

Removing Barriers and Incentivising Residential Development within the Town of Victoria Park

Research and Findings Report

September 2023



Background

Australia is experiencing major housing affordability challenges which are placing large numbers of people into housing stress, insecurity and homelessness. This has heightened housing and planning policy as a key priority for all levels of government across Australia (PIA, 2023). Local Government has a key role to play in resolving these challenges.

Furthermore Metropolitan Local Governments in Perth are required to meet dwelling targets identified by the State Governments Perth and Peel @ 3.5 million strategic planning framework. Perth and Peel @ 3.5 million identifies significant dwelling targets for Perth's inner east and the Town's approach for accommodating this growth (and the compelling rationale for it) is documented in the Town's recently approved Local Planning Strategy (2022).

A local government's primary influence on residential development is via the preparation and administering of its local planning framework. The Town's Local Planning Strategy provides detailed analysis of the infill development history which has been facilitated by the Town's current Town Planning Scheme No.1 (1998) and sets the strategic direction for managing residential growth including directions for the preparation of a new Local Planning Scheme No.2.

The Local Planning Strategy recognises that the ability of the existing Town Planning Scheme No.1 zones to accommodate infill development in 'suburban' locations is nearing capacity and accordingly, wholesale change to residential density codes under Local Planning Scheme No.2 are not necessary for the Town to meet its future dwelling targets. Rather, the Strategy details how future growth in the Town will be delivered via:

1. the adopted structure plans at Curtin-Bentley and Burswood Peninsula,
2. Burswood Station East local planning policy to facilitate higher densities and development; and
3. the prioritisation of growth within Precinct Planning Areas; Albany Highway Precinct, Oats Street Station Precinct, Technology Park – Bentley, Burswood South, Carlisle Town Centre and Station Neighbourhood and McCallum- Canning Neighbourhoods, and Future Investigation Areas; St James, Lathlain and Residential Character Area (Victoria Park).

The Local Planning Strategy approach to meet its future dwelling targets enables the Town to direct growth pressure away from highly valued character areas and remaining lower density neighbourhoods. This growth management strategy ensures the Town delivers a wide diversity of living environments and housing choice across the Town while meeting the State's government's principles for urban consolidation and importantly, the community preferred locations for density and growth as outlined in the Strategic Community Plan. Critically, it is the Town's capacity to progress the priority planning projects listed in the Local Planning Strategy (and implemented in the subsequent Vic Park Planning Program) that will accelerate the ability of the local planning framework to support continued dwelling growth.

On the 20 June 2023 the Town of Victoria Park Council requested a report on current barriers and

disincentives to residential development, initiatives and incentives the Town could implement to stimulate residential development within the Town in the next 5 financial, and advocacy positions the Town could adopt to influence the initiatives and actions to be taken by State and Federal Government.

Recognising that numerous and complex factors impact on the desirability and feasibility of residential development within any given locality, and that many factors are outside of the responsibility or immediate influence of Local Government, the scope of this report focuses on the barriers/disincentives and potential initiatives/incentives for residential development that are within the responsibility or immediate influence of the Town of Victoria Park.

Introduction

The Town of Victoria Park Strategic Community Plan 2022-2032 and the Town's recently adopted Local Planning Strategy (2022) have set ambitious targets for the Town's future growth to accommodate 18,000 new residents by 2036, growing from 36,500 residents to 54,500 residents, requiring an additional 10,500 new dwellings.

In preparing this report the Town of Victoria Park Administration has undertaken a literature review relating to residential development focusing on the roles and levers available to Federal, State and Local governments to identify initiatives, incentives and advocacy positions to stimulate residential development that the Council may wish to adopt.

The findings indicate that numerous factors impact the desirability and feasibility of residential development and a range of different mechanisms are available to influence supply and demand. Many of the most influential mechanisms, such as tax and migration policy, major infrastructure funding and public housing, are the responsibility of State and Federal Government. Therefore, to successfully support and incentivise residential development within the Town effort is required from all three levels of government. For the purpose of this report mechanisms that are considered to be outside the remit or influence of local government, such as Federal Government tax and migration policies and broader economic conditions, have been excluded from investigations with advocacy opportunities focused on those that are most directly related to the Town.

