct planning proceeds.”

Pracsys Report

Excerpts from the Pracsys report dated February 2008, were as follows;

“Pracsys have been commissioned by JCY Architects and Urban Designers on behalf of the Town of Vincent to conduct a retail and commercial analysis as well as expenditure modeling and analysis based on possible development options for the Leederville East precinct.

The immediate study area can be defined within the boundaries Loftus Street to the South, Carr Street to the North, Charles Street to the East and Old Aberdeen Place to the South. The current mix of land uses include industrial, commercial and residential. Within the commercial and industrial areas between Newcastle Street, Loftus Street, Charles Street and Old Aberdeen Place there is a hangover of ‘old’ industry from this previously inner-city industrial area. The commercial and industrial land uses within the study area are not being utilised to their potential resulting in a lack of high quality land use. The residential area north of Newcastle Street has a low resident and dwelling ratio especially given that the current zoning for this land is R80.

...As can be seen in the attached appendix 1 Pracsys have applied the worker numbers and total residential units from three plot ratio options supplied by JCY to economic models resulting in total available expenditure which would result from each.

...Within the study area it is recommended that sustainable areas of retail are established given the future increase of both worker and residential populations that would be there to support them. Also given the shortage of office space within the study area and the greater Perth, establishing large amounts of office space will not only be sustainable but profitable and helpful to the situation. Similarly, due to the shortage in quality apartments within the central Perth area, establishing large amount of apartment dwelling would be sustainable. This would contribute to dwelling diversity within the inner north where low densities are common.”

JCY Report

The Consultants, Jones, Coulter, Young (JCY) have advised as follows:

TOD analysis

The area is well serviced by major transport links. Public transport includes the Leederville train station, which is within 800m of a part of the study area, as well as Transperth Bus routes along Newcastle Street. Pedestrian movement is limited by the freeway and other major roads. The study area is connected to dedicated cycle paths to and from the city.

TOD response

A new pedestrian/cycle connection is proposed across the freeway and rail reserve, with a new train station of the Joondalup/Clarkson line. The train station will be an 'inner city' stop and function in a similar way to a tram stop, similar to the City West, McIver, Claisebrook, East Perth and Esplanade train stops. These are all characterised by the relatively short distance between them and the Perth Central train station.

Traffic Analysis

Preliminary traffic analysis was sought through the Master planning exercise which concluded that a full strategic assessment be undertaken to ascertain the full impact of the increased traffic arising from the redevelopment."

The following information presents two options to regenerate the West Perth area, which have been provided to the Town by the Consultants:

"Masterplan Design Option 1

- *New streetscaping on Newcastle Street including; underground power, new street, trees, landscaped verges, upgraded 'universal access' pedestrian pathways.*
- *New developments to provide parking at the side, rear, or basement of the property.*
- *New developments built to the street edge with activated street fronts.*
- *New developments on Newcastle St to be a maximum height of 6 storeys, with floors above 3 storeys (or equivalent height) set back from the street edge.*
- *Awnings to be provided for pedestrian comfort.*
- *Proposed new train station and new pedestrian overpass over the freeway reserve.*
- *New pedestrian overpass integrated into building to provide effective passive surveillance adhering to the CPTED principles.*
- *New developments to be mixed use with commercial/showrooms occupying the ground floor and residential dwellings above (except where otherwise indicated).*

Masterplan Design Option 2

- *New streetscaping on Newcastle Street (as per Design Option 1).*
- *Towers (of 16 - 24 storeys) to rise off a podium. The podium is to be 3-6 storeys.*
- *Proposed new train station and new pedestrian overpass over the freeway reserve.*
- *New pedestrian overpass integrated into building to provide effective passive surveillance.*
- *Landscaped public open space.*
- *New developments to be mixed use with commercial/showrooms occupying the ground floor and residential dwellings above (unless otherwise indicated).*

Incentives to Develop

The impetus for private sector action in the study area will be driven by market forces. The re-zoning of the land and increased plot ratios will increase the value of the land and the potential redevelopment scale and options.

Developer Contribution to Public Realm

It is also likely that the financing of the public realm will be through developer contributions (a 'sinking fund') however the calculation of the contribution amount, based on the increase in value of the land as a result of the new density zoning, is yet to be investigated or determined."

CONSULTATION/ADVERTISING:

The West Perth Regeneration Masterplan proposes an intensification of development within the subject area, with potential and far reaching implications to the Town, residents, business proprietors, landowners, developers and other stakeholders in the Town. It is considered appropriate therefore that the Draft West Perth Regeneration Masterplan be advertised for public comment for a period of twenty eight (28) days inviting written submissions from the public and for the Council to consider any submissions at the conclusion of this period.

Notwithstanding the above, given the potential impact created by the West Perth Regeneration Masterplan, the Town considered it appropriate to consult with the landowners and occupiers of the project area directly prior to formal advertising of the Draft Options at an Owners and Occupiers Engagement Forum on 30 September 2008.

Thirty owners and occupiers attended the Engagement Forum, which involved a Power Point presentation by the Consultants, Jones Coulter Young, Architects and Urban Designers.

Following the presentation of the draft options, questions were taken from the floor with respect to the following key issues:

- How the Masterplan would be progressed?
- The mechanisms of a Local Authority compared to redevelopment authorities (ie: East Perth and Subiaco Redevelopment Authorities).
- What would be the developer contributions and the potential rate increases?
- The potential pressure on landowners to develop or relocate 'industrial' uses.
- The impact of zoning changes on 'industrial' and 'inappropriate commercial' uses.
- The impact of greater allowable height along Newcastle Street on adjoining residential areas.
- The potential subdivision and amalgamation outcomes as a result of the draft Masterplan.

Overall, the presentation received positive responses from the attendees.

LEGAL/POLICY:

Town of Vincent Town Planning Scheme No.1 and associated Policies.

STRATEGIC IMPLICATIONS:

The matter is in keeping with the Town's Strategic Plan 2006-2011, Objective 2.1 - *"Progress economic development with adequate financial resources"*, in particular Actions:

"2.1.1 Promote the Town as a place for investment, appropriate to the vision for the Town."

"2.1.3 Promote business development."

"2.1.7 Implement the Leederville Masterplan."

FINANCIAL/BUDGET IMPLICATIONS:

The 2008/2009 Budget contains an amount of \$186,000 for the Leederville Masterplan – Consultants Fees and \$25,000 for the West Perth Regeneration Masterplan.

