



No. 51 MARIAN STREET LEEDERVILLE

SCHEME AMENDMENT REPORT

This report has been prepared by Urbanista Town Planning on behalf of Giorgi Architects & Builders for 320–324 Oxford Street and 51 Marian Street Leederville.

Petar Mrdja | Director

Urbanista Town Planning |
admin@urbanistaplanning.com.au |
 (08) 6444 9171 |
 231 Bulwer Street, Perth |

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CONTENTS

CONTENTS	2
INTRODUCTION	3
SUBJECT SITE	3
PROPERTY DESCRIPTION	3
SITE CONTEXT	5
PLANNING FRAMEWORK	6
STRATEGIC PLANNING FRAMEWORK	6
DIRECTIONS 2031 AND BEYOND	6
PERTH AND PEEL @3.5MILLION	6
CITY OF VINCENT LOCAL PLANNING STRATEGY	8
STATUTORY PLANNING FRAMEWORK	9
PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015	9
CITY OF VINCENT LOCAL PLANNING SCHEME NO. 2	9
LOCAL PLANNING POLICY 7.1.1 – BUILT FORM	10
THE PROPOSAL	11
JUSTIFICATION	12
POTENTIAL FUTURE DEVELOPMENT	13
CONCLUSION	14
ATTACHMENTS	14-20

INTRODUCTION

The purpose of this amendment is to rezone approximately 432sqm of land located at No. 51 (Lot 25) Marian Street, Leederville from Residential R30 to Mixed-Use R100 under the City of Vincent Local Planning Scheme No. 2.

The successful progression of this scheme amendment will ultimately result in the amalgamation of the subject site with Nos. 320, 322 and 324 Oxford Street and will facilitate a redevelopment of these sites for a high-quality mixed-use development.

SUBJECT SITE

PROPERTY DESCRIPTION

The subject site is located at No. 51 (Lot 25) Marian Street, Leederville and is located within 50m of the intersection of Oxford Street. The subject site has a total land area of 432sqm with a frontage of 12.1m and a depth of 35.8m. The site currently contains a single storey weatherboard detached single dwelling and an associated outbuilding and swimming pool.



FIGURE 1: SUBJECT SITE – NO. 51 MARIAN STREET, LEEDERVILLE

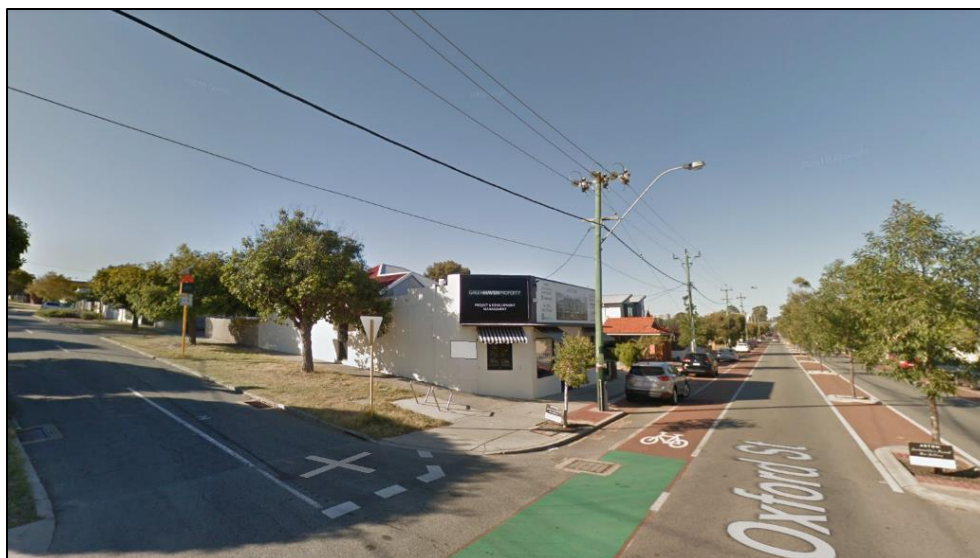


FIGURE 2: MARIAN STREET STREETScape. SOURCE: GOOGLE

SITE CONTEXT

The subject site has its frontage to Marion Street, however on its western boundary, the site adjoins three properties that front Oxford Street and are zoned Mixed Use R100. Adjoining the subject site's southern (rear) boundary, is the rear of a No. 318 Oxford Street, which is also zoned Mixed Use R100 and currently contains six two-storey grouped dwellings. The site is also adjoining a single dwelling to the east, which is currently zoned Residential R30.

