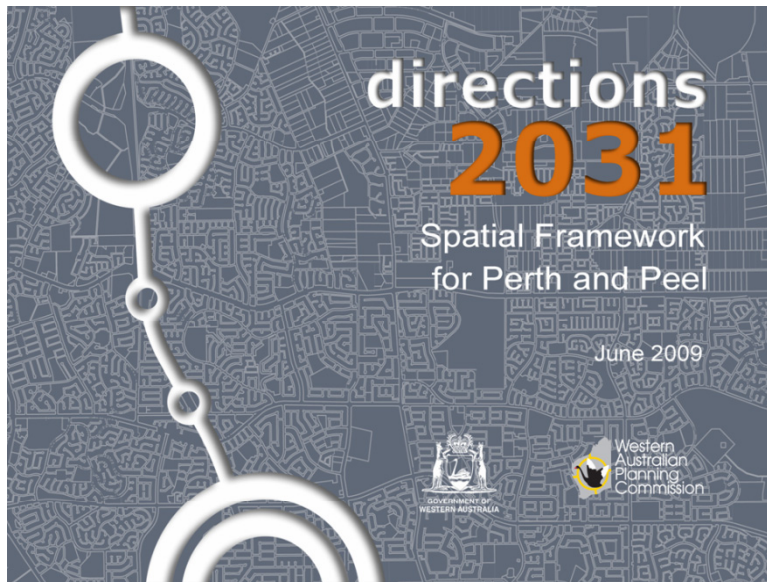


Charting the Challenges of Major Infill and Redevelopment Projects

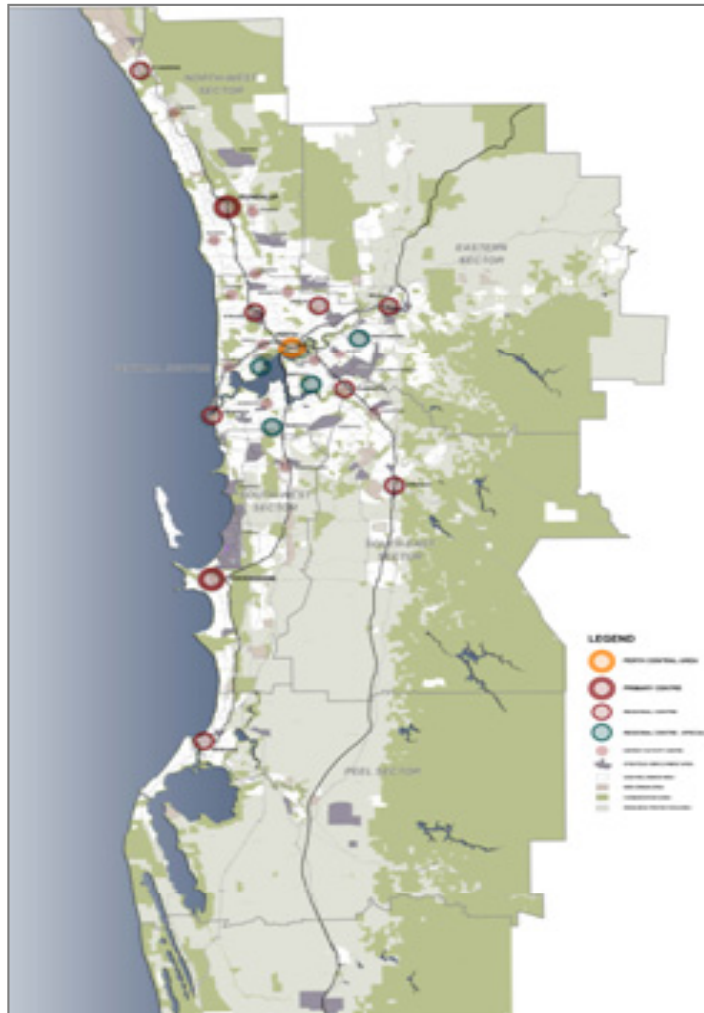


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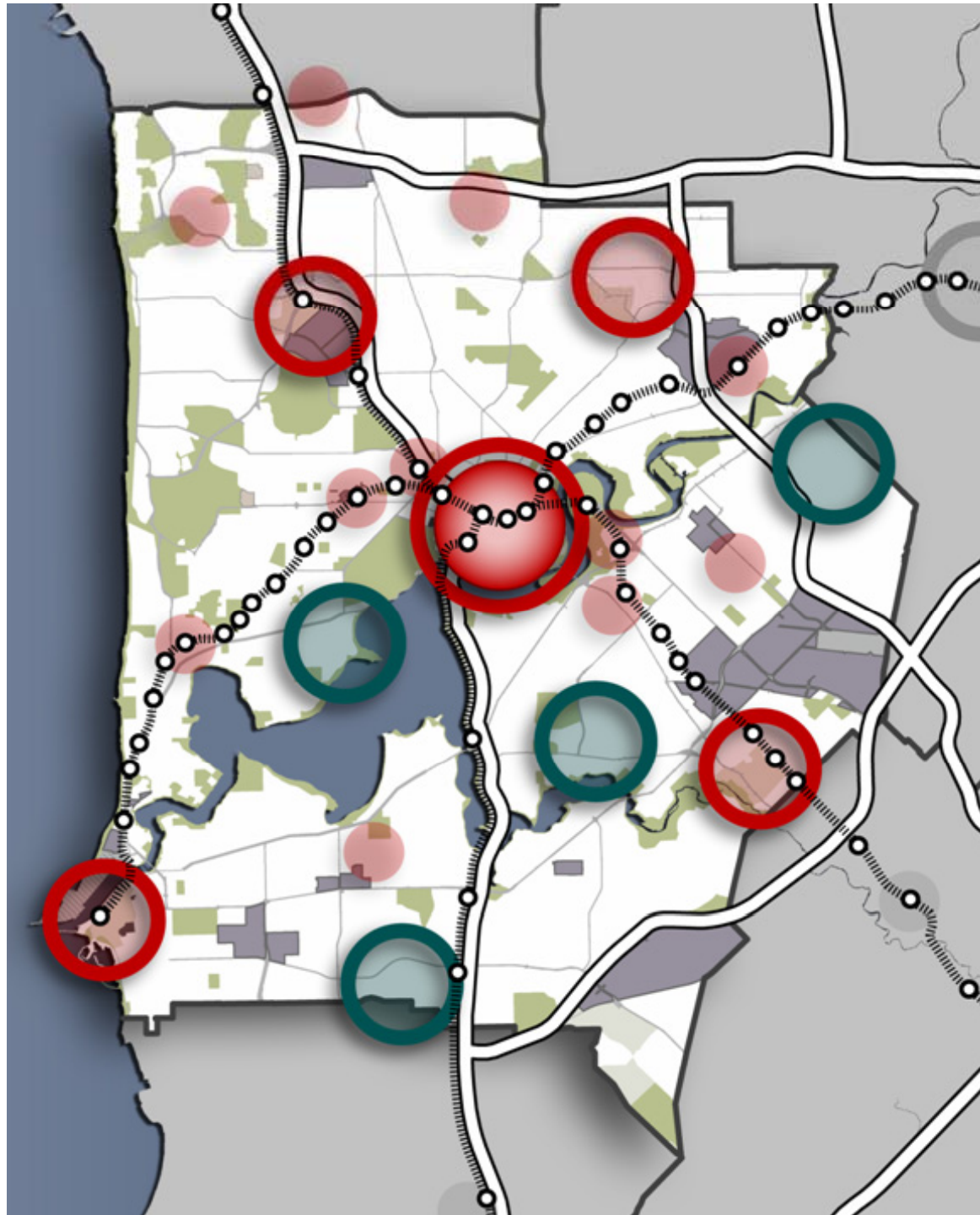
TOPICS COVERED

- **Metropolitan Planning objectives for Urban consolidation**
- **The Redevelopment Authority experience**
- **Proposal for a Metropolitan Redevelopment Authority**
- **Proposals to introduce improvement schemes**
- **Conclusions**

Directions 2031 Draft Spatial Framework for Perth and Peel (June 2009)



- **Economic development and population growth (2.2m by 2031 but may be sooner)**
- **More green, more urban and more connected.**
- **A more compact city form. At least 47% of growth through urban infill with a focus on activity centres.**
- **Make more efficient use of land and infrastructure.**
- **Manage urban expansion.**
- **Now working on a vision and narrative for 3.5m people in Perth**



Central Sub-Region

- **Covers 19 inner and middle local governments.**
- **Population planned to grow by 205,000**
- **Target of 121,000 additional dwellings**
- **Capital City planning Framework,**
- **strategic city centres (red)**
- **strategic specialised centres (green) Urban design plans being prepared for each**
- **Targeted infill development.**

HOUSING

Objective: housing in right places to meet long-term needs

Key Actions:

