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CLAREMONT NORTH EAST PRECINCT LOCAL STRUCTURE PLAN P R O G R A M M E

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prepared for: **Town of Claremont**

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NORTH EAST PRECINCT – LOCAL STRUCTURE PLAN PROGRAMME

1. Introduction

A Local Structure Plan (LSP) varies widely in scope, chiefly depending on the opportunities and constraints of the site being planned for. In the context of the Claremont North East Precinct (NEP) project, the LSP will be a comprehensive plan which details land use, movement networks, urban form, building height, density, public realm, servicing and a variety of supplementary matters. It will also establish a framework for a more detailed level of project planning, including subdivision and Detailed Area Planning.

Although small in area, the context of the site, the density of proposed development and the need to integrate with an existing urban environment will require careful consideration, comprehensive analysis and innovative solutions in order to ensure an outcome which delivers the needs and aspirations of the local community, the local government and the State.

The project timeline for the LSP process is appended, with key tasks summarised below.

2. Form team of technical consultants

Identify and establish scope of work for sub-consultants in the following technical professional areas:

- Architecture/Urban Design
- Landscape Architects
- Civil Engineers
- Community Consultation
- Real Estate
- Environmental Consultants
- Surveyors
- Traffic and Transport Engineers
- Heritage
- Project Management

The NEP Project Team will be responsible for clearly aligning the tasks and objectives for the process. Each sub-consultant is required to provide a scoping of the site and a review of issues to be addressed.

3. Community consultation – Initial and ongoing information

Initial community consultation will be undertaken by the Town and will involve articles in Town Talk explaining the purpose of the Structure Plan, the proposed timeline and further opportunities for community input. These articles will also be made available via the Town's website and administration office.

Ongoing community consultation will be provided through regular Town Talk articles, including 'special edition' versions, as and when necessary. It is intended that Town Talk will also be utilised to provide 'summary reports' of the ongoing consultation process. Additional information will also be provided through the Town's website.

4. Prepare for and host one-day Community Forum

This will involve a random selection of Claremont ratepayers, invited to attend the one-day Community Forum, which will also be attended by one or two representatives from each group of key stakeholders, including, but not limited to:

- The Police and Citizens Youth Club;
- The Claremont Football Club;
- The Claremont Lawn Tennis Club;
- The Lake Claremont Precinct Association;
- The Royal Agricultural Society of WA; and
- The Claremont Youth Advisory Council.

The Community Consultation representative will be a mediator at the one-day Community Forum, which will involve a presentation followed by informal discussion to identify opportunities, issues and constraints.

The one-day Community Forum will address the principal components of the Structure Plan, including:

- Building height;
- Residential density;
- Land use;
- Urban form; and
- Movement networks.

5. Prepare for and host half-day Design Workshop

This will involve liaison with selected key stakeholders (State Government agencies, Urban Design Centre, land occupiers etc) and preparation of a concise scoping/background report on the process to-date (including the parameters of the half-day Design Workshop).

The half-day Design Workshop will be undertaken on the understanding that the broader project principles were established through the work of the Urban Design Centre and the Town during 2005/2006.

6. Prepare Concept Plan/s and distribute

The concepts which are established and agreed through the half-day Design Workshop will be finalised and digitised. These will then be distributed to participants to ensure they reflect agreed outcomes. Some modification may be required in line with feedback from participants. The Concept Plan/s will also be advertised to the community and put on display at the shopping centre during the advertising period.

7. Prepare first draft Local Structure Plan

The technical consultant inputs, one-day Community Forum outcomes and half-day Design Workshop outcomes will all be documented in the required format. The documentation will include an analysis of (and establish justification for) the preferred outcome. This will constitute the first draft version of the Claremont North East Precinct Local Structure Plan.

8. Consideration of Local Structure Plan and Concept Plan/s by Elected Members

Consideration by Elected Members will involve a Workshop Session to determine feedback and provide direction for the Project Team.

9. Consultant team to review Elected Member comment

Modification to the first draft Local Structure Plan will be undertaken based on the outcomes of the Workshop Session with Elected Members. Also, at this time, an Ordinary Council Meeting report will be prepared for consideration by Council.

10. Council considers Local Structure Plan for advertising

Council (in accordance with the Scheme provisions established through Amendment 107) will be requested to endorse the Structure Plan for advertising purposes only.

11. Local Structure Plan advertised for public comment

Advertising will conform to Scheme provisions (refer Amendment 107), however will not be limited to newspaper advertisements. It is anticipated that display boards will be prepared and located in the shopping centre/s and other prominent public positions. A special edition Town Talk is also intended to be circulated, providing details on the Local Structure Plan and seeking comment from the public.

A 'site-visit day', or 'field day' can also be incorporated into the public advertising process for the Local Structure Plan.

12. Consideration of public submissions

All public submissions are collated and analysed by the Town, with a report to an Ordinary Meeting of Council (or Special Meeting if necessary) recommending approval, with, or without, modifications.

As a supplementary action, it is suggested that external consultants are engaged to undertake a professional qualitative and quantitative analysis of all submissions received. This will provide a 'non statutory planning' analysis of the issues raised through the public consultation process. Additionally, this consultant can also be engaged to review the effectiveness of the programme of public consultation.

13. Council adopts Local Structure Plan and forwards to Department for Planning and Infrastructure /Western Australian Planning Commission

This will require finalisation of the full documentation and referral to the Western Australian Planning Commission (WAPC), including briefing of relevant Department for Planning and Infrastructure (DPI) officers.

14. DPI/WAPC officers consider Local Structure Plan

The timeframe of this element is outside the Project Team's control. However, given the State/local government partnership arrangement, it is likely to be expedited. There may be a requirement for modification at this stage if directed by the WAPC or Minister for Planning and Infrastructure.

15. WAPC adopts Local Structure Plan

The Local Structure Plan is brought into effect from the date of approval by the WAPC.

* **Peer Review Panel**

A Peer Review Panel will be convened with the objective of reviewing the evolving Local Structure Plan (including processes). Membership of the Peer Review Panel is intended to be kept to a manageable minimum; estimated at no more than 4 Members. Membership and administration of the Peer Review Panel will be managed through the Project Team.

Involvement of the Peer Review Panel at pre-determined phases/milestones of development of the Local Structure Plan will aid transparency in decision making, while ensuring the draft Local Structure Plan is scrutinised by recognised professionals.