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
• 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.
55 precincts each with potential to deliver over 400 dwellings
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 Oriented Development

Potential for 3900 extra dwellings and 22k m2 of retail
### UWA – QEII Strategic Specialised Centre

<table>
<thead>
<tr>
<th><strong>Local Authorities</strong></th>
<th><strong>City of Nedlands, City of Subiaco, City of Perth</strong></th>
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<tbody>
<tr>
<td><strong>Projected Yield</strong></td>
<td>TBA</td>
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<tr>
<td><strong>Known Infrastructure Constraints</strong></td>
<td>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.</td>
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<td><strong>State Strategic Actions</strong></td>
<td>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.</td>
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<td><strong>Local Authority Actions</strong></td>
<td>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.</td>
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<td><strong>Key Constraints to be Overcome</strong></td>
<td>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.</td>
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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 (SRA) decision to submit its China Green proposal to the Minister for Planning will fuel the strong public campaign against its establishment. The Community and City of Subiaco are not convinced and will not accept the SRA's new planning proposal. The Subiaco Redevelopment Authority has not been accepted by the Community.

UNACCOUNTABLE SRA BYPASSES COMMUNITY

The Minister for Planning has refused to engage in consultation with the City of Subiaco, the SRA, and the Subiaco Community. The SRA has bypassed the City of Subiaco and will not consult with any other authority. The SRA has not sought the approval of the City of Subiaco.

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

Add in the Subiaco post newspaper October and November 2009
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.
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

• 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)
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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