

City of Perth



Minor Town/Local Planning Schemes

Local Planning Scheme No. 26 - Normalised Redevelopment Areas



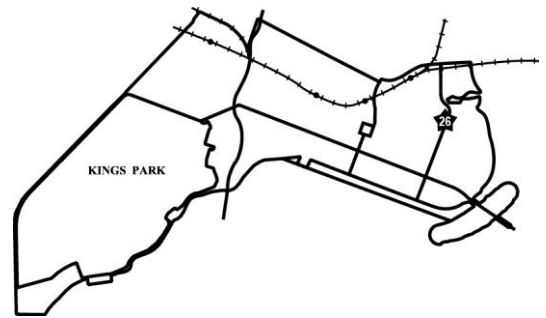
Version #	Decision Reference	Synopsis
1	11 September 2007	Gazetted
2	17 March 2015	Amended
3	24 February 2017	Amended
4	8 September 2020	Amended
5	6 May 2022	Amended
6	5 April 2024	Amended

The local government, under the powers conferred on it by the Planning and Development Act 2005, makes the following Local Planning Scheme.

ARRANGEMENT

Part 1 - Preliminary

- 1.1 Citation of Scheme
- 1.2 Responsible Authority
- 1.3 Date of Operation
- 1.4 Scheme Area
- 1.5 Relationship of Scheme to Local laws
- 1.6 Relationship to the City of Perth City Planning Scheme
- 1.7 Interpretation
- 1.8 Contents of the Scheme
- 1.9 Scheme Purpose
- 1.10 Scheme Objectives
- 1.11 Scheme Principles



Part 2 – Planning Policies and Design Guidelines

- 2.1 Adoption of Planning Policies and Design Guidelines
- 2.2 Amendments to Planning Policies and Design Guidelines

Part 3 – Project Areas and Precincts

- 3.1 Project Areas and Precincts on Scheme Map
- 3.2 Land Use Categories
- 3.3 Development in Precincts
- 3.4 Plot Ratio

Part 4 – Claisebrook Village Project Area

- 4.1 Claisebrook Village Project Area Vision
- 4.2 Precinct EP 1: Claisebrook Inlet
- 4.3 Precinct EP 2: Constitution Street
- 4.4 Precinct EP 3: Royal Street Central
- 4.5 Precinct EP 4: Silver City
- 4.6 Precinct EP 5: Royal Street West
- 4.7 Precinct EP 6: Boans

- 4.8 Precinct EP 7: East Parade
- 4.9 Precinct EP 8: Belvidere
- 4.10 Precinct EP 9: Brown Street
- 4.11 Precinct EP 10: Riverbank
- 4.12 Precinct EP 11: Cemeteries
- 4.13 Precinct EP 12: Waterloo
- 4.14 Precinct EP 13: Plain Street
- 4.15 Precinct EP 16A: PTA Transport Depot
- 4.16 Precinct EP 16B: PTA Transport Corridor

PART 5 – NEW NORTHBRIDGE PROJECT AREA

- 5.1 New Northbridge Project Area Vision
- 5.2 Amenity and Mixed Land Uses
- 5.3 Graham Farmer Freeway Tunnel, Northbridge
- 5.4 Precinct NB1: Russell Square
- 5.5 Precinct NB2: Lake Street
- 5.6 Precinct 22: Museum Street

PART 6 – PERTH CITY LINK PROJECT AREA

- 6.1 Perth City Link Project Area Vision
- 6.2 Precinct 35: Horseshoe Bridge Plaza (Yagan Square)

PART 7 – PERTH CULTURAL CENTRE PROJECT AREA

- 7.1 Perth Cultural Centre Project Area Vision
- 7.2 Precinct 36: James Street
- 7.3 Precinct 37: William Street

PART 8 – ELIZABETH QUAY PROJECT AREA

- 8.1 Elizabeth Quay Project Area Vision
- 8.2 Precinct 40: Barrack Square

PART 9 – RIVERSIDE PROJECT AREA

- 9.1 Riverside Project Area Vision
- 9.2 Precinct EP 25: Queens
- 9.3 Precinct EP 28: Queens Gardens

- 9.4 Precinct EP 29: WACA
- 9.5 Precinct EP 30: Trinity College
- 9.6 Precinct EP 31: Gloucester Park
- 9.7 Precinct EP 32: Hillside

SCHEDULES

- 1. Interpretations
- 2. Normalised Redevelopment Areas Figure 1 – Scheme Map

PART 1: PRELIMINARY

1.1 Citation of Scheme

This Scheme may be cited as the Local Planning Scheme No. 26 (Normalised Redevelopment Areas) (herein called the Scheme).