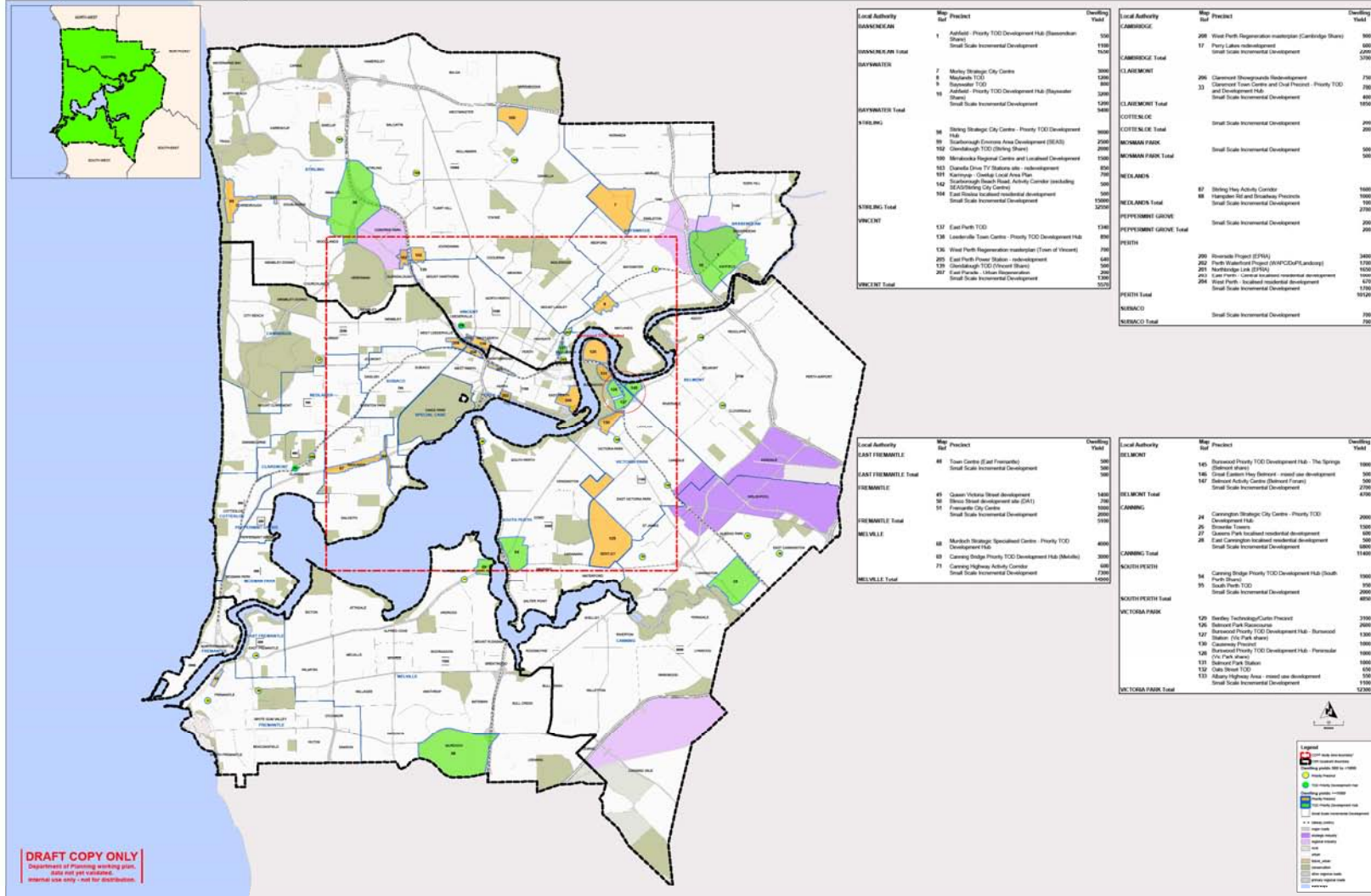
- **Adopt targets (via GMS) as policy requirement for LPS**
- **LPS to look beyond 10 yr horizon to meet 2031 demand**
- **update LPS housing component *Guidelines*.**

Where?

- **Activity corridors, centres and priority precincts.**
- **Suitable TOD & other precincts earmarked in GMS.**
- **Not in established suburbs without community support.**

Current Urban Renewal Precincts

Priority Precincts - Central Sub-region



Quadrants 1 through 4

55 precincts each with potential to deliver over 400 dwellings

© Perth City Planning Framework | 2022

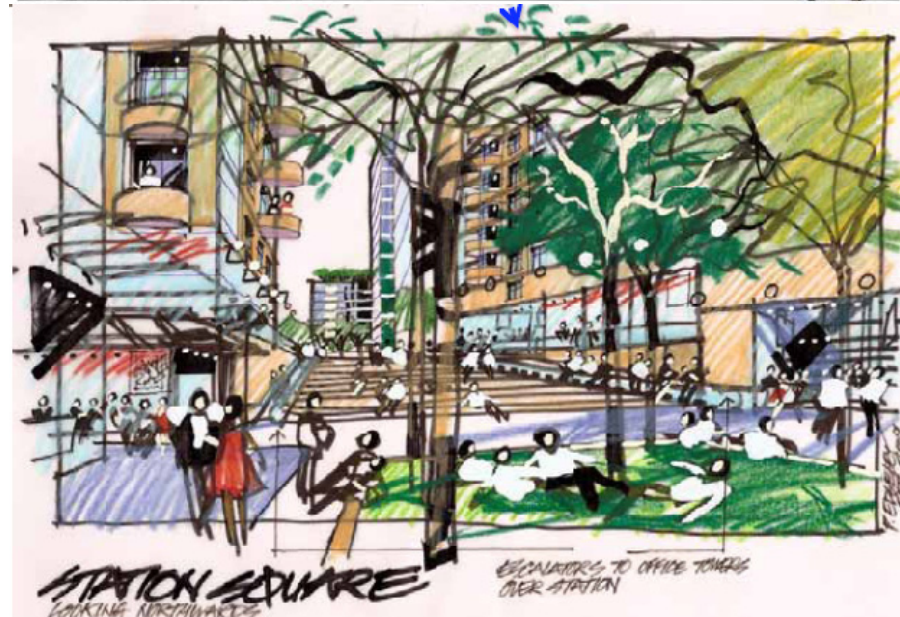
Perth Waterfront



Potential Land Use Mix

150 000m² office 36 000m² retail 1700 apartments
220 hotel and short stay rooms 9000m² Indigenous Cultural Centre

Stirling City Centre



Potential for 5000 extra dwellings and 162k m2 of commercial and retail

Canning Bridge Transit Orientated Development



Potential for 3900 extra dwellings and 22k m2 of retail

UWA – QEII Strategic Specialised Centre



Local Authorities	City of Nedlands, City of Subiaco, City of Perth
Projected Yield	TBA
Known Infrastructure Constraints	Western Power advise network is ageing and in need of long term upgrade. The overhead power line on Hampden Rd is a constraint to development on its eastern side. No known water supply or waste water drainage constraints. Major regional road reserves (e.g. Stirling Highway) through area constrain redevelopment opportunities.
State Strategic Actions	MRS amendments and Road Reservation reviews (SHACS) could release key sites for catalyst development opportunities in the long term. Agreement with Transport and Road Agencies re access and investment priorities (e.g. LRT). Agreements with Hospital and UWA authorities re contextual masterplanning of campuses to sound urban design and place making principles.
Local Authority Actions	Rezoning in TPS's in line with strategic changes to MRS. Local forward planning to continue in 5 year cycles but in context of long term (20 year) urban design framework for the centre, campus masterplanning and structure planning on other key sites. Program of public realm enhancement to extend beyond high streets and transport routes.
Key Constraints to be Overcome	Historical planning zonings and reserves constrain development opportunities and urban restructuring. Highway infrastructure dominates urban environment, inhibiting creation/design of a human scaled, pedestrian-oriented place. Fragmented pattern of land ownership along principal streets and restrictions on title exist on major opportunity sites.

