

DV11.65 TOWN PLANNING SCHEME NO. 1 REVIEW - PROGRESS REPORT

PURPOSE OF REPORT:

To update Council on the review of Town Planning Scheme No 1, including the preparation of the Town's Local Planning Strategy (LPS) and the implementation of the West Leederville Planning and Urban Design Study (WLPUDS).

BACKGROUND:

Council adopted a progressive approach to the review of Town Planning Scheme No.1 at its meeting held on 26 February 2008 (Item DV08.20). The review of Town Planning Scheme No.1. has included the following components to date:-

- Review of the Town's planning policies and subsequent adoption of the Town Planning Scheme Policy Manual;
- Development of a working LPS document containing broad objectives to guide the further development of the LPS, adopted by Council at its meeting of 25 May 2010 (Item DV10.43); and
- Completion of the WLPUDS as adopted by Council at its meeting of 21 December 2010 (Item DV10.122).

DETAILS:

Local Planning Strategy (LPS)

As required by the Western Australian Planning Commission (WAPC) in the Town Planning Regulations 1967, the Town is developing a LPS to provide the strategic basis to the review of Town Planning Scheme No. 1. The LPS will comprise a Local Housing Strategy, Transport Strategy, Local Commercial Strategy and Parks and Recreation Strategy. The undertaking of each of these strategies will enable detailed analysis in each of these topics to complete the LPS.

Council has endorsed a working LPS document to provide general directions and objectives for the Town's planning. Yet, a more detailed strategy is still required which is to be based on comprehensive analysis of issues and opportunities relating to housing, transport, commercial and economic development and recreation and public spaces.

Town Planning Scheme Review (Progressive Approach)

It is envisaged that as individual components of the LPS are completed, including individual strategies and studies, that Town Planning Scheme No. 1 will be progressively reviewed to allow recommendations and strategies to be implemented in a timely manner. Whilst the LPS will not have been finalised, the Department of Planning has indicated that it will give consideration to scheme and policy amendments where Council has adopted an overall strategic framework, as is provided by the working LPS document. The first stage of the Town Planning Scheme review is currently underway, involving the preparation of a new minor town planning scheme to implement the land use and development outcomes of the WLPUDS (as discussed later in this Report).

Local Housing Strategy

The Local Housing Strategy will guide the development of housing over the Town for the next 15 to 20 years. The Strategy will identify suitable locations for additional housing; support high quality and sustainable design and facilitate an increased mix of housing types over the Town. In accordance with dwelling targets for each local government area outlined in the State Government's *Directions 2031 and Beyond* and *Central Metropolitan Perth Sub-regional Strategy*, the Strategy will examine options to accommodate an additional 3,000 dwellings over the Town. It is proposed that locations in and around commercial centres, along Cambridge Street and transport hubs will form key areas for increased housing, which is in accordance with the LPS working document, the Town's Strategic Plan 2009-2020 and the WLPUDS. The Town has already progressed towards meeting its housing targets with development at Perry Lakes and Ocean Mia.

Housing Density and Design Study

In order to guide the preparation of the Local Housing Strategy, a brief is being prepared for the Town to engage consultants to undertake a Housing Density and Design Study. This study will explore approaches to support high quality development as part of higher density and infill development and opportunities to deliver housing choice, which are seen as important community issues. In particular, the study is proposed to scope innovative concepts to address housing design issues and explore mechanisms such as built-form codes.

Transport Strategy

The Transport Strategy will provide a framework for road, traffic and parking management and accessibility including alternative transport modes such as walking and cycling over the Town.

Access and Parking Study

The first stage of the preparation of the Transport Strategy will involve the undertaking of an Access and Parking Study for the Town's commercial areas along Cambridge Street including West Leederville, the Medical precinct and Wembley Town Centre; the scope of which has been endorsed by Council. Luxmoore Parking Consulting (a division of ARRB Group Ltd) has been appointed to undertake the study.

Stage 1 of the Access and Parking Study will occur between July and October this year and will provide an assessment and review of parking and access needs. The study will examine matters including parking demand management, traffic impacts, paid parking, parking concessions, cash-in-lieu of parking shortfalls and opportunities for public parking facilities. As part of the proposed study methodology, Luxmoore Parking Consulting will hold stakeholder workshops to quantify parking management issues over the Town's commercial precincts. Stage 2, to occur over 14 weeks, will examine parking management in each commercial precinct in greater detail and will commence after Council has adopted Stage 1 of the study as a basis for proceeding.