Marion Street runs in an east-west direction between Oxford Street and Loftus Street and is primarily made up of single and two-storey single dwellings, however also contains Aranmore Catholic College, which is located directly opposite the subject site.

As indicated in figure 3 below, within the immediate street block where the subject site is contained, Marion Street slopes upwards approximately 7m from Oxford Street to Rae Street.

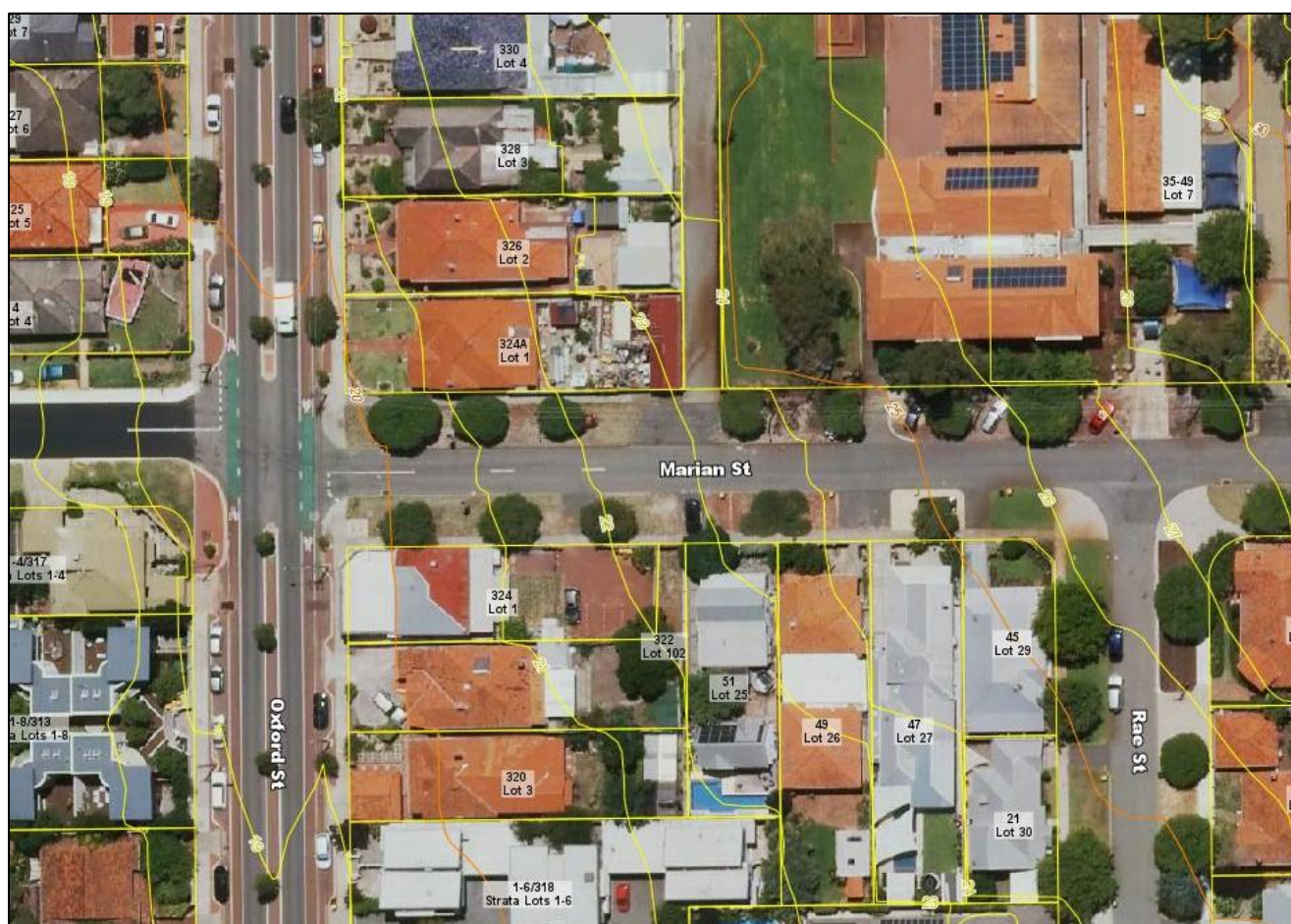


FIGURE 3: SITE CONTEXT AND TOPOGRAPHY MAP. SOURCE: CITY OF VINCENT.