SUSTAINABILITY IMPLICATIONS:

It is considered that the proposed West Perth Regeneration Masterplan will direct future development to occur in a manner that meets the community’s changing needs through the provision of a range of housing types and employment choices consistent with transit-oriented design principles and green building design.

COMMENTS:

As outlined, the Town is restricted in its determination of development applications in this area by the existing provisions of the City of Perth City Planning Scheme No.2. Until the Town appropriately addresses the area through an appropriate Scheme Amendment to Town Planning Scheme No. 1 and/or within new Town Planning Scheme No.2, development within this area is limited. The current Town Planning Scheme No.1 does not adequately accommodate either of the options by virtue of plot ratio, land uses and the like. Therefore, the appropriate amendments to the Town Planning Scheme will need to be initiated to accommodate the proposed Masterplan.

Consistent with the Consultants advice, it is further considered appropriate that Built Form Design Guidelines be produced pursuant to the Scheme Amendment or the new Town Planning Scheme to guide the Town and landowners with respect to new development in the area. In addition, the investigation of developer contributions to upgrade the public realm is to be considered. The Western Australian Planning Bulletin 18 sets out the standard requirements and procedures for obtaining contributions that are acceptable to the State Government. The Town also needs to consider the appropriateness or otherwise of a Special Planning Control area over the Regeneration area. Western Australian Planning Bulletin 74 outlines that Special Control Areas can be adopted where the use or development of land needs to be restricted or controlled where issues overlap zones and reserves, and can include areas subject to structure plans or development contributions.

An Indicative Timeline to progress the Masterplan is outlined as follows:

Indicative Timeline as at 14 October 2008:

| <u>Stage</u> | <u>Indicative Dates</u> |
|---|---|
| <ul style="list-style-type: none"> • Draft West Perth Regeneration Masterplan - Owners and Occupiers Workshop. | 30 September 2008 |
| <ul style="list-style-type: none"> • Report to Special Meeting of the Council to receive and advertise the West Perth Regeneration Masterplan and associated reports. | 14 October 2008 |
| <ul style="list-style-type: none"> • Advertise the West Perth Regeneration Masterplan and associated documents and studies. | Late October – early November 2008 (period of 28 days) |
| <ul style="list-style-type: none"> • Report to <u>a Forum</u> the Ordinary Meeting of Council recommending that Council: - <ul style="list-style-type: none"> ○ Receives and addresses the consultation submissions; ○ Considers adopting the West Perth Regeneration Masterplan; and ○ Investigates and considers Built Form Guidelines, developer contributions to upgrade the public realm, special planning control areas and Scheme Amendment to implement the Masterplan. | 16 December 2008 <u>*Forum date to be advised</u> |

(* As correct following the Special Meeting of Council held on 14 October 2008.)

| | |
|---|--|
| <ul style="list-style-type: none">Investigates and considers the most appropriate Scheme Amendment, and report to an Ordinary Meeting of Council recommending initiation of the Scheme Amendment. | December 2008 February/ <u>March</u> 2009* |
|---|--|

(* As correct following the Special Meeting of Council held on 14 October 2008.)

In light of the above, it is recommended that the Council adopt the Officer Recommendation to formally advertise the draft West Perth Regeneration Masterplan and associated documents and studies for twenty-eight (28) days and report back to the Council at the completion of the community consultation.

7.4 Leederville Masterplan Progress Report No. 8

| | | | |
|------------------------------|------------------------------|--------------------|----------------|
| Ward: | South | Date: | 9 October 2008 |
| Precinct: | Oxford Centre, P4 | File Ref: | PLA0147 |
| Attachments: | 001 | | |
| Reporting Officer(s): | H Smith, D Abel, John Giorgi | | |
| Checked/Endorsed by: | D Abel, John Giorgi | Amended by: | - |

OFFICER RECOMMENDATION:

That the Council;

- (i) **RECEIVES;**
- (a) *the Leederville Masterplan Progress Report No. 8, as at 9 October 2008;*
 - (b) *the three (3) Department for Planning and Infrastructure funded reports, attached as “Confidential Appendices”:*
 - (1) *Leederville Masterplan Integrated Transport Study (Appendix 7.4(A));*
 - (2) *Leederville Station Precinct Study (Appendix 7.4(b)); and*
 - (3) *Carr Place Precinct Study (Appendix 7.4(c)); and*
 - (c) *the “Design Options for the YMCA Headquarters Youth Facility and skatepark in Leederville”, as attached to this report;*
- (ii) **ADVERTISES** *the following reports and studies after the Department for Planning and Infrastructure (DPI) has allowed these reports and studies to be released for public information;*
- (a) *Leederville Masterplan Integrated Transport Study (DPI funded Study);*
 - (b) *Leederville Station Precinct Study (DPI funded Study); and*
 - (c) *Carr Place Precinct Study (DPI funded Study);*
- along with the Leederville Masterplan Traffic and Service Report and Draft Built Form Guidelines, for public comment, including a community workshop:*
- (1) *for a period of twenty-eight (28) days and reports back to the Council with any submissions received at the close of the consultation period; and*
 - (2) *the advertising to include consultation with the Western Australian Planning Commission, Town of Cambridge, Water Corporation and other relevant Government Departments; and*
- (iii) **NOTES** *that;*
- (a) *a further report will be submitted to the Council concerning the submissions received during the consultation process and also the options for the future location of the YMCA HQ Youth Facility and skatepark; and*
 - (b) *the reports listed in clause (i)(b) are Confidential and are not to be made public until approval has been granted by the Department of Planning and Infrastructure.*

Moved Cr Maier, Seconded Cr Ker

That the recommendation be adopted.

Debate ensued.

AMENDMENT NO 1

Moved Cr Maier, Seconded Cr Ker

That a new clause (iv) be inserted as follows:

“(iv) REQUESTS that the young people of the Town are actively engaged when considering the future location of the HQ Youth Facility and a report be presented to Council detailing any finding of such consultation.”

Debate ensued.

AMENDMENT NO 1 PUT AND CARRIED (6-0)

(Mayor Catania and Cr Messina were absent from the Chamber. Cr Youngman was an apology for the meeting.)

Debate ensued.

AMENDMENT NO 2

Moved Cr Doran-Wu, Seconded Cr Burns

That a new clause (v) be inserted as follows:

“(v) AUTHORISES the Chief Executive Officer to undertake a review of the housing market prior to entering into any discussions with development partners or developers as part of the risk analysis of the Leederville Masterplan to ensure that:

- (a) the Town achieves the most appropriate return on its investment; and*
- (b) there is an appropriate diverse housing mix.”*

Debate ensued.