IMPLEMENTATION STRATEGIES

- **Advocacy leadership and education**
- **Housing targets and requirements for housing choice at Local government level**
- **Incentives and planning policy reforms to encourage private sector investment**
- **Amendments to planning legislation including introduction of improvement schemes**
- **Creation of a Metropolitan Redevelopment Authority**

THE REDEVELOPMENT AUTHORITY EXPERIENCE

East Perth Redevelopment



Transformation of 150 hectares of contaminated and redundant industrial land into a mixed use urban village

EAST PERTH CHALLENGES 1988



- **100+ hectares of underutilised and contaminated industrial land**
- **High level of Government ownership but held by different authorities**
- **Desire to produce medium density housing but unproven market**
- **Close to the Central City but very poor image for potential investment**
- **Need to rezone from industrial and move future freeway**
- **Need to acquire some private property**

1991 DRAFT CONCEPT PLAN



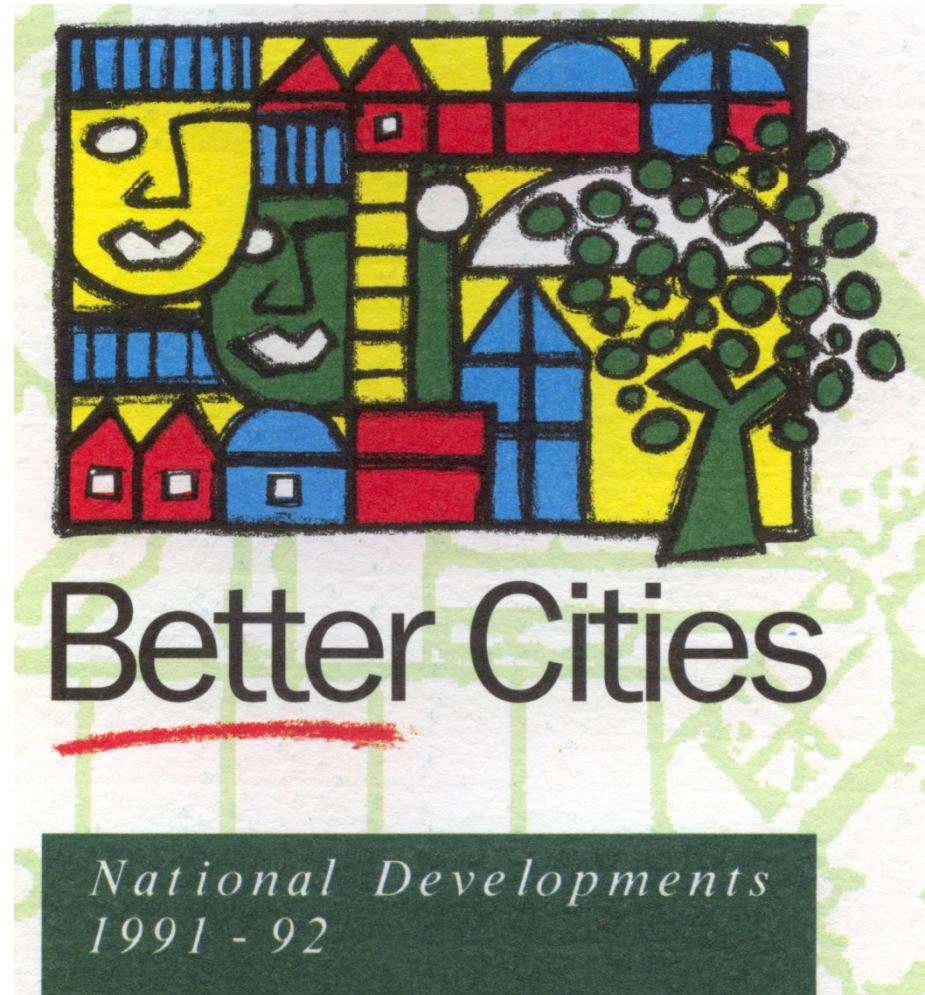
Mixed-use urban village with Inlet as the heart