While the Administration has had resourcing and capacity to complete a high-level literature review and limited internal engagement within the requested timeframe, no engagement with external stakeholders such as State or Federal Government agencies or the development/property industry has been undertaken. Similarly, detailed investigations into the costings and implications of the identified initiatives and incentives for residential development, outside those contained within existing Council endorsed strategies/plans, have not been completed.

Overall, this report identifies that mechanisms that pose current barriers and disincentives to residential development and are the responsibility of the Town of Victoria Park include the effectiveness of the local planning framework, the quality of the public realm, fees and rates. The Town can also influence the desirability and feasibility of development through promotion and branding, making it easier for businesses to do business with the Town to secure approvals or considering utilising Town owned land assets for residential development.

This report finds that there are many initiatives in place or planned in existing Council endorsed strategies, including the Local Planning, Integrated Transport, Public Open Space, Urban Forest and Land Asset Optimisation strategies, that include initiatives to facilitate or incentivise residential development within the Town. As the primary factors that affect residential development are heavily market dependent and can only happen with private sector confidence and investment, this report recommends that the Council prioritise existing endorsed strategic actions, the most pertinent of which focus on the Town's role in maintaining the local planning framework and investing in a high amenity public realm, as the most effective ways residential development can be incentivised within the Town within the next five years.

The Council may wish to consider supporting the implementation of other additional measures identified in this report, such as fee/rates subsidies, undertaking further and ongoing engagement with the development industry and advocacy to State and Federal Government, to explore further initiatives that can contribute to the Town achieving its goal of 18,000 new residents by 2036.



The Role of Federal, State and Local Government

Each level of government has a role to play that influences the delivery of housing within Australia. Figure 1 summarises the key housing policy levers that are the responsibility of the Federal, State and Local governments.

