

### **3.4 PROPOSED METROPOLITAN REGION SCHEME AMENDMENT - GUILDFORD STATION PRECINCT PORTION OF RESERVE 12522 VICTORIA STREET, GUILDFORD**

(Guildford) (Development Services)

#### **KEY ISSUES**

- The proposal seeks the City's support for an amendment to the MRS to reclassify surplus PTA land at Guildford station from "Railway" reserve to the "Urban" zone in order to accommodate future residential development.
- The proposal is in line with adopted council strategies and policies and state strategic planning and policies.
- The proposed zoning is consistent with that of the surrounding land.
- An amendment to the City of Swan district zoning scheme to an appropriate zone will be required by a separate process.

That Council advise DPI that it has no objection to the proposed MRS amendment.

#### **PROPOSAL**

The Department for Planning and Infrastructure (DPI) requests comment from the City of Swan on a proposal submitted by Landcorp to the Western Australian Planning Commission (WAPC) to initiate an amendment to the Metropolitan Region Scheme (MRS) to reclassify part of Reserve 12522, Victoria Street, Guildford from "Railways" reserve to the "Urban" zone in order to accommodate future residential development.

#### **BACKGROUND**

The subject site is located adjacent to the Perth to Midland passenger rail line which is identified as a strategic transit/activity corridor within the State Government's Network City Community Planning Strategy.

Council at its 29 November 2006 meeting resolved to sign a Memorandum of Understanding (MoU) with the State Government and the Town of Bassendean and City of Bayswater to facilitate transit orientated development around the railway stations between Maylands and Guildford.

Transit-oriented development is all about maximising the number and type of housing, business and community facilities within the walkable distance of public transport stations or stops. In doing so, the community's access to services and facilities and employment is improved, and car use and travel time is reduced. Housing choice is

also improved and businesses benefit from increased numbers of people living in the area.

The proposed development of the subject site was also identified as a high priority in the City of Swan's Guildford-Hazelmere Place Plan which was endorsed by Council at its meeting on the 16 August 2006.

Community members have had opportunities to be involved in the planning process through one of the City of Swan's Guildford-Hazelmere Place Plan workshops and several LandCorp community workshops in 2006. Feedback from these workshops is intended to form the basis of a draft structure plan to be prepared for the land.

## **REPORT**

The proposal is in line with adopted state and local strategic planning and planning policies as identified below. The subject land is surplus to PTA requirements and the "Urban" zone is consistent with the zoning of the surrounding land under the MRS.

The proposal will undergo a statutory process whereby the proposed MRS amendment will be advertised for public comment and the City will be able to make any additional comments on the proposal during that process.

## **ATTACHMENTS**

Location Plan

## **STRATEGIC IMPLICATIONS**

### **City's Community Plan - Foundations for the Future - Strategies for Quality of Life in the City of Swan**

The proposed development is considered to accord with the City's Community Plan - Foundation for the Future, particularly in terms of the goals relating to resource consumption, liveable communities, productive places, business development, cohesive communities, personal wellbeing and health.

### **City's Strategic Plan 2003-2005**

The proposed development is considered to align with the City's Strategic Plan and in particular the principle of sustainable development and the following key result areas:

#### Key Result Area 2 - Developing the City of Swan

##### *Objective*

2.1 - Develop self-contained, sustainable communities with access to suitably located facilities for working, living, recreation and social interaction through the lifecycle of the communities.

*Strategy*

2.1.2 - Integrate land use, transport, infrastructure and urban design to provide growth opportunities in economic activity areas.

Key Result Area 4 - Valuing the Natural Environment

*Objective*

4.1 - The principles of ecologically sustainable development are practised and promoted by the City of Swan.

*Strategy*

4.1.2 - Manage urban growth, land use and provision of infrastructure to prevent or minimise adverse environmental impacts.

**Urban Growth Policy**

The proposed development is considered to be consistent with the City's Urban Growth Policy which identifies a preference for facilitating appropriate infill development to encourage housing choice, housing affordability and access to equitable transport system.

**Guildford Place Plan**

The proposed development is identified as a high priority in the City's Guildford Place Plan.

**STATUTORY ENVIRONMENT**

An amendment to the City's district zoning scheme will be required in order to apply an appropriate zone over the subject site that is consistent with the MRS "Urban" zone. Consultants are currently preparing a structure plan and scheme amendment documents on behalf of Landcorp.

The subject site is located within the Guildford Conservation Precinct under the City's Town Planning Scheme No. 9 and therefore any proposed development of the site will need to accord with the City's Local Planning Policy - Guildford Conservation Precinct which includes guidelines to ensure that the heritage character of the area is protected.

**FINANCIAL IMPLICATIONS**

The proposed development will increase the City's rates revenue but is also likely to increase the City's costs in terms of the maintenance of public assets.

**RECOMMENDATION**

That the Council resolve to:

- 1) Advise the Department for Planning and Infrastructure that the City of Swan has no objection to the proposal for the Western Australian Planning Commission to initiate an amendment to the Metropolitan Region Scheme to reclassify part of Reserve 12522 Victoria Street, Guildford from "Railways" reserve to the "Urban" zone.

**CARRIED**

# LOCATION PLAN



Job Number: 10055  
 Sheet Name: F:\10055-002-Plan 1.0  
 Scale: 1:5000 @ A4  
 Date: 13 July 2008  
 Drawn By: CML  
 Checked By: JP  
 File: 10055\10055\working & design\10055\plan 1 subject site.dgn

All dimensions and areas are subject to surveying errors and shall be taken from the final approved reproduction without the permission of WHELAN'S.

This Co-ordinate system adopted for this plan and all other plans shall be taken from the datum of 1984. The plan shall not accompany the plan and digital data as it is not.

Copyright © 2008

**WHELAN'S** HEAD OFFICE Telephone: (08) 9441 1511  
 13 Scarborough Beach Road Fax: (08) 9441 3901  
 North Perth Western Australia 6006  
 Website: www.whehans.com.au  
 Member Practices

**LOCATION PLAN**  
**PLAN 1**  
**SUBJECT LAND**  
**TRANSIT ORIENTED DEVELOPMENT**  
**GUILDFORD STATION**