AMENDMENT NO 2 PUT AND CARRIED (6-0)

(Mayor Catania and Cr Messina were absent from the Chamber. Cr Youngman was an apology for the meeting.)

AMENDMENT NO 3

Moved Cr Doran-Wu, Seconded Cr Ker

That a new clause (vi) be inserted as follows:

“(vi) AUTHORISES the Chief Executive Officer to contact the relevant Ministers to discuss the infrastructure needs of the Leederville Masterplan area.”

AMENDMENT NO 3 PUT AND CARRIED (6-0)

(Mayor Catania and Cr Messina were absent from the Chamber. Cr Youngman was an apology for the meeting.)

The Presiding Member, Deputy Mayor Steed Farrell advised the meeting that:

- (1) Leederville Masterplan Integrated Transport Study (Appendix 7.4(A));
- (2) Leederville Station Precinct Study (Appendix 7.4(b)); and
- (3) Carr Place Precinct Study (Appendix 7.4(c));

were still confidential, as approval has not been provided by the Department of Planning and Infrastructure, for the documents to be made public. He stated that if the Council wished to consider and discuss these reports, that they should proceed behind closed doors.

Cr Ker indicated his desire to discuss the reports.

PROCEDURAL MOTION

At 7.40pm Moved Cr Ker, Seconded Cr Burns

That Council proceed "behind closed doors" to consider the following items:

- (1) *Leederville Masterplan Integrated Transport Study (Appendix 7.4(A));*
- (2) *Leederville Station Precinct Study (Appendix 7.4(b)); and*
- (3) *Carr Place Precinct Study (Appendix 7.4(c)).*

as these reports were of a confidential nature and had not been approved for public information by the Department of Planning and Infrastructure (who are the owners of the documents).

PROCEDURAL MOTION PUT AND CARRIED (6-0)

(Mayor Catania and Cr Messina were absent from the Chamber. Cr Youngman was an apology for the meeting.)

Journalists Phyynea Papal and Andrei Buters departed the Chamber. There were no public present.

Discussion behind closed doors ensued.

AMENDMENT NO 4

Moved Cr Ker, Seconded Cr Burns

That a new clause (vii) be inserted as follows:

“(vii) REQUESTS the Department of Planning and Infrastructure to integrate the Town’s work on the Leederville Masterplan into the Leederville Station Precinct Study before it is released to the public.”

Debate ensued.

AMENDMENT NO 4 PUT AND CARRIED (6-0)

Debate ensued.

PROCEDURAL MOTION

At 7.58pm **Moved Cr Ker, Seconded Cr Burns**

That an “open meeting” be resumed.

PROCEDURAL MOTION PUT AND CARRIED (6-0)

(Mayor Catania and Cr Messina were absent from the Chamber. Cr Youngman was an apology for the meeting.)

MOTION AS AMENDED PUT AND CARRIED (6-0)

(Mayor Catania and Cr Messina were absent from the Chamber. Cr Youngman was an apology for the meeting.)

Cr Ker stated that as the Leederville Masterplan was an important document he suggested that the submissions received from the Community Consultation be presented to a Forum prior to the matter being reported to the Council. He further stated that the information from the Community Consultation for Item 7.1, 7.2 and 7.3 should also be presented to a Forum. Council Members agreed to Councillor Ker’s request.

The Presiding Member requested the Chief Executive Officer to note this and to amend the reports accordingly to reflect Council’s request.

COUNCIL DECISION ITEM 7.4

That the Council;

- (i) **RECEIVES;**
 - (a) *the Leederville Masterplan Progress Report No. 8, as at 9 October 2008;*
 - (b) *the three (3) Department for Planning and Infrastructure funded reports, attached as “Confidential Appendices”:*
 - (1) *Leederville Masterplan Integrated Transport Study (Appendix 7.4(A));*
 - (2) *Leederville Station Precinct Study (Appendix 7.4(b)); and*
 - (3) *Carr Place Precinct Study (Appendix 7.4(c)); and*
 - (c) *the “Design Options for the YMCA Headquarters Youth Facility and skatepark in Leederville”, as attached to this report;*
- (ii) **ADVERTISES the following reports and studies after the Department for Planning and Infrastructure (DPI) has allowed these reports and studies to be released for public information;**
 - (a) *Leederville Masterplan Integrated Transport Study (DPI funded Study);*
 - (b) *Leederville Station Precinct Study (DPI funded Study); and*
 - (c) *Carr Place Precinct Study (DPI funded Study);*

along with the Leederville Masterplan Traffic and Service Report and Draft Built Form Guidelines, for public comment, including a community workshop:

- (1) for a period of twenty-eight (28) days and reports back to the Council with any submissions received at the close of the consultation period; and*
 - (2) the advertising to include consultation with the Western Australian Planning Commission, Town of Cambridge, Water Corporation and other relevant Government Departments; and*
- (iii) NOTES that;*
- (a) a further report will be submitted to the Council concerning the submissions received during the consultation process and also the options for the future location of the YMCA HQ Youth Facility and skatepark; and*
 - (b) the reports listed in clause (i)(b) are Confidential and are not to be made public until approval has been granted by the Department of Planning and Infrastructure;*
- (iv) REQUESTS that the young people of the Town are actively engaged when considering the future location of the HQ Youth Facility and a report be presented to Council detailing any finding of such consultation.*
- (v) AUTHORISES the Chief Executive Officer to undertake a review of the housing market prior to entering into any discussions with development partners or developers as part of the risk analysis of the Leederville Masterplan to ensure that:*
- (a) the Town achieves the most appropriate return on its investment; and*
 - (b) there is an appropriate diverse housing mix;*
- (vi) AUTHORISES the Chief Executive Officer to contact the relevant Ministers to discuss the infrastructure needs of the Leederville Masterplan area; and*
- (vii) REQUESTS the Department of Planning and Infrastructure to integrate the Town's work on the Leederville Masterplan into the Leederville Station Precinct Study before it is released to the public.*

PURPOSE OF REPORT:

The purpose of this report is to provide a progress update for the Council, and to receive additional information concerning the Leederville Masterplan studies and reports.

BACKGROUND:

7 June 2005 Inaugural meeting of the Leederville Masterplan Working Group. The Leederville Masterplan Working Group also met on 6 September 2005, 4 October 2005, 1 November 2005, 5 December 2005, 7 March 2006, 4 April 2006, 6 June 2006, 21 February 2007 and 23 April 2007.