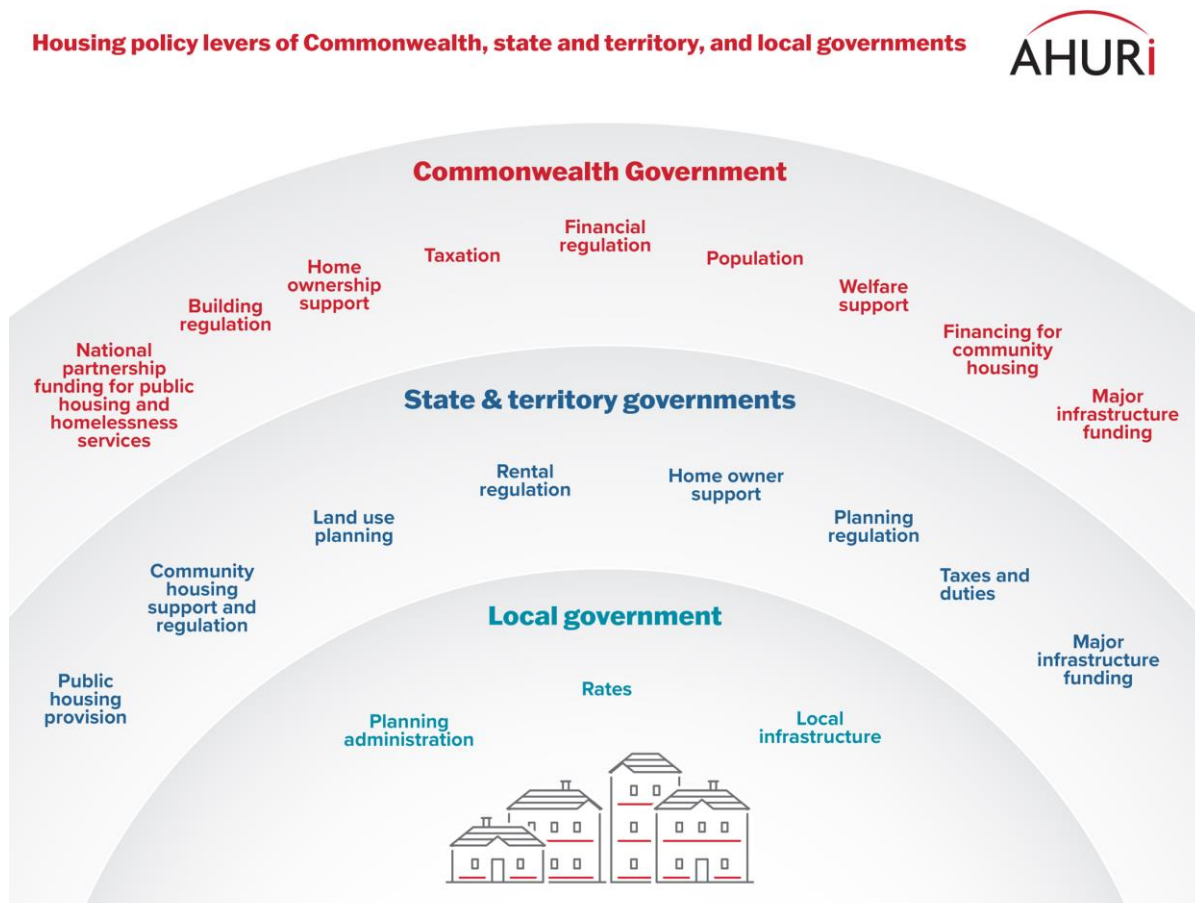


Figure 1. Housing Policy Levers of Federal, State and Territory and Local Governments (AHURI, 2023)

Federal Government

Population – Federal Government impact on housing demand through population change (increase or reduction) through migration policy. This includes policy settings to ease population pressures on Australia’s big capitals and supporting the growth of smaller cities and regions, and managing the rate of growth through migration (AHURI 2023).

Taxation – Federal Government taxation policy impacts on housing via taxation benefits given to investors (i.e. negative gearing and capital gains tax reductions) and home owners (i.e. capital gains tax exemptions) (AHURI 2023).

Financial regulation - Financial regulatory policies and controls have significant housing market

impacts through their influence on the availability and cost of a mortgage. The Federal Government has partially distanced itself from monetary policy that underpins interest rates through the creation of the independent and autonomous Reserve Bank of Australia (AHURI 2023).

Public housing and homelessness services - Through the National Housing and Homelessness Agreement, the Federal Government invests in states and territories to increase public housing and homelessness services (AHURI 2023).

Financing for Community Housing - The Federal Government supports investment in social housing by providing funding to community housing providers as part of the National Housing Finance and Investment Corporation (soon to be renamed Housing Australia) (AHURI 2023).

Welfare support - The Federal Government provides Commonwealth Rent Assistance to households renting in the private market that are receiving welfare benefits and can reduce housing affordability stress for eligible tenant households. Other welfare benefits, such as Age pension, Disability support pension etc., support recipients with their housing and living costs. When such benefits are increased, as was the case during COVID pandemic, people's ability to afford housing can improve (AHURI 2023).

Direct home ownership support - The Federal Government provides support to eligible home buyers through the Home Guarantee Scheme administered by the National Housing Finance and Investment Corporation that provides a Guarantee to lenders to enable home buyers to purchase without paying lenders mortgage insurance.

Building regulation - The Commonwealth Government has oversight of building regulation nationally. The Australian Building Codes Board is a standards writing body responsible for the National Construction Code which has the legal technical provisions for the construction and design of structures throughout Australia. The Nationwide House Energy Rating Scheme provides energy ratings for new dwellings.

Major infrastructure funding - The Federal Government invests in major infrastructure projects in partnership with the states and territories, as a part of their City Deals program (AHURI 2023). As an example, the Causeway Pedestrian and Cyclist Bridges, connecting the Town of Victoria Park to the Perth CBD, forms part of the current Perth City Deal.

State Government

Public housing provision - State and territory governments have an active role in funding and providing public housing in their jurisdictions to eligible householders.

Community housing support and regulation - To ensure that the community housing sector meets the housing needs of tenants and provides assurance for government and investors, state and

territory governments regulate the sector through the National Regulatory System for Community Housing regulatory framework.

State and territory governments enable Community Housing Providers to manage and increase levels of social housing through transferring State housing management (and sometimes ownership) to Community Housing Providers.