CREATING VISIONS BY HIGHLIGHTING SUCCESSFUL URBAN RENEWAL PROJECTS



False Creek, Vancouver, Canada

BUILDING BETTER CITIES

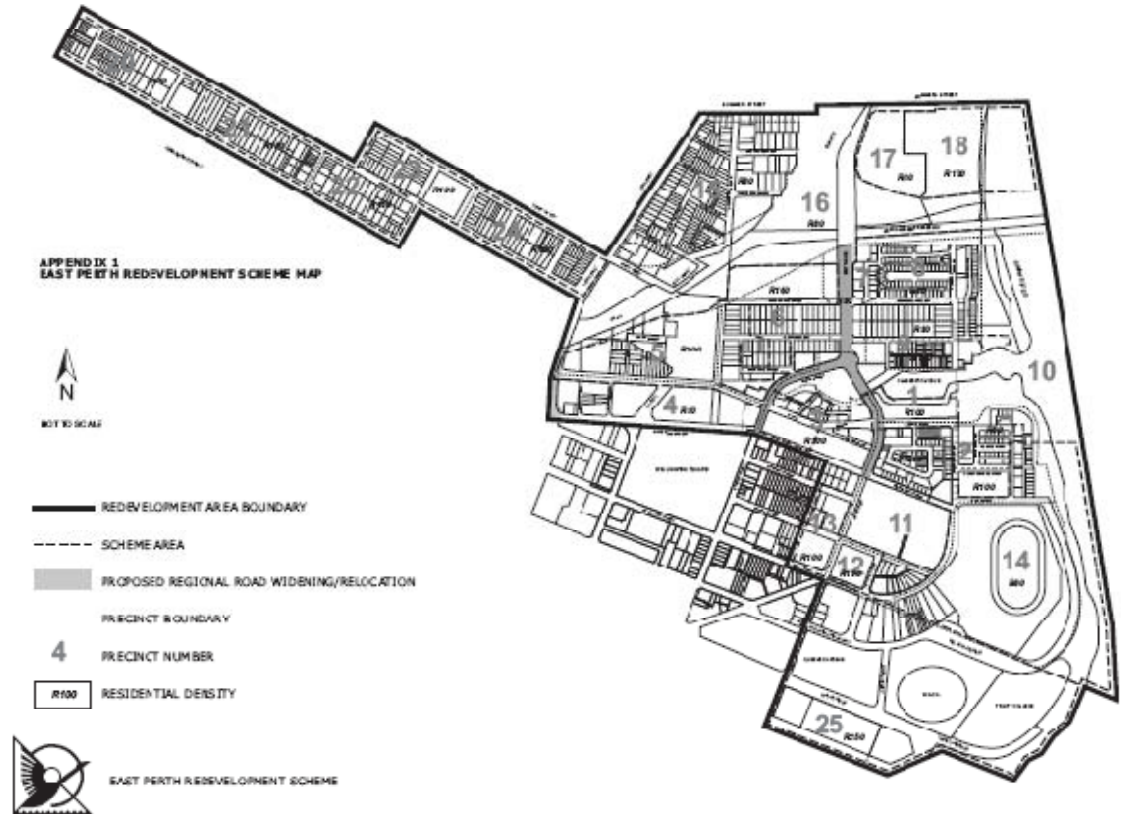


**FEDERAL Government Contribution of \$32 million
to the project**

EAST PERTH REDEVELOPMENT AUTHORITY

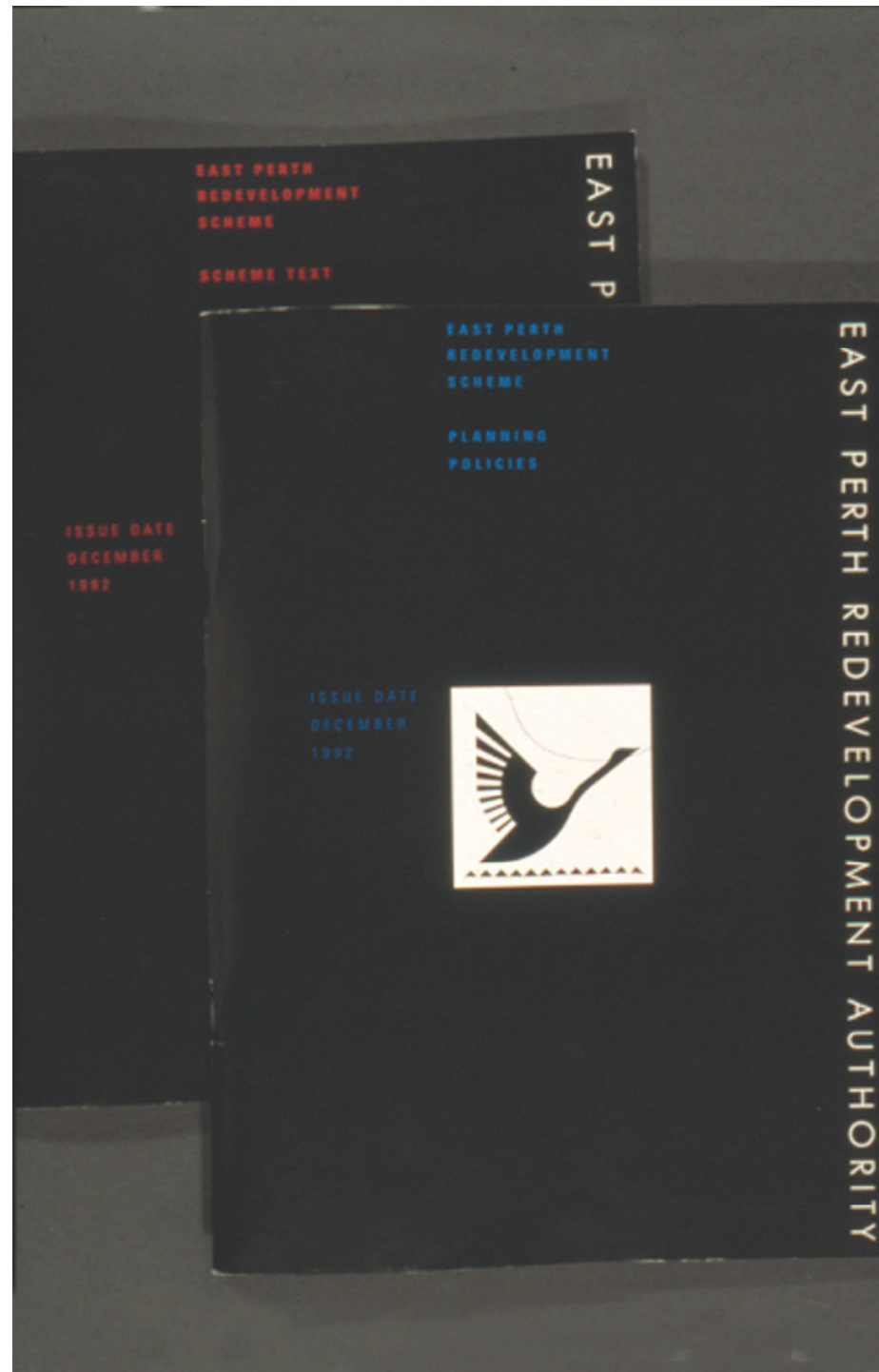
(Established 1991 by Act of Parliament)