- 21 June 2006 Draft Municipal Heritage Inventory released for public comment. The Town advises the Water Corporation in a letter dated 21 June 2006 that the John Tonkin Water Centre was included on the draft Municipal Heritage Inventory as a Management Category A - Conservation Essential and invited the Water Corporation to provide comment on the proposed heritage listing.
- March 2007 Full Heritage Assessment undertaken by the Town's Officers on the place at No. 629 Newcastle Street, Leederville indicating that the John Tonkin Water Centre met the threshold for entry onto the Town's Municipal Heritage Inventory as a Management B - Conservation Recommended. The cultural heritage significance was associated mostly with the historical value of the place.
- 2 April 2007 Letter received from the Water Corporation strongly objecting to the proposed heritage listing of the John Tonkin Centre at No. 629 Newcastle Street, Leederville in light of the proposed Master Planning Study being undertaken on the site.
- 3 April 2007 The Council at its Special Meeting considered a Confidential Item relating to the proposed listing of the John Tonkin Water Centre at No. 629 Newcastle Street, Leederville onto the Town's Municipal Heritage Inventory and resolved as follows:
- “That the Council: ...*
- (3) *DEFERS consideration of 629 (Lot 100) Newcastle Street, Leederville, until early 2008, when the Water Corporation Masterplan has been completed;”;* and ...”
- 23 April 2007 Leederville Masterplan Working Group resolved to authorise the Chief Executive Officer to engage Consultants to prepare a plan for urban renewal for all land north of the Graham Farmer Freeway (ex- City of Perth) which will become a part of the Town of Vincent.
- 5 June 2007 The Council at its Special Meeting considered a Confidential Item relating to the Leederville Masterplan and resolved as follows:
- “That the Council;*
- (i) *RECEIVES Progress Report No. 6 on the Leederville Masterplan Project as at 1 June 2007;*
- (ii) *APPROVES;*
- (a) *the Leederville Masterplan Concept Plan for the Town owned land, as detailed in this report and shown in Plans at Appendices 7.4(1) - (17) and AUTHORISES these Plans to be used as a basis for the Project and ACKNOWLEDGES that these concept plans may be subject to change;*
- (b) *the Delivery Model to be a Joint Venture or Development Agreement between the Town and a private partner(s) in compliance with Sections 3.58 and 3.59 of the Local Government Act 1995;*

- (c) *the Objectives, as shown in Appendix 19;*
 - (d) *the Indicative Timeline, as detailed in this report; and*
 - (e) *a Memorandum of Understanding between the Town and the Western Australian Planning Commission (WAPC) as shown in Appendix 18;*
- (iii) *AUTHORISES the Chief Executive Officer to;*
- (a) *prepare the necessary Expression of Interest and Tender documents for the consideration and approval of the Council;*
 - (b) *engage the necessary consultants to assist in the delivery and implementation of the Leederville Masterplan Project;*
 - (c) *carry out an Urban Redevelopment Review to "revitalise" the area bounded by Loftus, Newcastle and Charles Streets and the Graham Farmer Freeway and including the lots on the north side of Newcastle Street;*
 - (d) *finalise and sign (in conjunction with the Mayor), the Memorandum of Understanding between the Town, the Department of Planning and Infrastructure and the Western Australian Planning Commission; and*
 - (e) *make public the Leederville Masterplan Project (in conjunction with the Mayor), at the appropriate time and to proceed with a Public Consultation process, as detailed in this report;*
- (iv) *NOTES;*
- (a) *the progress of the Memorandum of Understanding (MOU) between the Town and the Western Australian Planning Commission (WAPC) / Department of Planning and Infrastructure (DPI), as detailed in this report;*
 - (b) *the information received from the Minister for Police and Emergency Services, as detailed in his letter dated 13 April 2007, advising that the Western Australian Police Services are no longer interested in pursuing the Leederville Early Childhood Centre site for use as a Police Station and will be pursuing a "shop front" in the Leederville Business District;*
 - (c) *that the Town's Administration will explore sources of funding for the relocation of the Leederville Early Childhood Centre site and the upgrade of the Margaret Kindergarten;*

- (d) *that the Town's Administration will further explore the possible sites for the future relocation of HQ facilities, as detailed in this report;*
- (e) *the progress of the transferring of the Water Corporation Reserve land situated in "The Avenue Car Park", to the Town, in exchange for the upgrade of part of the water drains; and*
- (f) *the potential Economic Benefits and Yields which may be achieved as a result of the implementation of the Leederville Masterplan Project, as shown in Appendix 20; and*
- (v) *DIRECTS that this report remain confidential, as it contains commercially sensitive information, until it has been made public by the Chief Executive Officer/Mayor and thereafter, only the information authorised by the Chief Executive Officer is to be made public."*

- 17 July 2007 The Leederville Masterplan was launched by the Mayor.
- 19 July 2007 Consultants JCY invited to provide a formal quotation to prepare an extension of the Leederville Masterplan for the land bound by Loftus Street, Newcastle Street, Charles Street and the Graham Farmer Freeway recently acquired from the City of Perth.
- 24 July 2007 Planning and design consultants were invited to provide formal quotations to prepare the Built Form Guidelines for the Leederville Masterplan area.
- 31 August 2007 Public Consultation on the Leederville Masterplan closes.
- 7 November 2007 West Perth Regeneration Masterplan Contract with consultants JCY accepted.
- 22 November 2007 Leederville Masterplan Design Review facilitated by the DPI at the Town of Vincent.
- 19 February 2008 A Progress Report and Presentation on the Leederville Masterplan by the Chief Executive Officer and Directors was presented at a Council Forum.
- 18 March 2008 The Consultants JCY presented their progress and draft Built Form Guidelines to a Council Forum along with the first presentation relating to the West Perth Regeneration Project.
- 9 April 2008 The Town's Officers met with consultants JCY to discuss the progress of the Built Form Guidelines and the West Perth Regeneration Masterplan.
- 14 April 2008 The Town's Officers met with consultants JCY and representatives of the DPI to discuss the inception of Studies relating to the Leederville Station Study, the Transport Study and the Carr Place Precinct.