Rental regulation - The private rental system is overseen by rental laws, known as the Residential Tenancies Regulations in each state and territory. Rental laws are different in each state and territory, though most include provisions regarding rights and responsibilities of renters (tenants) and rental providers (landlords), management of bond payments, and regulation around minimum standards.

Homeowner supports - There are a number of additional supports for home buyers at State and Territory government levels, including shared equity schemes such as Keystart.

Major infrastructure funding - As with the Federal Government, State governments invest in major infrastructure projects that can impact on housing supply and affordability. State governments are responsible for funding and providing infrastructure such as public transport, hospitals, roads and state primary and secondary schools that can affect housing outcomes in a particular area or region.

Land use planning - State governments oversee the release into the market of non-residential land for development through land-use rezoning and in some instances development consent, which can influence the type and location of new housing supply.

Planning regulation - State government oversees the environmental and other impacts of developments via the Perth and Peel @ 3.5 million strategic planning framework. Perth and Peel @ 3.5 million identifies significant dwelling targets for Perth's inner east and, as detailed in the Central Sub-regional Planning Framework, focuses additional growth around activity centres and transport corridors. The State Government also sets the regulatory framework that governs the preparation of the Town's local planning framework, including the local planning strategy, local planning scheme, precinct structure plans and local planning policies, via the *Planning and Development Act 2005* and *Planning and Development (Local Planning Scheme) Regulations 2015*.

Stamp duty and land tax - State government set and collect stamp duties and land taxes that are applied to property sales and transfers.

Local Government

Local Planning Framework - Local government is responsible for the administration of the State planning framework via the local planning framework namely via the Local Planning Strategy and Local Planning Scheme. Zones, densities and built form controls determine building sizes and ultimately the number of dwellings that can be built residential developments within the locality.

Local Government can also set a variety of policies that impact development (ie. additional design requirements, development contributions, etc).

Local infrastructure - Local government is responsible for local infrastructure projects such as libraries, tree planting, street improvements, public space improvements, drainage and social infrastructure. Such projects may increase the desirability of living in a particular area, which in turn may impact demand and developability, but also impact affordability.

Rates - Local governments set and collect all council rates that are payable on residential properties.

Factors affecting residential development

Numerous factors impact the desirability and feasibility of residential development and a range of different mechanisms are available to government to influence supply and demand. To prepare initiatives and incentives that can effectively influence in the delivery of residential development within a local government setting requires an understanding of the housing market, local demographics, economic factors and policy considerations.

Table 1 details the influence of Local Government on factors affecting residential development. For the purpose of this report, influences that are considered to be outside the remit or influence of Local Government have been excluded from further investigation, such as:

- Population trends
- Taxation
- Employment and household incomes
- Inflation
- Interest rates and availability of finance
- Construction and labour costs
- Delivery of public housing
- Building Regulations

Mechanisms that can pose barriers and disincentives to residential development and are the responsibility of the Town include the effectiveness of the local planning framework (and the method in which it is administered), the quality of the public realm and development related fees and rates. The Town can also influence the desirability and feasibility of development through promotion and branding, making it easier for businesses to do business with the Town to secure approvals. Finally the Town can proactively use it owned land assets for residential development.

Table 1. Influence of Local Government on factors affecting residential development

High Influence	Some Influence	No/Little Influence
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<ul style="list-style-type: none"> • Local Planning Framework • Public Realm, Accessibility, Walkability, Desirability of the Place • Community Infrastructure • Rates 	<ul style="list-style-type: none"> • Availability of land • Promotion and Branding (direct campaigns or 'showing off the place' through events and activation programs) • Fees and charges • Time and regulation • Consumer and developer confidence 	<ul style="list-style-type: none"> • Population trends • Taxation • Employment and Household Incomes • Inflation • Interest rates and availability of finance • Construction and labour costs • Delivery of public housing • Building Regulations • Major infrastructure funding
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Town of Victoria Park role in residential development

Analysing the role of local government has led to the identification of various barriers/disincentives and potential initiatives/incentives to residential development within the Town. These have been grouped across the themes of 'Developability', 'Friendly Approvals' and 'The Town as an Active Player':

DEVELOPABILITY - The developability of a locality is its capacity and suitability for development. The Town can contribute positively to its developability through a number of mechanisms including:

- Planning (policy framework): maintaining a contemporary and adequately flexible local planning to support development.
- Public realm and other infrastructure improvements: improving the public realm to make the Town attractive as a place to live.
- Community appetite/risk: community sentiment (particularly where strongly oppositional) can pose as a barrier to new residential development through prolonging development approval timeframes.
- Finance (rates): applying rates that are competitive as an attraction to living in the Town.