PLANNING FRAMEWORK

STRATEGIC PLANNING FRAMEWORK

DIRECTIONS 2031 AND BEYOND

The Western Australian Planning Commission (WAPC)'s Directions 2031 and Beyond document is a spatial framework and a high-level strategic plan that establishes a vision for the future growth of the Perth and Peel region.

Directions 2031 provides a framework to guide the detailed planning and delivery of housing, infrastructure and services necessary to accommodate growth.

Directions 2031 establishes a vision for the future growth of the Perth and Perth region, which states:

“By 2031, Perth and Peel people will have created a world-class liveable city: green, vibrant, more compact and accessible with a unique sense of place.”

The above vision is supported by a number of key objectives. The objectives relevant to this scheme amendment proposal are as follows:

- *Sustainable: We should grow within the constraints placed on us by the environment we live in; and*
- *Responsible: We have a responsibility to manage urban growth and the make most efficient use of available land and infrastructure.*

A primary strategy underpinning the document is establishing targets to improve upon current infill development trends to assist in accommodating the rapidly growing population of the Perth and Peel region. Specifically, Directions 2031 sets a target of 47% or 154,000, of the required 328,000 dwellings, being provided as infill development as a way of managing growth. The subject site is identified by Directions 2031 as being within the 'Central Metropolitan Perth Sub-Region', which is a key region targets for infill development.

This scheme amendment application directly responds to these aspirations for proposing to develop an under-utilised portion of land for appropriate infill housing, which responds to the form and density of surrounding development, in a location that is in very close proximity to the services and transport opportunities on offer along Oxford Street.

PERTH AND PEEL @3.5MILLION

Perth and Peel @3.5million is the overarching strategic planning framework for the Perth and Peel metropolitan regions. Perth and Peel @3.5million proposes five strategic themes for a liveable, prosperous, connected, sustainable and collaborative City. The framework aspires to a City that provides “a network of connected activity centres which deliver employment, entertainment and high-density lifestyle choices”. The framework further identifies that additional 215,000 dwellings will be required to be accommodated in the central precinct (urban infill). No. 51 Marian Street, Leederville is located within an Urban Corridor area within the strategy. The strategy identifies

that: “the aim is for the majority of all new infill residential development to occur within the preferred urban consolidation precincts [particularly] Urban Corridor areas. The Urban Corridor zone identifies the following key strategic directions and actions applicable to private development as proposed:

- That the site responds to and is situated with high quality links to multimodal transport options (excluding private vehicles), particularly high-frequency public transport;
- That the site significantly prioritises the use of public transport over the use of private vehicles;
- That the site provides for appropriate and responsive urban consolidation;
- That the site provides higher-density residential development;
- That the site provides a minimal impact of the existing fabric of the surrounding local area; and
- That the site contributes to an increase in density and diversity of land-uses through mixed-use development as appropriate.

The site is within close proximity to employment, transport, and retail services. Critically, the proposed scheme amendment amalgamates three adjoining lots to enable densification within this Urban Corridor precinct, which would otherwise not be able to take place. The following key points are summarised:

URBAN DENSIFICATION AND CONSOLIDATION:

The proposed development is consistent with the strategic objectives of Perth and Peel @3.5million. At a broad level, the site promotes higher density infill residential development in an inner urban area which is a strategic focus of urban consolidation. The scheme amendment enables a mixed-use R100 development to take place, and increases the financial viability of the development, allowing greater opportunity for high quality design elements in the final development. The proposal is consistent with the objectives relating to increasing urban density and consolidation.

ENCOURAGES MULTIMODAL TRANSPORT EXCLUDING THE USE OF PRIVATE VEHICLES:

The site is located in a “Location A” area as under Part 6 of the R-Codes. The site is located 80m from bus stops on bus route 15, which meets the criteria of a high-frequency route, providing five peak weekday services (each-way) per hour. Route 15 services Perth Busport and Glendalough Train Station, travelling via Leederville. This bus route interconnects through to numerous other bus services in Mount Hawthorn, Leederville, and the CBD, alongside the Joondalup Railway and Leederville Train Station. Additionally, the local bicycle network is well above average, provided via a linear road network, on-street cycle lanes, and a short distance between high quality activity nodes including Mount Hawthorn and Leederville. The proposed built form will include end-on-trip facilities for cyclists, and promote the use of public transport through design elements to integrate the development with the streetscape. The proposal is consistent with the objectives relating to multi-modal transport.

