

Exercise of Discretion in South Perth Station Precinct

City of
South Perth



SOUTH PERTH STATION PRECINCT



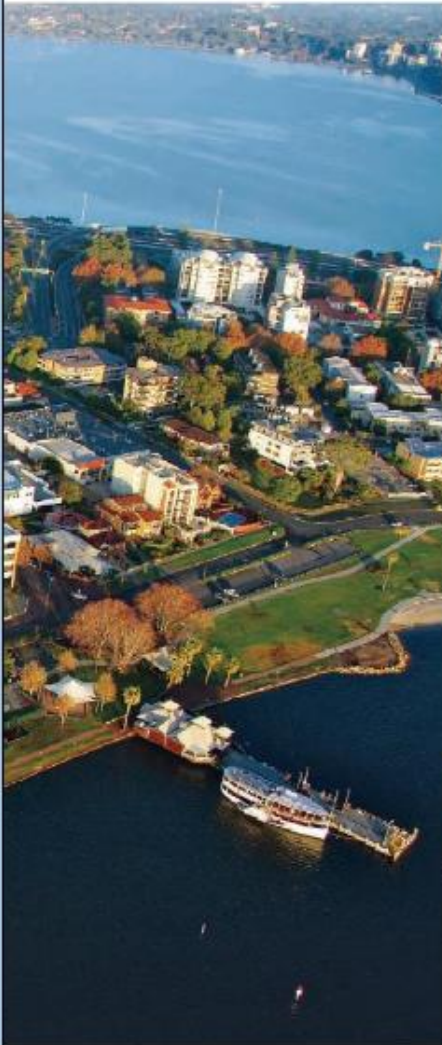
**South Perth Station
Precinct Area**

**Future train
station location**

PRECINCT HISTORY

2005	Government Commitment to build Railway Station
2006 - 2007	Community Engagement Report
2007 – 2010	Studies and Pre-consultation South Perth Station Precinct Plan
2010 – 2012	Scheme Amendment Process
2013	Scheme Amendment No. 25 Gazetted: 18 January 2013

SOUTH PERTH STATION PRECINCT PLAN



South Perth Station Precinct Plan

January 2011



4 Development Controls

The following controls as set out in Tables 1 and 2 apply throughout the precinct plan area unless otherwise stipulated. For any development within the precinct the focus is to be on achieving quality built-form outcomes, with a priority on increasing the sustainable employment base of the precinct.

The objectives of the development controls are to:

- promote a high proportion of commercial/office (non-residential) development;
- encourage a mix of uses with commercial uses on lower building levels and the potential to incorporate residential accommodation above as an alternative to an all-commercial building;
- encourage appropriate setbacks for public realm/streetscape purposes;
- enable a scale of development appropriate to an inner city location that is well-served by public transport;
- promote a sense of enclosure and continuity to the streetscape;
- encourage a high level of pedestrian amenity;
- provide an acceptable level of amenity for building occupants;
- discourage a reliance on car travel; and
- promote energy efficiency and sustainable design.

AMENDMENT 25 CONCEPT IMAGES



Town Planning Scheme Amendment No. 25

Possible Built Outcome - Civic Triangle, Corner Labouchere Road and Mends Street

TPS - SCHEDULE 9 - TABLE A

Element	Guidance Statements	Development Requirements
3. Plot Ratio and Land Use Proportions	<p>a) With the exception of the South Perth Esplanade and Stone-Melville Sub-Precincts, any comprehensive new development should consist of predominantly non-residential uses to ensure the precinct consolidates its role as an employment destination.</p> <p>(b) To ensure that all developments that include a residential component provide diversity in dwellings, including single bedroom dwellings.</p> <p>(c) Provision made for amenity facilities for residential buildings</p>	<p>3.1 There is no maximum plot ratio within the precinct.</p> <p>3.2 All comprehensive new development to have a non-residential component with a minimum plot ratio of 1.0.</p> <p>3.3 Where the total plot ratio is 3.0 or less, the residential plot ratio area is not to exceed 50% of the total plot ratio area of the development; and</p> <p>3.4 Where the total plot ratio exceeds 3.0, the residential plot ratio is not to exceed 1.5 unless the Council approves a higher plot ratio under Table B of this Schedule.</p>

TPS - SCHEDULE 9 - TABLE A

13.Special Design Area

13.1 For sites within the Special Design Area comprising lots depicted on Plan 2 Special Design Area, the requirements of Element 3. 'Plot Ratio and Land Use Proportions' and Element 5 'Building Height' of this Table A may be varied where it can be demonstrated to the satisfaction of the Council that the development:

- (a) is consistent with the Guidance Statements applicable to those Elements; and
- (b) specifically meets all of the relevant Performance Criteria in Table B of this Schedule.