FRIENDLY APPROVALS – How easy it is to do business with the Town and what confidence is given that approvals will be received in a timely manner.

- Planning and Building approval processes: reducing the layers of red tape to make it easier for developers to secure approvals from the Town. Considering the experience administrator curate for the develop in the approvals process.
- Finance (fees): reduces fees for development approvals could provide a competitive advantage over other local governments that charge higher fees.

TOWN AS AN ACTIVE PLAYER – How active the Town is in promoting itself as a place to live and for development or as a contributor to providing development opportunities.

- Promotion and branding: promoting the Town to prospective investors.
- Disposal or development of Town land assets: consider utilising Town land assets for the provision of residential development where aligned with recommendations of the Town's Land Asset Optimisation Strategy.
- Engaging with industry: undertaking ongoing engagement with the development industry to understand how the Town can best support development.
- Advocacy opportunities: Targeted advocacy to State and Federal Government on legislation, policy and practices that affect residential development.

Developability

Planning – Policy Framework

To achieve a contemporary planning framework that supports additional dwelling growth the Town could expediate the recommended actions of the Local Planning Strategy, including:

Key Action: Complete Local Planning Scheme No.2:

The local planning scheme is the primary statutory document of the Town's planning framework and guides how land within the Town is developed.

The Town is currently in the process of preparing Local Planning Scheme No.2, which is based on the recommendations of the Local Planning Strategy, the requirements of the State Government's statutory and strategic planning framework and ultimately contributes to the delivery of the Town's Strategic Community Plan.

Expediating progression of Local Planning Scheme No.2 to adoption will ensure that short term recommendations of the Local Planning Strategy that support additional dwelling growth are implemented. It also sends a strong message to the development industry that the Town is organised, efficient and well down the path of planning reform.

Key Action: Continue progressing the planning for Precinct Planning Areas

Precinct planning areas are strategic locations requiring detailed planning to facilitate increased density.

The Local Planning Strategy sets out a program of Precinct Planning Area projects to be undertaken within the next 4-5 years. The highest priority projects, the Albany Highway Precinct Structure Plan and Oats Street Precinct Structure Plan are both currently underway and expected to be completed within the next 2 years.

Maintaining the progression of the Precinct Planning Area projects identified in the Local Planning Strategy will ensure the local planning framework provides sufficient development opportunities for residential development. This will require Council to allocate future budget and resources to undertake further precinct planning projects that have the collective potential to yield over 5000 additional dwellings, including:

- Technology Park – Bentley;
- Burswood South;
- Carlisle Town Centre and Station Neighbourhood; and,
- McCallum- Canning Neighbourhoods.

Timing for these projects is listed in the Vic Park Planning Program and in the upcoming Long Term Financial Plan and has been calibrated to suit the Town's resources and competing financial priorities.

It remains Council's prerogative to bring forward the timing of these projects (including allocating the subsequent funding and resources).

Key Action: Progress planning Future Investigation Areas

Future Investigation Areas are locations that align with the Central Sub Regional Planning Framework in Perth and Peel @ 3.5 million. These Future Investigation Areas have the potential for higher residential densities, however, do not reflect areas identified in the Town's Strategic Community Plan 2016 as places for higher density.

Therefore these locations require further engagement with the community to gauge support for changes to the planning framework. Council could allocate future budget and resources to undertake the Local Planning Strategy's recommended Future Investigation Area projects for St James, Lathlain and Victoria Park Station catchment to increase residential densities in these locations with the potential to yield over 700 new dwellings.