- **Land Assembly (Compulsory)**
- **Planning powers**
- **Public Works**
- **Commercial operations**
- **Authority Board**



Note that more than six years of planning proceeded the establishment of the authority

**PLANNING CONTROLS
OWN PLANNING
SCHEME
(NO ZONINGS)**



EAST PERTH TODAY



- **Created a market for City living**
- **1450 dwellings**
- **130 000 m2 commercial/retail**
- **\$127 m in public investment**
- **Over \$685m in private investment**

East Perth Redevelopment Authority Current Regeneration program



- Six projects increasing the level of intensity and activation of the city
- Investment
 - EPRA - \$890 Million
 - Private and other - \$4 Billion
- Stakeholder Relationships

NEW NORTHBRIDGE

460 dwellings and 70km² of commercial retail



NORTHBRIDGE LINK



- Proposed land uses - 1650 dwellings, 244 km² of commercial retail
- \$500m + in State and Federal funding to sink the Railway

SUBIACO REDEVELOPMENT PROJECT



**80 hectares of under-utilised inner suburban land with Railway
as a barrier**

SUBIACO CONCEPT PLAN 1994

Median-density mixed commercial/residential village



Subi Central Today



KEY WAS SINKING 800 m OF RAILWAY LINE



\$135 million public investment, \$5 million BBC Grant

Subiaco Railway Station



Subiaco Central Today

900 dwellings and 90km2 of commercial retail space
\$500 million in private investment



CHINA GREEN

The Authority vs the Community Action Group and Council

- **Proposal by SRA to significantly increase density**
- **Strongly resisted by articulate local action group**
- **Strongly opposed by City of Subiaco**
- **Minister intervened to modify proposal**

CHINA GREEN PROPOSALS 2004 AND 2008



2-7 storey commercial buildings on Hay Street 50,000m²
7-5/6 storey apartment blocks and 9 town house lots
Total of 319 dwellings

Subiaco China Green Action Group (Inc)

Well organised, professional and motivated group claiming support from 97% local residents

Major critic of the SRA with a very active lobbying campaign

- **The SRA 2008 proposal is Wrong for Subiaco**
- **No Sense of Place**
- **Breach of Sale Contract with City of Subiaco**
- **SRA's Contractual misrepresentation to Buyers of adjoining precincts**
- **Restricted Apartment sizes**
- **No sufficient parking**
- **Increased traffic congestion**

Action Groups Representation of Development



Architect's impression of the proposed bulk and scale of the Commercial development Hay Street

CITY OF SUBIACO

Strong public campaign against SRA on China Green

SRA LOSES ITS WAY

The Subiaco Redevelopment Authority's (SRA) decision to submit its China Green proposal to the Minister for Planning, without the support of the City of Subiaco or the Subiaco community, illustrates just how much the SRA has lost its way – and the extent to which it has forgotten its original mandate.

As evidenced by comments made in the media in recent weeks, by SRA Chief Executive Tony Morgan and Chairman Don Humphreys, the SRA is more focused on profit and international recognition than it is on the needs of the community.

The China Green proposal put forward to the Minister, suggests that the SRA is no longer concerned about local, innovative and leading edge community development. It is certainly not concerned about how projects such as China Green integrate with the rest of Subiaco.

The question that needs to be asked, why has the SRA lost its way?

Is this because of the influence of the Chairman and Chief Executive, or is it because the SRA is out of touch with and unaccountable to the community of Subiaco?

The question also needs to be asked as to whether the City of Subiaco should maintain association with, and representation on, the Board of the SRA when the SRA is not listening to the city or the community.

The approval of the SRA's China Green proposal by the Minister for Planning would represent an endorsement of the failure of the SRA to adequately consult with the community and serve its original mandate. For this reason alone, the China Green proposal must be rejected by the Minister.



For further information or updates on the China Green proposal please contact Kellie Templeton at the City of Subiaco on 9237 9222.

UNACCOUNTABLE SRA BYPASSES COMMUNITY

In terminating negotiations with the City of Subiaco, and taking its proposal for China Green directly to the Minister for Planning, the Subiaco Redevelopment Authority has effectively bypassed the community.