Additional studies may also be required to finalise the Transport Strategy as part of future budget allocations.

Local Commercial Strategy

The Local Commercial Strategy will principally explore retail and commercial opportunities and needs for the Town and provide a framework for the distribution and function of commercial space over the Town based on existing centres. The Strategy will meet requirements of the recently introduced WAPC Statement of Planning Policy - *Activity Centres for Perth and Peel* such as the establishment of retail needs assessments for local governments to provide a basis for future centre development. The Strategy will also build on existing commercial analysis undertaken as part of the WLPUDS undertaken by consultants Pracys. Specialist consultants will also be required to undertake retail and commercial modelling and analysis in order to finalise the Strategy.

West Leederville Planning and Urban Design Study Implementation (WLPUDS)

Council adopted the second and concluding part of the WLPUDS at its meeting in December 2010 (DV10.122) which consists of detailed precinct planning, commercial viability analysis and traffic analysis. The Town is now pursuing a number of activities and projects to implement the WLPUDS. These include:-

Centre Plan

The WLPUDS - Parts 1 and 2, as well as the accompanying documents including the West Leederville Economic Analysis Report and Traffic Analysis Report, have been reformatted into the West Leederville Activity Centre Plan, for submission to the WAPC in accordance with WAPC requirements for Activity Centre Plans. This should assist with a more timely assessment by the WAPC of the Scheme amendment necessary to implement the study.

Scheme Amendment

The preparation of the Scheme amendment has commenced, with the view to preparing a 'minor' Town Planning Scheme to guide development in the WLPUDS area. The preparation of a minor Town Planning Scheme is in response to difficulties in fitting the recommendations of the WLPUDS into the existing Town Planning Scheme No.1 format. The status to be given to the Indicative Development Plans and identifying incentives for developers to implement the objectives and principles behind the plans will be examined as part of preparing the scheme. Areas to be subject to a mandatory residential component as part of commercial redevelopments are also to be addressed. The findings of the Access and Parking Study will also be used to develop a detailed car parking supply and management plan for the scheme area.

Leederville Station Link

The Town of Cambridge and City of Vincent have commenced a joint study to develop a 'business case' for an enhanced Leederville Station Link. Aurecon (an engineering, urban design and management consultancy) have been appointed to undertake the Leederville Station Link Feasibility and Design Study. This process will involve developing design ideas on how a better link could be achieved. The study is expected to be completed by September 2011.

Cambridge High Street

Requests for quotations are being sought to engage a consultant to prepare the design for the Cambridge High Street (between Northwood and Southport Streets). The brief requires consultants with expertise in engineering, urban design and landscape architecture. The project is divided into two parts:- preparation of a sketch (concept) design for approval by

Council then detailed design and documentation for construction. This will provide estimated costings for consideration for inclusion in the 2012/13 budget. It is anticipated that concept plans will be made available for public comment before proceeding with the detailed designs.

Future steps

Future steps in implementing the WLPUDS include investigation of options for the extension of the shuttle bus service to Leederville train station, the preparation of a Master plan for the development of the Community node and further street improvements for Cambridge Street, Northwood Street, Southport Street and Railway Parade.

Values and Attitudes Study

Council was informed at its May 2010 meeting of the Town's intention to undertake a values and attitudes study to guide the further preparation of the LPS. In August 2010, market research and strategic planning organisation CATALYSE were engaged to undertake the study which surveyed the opinions, values and attitudes of key stakeholders in the Town (including residents and local business owners), on a range of topics relevant to the LPS such as community and identity, housing options, commercial activity, parks and recreation and transport.

The consultation was undertaken in two stages in order to obtain both qualitative values based in-depth information as well as statistical findings and to focus on issues of relevance to the community. Two focus groups (one for West Leederville/Wembley residents and one for City Beach/Floreat residents) and 12 in-depth interviews with key stakeholders including business representatives, representatives from local resident and ratepayer associations and developers, were conducted over August/September 2010.

A phone survey was then undertaken over October 2010 with 400 residents to quantify views. The phone survey was designed based on the findings of the in-depth interviews and focus groups. Interviewing was completed by the Edith Cowan University's Survey Research Centre using computer assisted telephone interviewing (CATI).