Key Action: Progress review of Local Planning Policies

Local planning policies related to residential development provide guidance on how the Town will assess and determine development applications where they are permitted to supplement the requirements of State Planning Policy 7.3 Residential Design Codes.

Local planning policies provide for local objectives for housing design and development and intend to facilitate good design and development outcomes. Like all policy, local planning policies must balance regulation of development outcomes in a manner that does not result in the policy acting as a barrier to residential development through adding additional layers of complexity and control to the planning framework. It is important that regular reviews of Local Planning Policies are undertaken to ensure that they remain current, consistent with contemporary legislation and relevant to achieving the Town's strategic objectives. As part of the implementation of the Local Planning Strategy the Vic Park Planning Program has a multi-year schedule of policy review.

Council could allocate future budget and resources to accelerate the review of Local Planning Policies with a view to remove/amend those that present barriers to residential development.

Public realm and social infrastructure improvements

The quality of the public realm is critical to attracting residents and developers to the Town. The Town has adopted a number of strategies in recent years, including the Integrated Transport, Public Open Space and Urban Forest Strategies, that identify (and have resulted in) public realm improvement projects that can contribute towards attracting residential development to the Town. Action/initiatives within these strategies that will help accelerate development in the growth areas identified in the Local Planning Strategy include:

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Key Action: Prioritise and progress public realm improvements and social infrastructure in identified growth areas of the Town

Integrated Transport Strategy

4. Implement upgrades identified in the Burswood South Streetscape Plan
5. Implement upgrades identified in the Burswood Station East planning framework.
6. Implement the Archer/Mint Streetscape Improvement Plan [underway].
7. Incrementally deliver pedestrian infrastructure upgrades in growth areas
8. Implement pedestrian improvements identified in the Albany Highway Precinct Structure Plan and Oats Street Station Precinct Structure Plan
9. Continue to collaborate with State Government to support the delivery of public open space as part of METRONET.

Public Open Space Strategy

10. Implement upgrades to Stiles Griffith Reserve, Burswood
11. Implement the Albany Highway West End 'Old Spaces New Places' project and other OSNP projects.
12. Implement public space improvements identified in the Albany Highway Precinct Structure Plan and Oats Street Station Precinct Structure Plan

Urban Forest Strategy

13. Implement the Town's Vic Park Leafy Streets and Urban Centres Greening programs in growth areas.

Social Infrastructure Strategy

- Implement delivery of the Macmillan Precinct Redevelopment project to create a contemporary and distinctive district community hub including a new state of the art library and learning centre, community centre and expanded arts and culture precinct
- Plan and deliver local-scale community infrastructure (public and private) to cater for the growing population on the Burswood Peninsula, especially important given this precinct will contain 25% of the Town's population at 2041 and access to surrounding areas is constrained.
- Maximising the use of existing clubrooms and privately owned/managed community spaces through promotion of these spaces and co-location / shared use by multiple clubs and groups, to ensure there's convenient access to available local spaces when needed, and to create a sense of local activity and identity.
- Deliver the Lathlain Community Centre as part of Perth Football Club redevelopment.

Council could allocate future budget and resources to accelerate public realm improvement and social infrastructure projects in growth areas to support attracting residential development to the Town.

Community Appetite/Risk

Key Action: Adopt an agreed narrative and undertake a proactive communication education campaign

Negative community sentiment to development can pose as a barrier to new residential development through adding additional uncertainty or prolonging development approval timeframes.

When considering development applications the Administration and/or Elected Members could adopt practices to provide commentary articulating the risks associated with not supporting new residential development.

To increase community understanding of the benefits of accommodating population growth the Town could prepare and implement a communications/education campaign on the benefits of the Town attracting and accommodating more residential development. Council would need to allocate the necessary funding and resources to the prioritise this approach.

Finance (rates)

Key Action: Investigate the potential and effectiveness of rates incentives

Providing a rates reimbursement for new residential development delivered within a specific period could be attractive as a selling point for developers and to attract prospective residents. The reimbursement could be targeted at specific areas (ie growth areas) and/or development over a certain volume (development that delivers at least 'X' new residential dwellings). In May 2023, the City of Perth moved to provide a residential rates reimbursement for ratepayer of new properties approved after 1 July 2023 across 3 consecutive years in a 10 year period and is estimated to cost \$200,000 in lost revenue per year (City of Perth, 2023).

