Key Steps

- Council initiated proposed amendments to the Local Planning Scheme No.26 and City Planning Scheme No.2
- Referral of amendments to Environmental Protection Authority
- Public comment period.
- Council to consider submissions and final adoption of amendments.
- Amendments to be referred to the Western Australian Planning Commission.
- Minister for Planning to consider final approval of amendments.
- Once final approval is granted amendments to be gazetted and come into operation.

Timeline

- Submissions
- Submissions must be received before the close of business on Friday 13 September 2013.
- Submissions can be made on the submission form (Form 4) provided to all landowners within the normalised Claisebrook Village and New Northbridge Project Areas and key stakeholders by mail and which is also available at the Council offices or online at www.perth.wa.gov.au/normalisedredevelopmentareas.

Your comments on the proposed amendments can be sent to:

- The Chief Executive Officer (Attn: Sustainable City Development)
- City of Perth
- GPO Box C120
- PERTH WA 6839
- hand delivered to Customer Service Counter Council House, 27 St Georges Terrace, Perth;

Further details of the amendments including the Amendment Reports and associated documents and the Council report can be viewed at www.perth.wa.gov.au/normalisedredevelopmentareas. The Amendment Reports are also available for public viewing at Council House and the City of Perth Library.

For further information contact:

- Ms Shernaz Udwadia
- Strategic Town Planner
- 9461 3015
- shernaz.udwadia@cityofperth.wa.gov.au

Planning Changes

Normalised Redevelopment Areas Planning Changes

CITY OF PERTH CITY PLANNING SCHEME NO.2 AND EAST PERTH LOCAL PLANNING SCHEME NO.26 (EAST PERTH REDEVELOPMENT (NORMALISED) AREA)

Background

In 1991, the former East Perth Redevelopment Authority (EPRA) was created to oversee the development of land in the East Perth Redevelopment Area. Planning control for this area, the Claisebrook Village Project Area, was transferred from the City of Perth to the EPRA, now known as the Metropolitan Redevelopment Authority (MRA).

In 1999, the Redevelopment Area was extended to include the New Northbridge Project Area.

Normalisation

Normalisation occurs when land that has been developed in the Redevelopment Area is returned to the City of Perth's planning authority. This land is known as the 'Normalised Redevelopment Areas'.

Stages of Normalisation

The Claisebrook Village Project Area in East Perth (refer to map overleaf) has largely been developed. Three stages of normalisation have occurred for this area:

- Stage 1 completed on 29 January 2002;
- Stage 2 completed on 6 September 2011; and
- Stage 3 completed on 16 December 2011.

Stage 1A of the New Northbridge Project Area (refer to map overleaf) has also been developed. Normalisation of this area was completed on 16 December 2011.

The City Planning Scheme No.2 (CPS2) provides the administrative power to determine development applications and amend planning policies. This scheme applies to all land within the City of Perth's boundary.

Local Planning Scheme No.26 (LPS26) was introduced on 11 September 2007 and contains planning provisions for Stage 1 of the Claisebrook Village Project Area.

To accommodate Stages 2 and 3 of the Claisebrook Village Project Area, along with Stage 1A of the New Northbridge Project Area, the City of Perth is proposing amendments to both the CPS2 and LPS26. Minor changes are also proposed to these schemes for Stage 1 of the Claisebrook Village Project Area.

The proposed changes are largely administrative and for the most part do not alter the established vision and objectives or the current development requirements for the Normalised Redevelopment Areas. A general outline of the proposed amendments and a summary of key changes for the Precinct that apply to your property are detailed overleaf.
Proposed changes to the CPS2 include:

- Depicting the current MRA Area and Normalised Redevelopment Area and updating references.
- Reclassifying existing open space in Arden, Royal and Brook Streets, East Perth to the ‘City of Perth Parks and Recreation Scheme Reserve’.
- Aligning the Precinct 15 – East Perth boundaries with the City of Perth Scheme Area and MRA boundaries.
- Deletion of the Precinct 2 – Cultural Centre Use Group Table.
- A minor change to the definition for ‘exhibition centre’.
- Application of the CPS2 definition for ‘floor area of a building’ to the Normalised Redevelopment Areas.

Associated changes are proposed to several Precinct Plans.

Planning policy changes include the application of:

- Policy 4.1 ‘City Development Design Guidelines’;
- Policy 4.7 ‘Signs’; and
- Policy 5.1 ‘Parking Policy’.

Heritage places in the Stage 1A New Northbridge and Stage 2 Claisebrook Village Project Areas currently listed in the MRA’s Heritage Inventories are proposed to be included in the CPS2 Register 8.1 Places of Cultural Heritage Significance.

Local Planning Scheme No.26 (LPS26) is to be restructured and broadened to incorporate provisions for the Normalised Redevelopment Areas in East Perth and Northbridge.

Key changes include:

- Deletion of specific development standards for residential and non-residential development, including the application of the Residential Design Codes and car parking requirements.
- Introduction of new land use tables for each precinct which classify Land Use Categories as preferred ‘P’, contemplated ‘C’ or prohibited ‘X’.
- Introduction of two new Land Use Categories (1 - Culture and Creative Industry, and 7 - Dining and Entertainment) and the division of Land Use Category 5 - Residential.
- Introduction of a Vision Statement for the Claisebrook and New Northbridge Areas and Statements of Intent for each Precinct within these areas.
- Prohibition of variations to the permitted maximum plot ratio.
- Consolidation of planning provisions and minor changes to the permissible land uses for certain precincts in the Claisebrook Village Project Area.
- Introduction of planning provisions for the New Northbridge Project Area.
- Inclusion of new land use terms, the deletion of terms already defined in the CPS2 and minor modifications to some terms.

The East Perth Planning Policies and Design Guidelines are proposed to be modified to:

- Delete the general planning policies, precinct planning policies and general design guidelines.
- Include two new planning policies to guide development in the Claisebrook and New Northbridge Project Areas.
- Make minor modifications to existing Design Guidelines and introduce new Design Guidelines for certain areas.

Finding your property

Using the map below you can identify whether your property is in the Claisebrook Village or New Northbridge Project Area. This map also helps you to find which Precinct, and what specific Design Guidelines apply to your property. To assist you, a summary of proposed key changes to your Precinct is enclosed.

Please note this is a summary only and you are encouraged to read full details of the proposed amendments at www.perth.wa.gov.au/normalisedredevelopmentareas.