



CITY OF VINCENT

MINUTES

Ordinary Council Meeting

11 February 2025

9.5 ADVERTISING OF THE DRAFT WILLIAM STREET PLANNING FRAMEWORK

- Attachments:
1. Draft William Street Planning Framework 
 2. Review of Central Perth Design Policies and New Northbridge Design Guidelines 

RECOMMENDATION

That Council

1. PREPARES the draft William Street Planning Framework as included in Attachment 1, for the purpose of community consultation, pursuant to Schedule 2, Part 2, Clause 4(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
2. AUTHORISES the Chief Executive Officer to advertise the draft William Street Planning Framework in accordance with Schedule 2, Part 2, Clause 4(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
3. PREPARES a notice of proposed revocation of the New Northbridge Design Guidelines and Central Perth Development Policies, for the purpose of community consultation pursuant to Schedule 2, Part 2, Clause 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
4. NOTES that any submissions received during the advertising period would be presented to Council for consideration.

Moved: Cr Hallett, Seconded: Cr Castle

That the recommendation be adopted.

AMENDMENT

Moved: Cr Hallett, Seconded: Cr Castle

That the Recommendation 1 be amended as follows:

1. PREPARES the draft William Street Planning Framework as included as Attachment 1, for the purpose of community consultation, pursuant to Schedule 2, Part 2, Clause 4(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, **subject to the following:**

Attachment 1 being modified:

1. Throughout the document modifying all references to the term “maximum building height” to “Community Benefit height”; and
2. Throughout the document modifying all references to building height to be as follows:
 - William Core and Newcastle Street sub-precincts – An acceptable height of 8 storeys and a Community Benefit height of 9 storeys unless a Strategic Development Site;
 - Urban Frame A sub-precinct – An acceptable height of 6 storeys;
 - Urban Frame B sub-precinct – An acceptable height of 4 storeys;
 - William Street North sub-precinct – An acceptable height of 5 storeys and a Community Benefit height of 7 storeys;
 - Residential sub-precinct – As per R Codes;
 - City Toyota Strategic Development Site – A Community Benefit height of 20 storeys;
 - William Street Car Park Strategic Development Site – A Community Benefit height of 20 storeys; and
 - Other Strategic Development Sites greater than 1,000 square metres – A Community Benefit height of 16 storeys.

REASON:

Modifying the terminology from 'maximum' building height would provide flexibility for future decision-makers to consider a proposal that may go above this but is an innovative development that would benefit the community.

There are current construction market challenges that would impact on the likelihood of redevelopment occurring. Increasing building heights on Strategic Development sites to up to 16 storeys and 20 storeys on the City Toyota and William Street Carpark sites would respond to these and encourage high quality redevelopment to occur to support greater housing diversity and enhance the vibrancy of the William Street Town Centre.

Increasing the building heights now would give an opportunity for Council to consider community feedback on this before it makes a decision on the William Street Planning Framework.

ADMINISTRATION'S COMMENT:

Administration supports this amendment.

'Community Benefit' Terminology

The use of 'Community Benefit height' would reflect the construct of the William Street Planning Framework where a proposal can exceed the acceptable height subject to providing community benefits.

Irrespective of the terminology used the William Street Planning Framework is a local planning policy and a decision-maker could approve an application which exceeds the 'Community Benefit height standard if it meets the relevant policy objectives.

Increasing Building Heights for Strategic Development Sites

The proposed increase to the maximum building heights for Strategic Development Sites and the City Toyota and William Street Carpark sites would be in keeping with the intent to facilitate the amalgamation of sites to provide for consolidated redevelopment, and to provide taller buildings on larger sites where off-site impacts could be better managed.

The building heights were informed from feedback received during preliminary engagement with the community and the Design Review. Because of this it would be important to consult with the community as part of the formal advertising period on whether we have got the building height standards right.

Council would have the opportunity to consider any submissions received before it makes a decision on whether or not to approve the William Street Planning Framework. This would give Council an opportunity to modify the building heights based on feedback at that time.

AMENDMENT CARRIED (8-1)

For: Mayor Xamon, Cr Castle, Cr Alexander, Cr Worner, Cr Woolf, Cr Hallett, Cr Wallace and Cr Greer

Against: Cr La Fontaine

COUNCIL DECISION ITEM 9.5

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CARRIED (9-0)

For: Mayor Xamon, Cr Castle, Cr Alexander, Cr Worner, Cr Woolf, Cr Hallett, Cr Wallace, Cr Greer and Cr La Fontaine

Against: Nil

At 7.22pm The A/Manager Development & Design left the meeting and did not return.