2 July 2008

The Council at a Special Meeting resolved the following in relation to the Leederville Masterplan

“That the Council;

- (i) *RECEIVES the Progress Report No. 7 relating to the Leederville Masterplan as at 27 June 2008;*
- (ii) *CONSIDERS the submissions received from the Community Consultation carried out in 2007;*
- (iii) *NOTES the;*
 - (a) *recommendations of the Leederville Masterplan Design Review conducted by the Department for Planning and Infrastructure (DPI) as detailed in this report;*
 - (b) *progress of the proposed Western Australian Local Government Association (WALGA) building, as detailed in this report;*
 - (c) *progress of the following studies;*

Leederville Masterplan Integrated Public Transport and Access Study (DPI)

| <u>Study</u> | <u>Date Due</u> |
|--|---------------------|
| <i>Leederville Masterplan Integrated Public Transport and Access Study (DPI)</i> | <i>30 June 2008</i> |
| <i>Carr Place Precinct Study (DPI)</i> | <i>31 July 2008</i> |
| <i>Leederville Station Precinct Study (DPI)</i> | <i>31 July 2008</i> |
| <i>West Perth Urban Regeneration Masterplan Study (Town)</i> | <i>31 July 2008</i> |

- (d) *indicative funding requirements for implementation of the Leederville Masterplan, for year 2009 onwards;*
- (e) *Town's Expression of Interest document has been delayed and will be finalised, once the DPI studies have been received; and*
- (f) *Town's Administration is still investigating sites for the relocation of the HQ Youth Facility / Skate Park;*

- (iv) *RECEIVES;*
- (a) *the Draft Built-Form Guidelines dated June 2008, as shown in Appendix No.1, subject to the Draft Built-Form Guidelines being amended as follows:*
- 1) *page 10 be amended to read as follows:*
- ...This implies equivalence with a minimum 5 star rating for the appropriate building...*
- (b) *the Traffic and Services Report dated March 2008, as shown in Appendix No. 2;*
- (v) *ADVERTISES the Traffic and Services Report and Draft Built-Form Guidelines for public comment;*
- (a) *for a period of four (4) weeks and reports back to the Council with any submissions received at the close of the consultation period; and*
- (b) *including, forwarding a copy of the Traffic and Services Report and Built-Form Guidelines to the Department of Planning and Infrastructure and other relevant Government departments;*
- (vi) *RECEIVES the report and Heritage Assessment as attached in Appendix No. 3, relating to the YMCA Headquarters (former Cullity Timber Yard) located at Nos. 60 - 62 (Lots 26, 27 and 28) Frame Court, Leederville and AGREES IN PRINCIPLE that the place may be demolished in the advent of a Development Application and requiring that prior to any redevelopment of the site, an interpretation plan is prepared and approved by the Town that reflects the historical significance of the site, as detailed in the Heritage Assessment shown in Appendix 3;*
- (vii) (a) *APPROVES the relocation of the HQ Youth Facility and Skate Park to another site yet to be determined;*
- (b) *in accordance with the Town's commitment to address the triple bottom line when making decisions, the Council commits to provide a skate facility which provides similar access to transport and other facilities as those experienced by the current users of the Skate Park; and*

- (c) *NOTES that a further report will be submitted to the Council after further investigations have been carried out;*
- (viii) *APPROVES the disposal of the Town owned land in two Stages, with Stage 1 being land west of Oxford Street, as shown in Appendix No. 4 and Stage 2 being the Town owned land, east of Oxford Street, as shown in Appendix No. 5 and AUTHORISES the Chief Executive Officer to further investigate this matter and report back to the Council;*
- (ix) *RECEIVES the Heritage Assessment as attached in Appendix No. 6, relating to the John Tonkin Water Centre located at Nos. 629 (Lot 100) Newcastle Street, Leederville and DETERMINES NOT to include the place on the Town's Municipal Heritage Inventory and condition that prior to any redevelopment of the site, an interpretation plan is submitted and approved by the Council that reflects the historical significance of the site, as detailed in the Heritage Assessment, as shown in Appendix 6;*
- (x) *RECEIVES the Confidential Presentation from the Water Corporation concerning their Masterplan for land controlled by the Water Corporation (as shown in Appendix No. 12); and*
- (xi) *REQUESTS that there be an opportunity for community involvement, including a community workshop, when all reports are received and prior to the preparation of Expression of Interest documentation."*

DETAILS:

This report outlines progress on the Leederville Masterplan and to outline additional information concerning the Leederville Masterplan studies and reports.

Local Government Planning Assistance Program

Further to the Agenda Item discussed at the Special Meeting of the Council held on 2 July 2008, the three (3) studies/reports funded by the above Assistance Program have been received by the Town. **The Reports however have not been released for publication given that the Western Australian Planning Committee and/or Commission have not endorsed the content of the reports. It is expected that these matters will be determined by the Western Australian Planning Committee on 14 October 2008. The three (3) reports are strictly confidential at this stage and have been attached as Confidential Appendices.** If the Council wishes to discuss the reports in detail, it should '*proceed behind closed doors*' for that discussion.

As outlined previously, the three studies focus on the Carr Place and Leederville Station Precincts and the associated transport issues across the Masterplan area as identified in the Design Review Workshop facilitated by the Department for Planning and Infrastructure on 22 November 2008.

A summary of the Studies is outlined as follows:

Leederville Station Precinct Study

An analysis of the Station's operations and the characteristics of its immediate 400 metre catchment were undertaken, in order to explore and develop scenarios to improve the integration of Leederville Station with its surrounding urban and redevelopment context.

Redevelopment scenarios have been presented to the Town which essentially concentrate on improving the development and public realm improvement options for the station catchment within the Town of Cambridge. The options propose bus route options including the extension of the 'Subiaco Shuttle' and a route over the freeway. The study goes on to outline preferred land uses, residential densities and built form based guidelines for appropriate sites.

Carr Place Precinct Study

The Design Review identified this Precinct as being the residential 'engine house' of Leederville. This led to the development of alternative schematic options to demonstrate how the Carr Place Precinct could be redeveloped over time via the introduction of a new laneway connecting Carr Place with Newcastle Street along with the widening of the existing laneway to 6 metres. In addition, it is proposed to introduce 'sliding' residential densities consistent with the following:

- lots less than 600 square metres a density coding of Residential R80 with a maximum building height of 2 storeys
- 650 – 1500 square metres, a density coding of Residential R120 with a maximum building height of 4 storeys; and
- land areas above 1500 square metres, a density coding of Residential R160 with a maximum height of 4 storeys to Carr Place and 8 storeys to Vincent Street.

A Special Control area designation is also proposed which would provide for minor amendments to existing zonings for land identified for mixed-use development.