Key findings from the values and attitudes study can be summarised as follows:-

- Qualitative research found the Town to be an idyllic place to live. Satisfaction among residents and landowners across the Town was very high;
- The issues of housing density, diversity and design polarise vary between - Floreat/City Beach and Wembley/West Leederville. In general terms, Floreat/City Beach residents and landowners are strongly resistant to any zoning changes, while Wembley/West Leederville residents/landowners are more progressive in their opinions on how changes in density, diversity and design might be achieved and indicated a preference for high-quality infill and higher density development;
- It appears likely that there will be lower demand for larger blocks in the next 5 - 10 years and more demand for medium lot developments as well as some smaller lot developments, townhouses and apartments;
- Floreat Forum was the most commonly cited community hub throughout the Town. Yet, it is not considered to be a shared heart with very few mentions from West Leederville or Wembley indicating that the centre is a hub. Qualitative research also indicated that people would like to see the centre enhanced; and
- The majority of respondents want more cafes, restaurants and boutique wine bars. There is less desire for medical suites/consulting rooms, offices, hotels or accommodation. Respondents generally support an increase in commercial land use near train stations and around shopping areas.

CATALYSE have prepared two separate reports presenting findings of the focus groups and in-depth interviews and of the telephone surveys (as included in Attachment 1 and 2). As a key source of information about the local community, it is proposed that these reports be made available on the Town's website. The survey findings will require further analysis before being used to directly inform the LPS.

POLICY/STATUTORY IMPLICATIONS:

Town Planning Scheme No.1 will be subject of a progressive review to implement strategies and studies as these are completed. The Town is currently preparing a minor town planning scheme to implement the WLPUDS.

FINANCIAL IMPLICATIONS:

An amount of \$310,800 has been allocated in the 2011-2012 Budget towards the town planning scheme review. This figure includes \$110,800 that has been carried over from the 2010-2011 Budget.

Projects identified for the 2011/12 year include:-

- Graphic formatting of West Leederville Activity Centre Plan - \$12,000;
- Local Housing Strategy (including Housing Design and Density Study) -\$100,000;
- Access and Parking Strategy (including Access and Parking Study) - \$100,000;
- Local Commercial Strategy (including commercial/retail modelling) - \$80,000;
- Additional mapping and graphics - \$20,000.

STRATEGIC DIRECTION:

The objectives of the Town's Strategic Plan 2009-2020 will be referenced in each Strategy.

COMMUNITY CONSULTATION:

The undertaking of the values and attitudes survey formed the first stage of community consultation to provide general guidance to the further development of the LPS and review of Town Planning Scheme 1.

The undertaking of studies and strategies is to involve additional community and stakeholder consultation including formal advertising as well as workshops and meetings as part of various projects or studies.

SUMMARY:

To date, the Town Planning Scheme review has included the completion of the West Leederville Planning and Urban Design Study (WLPUDS), Local Planning Strategy (LPS) working document and the undertaking of a values and attitudes survey.

More recently, the Town has undertaken key steps in progressing Transport and Local Housing Strategies which will accumulate in the formation of the LPS. The Town has appointed a consultant to undertake an Access and Parking Study for the Town's commercial areas along Cambridge Street and is currently finalising a brief for a Housing Design and Density Study. This will be followed by work to progress the Local Commercial Strategy which forms another key element of the LPS. As the studies and strategies are completed they will be used to directly inform planning scheme amendments to allow recommendations to be acted upon in a timely manner.

Recent progress on the implementation of WLPUDS includes the preparation of a Centre Plan to submit to the WAPC, a joint study with the City of Vincent to prepare the Leederville Link Study and request for quotations for upgrades to Cambridge High Street. The administration is also preparing a draft minor planning scheme to implement the development control recommendations of the WLPUDS.

ATTACHMENTS:

1. CATALYSE Values and Attitudes Survey - September 2010
2. CATALYSE Values and Attitudes Report - November 2010

COUNCIL DECISION:
(COMMITTEE AND ADMINISTRATION RECOMMENDATION)

Moved by Cr MacRae, seconded by Cr Watson

That the Town Planning Scheme No. 1. Review Update Report be received.

Carried 9/0