When it purchased the land for the China Green development from the City of Subiaco, the SRA agreed to fifty-six sustainability objectives, one of which involved ensuring that the development integrated well with the broader Subiaco environment, including Susi Centre.

When it was unable to reach agreement with the City of Subiaco on how this integration might be achieved, the SRA terminated discussions with the city and took its Precinct Proposal directly to the Minister for Planning in an attempt to sidestep the city.


The fact is that the SRA, with its State Government appointed board led by government appointee Don Humphreys, is now trying to avoid reaching agreement with the City of Subiaco, and its elected councillors.

Further, it is becoming increasingly apparent that in addition to being unable to reach agreement with the City of Subiaco, the SRA has gone to the Minister in the full knowledge that 95 per cent of the local community objects to the China Green development as proposed by the SRA.

Because SRA Chairman Don Humphreys and Chief Executive Tony Morgan have been unable to reach an agreement that is satisfactory to the Subiaco community, the SRA has chosen to bypass the community in the hope that the Minister will accept its proposal on China Green.

The City of Subiaco calls on the Minister to listen to and stand up for the community and not reject substantial evidence as an abuse of process by the SRA in relation to the China Green development.

The SRA has lost sight of the original vision and objectives of the redevelopment plan and its original commitment to the community.



For further information or updates on progress please contact Kellie Templeton at the City of Subiaco on 9237 9222.

Adds in the Subiaco post newspaper October and November 2009

Note: Subiaco Council had strongly supported the establishment of Authority in 1994

Ministerial Decision (Dec 09)

- **Commercial buildings on Hay street reduced by 1 storey (part 6/part 5 storey maximum of 35km² commercial**
- **Commercial parking increased to 1 bay/40m²**
- **Maximum and minimum limits on number of units were deleted**

NOTES

- **Some criticism that the Minister was not independent in his review as he is responsible for the operations of the Authority as well as planning Minister.**
- **Concern from other Councils that this might happen to them.**

MIDLAND REDEVELOPMENT AUTHORITY



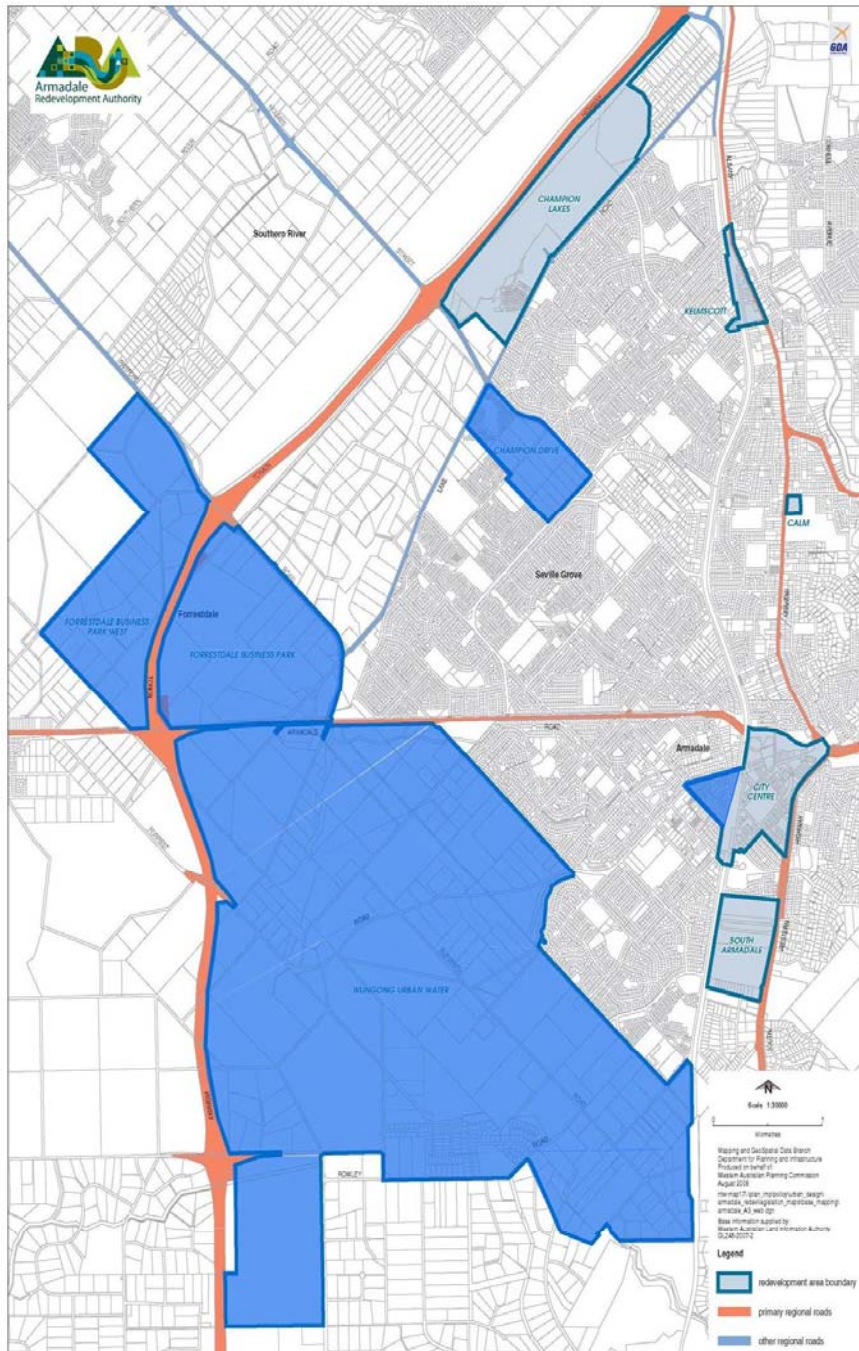
Proud history. Exciting future.