The effectiveness of rate reimbursement schemes on incentivising residential dwellings are largely unknown. Should Council wish to consider a rate reimbursement initiative to attract residential development further detailed investigations into this matter are recommended.

Key Action: Investigate rate income versus expenditure in growth areas to inform investment priorities

The Council could investigate the linkages between development patterns and land use with rates income to understand which places within the Town have the most financially sustainable urban development patterns. Studies of this nature have found that walkable mixed-use development is the most financially sustainable pattern of development which generally aligns with the growth areas identified in the Local Planning Strategy (HatchRobertsDay, 2023). These investigations may assist Council with prioritising the key actions for public realm and social infrastructure improvements identified within this report as part of the annual budgeting process.

Friendly approvals

Reduce Development Approval Timeframes

Key Action: Prioritise the implementation of the Friendly Approvals Sub-Program

The duration or uncertainty of development approval times can pose a risk to the feasibility of development projects. The Town could take steps to reduce approval timeframes and improve the customer experience for developers by expediting the implementation of recommendations of the Economic Development Programs 'Friendly Approvals' sub-program to reduce red tape and make it easier for businesses to secure approvals.

Council would need to allocate the necessary funding and resources to the prioritise the implementation of this program.

Finance (fees)

Key Action: Investigate the effectiveness of waiving fees as an incentive to residential development

Development application and building permit fees and charges could be waived for certain types of development to reduce competition with neighbouring localities. In May 2023, the City of Perth moved to waive all local government fees for new residential development and is estimated to result in approximately \$200,000 in lost income per year (City of Perth, 2023). The effectiveness of waiving development application fees for incentivising residential dwellings are largely unknown as development application and building permit fees are considered to be a minor disincentive only as they represent a very small portion of total project costs (generally less than 1%).

The Town of Victoria Park received \$319,279 in development application fees in the 2022/2023 financial year. The benefits of waiving development application fee income against putting that income towards additional resourcing to reduce development approval timeframes and/or progress updates to the local planning framework should be considered. Should development application fees be waived the Council will need to consider how this income is compensated from other sources in the budget, with it likely needing to be supplemented through rates income.

Town as an Active Player

Promotion and branding

Key Action: Revisit the design of the Invest Vic Park program and explicitly target residential developers.

The Town's Invest Vic Park program communicates key information and promotes the Town to prospective investors in the Town of Victoria Park. The program could be adjusted or expanded to more directly target residential development opportunities within the Town.

Additionally, the program could be used to engage directly with the property and development industry, such as the Urban Development Institute of Australia (WA) and Property Council (WA) to enhance the Town's understanding of how the Town can best support development.

Dispose or develop Town land assets

Key Action: Expediate the development of business cases to determine the future for key Town properties.

The Town's Land Asset Optimisation Strategy (LAOS) details the Town's complex property portfolio consisting of approximately 338 freehold land asset parcels. A number of properties within the portfolio can be considered as strategic investments from which limited if any services or facilities are provided, and the LAOS recommends investigating opportunities for these sites to be considered for disposal or development.

The Council could expediate the preparation of business cases in accordance with the LAOS to consider its options for the future of properties that could have the potential to provide additional residential development. Council would need to allocate the necessary funding and resources to prioritise the implementation of this program.

Advocacy opportunities

Key Action: Consider elevating incentivising residential development in the Town's Advocacy Strategy

Responsibility for many of the primary regulatory factors that influence the supply and demand for residential growth sit with State and Federal Government. Advocacy positions that the Town could adopt to encourage residential growth include:

Development of State Government Land: Advocate to State Government agencies, particularly the Department of Communities, encouraging the development of State-owned land within the Town for housing purposes.

Provision of infrastructure: Advocate to State Government agencies to deliver or provide funding

towards Social, Transport, Public Space or other infrastructure as recommended in the Town's Social Infrastructure, Integrated Transport and Public Open Space strategies and other associated plans.

