

Ref. LP/209/46
Chief Executive Officer
City of South Perth
Civic Centre Cnr Sandgate St and South Tce
SOUTH PERTH WA 6151

Emailed to: feedback@southperth.wa.gov.au

Re: City of South Perth – Town Planning Scheme Amendment 46

The Property Council of Australia welcomes the opportunity to outline why the City of South Perth's current Town Planning Scheme Amendment No. 46 should be rejected.

The Property Council of Australia opposes Amendment No.46 for two key reasons:

1. The Amendment will result in significant economic harm to a number of businesses that have made substantial commitments to invest in South Perth. These commitments were based on a clearly articulated existing Town Planning Scheme, which was thoroughly considered and consulted with the community.
2. The Amendment represents a major reversal of Perth's pivotal planning framework set out in *Perth and Peel @ 3.5 Million*. This will negatively impact on the broader Perth metropolitan area.

The affected businesses estimate that the amendment will lead to the removal of up to 20,000m² of developable land. This threatens more than \$240 million in direct construction investment costing an estimated 8000 direct and indirect jobs.

The central sub-region plan outlined in *Perth and Peel @ 3.5 Million* requires infill of 215,000 homes to accommodate a population of 1.2m. The City of South Perth, which has been perceived as a leader in good planning and infill development, will be pivotal in achieving this goal. The proposed amendment, however, will stifle efforts to achieve these infill targets and set a poor example to other councils struggling to achieve their infill housing targets.

Furthermore, the amendment will jeopardise the future viability of a much needed train station for South Perth at Richardson Street and improved ferry services to the City and Elizabeth Quay. This will have adverse implications for the wider Perth public transport system.

The current Town Planning Scheme is delivering on the City of South Perth's and the State Government's vision for a vibrant and active inner-city area. Amendment 46 would stifle innovation and excellence in design, while stopping the area becoming a high-quality urban hub.



The Property Council Of Australia would welcome an opportunity to further explain the matters raised in this letter.

Kind regards,

A handwritten signature in black ink, appearing to read "Joe Lenzo", with a long horizontal flourish extending to the right.

Joe Lenzo
Executive Director