EXCOURAGES APPROPRIATE AND RESPONSIVE LAND USE DIVERSITY:

The proposed development includes a mixed-use element fronting Oxford Street (not on the subject lot). The mixed-use element increases the diversity of land uses. Mixed-use is not proposed to front Marian Street at the current No. 51 Marian Street (the subject of the scheme amendment) to respond to and respect the established predominantly residential local fabric of the area. The proposal is consistent with these objectives.

CITY OF VINCENT LOCAL PLANNING STRATEGY

The site is located within an Urban Corridor area and the Oxford Activity Corridor area as identified by the 2014 City of Vincent Local Planning Strategy No. 2. The City of Vincent Local Planning Strategy identifies similar considerations to those identified by Perth and Peel @3.5million. These include:

- Focus residential growth in Urban Corridor areas;
- Encourage higher-density residential development in the medium term (5-10 years from 2014) within areas in close proximity to high-frequency public transport;
- Discourage the use of private vehicles through limiting parking ratios where in close proximity to public transport and public transport nodes (Leederville / Mount Hawthorn);
- Encourage the use of multimodal transport (excluding private vehicles) by strongly supporting and encouraging high quality walking, cycling, and public transport options;
- Promote an attractive pedestrian friendly development; and
- Retain, respond to, and enhance urban character, preference for a contemporary architectural design.

Similar response to the City's Local Planning Strategy is provided, with reference to Perth and Peel@3.5million. Additional comment includes:

- The development is proposed is of the type, scale, and form responsive to the Local Planning Strategy, and is proposed to be developed within the timeframe identified by the City of Vincent;
- Reduced requirement for car-parking (to respond to the Location A criteria) is appropriate for this development, outside the scope of this scheme amendment;
- A responsive quality design aesthetic is proposed which links and responds to the Oxford Street streetscape and local urban character of the area.

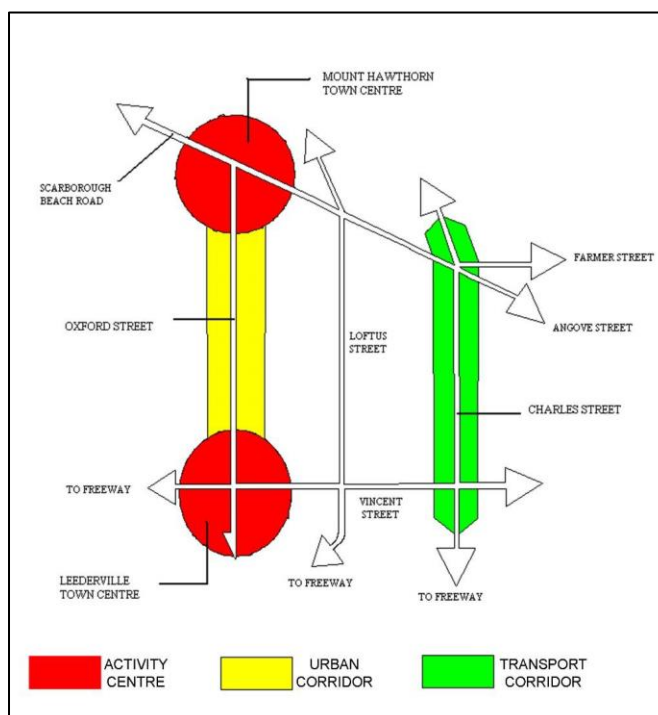


FIGURE 4: LOCAL PLANNING STRATEGY NO. 2. SOURCE: CITY OF VINCENT

STATUTORY PLANNING FRAMEWORK

PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEME) REGULATIONS 2015

The Planning and Development (Local Planning Scheme) Regulations 2015 divide scheme amendment types into 'basic', 'standard' and 'complex' amendments. It is considered that the proposed scheme amendment is classified as a 'standard' amendment, which is defined as follows:

- “(a) an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;*
- (b) an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;*
- (c) an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;*
- (d) an amendment to the scheme map that is consistent with a structure plan, activity centre plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme does not currently include zones of all the types that are outlined in the plan;*
- (e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;*
- (f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;*
- (g) any other amendment that is not a complex or basic amendment.”*

Based on the above definition it is considered that the proposed scheme amendment is a 'standard' amendment for the following reasons:

- The proposed zone is consistent with the zoning of the adjoining properties to the west and to the south of the subject site.
- The proposed rezoning allows for the amalgamation of the site with Nos. 320, 322 and 324 Oxford Street, to facilitate a redevelopment of the site into a mixed-use development.
- The redevelopment of the site for a mixed-use development is consistent with the State and Local Strategic Planning Framework, which identifies Oxford Street and as an Activity Corridor, which should facilitate high density development with a mix of land uses.

CITY OF VINCENT LOCAL PLANNING SCHEME NO. 2

The City of Vincent Local Planning Scheme No. 2 was very recently gazetted on 16 May 2018 and is a statutory Scheme that provides guidance for the development and use of land and buildings in the City. The subject site is currently zoned 'Residential' with a density coding of R30.

LOCAL PLANNING POLICY 7.1.1 – BUILT FORM

The City's Local Planning Policy 7.1.1 – Built Form, was prepared by the City of Vincent to provide development requirements in addition to those in the Residential Design Codes, the Local Planning Scheme and the Deemed Provisions. The objectives of the policy are as follows:

1. *Development which integrates land use, public space and the form of the built environment.*
2. *Ensure development is respectful of local and historic context.*
3. *Preserve and reinterpret established built form and social character.*
4. *Facilitate redevelopment while maintaining and enhancing amenity.*
5. *To facilitate good quality and well-designed development, including both buildings and landscaping.*
6. *Development which facilitates activity and vibrancy.*
7. *Contribute to and bridges between planning and design specialties.*
8. *Encourage development that incorporates the principles of Crime Prevention through Environmental Design.*
9. *To facilitate orderly and proper planning by providing Deemed to Comply requirements as a straight-forward pathway to approval and Design Principles and Local Housing Objectives for innovative solutions resulting in positive development outcomes.*
10. *High quality urban places that are efficient, functional and attractive, and can respond to the changing needs of the community, environment and the economy over time.*
11. *Resource, energy and water efficiency throughout lifecycle including construction, maintenance and ongoing upkeep. Encourage building design that incorporates sustainable and energy efficient design that befits the local climate and provides comfortable living conditions.*
12. *Maximise the opportunities provided by the City of Vincent's proximity to the Perth central business district, major public transport routes, and cycling networks.*
13. *To provide a range of development types and encourage a range of housing typologies to address the demographic and needs of the community.*
14. *A focus on the retention and adaptive re-use of the City's building stock and the provision of affordable housing.*

Any future development of the subject site, which is a result of the successful progression of the scheme amendment, would still be required to demonstrate that the requirements and intend of the City's Policy are satisfied.

THE PROPOSAL

The subject of this proposed scheme amendment is to rezone the subject site from Residential R30 to Mixed Use R100 to be consistent with the adjoining properties that front Oxford Street.

This scheme amendment proposal forms part of a future proposal to develop the subject lot (No. 51 Marian Street) together with Nos. 320, 322, and 324 Oxford Street Leederville, into a high quality mixed use development.

The proposed scheme amendment is consistent with the objectives of the gazetted Town Planning Scheme No. 2 to increase the density of residential and “commercial” mixed-uses on the Oxford Street corridor connecting Leederville Town Centre and Mount Hawthorn.