Integrated Transport Study

The main objective of the project was to develop an integrated transport plan to be provided to the Town of Vincent and the Town of Cambridge to augment the Leederville Masterplan and ensure that it is consistent with Network City objectives. The plan consolidates all traffic and transport investigation undertaken by the relevant authorities in the past few years and comments on future actions that may be required. Accordingly, the Study outlines a comprehensive Action Plan of suggested improvements and modifications within the subject area.

Future Location of Skate Park – Options

Objective - Social Sustainability

At the Special Meeting of Council held on 5 June 2007, the Council adopted the following objective concerning the HQ Facility / Skate Park;

"Should the HQ Facility be removed, equivalent easily accessible facilities will be provided within Vincent, prior to the removal of the HQ Facility."

The Council at its Special Meeting held 2 July 2008 further resolved the following in this regard:

- “(vii) (a) *APPROVES the relocation of the HQ Youth Facility and Skate Park to another site yet to be determined;*

- (b) *in accordance with the Town's commitment to address the triple bottom line when making decisions, the Council commits to provide a skate facility which provides similar access to transport and other facilities as those experienced by the current users of the Skate Park; and*
- (c) *NOTES that a further report will be submitted to the Council after further investigations have been carried out;"*

In accordance with the above, Consultants, Jones Coulter Young (JCY), were requested to detail the impact of the HQ facility and skate park being retained on Frame Court (as shown in one of the original Concept Plans provided to the Town). In this respect, the Consultants have also been requested to provide additional detail in terms of the loss of square metreage, numbers of units, car parking and the financial implications of the option. The Consultants have provided the following four options in this regard, and the concept plans are included as an attachment to the report:

Draft Option 1 – Retain Entire Facility

- HQ and Skate Park is retained in its current format.
- Diverse area for civic space north of the development. Opportunity exists to incorporate 'skatable' elements into the space.
- Tower and podium development to be constructed, being 5 storeys tall with ground floor commercial activity addressing the civic space. Tower to be high density residential dwellings.
- 5 storey mixed use development with ground floor commercial activation and residential or commercial developments above. Vehicle parking to be on the southern side of the development and provide a 'buffer' to the skate park/HQ.
- Vehicle access at the eastern side of the civic space.
- 4 – 5 storey public car park located to the east of the skate park with vehicle access from Frame Court.

Draft Option 2 – Retain HQ – New Skate Park within Precinct

- HQ building to be retained with new skate park and gig room.
- Diverse area for civic space north of development. Opportunity exists to incorporate 'skatable' elements into the space.
- Tower and podium development to be constructed, being 5 storeys tall with ground floor commercial activity addressing the civic space. Tower to be high density residential dwellings at 16-24 storeys.
- Tower and podium development. 3 – 4 storey mixed use development with ground and first floor commercial with vehicle parking above.
- Vehicle access from Frame Court.

Draft Option 3 – Retain HQ – New Skate Park outside Precinct

- HQ building retained with skate plaza at the entrance to HQ.
- Diverse area for civic space north of the development. Opportunity exists to incorporate 'skatable' elements into the space.
- Tower and podium development to be constructed, being 3-4 storeys tall with ground floor commercial activity addressing the civic space. Tower to be high density residential dwellings at 16-24 storeys.
- Tower and podium development. 3-4 storey mixed use development with ground floor commercial activation and 8-10 storey tower to be residential above.
- 4 – 5 storey public car park located to the east of the skate park.

Draft Option 4 – New Skate Park and HQ Facility within the Precinct

- New HQ facility offering existing services including new gig room with high quality architectural design.
- New skate park designed to ‘world class’ standards.
- Diverse area for civic space north of the development. Opportunity exists to incorporate ‘skatable’ elements into the space.
- Tower and podium development to be constructed, being 3-4 storeys tall with ground floor commercial activity addressing the civic space. Tower to be high density residential dwellings at 16-24 storeys.
- Tower and podium development. 3-4 storey mixed use development with ground floor commercial activation and 8-10 storey tower to be residential above.
- 4 – 5 storey public car park extending over commercial development to the west.
- Vehicle access from Frame Court.

Indicative Total Yields

| | <i>Site Area (m²)</i> | <i>No. Apart.</i> | <i>Café/ Restaurant/Retail (NLA m²)</i> | <i>Office (NLA m²)</i> | <i>Apart. Area (m²)</i> | <i>Parking (car bays)</i> | <i>Max. Plot Ratio</i> |
|------------------------------|----------------------------------|-------------------|--|-----------------------------------|------------------------------------|---------------------------|------------------------|
| <i>Draft Option 1</i> | 5600 | 134 | 1800 | 2500 | 13200 | 650 | 7.2 |
| <i>Draft Option 2</i> | 7580 | 134 | 3950 | 6500 | 13200 | 530 | 5.6 |
| <i>Draft Option 3</i> | 7120 | 147 | 1600 | 1500 | 14700 | 625 | 3.9 |
| <i>Draft Option 4</i> | 8680 | 134 | 3950 | 6500 | 13200 | 530 | 5.6 |

Subject to the Council receiving the report, the Town’s administration will further investigate the four options, including financial implications and conformity with the Project Objectivities. Thereafter, a further report will then be submitted to the Council.

Water Corporation Masterplan - Expression of Interest

As previously reported to the Council at its Special Meeting held 2 July 2008, the Water Corporation have been preparing a Masterplan for their land. On Wednesday 25 June 2008, the Water Corporation via their agent, Knight Frank, advertised an Expression of Interest (EOI) for redevelopment of their land which closed on 29 August 2008. The Water Corporation have provided the following update in terms of the Expression of Interest process:

“Office accommodation at the JTWC is currently at full capacity, which has resulted in the need to lease numerous external buildings to accommodate staff. This situation is expected to continue in the short to medium term, and directly correlates with Water Corporation’s significantly increased capital expenditure budget.

In order to address this situation, in May 2008 the Water Corporation advertised for Expressions of Interest regarding a 60 year ground lease of the entire John Tonkin Water Centre (JTWC) site in exchange for:

- (a) *Provision of a 10,200m² NLA 5 Star Green Star office building and associated parking; and*
- (b) *Provision of the ongoing occupation of the JTWC building at nil cost for the duration of the lease.*

The Expression of Interest (EOI) period closed on 29 August 2008, and resulted in 4 EOI submissions being received. The bids propose a variety of design solutions, and are currently being assessed against strict criteria by a Project Control Group established by the Water Corporation. It is expected that by late September 2008 the field will be narrowed, and the successful proponent/s asked to prepare tender documents.