SPECIAL DESIGN AREA



In Special Design Area, ability to increase height above prescribed limits subject to meeting performance criteria

<p>Allering Associates Town Planning, Architecture and Subdivision Design</p>			<p>NORTH</p>	<p>PLAN 2 SPECIAL DESIGN AREA</p> <p>SOUTH PERTH STATION PRECINCT SOUTH PERTH City of South Perth</p>
	<p>JOB CODE: SP1 STA 01E</p>	<p>DATE: 19.12.2011</p>		



TPS TABLE B – PERFORMANCE CRITERIA

- ❖ Minimum lot area
- ❖ Design Quality
- ❖ Overshadowing
- ❖ Dwelling Density and Type
- ❖ Vehicle Management
- ❖ Car Parking
- ❖ Additional Community benefits
- ❖ Resource Efficiency

I-3 RICHARDSON STREET DEVELOPMENT



DEVELOPER/ARCHITECT:

MCDONALD JONES ARCHITECTS

LABOUCHERE RD / CHARLES ST PINNACLE SOUTH PERTH



DEVELOPER/ARCHITECT:

HASSELL

OTHER DISCRETIONARY APPROVALS



74 MILL POINT ROAD 29 STOREYS



DEVELOPER/ARCHITECT:

HILLIAM ARCHITECTS

MEDIA COVERAGE

27 storeys, 110m Height of Perth's tallest residential building, Equus

South Perth raises stakes

Apartment tower proposals rivaling CBD heights are coming thick and fast through the approvals process.



LANDMARK: An artist's impression of Westbridge's development application.

Dan Wilkie dan.wilkie@businessnews.com.au

DEVELOPERS are building a strong case for the state government to go ahead with construction of a train station at South Perth, with a fresh wave of large-scale apartment proposals to take the suburb to new heights.

Planning approval is expected later this week for a 36-level apartment and hotel project near Perth Zoo in South Perth, while another 26-level apartment building is also expected to get the tick, adding to a rapidly growing list of major developments for the near-city suburb.

The project, to be located at the corner of Labouchere Road and Lyall Street, is the biggest to be launched by Lake Sawcen's Westbridge Property Group, a joint venture with developer and

23.2 People per hectare in South Perth

South Perth vision taking shape

Cranes are to become a feature of the South Perth skyline as a wave of new apartment proposals move towards construction.



Dan Wilkie dan.wilkie@businessnews.com.au
PLANS for the City of South Perth to become a high-rise was adopted by the council and endorsed by the Western Australia firm.

Two more new towering apartment blocks for South Perth

15 SHARE TWEET MORE

March 9, 2015
Brendan Foster

- Sky-high post planned for Perth Hotel
- United Church's \$88 million Perth tower

The apartment boom for South Perth looks set to continue with another two towering blocks worth more than \$140 million on the drawing board for the leafy foreshore suburb.



SOUTH PERTH DEVELOPMENT

Tensions rise over tower plans

Kate Emery

More than \$700 million in South Perth development plans have become a point of tension between the council, residents and the State Government.

"The Government will continue to monitor developments in South Perth and remains open to consideration for a station in the future, subject to Budget prioritisation."

South Perth acting mayor Glenn Cridland said he was disappointed

Court battle looms over high rise

Tin Man (August 18, 2015, 1:30 AM) SOUTHERN GAZETTE



An artist's impression of the Mill Point Road tower.

PROPERTY

Politician weighs into tower tug of war

Marissa Lague was unfair and illogical and an example of what happens when you...

High-rise hope knocked down

Marissa Lague



Plans for more apartment towers in South Perth were dealt a major blow on Thursday with a Supreme Court ruling that development approval should not have been granted for a Mill Point Road project.

sented South Perth residents Karyl Nairn and Ric Hawley who argued against the tower, said developers, the City of South Perth and the JDAP would be focusing on the ruling.