Land tax and stamp duty concessions: The Council could advocate to State Government for land tax and stamp duty concessions for properties built within inner metropolitan localities. This could be targeted at all development or specific development types such as built-to-rent or developments that provide affordable housing.

Infrastructure Development Fund: The State Government has recently announced the Infrastructure Development Fund, which includes \$40 million for the Perth metropolitan area, that is available from March 2023 to September 2024. The 'Unlocking Infill Precincts' stream is a designated infrastructure investment program to address constraints to water, wastewater and electricity networks at a precinct scale to facilitate medium to high density development. The Town could engage external stakeholders to prepare a business case to make application for the fund if required within the key growth areas of the Town.



Conclusion

As outlined in this report, the Town of Victoria Park has a key role to play in incentivising residential development within its functions as a Local Government. The preparation of the new draft Local Planning Scheme No.2, the Albany Highway Precinct Structure Plan and Oats St Station Precinct Structure Plan as well as various public realm and social infrastructure improvement projects are well advanced and can positively influence the desirability and feasibility of residential development within the Town.

Overall the Administration recommends that the Council prioritise existing endorsed strategic actions, the most pertinent of which focus on the Town's role in maintaining the local planning framework and investing in a high amenity public realm, as the most effective ways residential development can be incentivised within the Town within the next five years.

The Council may wish to consider supporting the implementation of other additional measures identified in this report, such as fee/rates subsidies, undertaking further and ongoing engagement with the development industry and advocacy to State and Federal Government. It is recommended that engagement with key internal and external stakeholders and detailed investigations into the costings and implications of additional measures be undertaken prior to being implemented.

It is important to recognise that the prioritisation of any of the above key actions needs to be accompanied by the necessary allocation (or re-allocation) of funding and resourcing.



Recommendations

It is recommended that the Council consider prioritising the key actions identified in this report as follows (based on each actions potential to positively influence residential development within the Town):

High Priority Actions

- a) Complete Local Planning Scheme No.2.
- b) Complete the planning for the Albany Highway Precinct Planning Area.
- c) Complete the planning for the Oats Street Station Precinct Planning Area.
- d) Commence planning for the St James Future Investigation Area.
- e) Commence planning for the Lathlain Future Investigation Areas.
- f) Commence implementation of upgrades identified in the Burswood South Streetscape Plan.
- g) Commence implementation of upgrades identified in the Burswood Station East planning framework.
- h) Implement upgrades to Stiles Griffith Reserve, Burswood.
- i) Implement the Albany Highway West End 'Old Spaces New Places' project.
- j) Implement the Town's Vic Park Leafy Streets and Urban Centres Greening programs in growth areas.
- k) Continue to collaborate with State Government to support the delivery of public open space as part of METRONET.
- l) Implement delivery of the Macmillan Precinct Redevelopment project.
- m) Prioritise the implementation of the Friendly Approvals Sub-Program.
- n) Consider elevating incentivising residential development in the Town's Advocacy Strategy.

Medium Priority Actions

- o) Continue implementation of the Archer/Mint Streetscape Improvement Plan.
- p) Revisit the design of the Invest Vic Park program and explicitly target residential developers.
- q) Commence planning for Burswood South Precinct Planning Area.
- r) Commence planning for the Carlisle Town Centre Precinct Planning Area.
- s) Commence planning for the Victoria Park Station catchment Future Investigation Area.
- t) Commence implementation of pedestrian improvements identified in the Albany Highway Precinct Structure Plan and Oats Street Station Precinct Structure Plan.

- u) Plan and deliver local-scale community infrastructure (public and private) to cater for the growing population on the Burswood Peninsula.
- v) Deliver the Lathlain Community Centre as part of Perth Football Club redevelopment.

Actions that require further investigation prior to implementation

- w) Expediate the preparation of business cases to determine the future of Town properties, that could have the potential to provide additional residential development.
- x) Adopt an agreed narrative and undertake a proactive communication education campaign.
- y) Investigate the potential and effectiveness of rates incentives.
- z) Investigate rate income versus expenditure in growth areas to inform investment priorities.
- aa) Investigate the effectiveness of waiving fees as an incentive to residential development.



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