

Attachment 1

City of Perth Local Planning Strategy Consultation Outcomes Summary

December 2022

1. Introduction

The draft Local Planning Strategy (draft Strategy) was certified by the Western Australian Planning Commission (WAPC) on 22 January 2022 for public advertising in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*. Following the WAPC's decision, the Strategy was publicly advertised from 27 January 2022 and concluding on 25 March 2022¹.

Three community information sessions were held across February and March 2022 and submissions were welcomed via Engage Perth, post or email.

A total of 50 submissions were received (including late submissions and comments made via Engage Perth survey). Stakeholders providing submissions included residents, business owners, landowners, community groups, government agencies, the planning industry and peak bodies.

The content of submissions has been considered, analysed and where appropriate, meetings with external stakeholders have been carried out. Attachment 2 - *Schedule of Response to Submissions* outlines the City's response to all the submission matters received during the consultation period.

The purpose of this summary paper is to provide:

- An overview of the areas of support, identified gaps, and areas of concern raised by submitters.
- A summary of the main points/topics raised during consultation.
- High-level direction for planned modifications to the Strategy.

2. Background

The draft City Planning Strategy was endorsed by the then Commissioners for preliminary community feedback, with consultation occurring from June 2019 - August 2019. Elected Members were provided with the consultation outcomes in December 2020.

The Strategy was revised to respond to the feedback received from the community, Elected Members and the Department of Planning, Lands and Heritage (DPLH).

In 2021, the Western Australian Planning Commission released the *Local Planning Strategy Guidelines* (Guidelines), which sets out the manner and form for all local planning strategies. As a result, the Strategy was required to be restructured and modified to align with the Guidelines. Due to these changes, the Strategy required significant changes to the version that was advertised in 2019.

3. What have we heard?

There was generally a high level of support for the general direction and vision of the Strategy. Several submissions identified gaps in the Strategy content, as well as parts which could be strengthened.

The following snapshot (refer **Section 3.1-3.3**) details the consultation outcomes broken down by reference to the strategic pillars, as defined by the Strategic Community Plan. A snapshot of key themes as they relate spatially across Perth city neighbourhoods is also provided in **Section 3.4**.

A further detailed breakdown of the submissions (including the Administration's comments and the planned modifications to the Strategy) is provided in **Section 4** overleaf.

¹ Note – The consultation period was extended from the initial closing date of 10 March 2022 until the 25 March 2022, with approval from the WAPC.

Some submissions raised areas of interest or concerns that are outside the role of the Local Planning Strategy, the scope of which is determined by the Western Australian Planning Commission.

This strategy was also prepared in advance of the *Strategic Community Plan 2022-2032*, *Economic Development 2022-2032* and *Sustainability Strategy 2022-2032* which were adopted by the Council in April 2022. Modifications to the Strategy are recommended to provide alignment with these Strategies.

3.1. Liveable

Support	Concerns	Gaps
• Growth - increasing resident population and exceeding State Government population targets. • Vibrancy – increasing activation of the city. • Density - increasing density and height. • Housing - delivering diverse and affordable housing.	• Capital City Spine - relevance and value in having Capital City Activity Spine. • Schools – identification and location of schools. • Vibrancy – vibrancy issues not addressed in sufficient detail. • Growth - higher population growth targets. • Connectivity – not coordinated and alignment of cycle paths not ideal.	• Community Infrastructure – what infrastructure is required and how it will be delivered. • Sporting facilities – direction and planning for sporting facilities and public open space. • Precinct Planning – minimal areas identified for Precinct Structure Plans.

3.2. Sustainable

Support	Concerns	Gaps
• Climate Change - mitigating the risks of climate change. • Economy - diversifying land uses • Greening - increasing greening in private and public realms. • Transport - reviewing the Perth Parking Policy. • Built form – implementing Environmentally Sustainable Design requirements in new developments.	• Climate Change – more could be done to address sustainability. • Transport - lowering maximum car parking requirements. • Greening - alignment of green links.	• Climate Change - unclear position on carbon emissions and lack of carbon reduction targets. • Servicing - lack of consideration of freight and city servicing.

3.3. Prosperous

Support	Concerns	Gaps
• Growth – reviewing plot ratio bonuses and development incentives. • Processes - simplifying planning framework and reducing planning regulation where possible.	• Vision – lack of vision and aspiration. • Document format – standardisation of the document not fitting for a capital city. • Transport - alignment of the indicative mass rapid transit route. • Growth - application of bonus plot ratio and Developer Contribution Plans. • Activity Centres – unclear on role and planning direction.	• Investment – attracting private sector investment and industry growth. • Partnerships - absence of collaboration with State Government to deliver capital city infrastructure and aspirations. • Infrastructure – does not capitalise on City Deals projects.