Midland Metro 2010 concept plan



Established in 2000 the MRA is concentrating its activities on the Midland Central Redevelopment Area covering part of the town centre, the former Railway Workshops, and the Meat Industry Authority saleyards.





Armadale redevelopment authority
Redevelopment area

Armadale Redevelopment Authority

- Established in 2002 to co-ordinate development of 2000ha of urban land within planning control.
- Only land acquired by ARA was the 132ha of Champion Lakes Regatta Centre.
- Very different from other redevelopment authorities who were established to develop government owned land.
- Wungong Urban Water Masterplan
- Developer Contribution Scheme
- 330ha Forrestdale Business Park to create employment (15,000 jobs)



Developer Contributions schemes

PROPOSAL FOR A METROPOLITAN WIDE REDEVELOPMENT AUTHORITY

- **Announcement by Premier in Mid 2009 of intention to create**
- **Allow for more flexible approach where redevelopment areas are created by regulation rather than special legislation on each occasion**
- **Likely to involve amalgamation of existing authorities to efficiently use staff and resources**
- **Potential for surplus funding from one project to be used to seed others**
- **May well be opposed by Local government**
- **Proposal is subject to preparation of an Act of Parliament.**

NEW FOCUS FOR URBAN RENEWAL

- **Few large unwanted brownfield sites left in government ownership**
- **Now dealing with private land in multiple ownership**
- **Constrained by existing zonings and development controls**
- **Need for district wide infrastructure upgrades**

Higher Density Housing Innovations

Demonstration Projects

Oxley Woods Milton Keys

- 145 dwellings (44 per ha)
- 38% to be less than (\$140K)
- Demonstration Project through English Partnerships via design competition
- Housing to be both Sustainable and Affordable
- Housing components prefabricated-homes built in 31 days



WESTERN AUSTRALIAN PLANNING COMMISSION IMPROVEMENT SCHEMES

**Contained in the Approvals and Related Reforms (No4)
(Planning) Bill 2009 (Currently being debated in Parliament)**

- Build on existing improvement plan making processes which allow for land assembly and public works**
- Adds rezoning powers and provides for development control through the use of Improvement Schemes**
- Issue for existing plans was that they could not guarantee or deliver higher development densities unless with local government support**
- Powers may be delegated to others agencies such as LandCorp**
- Opposition from Local government**

POSSIBLE STEPS IN THE IMPROVEMENT SCHEME PROCESS

- **Business Case analysis**
- **Declaration of an Improvement Plan Area**
- **Prepare Improvement Scheme – Rezoning and structure planning of the area**
- **Establish district wide infrastructure requirements**
- **Agree Developer Contribution Scheme scope of works and cost estimates, and**
- **Work with landowners on delivery schedule of works and private or government pre-funding.**

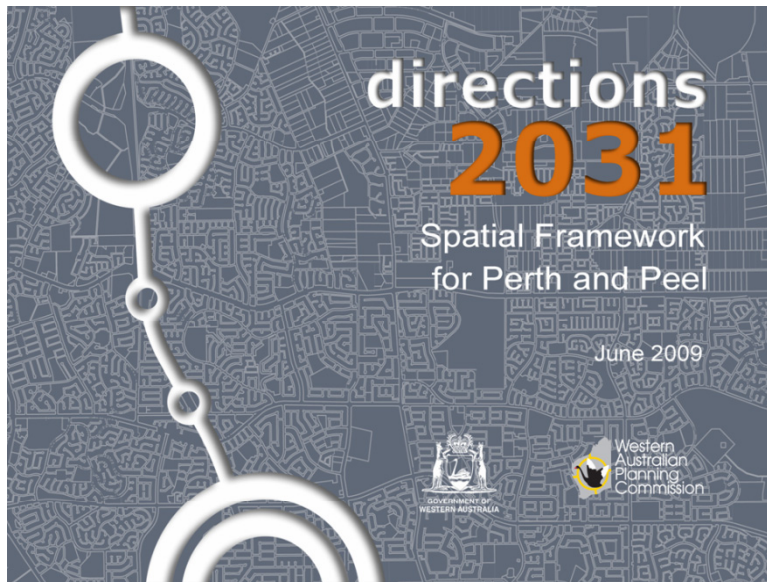
CONCLUSIONS

- **Perth like many Australian Cities has urban consolidation objectives and targets.**
- **State Government intervention is needed to led local government on this issue and to encourage private sector investment.**
- **A range of implementation strategies are needed.**
- **Single purpose Redevelopment Authorities have led the urban renewal process in Perth**
- **A Metropolitan Redevelopment Authority model would seem to be a logical next step.**

CONCLUSIONS

- **WAPC Improvement schemes will also be a valuable tool where a redevelopment authority is not justified.**
- **Will need to see an increasing use of Developer Contribution Schemes**
- **Must retain a focus on finding innovative/creative solutions to existing development and market constraints and to help the private sector develop new housing opportunities.**
- **Issue of central control vs local democracy.**

THANK YOU



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