It is anticipated that the successful tenderer will be appointed by December 2008, with work on the new accommodation to be completed by the December 2011 deadline.”

It is further noted that the Council at its Special Meeting held on 2 July 2008 resolved the following with respect to the John Tonkin Water Centre:

“(ix) *RECEIVES the Heritage Assessment as attached in Appendix No. 6, relating to the John Tonkin Water Centre located at Nos. 629 (Lot 100) Newcastle Street, Leederville and DETERMINES NOT to include the place on the Town's Municipal Heritage Inventory and condition that prior to any redevelopment of the site, an interpretation plan is submitted and approved by the Council that reflects the historical significance of the site, as detailed in the Heritage Assessment, as shown in Appendix 6;”*

Leederville Masterplan Updated Indicative Timeline

Delays to the delivery and implementation of the Leederville Masterplan has been affected by inter alia, a number of factors not within the Town’s control. These factors relate to the State Government’s desire to be involved in the process by virtue of the Peer Review, and the subsequent additional studies relating to Carr Place Precinct, the Leederville Train Station and Integrated Transport. In addition, at the Special Meeting of Council held on 2 July 2008, the Council requested that it wished for all the report to be advertised together. Accordingly, an amended Indicative Timeline, as at October 2008 is provided as follows.

Indicative Timeline as at 14 October 2008:

| STAGES | INDICATIVE DATES |
|---|--|
| Stage 1 - Concept Design | Completed |
| Stage 2 - Due Diligence of Concept Designs | Completed |
| Stage 3a – Appointment of Principal Consultants Tenders | Completed |
| Stage 3b – Water Corporation Study | |
| <ul style="list-style-type: none"> ▪ Space planning and consultation with Water Corporation Stakeholders to establish current, mid-term and long term Masterplan for Water Corporation site ▪ Input into Leederville Masterplan | Completed January-Dec 2007 <i>Presentation to Council on 3 July 2008. EOI advertised on 25/06/08.</i> |
| Stage 4 – Town of Vincent and Community Consultation Strategy | |
| <ul style="list-style-type: none"> ▪ Presentation of Draft Expanded Leederville Town Centre Masterplan to Town | Completed |
| <ul style="list-style-type: none"> ▪ Presentation of <u>Final</u> Concept – Leederville Town Centre Masterplan to Town | Completed |
| <ul style="list-style-type: none"> ▪ Creation of Communication Strategy | Completed |
| <ul style="list-style-type: none"> ▪ Community Consultation | Completed 17 July 2007 – 31 August 2007 |

| STAGES | INDICATIVE DATES |
|--|-----------------------------------|
| Stage 5 – Disposal of Land (Expression of Interest (EOI) and Tender Process) | |
| ▪ Council approval of Delivery Model-Preliminary | Completed |
| ▪ Final Version of Leederville Town Centre Built Form Design Guidelines to be submitted by Consultants | Completed June 2008 |
| ▪ West Perth Regeneration Masterplan Options and draft Leederville Masterplan Built Form Design Guidelines presented to the CEO and Directors | Completed 5 March 2008 |
| ▪ West Perth Regeneration Masterplan Options scheduled to be presented to the Mayor and Council Members Forum 18 March 2008 | Completed 18 March 2008 |
| ▪ Report to SMC to address Built Form Design Guidelines, Traffic and Services Report, former Cullity Timbers Building, John Tonkin Water Centre, Progress of three Independent DPI Studies | Completed 3 July 2008 |
| ▪ Receiving of three DPI Studies; <ul style="list-style-type: none"> ▪ Carr Place Precinct Study ▪ Leederville Station Precinct Study ▪ Integrated Public Transport and Access Study | Completed October 2008 |
| ▪ Advertise 3 DPI Studies, Draft Built-Form Guidelines, and the Traffic and Service Report. | November 2008 |
| ▪ Community Workshop | (late Nov. 2008) |
| ▪ <u>Report to a Council Forum on the findings of the Community Consultation submission concerning the Leederville Masterplan Integrated Transport Study, Leederville Station Precinct Study, Carr Place Precinct Study and design options for YMCA Headquarters</u> | <u>February 2009*</u> |
| ▪ Preparation of EOI Documentation | December 2008 – February 2009 |
| ▪ <u>Report to Council on the findings of the Community Consultation submission concerning the Leederville Masterplan Integrated Transport Study, Leederville Station Precinct Study, Carr Place Precinct Study and design options for YMCA Headquarters</u> | <u>February 2009</u> |
| ▪ Approval of Built-Form Guidelines and EOI Documentation for 1st Stage (West of Oxford Street) | <i>February/March 2009</i> |
| ▪ Advertise EOI (6 week process) | <i>February – March 2009</i> |
| ▪ Evaluation of EOIs (Design, Financial, Objectives) | <i>April 2009</i> |
| ▪ Preparation of Request for Tender Documents | <i>April 2009</i> |
| ▪ Council Approval of Request for Tender Documents | <i>April – May 2009</i> |
| ▪ Advertise Request for Tender (12 weeks) | <i>May – July 2009</i> |
| ▪ Evaluation of Tenders | <i>August 2009</i> |
| ▪ Council Approval of Tenderer(s) (or JV Partners) | <i>September 2009</i> |
| ▪ Preparation of Documentation | <i>September – November 2009</i> |

(* Corrected as a result of the Special Meeting of Council 14 October 2008.)

| STAGES | INDICATIVE DATES |
|--|-------------------------------------|
| <ul style="list-style-type: none"> ▪ Preparation of Business Plan for Major Land Transaction | <i>December 2009 – January 2010</i> |
| <ul style="list-style-type: none"> ▪ Council Approval of Business Plan Documents | <i>February 2010</i> |
| <ul style="list-style-type: none"> ▪ Advertise Business Plan / Major Land Transaction (6 weeks) | <i>February – March 2010</i> |
| <ul style="list-style-type: none"> ▪ Consideration of Business Plan Submissions | <i>March 2010</i> |
| <ul style="list-style-type: none"> ▪ Council Decision of Major Land Transaction Business Plan to proceed (or discontinue with Major Land Transaction) (Council decision to proceed to Design / Implementation Stage) | <i>April 2010</i> |
| Stage 6 – Preparation of Design Plans and Subdivision <ul style="list-style-type: none"> ▪ Detailed Public Realm Design ▪ Preparation of Design Guidelines ▪ Preparation of Detailed Civil Design ▪ Preparation of Landscape Plan – Themes ▪ Preparation of Subdivision Documentation ▪ Presentation to Council for Approval of above | May - October 2010 |
| Stage 7 – Development / Implementation - Stage 1 Land <ul style="list-style-type: none"> ▪ Implementation / Construction | November 2010 – April 2014 |
| Stage 8 – Development of Stage 2 Land (land east of Oxford Street) | To be advised |

The above dates are contingent on the Council decisions being made as specified.