"If you were a developer looking at something that was predominantly residential you would be paying very close attention to the decision of the court and looking to see if you have to

serviced apartments in twin towers of 40 and 50 storeys, on Lyall Street.

MINIMUM LOT SIZE (TABLE B)

Design Consideration	Performance Criteria
1. Minimum lot area and frontage	The development site is to have a minimum area of 1700m ² and a minimum lot frontage of 25 metres unless otherwise approved by the Council as a minor variation.

19 LABOUCHERE ROAD



Jeff Freeman Architects

CHANGES TO AMENDMENT 46

SOUTH PERTH

Words fuel the fire on peninsula future

THE South Perth Peninsula Action Group has lashed out at former mayor James Best's comments on Amendment 46, accusing him of having "sour grapes".

Spokeswoman Ms Redden said despite what Mr Best claimed, the group – comprising South Perth residents and property owners – was not concerned about a loss of views.

Amendment 46 proposes to impose height restrictions on new buildings and remove 16



Action group spokeswoman Vicki Redden.

cause population problems.

"We protested at the time and James Best told us all Mill Point Road was going to be taken out, but it didn't happen," she said.

"All of this development was based around the proposed train station, but research says people will only walk about 800 metres to a station.

"We've said from day one that it shouldn't have included Mill Point Road because the area is too far away."

City of South Perth Mayor

South Perth warned on reversal

■ Marissa Lague

The Property Council said planning changes being considered by the City of South Perth would harm business and set back the delivery of infill housing in Perth.

In response to a backlash from residents, the City of South Perth's Town Planning Scheme Amendment 46 would wind back the scope for high-rise apartment developments in the South Perth Station Precinct.

DREAMS COSTLY

THE Amendment 46 draft report will be discussed by council next week. Let us hope developers' greed for unlimited profit does not prevail over community benefit and what the local infrastructure can cope with.

Without the Developer Contribution Scheme ever being implemented in South Perth, developers have not had to pay one cent toward infrastructure costs caused by the influx of people and traffic.

We do not want to be subsidising developers' profits when our rates have to be increased to pay for the chaos their dreams will cost us.

Revitalisation will be great for South Perth; however, let us just do it with a bit of control and common sense.

VICKI REDDEN,
South Perth.

Glitter bomb threat as high-rise tensions mount

Kate Emery

The "glitter bomb" in Paul Ruthven's letterbox may have looked innocuous but the letter with it, saying "good luck getting this s... out", told a different story.

The South Perth resident has no doubt the anonymous letter he received yesterday, complete with glitter taped to "explode" when opened and a warning he had "clearly done something to p... another individual off", was hate mail.

In the other are those who fear the changes will fuel uncertainty, stymie development and rob South Perth of its potential.

Mr Ruthven supports amendment 46 and has spoken out against several developments, including one next door to his Charles Street home.

He said it was the second time he had got an intimidating anonymous letter.

"The intention (of the glitter bomb) was to damage the

He said there had been "robust discussion" on social media but the group was "very mindful" of shutting down personal attacks made online.

South Perth residents win high-rise fight as City votes to soften planning laws

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April 27 2016

Emma Young

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Residents are celebrating the City of South Perth's backflip on high-rise heights but developers say the council has created a situation so bewildering it resembles Alice's adventures in Wonderland.

**MORI
THAN**

AMENDMENT 46

RECOMMENDATIONS TO WAPC

- ❖ Minimum non residential plot ratio requirement, with no ability to vary.
- ❖ Restrict the shortfall in lot area and frontage to not more than 10%
- ❖ Height limits introduced where 'basic' height limit is 25m : 55m (~ 17 storeys) maximum. Where 'basic' height limit is 41m : 80m (~ 24 storeys) maximum
- ❖ Remove the Special Design Area (red area) in Mill Point Road, vicinity of 74 Mill Point Road
- ❖ Guidance statement 3a has been removed
- ❖ a three-tiered scale of increasingly demanding performance criteria, coupled with progressively more generous building height concessions

LESSONS LEARNT

- ❖ Set the bar high to obtain discretionary potential
- ❖ Guidance statements should not be defacto development requirements
- ❖ Provide good, comprehensive guidance on how to exercise discretion that is available.