3.4. Common Neighbourhood Themes



4. Summary of Submissions

A full list of submissions made on the draft Strategy and the City's response to the matters has been detailed in Attachment 2 - *Schedule of Response to Submissions* of the agenda item. A brief summary of the key matters raised in submission responses is provided as follows:

Focus area	Comment Summary	City Response	Action Required
Vision, Content & Format 	- General level of support for the overall vision and three pillars but some submissions advocated for a bolder vision. - State Government manner and form requirements is not appropriate for capital city. - The vision does not flow through into actions. - Concern some statements in the Strategy are not supported by implementable actions.	- The importance of a bold vision for the city is agreed and supported. - The City has been directed by State Government to align with standardised guidelines. - The Strategy requires further refinement to ensure vision is clearly articulated in actions. - All aspirations of the Strategy should be supported by corresponding actions.	- The Strategy vision is being reviewed to strengthen the aspirations for growth and development. - No changes are proposed. - The Strategy is being reviewed to identify where the link between vision and actions can be clearer. - The Strategy is being reviewed to ensure all aspirations are supported by actions.
Governance & Collaboration 	- Absence of coordinated and collaborative approach to planning across all levels of government. - High level of support for simplifying the planning framework, where possible.	- The importance of aligning State and City priorities is agreed. - This is being investigated as part of the new Local Planning Scheme.	- The updated Strategy will provide additional detail on the complex governance arrangement and the need for improved collaboration. - No changes are proposed.
Population Growth 	- Wide-spread support for Intensification Investigation Areas and the City's endeavors to increase resident population. - Suggestions that population targets could be more ambitious – primarily for Central Perth and East Perth neighbourhoods.	- The City is seeking to accelerate this growth to achieve 55,000 residents by 2036, in line with its <i>Strategic Community Plan 2022-2032</i>. - The Strategy ensures an appropriate distribution of growth across neighbourhoods.	- No changes are proposed. - No changes to the Strategy are considered necessary as the Strategy aligns with the City's agreed population target.

City investment & Economic Recovery 	- Concerns regarding the value in having Capital City Activity Spine. - Concern raised regarding the limited direction to stimulate investment and promoting economic recovery in the city. - General support to encourage a range of land uses and consideration for bonuses/incentives to achieve land use outcomes – including affordable housing. - Concerns the Strategy does not capitalise on City Deal projects.	- Agreed, the role of the Capital City Activity Spine is limited. - The City's new Economic Development Strategy manages the City's plans for stimulating investment. - The local planning framework has an important role in enabling growth across economic sectors. - The City has received advice from the State Government for detail of City Deal projects to not be included in the draft Strategy.	- The Capital City Activity Centre Spine has been reconsidered. - The Strategy has been updated to reflect key land use and planning actions from the <i>City's Economic Development Strategy 2022-2032</i>. - No changes are proposed. - No changes are proposed.
Community Infrastructure Planning 	- Absence of planning for sporting facilities and public open space. - Identification and location of schools should be removed from document as it is preempting State Government decisions. - Insufficient detail and identification of community infrastructure required and how it will be delivered.	- The City is currently Preparing an Open Space Framework to guide open space planning. The Strategy is considered to provide sufficient detail on planning for sporting facilities and public open space. - Agreed, the identification of the City's preferred location of schools may create false expectations with the community. - The City plans to determine community infrastructure needs through a Social Needs Analysis.	- No changes are proposed. - The Strategy has been updated to remove the preferred location of school sites. - The Strategy has been updated to reflect the preparation of the Social Needs Analysis to inform a future Community Infrastructure Plan.

Sustainable Development 	• High level of support for mitigating the risks of climate change, some submission suggests more detail could be included. • Support for incentivising sustainable development. • Stronger focus on sustainability principles, including reference to carbon/sustainability targets and the net zero emissions. • Suggestion that incentives be considered for the adaptive reuse of existing underutilised building stock. • Mixed views on what sustainability rating tools will be adopted or mandated to achieve sustainable built form and design. • High level of support for increased greening on public and private land.	• The City's new <i>Sustainability Strategy 2022-2032</i> provides further detail to guide mitigating the risk from climate change. • Noted, and will be considered further as part of the new scheme. • Agreed, the Strategy seeks to support the outcomes of the City's new <i>Sustainability Strategy 2022-2032</i>. • Action CUG4 to ensure high quality, functional and attractive development with high standards of environmentally sustainable design, seeks to improve the environmentally sustainable design of developments, including adaptive reuse. • Noted, and will be investigated further as part of the new Local Planning Scheme. • Noted, and will be investigated further as part of the new Local Planning Scheme.	• No changes are proposed. • No changes are proposed. • The Strategy has been reviewed to ensure alignment with the City's <i>Sustainability Strategy 2022-2032</i> and specifically reference the desire to reach net zero emissions. • Additional text to be added to CUG4 to clarify and reaffirm the City's intentions. • No changes are proposed. • No changes are proposed.
Built Form 	• Widespread support reviewing and increasing plot ratios and building height. • Wide-spread support for the removal of plot ratio and built form controls from the Local Planning Scheme into planning policy. • Some caution expressed in the application of bonus plot ratio, suggesting it is determined by market analysis.	• Noted, and will be investigated further as part of the new scheme. • Noted, and will be investigated further as part of the new scheme. • Noted, and will be investigated further as part of the new scheme.	• No changes are proposed. • No changes are proposed. • No changes are proposed.