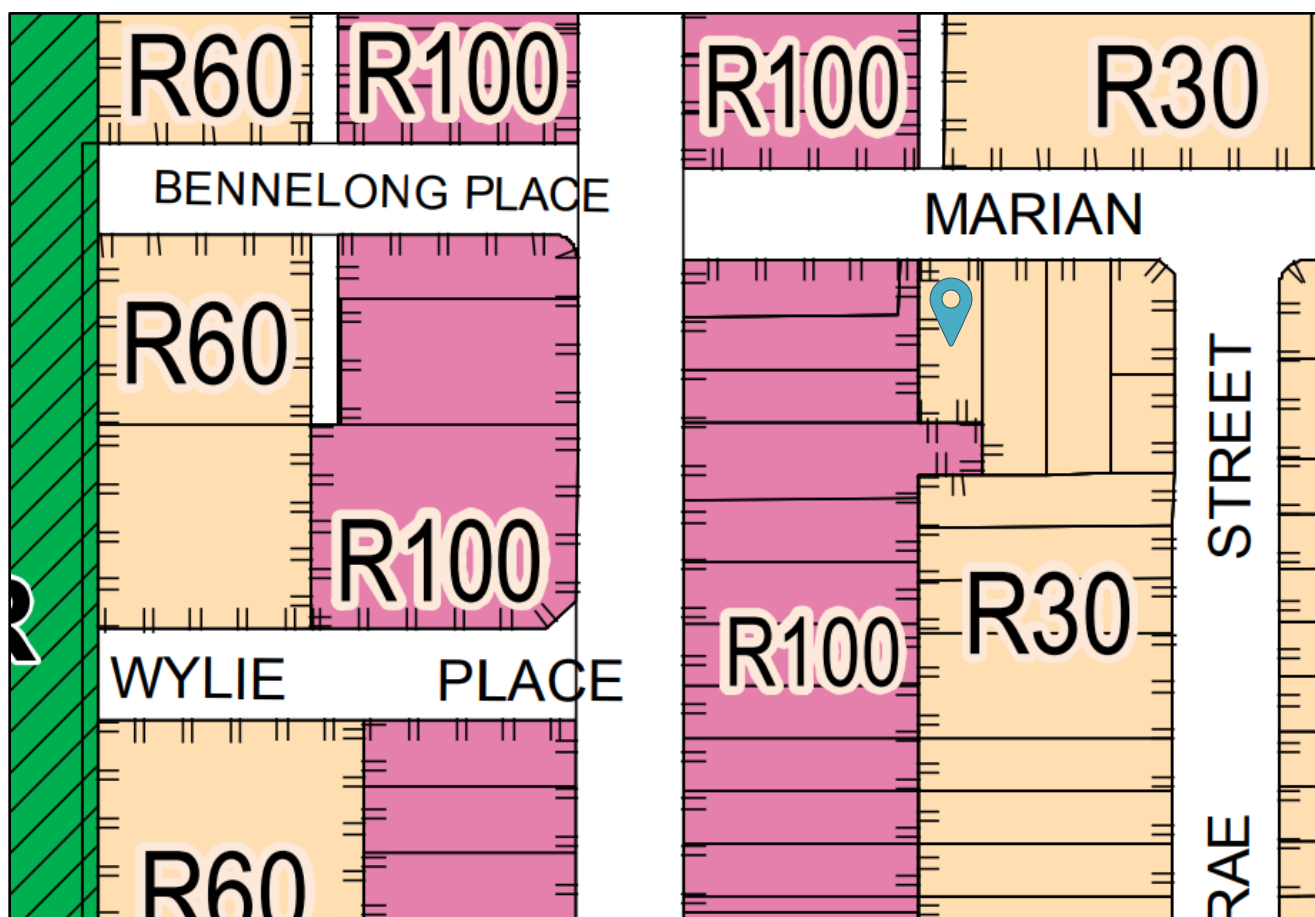


FIGURE 5: LOCAL PLANNING SCHEME NO. 2 SCHEME MAP NO. 2

JUSTIFICATION

The amendment proposes to rezone No. 51 Marian Street to Mixed Use R100 to enable the redevelopment of the adjoining lots in a mixed-use development, and the achievement of affordable housing outcomes consistent with government policy and the strategic vision for the City of Vincent.

As demonstrated in Figure 5 the subject site abuts the Mixed Use R100 zone to the west and to the south of the lot and is directly adjacent to a right of way and a school on the opposite side of the road. Given the slope of the site as shown in figure 3 it is considered that a rezoning of this site is consistent with the adjoining properties and follows the line of the Mixed-Use zone at the rear of the subject property.

The subject site is well located within proximity to Leederville and Mount Hawthorn, essential services, public recreation facilities, primary, secondary and tertiary education facilities, community mental and physical health services, and other multi-modal transport options. The subject site is well located for high density residential development and presents an appropriate and highly desirable opportunity for infill development that would take advantage of the amenity and walkability of the local area.

