



WALGA



Local Government Planning Showcase

Tuesday, 21 September 2021 | Crown Perth

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element.

the art and science of place

Western Australian Local Government Association
ONE70 Level 1, 170 Railway Parade
West Leederville WA 6007

Showcase Schedule

09:30 – 10:00	Registrations and tea/coffee
10:00 – 10:10	Introduction WALGA
10:10 – 10:35	Waroona Town Centre Revitalisation Strategy element – event sponsor
10:35 – 10:50	Supporting Local Governments to Achieve National Best Practice WALGA
10:50 – 11:05	Development in Coastal Areas Shire of Gingin
11:05 – 11:20	Q&A session
11:20 – 11:35	South Perth Activity Centre Plan – Public Benefit Contribution Plan City of South Perth
11:35 – 11:50	Transport Strategy Town of Victoria Park
11:50 – 12:00	Q&A session
12:00 – 12:45	Lunch and access to the WALGA Trade Exhibition
12:45 – 01:10	Legal Update McLeod's
01:10 – 01:20	Q&A session
01:20 – 01:35	Establishing Design Review in the Regions Shire of Augusta-Margaret River and Shire of Collie
01:35 – 01:50	Planning Responses to Urban Canopy Loss Town of Bassendean
01:50 – 02:00	Q&A session
02:00 – 02:05	Event close

Session Abstracts

Sponsor's Address

Waroona Town Centre Revitalisation

Bronwyn Slater (Senior Consultant, Design and Project Coordinator)

Just 100km south of Perth you will find a very welcoming community and idyllic tree-change town. Known as Waroona, this town sits amongst natural attractions, recreation opportunities, artisans galore and a literal 'food bowl.' Yet, none of this is particularly obvious when you pass through the town centre. After little investment and change in the past two decades, the Shire needed a collective direction for improving its namesake town and community hub. This is where element came in, on the back of successful revitalisation of other regional town centres.

We collaborated with the Shire through a revitalisation process to help leverage the town's qualities and focus future investment. We involved local stakeholders, created an aligned vision for the next iteration of Waroona, provided clear implementation actions and even had input into a concurrent live project for a new community space. Although big shifts ultimately take time to hit the ground, this project demonstrates how successful revitalisation should happen incrementally and from the outset. A collaborative effort with the Local Government all the way through to on-the-ground stakeholders ensured not just another report that 'sits on the shelf' but an agreed plan of action.



City of South Perth

Activity Centre Plan Public Benefit Contribution Framework

Vicki Lummer (Director Development and Community Services)

The South Perth Activity Centre Plan implements an innovative system of bonus height and plot ratio to incentivise retention of neighbourhood character, design excellence and public benefit contributions. Many infill areas, including South Perth prior to the ACP, allow for development bonuses such as additional height in return for some form of community benefit. This has caused issues including lack of certainty where the requirements are unclear.

The ACP's innovative bonus height and public benefit contributions framework provides limits for the amount of bonus that may be approved, criteria to ensure that neighbourhood character is protected, standards for design excellence, and a transparent and equitable process for public benefits. The amount of public benefit contribution that may be required is proportional to the amount of bonus being sought, and developers can calculate the amount and factor it into their feasibility model. This flexibility provides the public with the maximum possible value and allows developers to proceed with certainty over the cost of seeking additional height or plot ratio. The ACP is implementable through the WA statutory planning framework and its approach is highly transferable to other centres and precincts in WA and Nationally.

Western Australian Local Government Association

Supporting Local Governments to Achieve National Best Practice

Ashley Robb (Senior Policy Advisor Planning)

Ever wondered how WALGA's Planning and Building team works with its members to make and influence policy? This presentation will show how WALGA's support of a small group of officers in 2017 has led to national best practice in planning for sea level rise across Western Australia's coastal communities. The presentation will demonstrate the key steps that WALGA's planning and building team takes to support its members to achieve community objectives and fulfill policy responsibilities, and the possibilities when Local Governments work together to resolve complex planning issues.

Shire of Gingin

Development in Coastal Areas

James Bayliss (Planning Officer)

This presentation will discuss two recent decisions made by the Shire of Gingin to approve residential and tourism-based development in the Lancelin townsite. The subject properties are predicted to be affected by coastal hazards in the planning timeframe.

The Shire is navigating its way through challenges soon to face many coastal Local Governments in how development on coastal land is determined. Finding a balance that enables affected land to be utilised until such time as the coastal risk eventuates, while not creating a future legal or financial liability by permitting development that is likely to become vulnerable to damage from erosion or inundation is not a simple task.

The examples presented will provide an overview of the challenges faced during the assessment process, how they were overcome and what steps the Shire is taking to update its planning framework as a result.

Town of Victoria Park

Transport Strategy and Parking Management Plan

Caden McCarthy (Place Leader Transport, Town of Victoria Park) and Harriet Farminer (Transport Planner, WSP)

The Town of Victoria Park and WSP will be presenting on the Town's draft Transport Strategy and Parking Management Plan. The Strategy adopts a new best-practice Movement & Place approach with a focus on supporting their vibrant people-focused local centres and helping the Town develop as a healthy, accessible and liveable inner city.

The draft Parking Management Plan also adopts a range of innovative measures, including a dynamic parking approach in activity centres. A key aspect of the plan is a new intervention matrix to help guide the Town's considered approach to parking and transport management as their population grows.

Caden and Harriet will also discuss the Town's approach to implementation that will help make the Strategy's vision a reality and may be useful for other Local Governments looking to take a new approach to traffic and transport planning. We promise this won't be boring!

Shire of Augusta-Margaret River and Shire of Collie

Establishing Design Review in the Regions

Matt Slocomb (Strategic Projects Officer, Shire of Augusta-Margaret River)

The design review process is well entrenched in the Western Australian planning system and has delivered a higher quality of built form and public spaces in the metropolitan area. This has been further reinforced through State planning policy which promotes good design as a core component of the planning assessment process.

In the case of the regions, there are not always the availability of qualified panel members, given the quantity of larger scale development applications to justify each Local Government appointing its own design review panel, therefore potentially missing out on the benefits that these panels can provide.

The presentation discusses the collaborative process between the Cities of Bunbury and Busselton and the Shires of Augusta-Margaret River, Harvey and Collie to establish a joint design review panel across the entire south-west region of Western Australia.

The presentation covers the joint working benefit, logistical steps, funding and processes that have been put in place to support the establishment of the joint panel, with the potential for this approach to be expanded for other regional areas in Western Australia and further afield.

McLeod's

Legal Update

Craig Slarke (Partner)

In this presentation, Craig Slarke will discuss matters of interest to planners arising from recent Supreme Court and State Administrative Tribunal judgements on topics including:

- why there is no such thing as compliance with the R-Codes Volume 2;
- whether a Local Government must approve a crossover shown on development plans approved by a JDAP;
- what it means to be consistent with zone objectives;
- how the Interpretation Act saved heritage areas;
- why neighbours should not delay if they want to challenge a planning approval;
- the reason reactive Council policies don't work;
- and how acoustic experts can have different opinions about noisy children but can still both be right!

Town of Bassendean

Responses to Urban Canopy Loss

Donna Shaw (Manager Development and Place)

The loss of tree canopy cover and native vegetation is an important issue across the entire Local Government sector, particularly as resultant increases in average temperatures create urban heat islands. In infill urban areas, loss of canopy cover is changing the amenity and character of communities. This presentation explores the Town of Bassendean's approach to addressing this issue via the local planning framework, including liaising with stakeholders and the community in creating local planning policy No. 13 - Tree Retention and Provision, and matters surrounding Tree Preservation Orders.