	• Site-specific submissions requesting inclusion in the Intensification Investigation Area and/or increased building height.	• The Intensification Investigation Area boundaries are determined based on the urban consolidation principles detailed in the Strategy.	• Site specific changes have been dealt with on a case-by-case basis and undertaken where there is a logical planning rational.
	• Wide-spread support for improving connectivity and reducing severance.	• The City will collaborate with State Government to improve connectivity as opportunities arise.	• No changes are proposed.
	• Wide-spread support for review of Perth Parking Policy.	• The City will continue to work with Department of Transport to identify opportunities to improve the Perth Parking Policy.	• No changes are proposed.
	• Concern raised with respect to the indicative alignments of mass-rapid transit through QEII medical centre.	• Agreed, minor amendments can be made to improve the alignment.	• The indicative mass-rapid transport route has been amended to run along Winthrop Ave.
Connectivity & Transport 	• Indicative route of East - West mass-rapid transit route not supported. • Concern there is no detailed plan for underground or mass-rapid transit and how the infrastructure will be delivered. • Concerns raised with respect to cycle path alignments. • Car-sharing, automated vehicles and impact of emerging technologies is not addressed. • Does not consider servicing and freight.	• The route represents the City's preferred alignment, noting it is only indicative. • The Strategy is considered to provide sufficient detail on future mass transit. • Cycle path routes will be considered as part of the preparation of a new Cycle Plan, having due regard to the State Government's Long-Term Cycle Network and other transport priorities. • Emerging and existing transport trends will be investigated further by the City in future transport planning. • Freight movements will be considered in broader transport planning by the City's Transport and Urban Design Unit.	• No changes are proposed. • No changes are proposed, noting major transit infrastructure is the responsibility of State Government. • Actions in Strategy amended to note the City's intent to prepare a Cycle Plan. • No changes are proposed. Future changes may be considered as advised by the City's Transport and Urban Design Unit. • No changes are proposed.

City Vibrancy & Improvement 	- Concern raised around alignment of green links, or requests for additional linkages. - Support the Strategy's focus on encouraging built form that contributes to 'sense of place,' however, some submissions noted the actions do not reflect this intention. - Concern that improving city vibrancy is not addressed in sufficient detail. - Concern around the lack of area specific direction on public realm improvements to support neighbourhood priorities.	- The Strategy needs to align with the findings of <i>City's Green Infrastructure and Biodiversity Study</i>. - Several actions focus on improving the way developments interface with the public realm. However, more detail could be provided on broader public realm improvements. - Vibrancy will benefit from public realm and built form improvements and diversifying land uses could be made clearer. - Agreed, additional detail could be provided to clarify some of the projects being undertaking in public realm, including the Main Street Refresh.	- Figure 8 – Environment Map updated to ensure green and urban links align with the <i>City's Green infrastructure and Biodiversity Study</i>. - An additional action has been included to address the public realm improvements that should be addressed within the City's Neighbourhood Place Plans. - The link between vibrancy and the Strategy actions can be made clearer through the above public realm action. - No changes are proposed as this gap will be addressed through the abovementioned public realm action.
Activity Centre Planning 	- Concerns the role of activity centres is not well defined and there is limited guidance on mix of uses, intensity of development and vision for growth of these centres. - Concerns minimal areas have been identified for Precinct Structure Plans.	- The Strategy includes Activity Focus Areas for the neighbourhood scale centres and each Neighbourhood includes 'Planning Directions' around land use, urban form intensity and commercial floorspace. - The Strategy includes four precinct planning areas which is considered sufficient.	- No changes proposed. - No changes are proposed. The new planning scheme will provide a fresh planning framework for other areas.
Car Parking 	Mixed responses with respect to a change in car parking rates with majority of submissions suggesting flexibility be maintained in terms of maximum car parking provisions.	- Car parking will be investigated further through the preparation of the new Local Planning Scheme. - Any changes to car parking rates will be tested to ensure they are effective and practical.	No changes are proposed.

**Developer
Contribution
Plans**



- Concern raised with respect to the form and application of Developer Contribution Plans impacting the feasibility of development.
- The Strategy identifies the need to investigate developer contribution plans. No decision has been made to date on the implementation method.
- No changes are proposed.