The site has several locational advantages, including those listed above and its proximity to local and district activity centres, and high frequency bus and train public transport opportunities. Furthermore, the higher density coding would allow the City of Vincent to maximise its contribution to the State's strategic consolidation aspirations in keeping with Perth and Peel@3.5million. Further, also supporting an increase in housing stock in strategic areas within the City of Vincent consistent with the Scheme

POTENTIAL FUTURE DEVELOPMENT

As detailed previously, the subject site as well as the Nos. 320-324 Oxford Street, have been purchased with the intent to amalgamate the four sites and redevelop the amalgamated site to facilitate a mixed-use development. The architect has prepared an indicative building layout and as well as design inspiration which is provided in figure 6 below.

Whilst it is noted that any development of the subject sites will be the subject of a separate planning application, it is highly likely that the Marian Street lot will primarily be used for access to and from the building. Furthermore, in the event the proposed scheme amendment is gazetted, any future development will be required to be assessed against clause 2 of the City's Built Form Policy relating to Activity Corridors.

Clause C4.3.6 of the City's Built Form Policy states that a building's ground and first floor are to be setback 6.5m from properties zoned R50 and below and the second floor and above are to be setback at least 12.5m. Given this, in the event the scheme amendment is approved and gazetted, it is considered that a potential future development will in fact have a lesser impact on the neighbouring than a potential two-storey single house or grouped dwelling developed at the current zoning.



FIGURE 6: PROPOSED SITE CONCEPT PLAN. SOURCE: GIORGI.

CONCLUSION

The subsequent section details and provides the resolution to amend the local planning scheme. Enclosed is a copy of the scheme amendment report map. The applicant duly requests that the scheme amendment be approved as detailed in the enclosed report and scheme amendment map.

The proposed development associated with the scheme amendment aims to create a positive outcome for the site and local area through provision of housing of a contextually appropriate design standard suitable for the local area. Further this will be supported by mixed-uses in the development. The development site is well serviced in terms of local amenities, public open space and public transport.

The support of the City of Vincent and the Western Australian Planning Commission in the approval of the subject Local Planning Scheme amendment is therefore welcomed.

Should you have any question in relation to the details provided in this submission, please contact Petar Mrdja on 6441 9171 or petar@urbanistaplanning.com.au.

Yours Sincerely



Petar Mrdja | Director
Urbanista Town Planning

**ATTACHMENT 1:
RESOLUTION TO PREPARE AN AMENDMENT TO
LOCAL PLANNING SCHEME**

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO PREPARE AN AMENDMENT TO LOCAL PLANNING SCHEME

CITY OF VINCENT LOCAL PLANNING SCHEME NO. 2

AMENDMENT NO. 3

Resolved that the Local Government pursuant to Section 75 of the *Planning and Development Act 2005*, to amend the above Local Planning Scheme by:

1. Rezoning No. 51 (Lot 25) Marian Street, Leederville, from Residential R30 to Mixed Use R100 and amending the scheme map accordingly.

The Amendment is a standard amendment under the provisions of the Planning and Development (Local Planning Scheme) Regulations 2015 for the following reasons:

- The proposed zone is consistent with the zoning of the adjoining properties to the west and to the south of the subject site.
- The proposed rezoning allows for the amalgamation of the site with Nos. 320, 322 and 324 Oxford Street, to facilitate a redevelopment of the site into a mixed use development.
- The redevelopment of the site for a mixed-use development is consistent with the State and Local Strategic Planning Framework, which identifies Oxford Street and as an Activity Corridor, which should facilitate high density development with a mix of land uses.

Dated this _____ day of _____ 20_____

David MacLennan
Chief Executive Officer

ATTACHMENT 2: SCHEME AMENDMENT MAP

**ATTACHMENT 3:
CERTIFICATE OF TITLE**

WESTERN



AUSTRALIA

REGISTER NUMBER 25/P1230	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 4/7/2018

VOLUME
1616

FOLIO
291

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 25 ON PLAN 1230

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

SYNERGY PROPERTY INVESTMENTS PTY LTD
TONIC PROPERTY INVESTMENTS PTY LTD
BOTH OF PO BOX 3335 JOONDALUP WA 6027
AS TENANTS IN COMMON IN EQUAL SHARES

(T N935692) REGISTERED 3/7/2018

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. VOL 1616 FOL 291.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1616-291 (25/P1230)
PREVIOUS TITLE: 1071-578
PROPERTY STREET ADDRESS: 51 MARIAN ST, LEEDERVILLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF VINCENT