CONSULTATION/ADVERTISING:

The Leederville Masterplan brochure was distributed to 15,772 properties within the Town in July 2007 in addition to 500 brochures obtained directly from the Town and its website. Five (5) public meetings and presentations were held, with two specifically for owners/occupiers in the Masterplan area. Letters were also sent to all relevant Government departments/agencies seeking comment. One hundred and eighty (180) responses were received including eleven (11) responses from government agencies and key stakeholders and five (5) submissions received after consultation closed on 31 August 2007.

LEGAL/POLICY:

The Town's Community Consultation Policy.

The Local Government Act 1995, Section 5.23(2) prescribes that a meeting or any part of a meeting may be closed to the public when it deals with a range of matters.

The Department of Planning and Infrastructure (DPI) has requested that the three (3) DPI reports are kept confidential until its Committee and/or Commission has allowed the reports to be released for public information. **The Town is still awaiting this permission from the Department of Planning and Infrastructure however, in the interim; the reports have been distributed to Council Members, Chief Executive Officer and Directors as Confidential Appendices Nos.4 A-C.**

All Expressions of Interest will be conducted in accordance with the requirements of the Local Government Act.

STRATEGIC IMPLICATIONS:

The matter is in keeping with the Town's Strategic Plan 2006-2011, Objective 2.1 - "Progress economic development with adequate financial resources", in particular Actions:

"2.1.1 Promote the Town as a place for investment, appropriate to the vision for the Town."

"2.1.3 Promote business development."

"2.1.7 Implement the Leederville Masterplan."

SUSTAINABILITY IMPLICATIONS:

It is considered that the Leederville Masterplan will direct future development to occur in a manner that meets the community's changing needs through the provision of a range of housing types and employment choices consistent with transit-oriented design principles and green building design. This is considered to be a sustainable future development.

FINANCIAL/BUDGET IMPLICATIONS:

The 2008/2009 Budget contains an amount of \$186,000 for the Leederville Masterplan – Consultants Fees.

Expenditure to Date

| Year | Budget | Expenditure | Available |
|-----------|--------------|-------------|------------------|
| 2005-2006 | \$225,000.00 | \$58,279.10 | - |
| 2006-2007 | \$191,000.00 | \$41,600.00 | - |
| 2007-2008 | \$200,000.00 | \$85,412.79 | \$114,587.21 |
| | | | (as at 27/06/08) |

Indicative Budget - Stage 1 and 2

| ITEM | YEAR | | | | | | |
|---|---------------|---------------|-----------------|----------------|---------------|----------------|---------------|
| | 2005/2006 | 2006/2007 | 2007/2008 | 2008/2009 | 2009/2010 | 2010/2011 | 2011/2012 |
| • Legal | - | 2,500 | 20,000 | 20,000 | 30,000 | 30,000 | 30,000 |
| • Project Management | - | - | 5,000 | 10,000 | 5,000 | 5,000 | 5,000 |
| • Property Services / Valuers | - | - | 20,000 | 20,000 | 10,000 | 10,000 | 10,000 |
| • Financial/Economic | - | - | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| • Technical/Engineering (traffic, civil, engineering, hydraulic, electrical, surveying) | - | - | 34,380 | 5,000 | 5,000 | 5,000 | 5,000 |
| • Probity Auditor | - | - | 10,000 | 5,000 | - | 10,000 | - |
| • Community Consultation/Marketing /Media/Public Relations/Advertising | - | - | 10,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| • Architects/Urban Design | 58,297 | 31,700 | 44,720 | 5,000 | 5,000 | 5,000 | 5,000 |
| • West Perth Urban Regeneration Study | - | - | 36,240 | - | 30,000 | 20,000 | 20,000 |
| • Landscape Architects | - | - | - | 25,700 | - | 10,000 | - |
| Total | 58,297 | 34,200 | *185,340 | 105,700 | 95,000 | 105,000 | 85,000 |

(*Note: Unexpended Funds are Carried Forward).

The Town's administration have been giving consideration to the disposal of the Town's land. At this stage it is strongly recommended that the Town not sell the land outright, but rather lease it long term for a period of 50-60 years. This lease method has been proposed by the Water Corporation for their land. Furthermore, the City of Subiaco have recently advertised land for a 50 year lease.

Whilst this may have an initial lower financial return to the Town, it will have long term benefits. A further report will be provided to the Council when the matter has been further investigated.

World Financial Crisis

The Town has not yet obtained information on the effect of the current world financial crisis on the impact for the current potential developers of the Leederville Masterplan. Once this information is received, it will be reported to the Council.

COMMENTS:

The Town's Administration have been progressing the Leederville Masterplan project, however final recommendations cannot be made until all necessary reports and studies have been advertised, submissions received and determined. The Town has now received the DPI reports as outlined previously and it is intended that advertising of all the reports and studies will commence in early October 2008. Towards the end of the consultation period, a community workshop will be held as requested by the Council at its Special Meeting held on 2 July 2008, which will be independently facilitated by Consultants.

A further report is proposed to be submitted to the Council in December 2008.

Approval of the Officer Recommendation is requested.

8. CLOSURE

The Presiding Member, Deputy Mayor Steed Farrell, declared the meeting closed at 7.59pm with the following persons present:

| | |
|---------------------------------|-------------------------------|
| Cr Steed Farrell (Acting Mayor) | Presiding Member, North Ward |
| Cr Doran-Wu | North Ward |
| Cr Ker | South Ward |
| Cr Ian Ker | South Ward |
| Cr Sally Lake | South Ward |
| Cr Dudley Maier | North Ward |
| John Giorgi, JP | Chief Executive Officer |
| Rob Boardman | Director Development Services |
| Rick Lotznicker | Director Technical Services |

No Members of the Public.

These Minutes were confirmed by the Council as a true and accurate record of the Special Meeting of the Council held on 14 October 2008.

Signed:Presiding Member
Mayor Nick Catania

Dated this day of 2008