1.2 Responsible Authority

The responsible authority for the preparation and implementation of the Scheme is the local government.

1.3 Date of Operation

The Scheme shall come into operation on publication of notice of the Minister's final approval thereof in the *Government Gazette*.

1.4 Scheme Area

This Scheme shall apply to the area defined as the Scheme Area in the Scheme Map in Figure 1.

1.5 Relationship of Scheme to Local laws

The provisions of the Scheme shall have effect notwithstanding any local-law and where the provisions of the Scheme are inconsistent with any local-law the provisions of the Scheme shall prevail.

1.6 Relationship to the City of Perth City Planning Scheme

1.6.1 This Scheme is complementary to and is not a substitute for the City Planning Scheme.

1.6.2 Where a provision of this Scheme is inconsistent with a provision of the City of Planning Scheme, the provision of this Scheme prevails, except where development is located within Special Control Area No. 33 Royal Perth Hospital Flight Path Protection.

1.6.3 For the purposes of clause 36(1) of the City Planning Scheme:

(a) a standard or requirement of the City Planning Scheme shall be taken to include a standard or requirement of this Scheme.

(b) a non-complying application does not include an application for:

(i) an increase in plot ratio above the specified maximum plot ratio in this Scheme.

(ii) building setbacks, building heights or pedestrian easement width on Lot 70, No. 75 Haig Park Circle, East Perth that does not meet the requirements of Clause 4.2.5(d), (e) and (f).

1.6.4 In any provision which:



- (a) is contained within a local planning scheme that repeals and replaces the City Planning Scheme; and
- (b) empowers local government to approve a development which does not comply with the standard or requirement of that local planning scheme;

any reference to a standard or requirement of that local planning scheme shall be taken to include a standard or requirement of this Scheme.

1.6.5 The reference in clause 43(1)(d) of the City Planning Scheme to “all standards laid down and all requirements prescribed by this Scheme” shall be taken to include any standards laid down and any requirements prescribed by this Scheme.

1.6.6 In any provision which:

- (a) is contained within a local planning scheme that repeals and replaces the City Planning Scheme; and
- (b) prohibits a person from erecting, altering or adding to a building or using or changing the use of any land or building or permitting or suffering any land or building to be used or the use of any land or building to be changed for any purpose unless all the standards laid down and all the requirements prescribed by that local planning scheme or determined by the local government under that local planning scheme have been and continue to be complied with;

any reference to the standards laid down or standards prescribed by that local planning scheme shall be taken to include all standards laid down and all requirements prescribed by this Scheme.

NOTE: 1. Subject to Amendment No. 3 gazetted on 8 September 2020.

1.7 Interpretation

In the Scheme unless the context otherwise requires, or unless it is otherwise provided herein, words and expressions have the respective meanings given to them in the Planning and Development Act 2005, the Deemed Provisions, Schedule 1, the City Planning Scheme and R-Codes. In the case of conflict between the meanings of words and expressions in those instruments:

- (a) in the case of residential development, the definition in the R-Codes shall prevail; and
- (b) otherwise priority shall be given according to the order in which the instruments are referred to in this clause.

1.8 Contents of the Scheme

The Scheme comprises this Scheme Text which incorporates the Scheme Map and includes any Schedule to the Scheme and the Deemed Provisions.

1.9 Scheme Purpose

The purposes of the Scheme are to:

- (a) provide a system for the orderly control of development within the Scheme Area;
- (b) facilitate the process of development within the Scheme Area;
- (c) provide sufficient certainty to enable location and investment decisions to be made with reasonable confidence;
- (d) ensure that individual developments can occur without detriment to the integrity of the Scheme Area and locality as a whole;
- (e) provide flexibility and discretion in decision making;
- (f) provide an effective means of determining the urban design and visual quality of the Scheme Area;
- (g) provide effective standing for planning policies; and
- (h) facilitate the implementation of the Scheme objectives and principles.

1.10 Scheme Objectives

1.10.1 The objectives of the Scheme are to:

- (a) deliver sustainable urban development within the Scheme Area, with outcomes such as compact growth, mixed land use, good design, primacy of public spaces, heritage conservation and reduced motor vehicle usage;
- (b) deliver vibrant and attractive urban environments which infuse the city with vitality, life and character;
- (c) deliver development excellence through high quality design, by connecting people and places, and ensuring a successful mixture of land uses and activities;
- (d) increase the resident population, facilitate increased employment opportunities and a diverse range of businesses, facilities, services, amenities and infrastructure.

1.10.2 The local government will have due regard to the Scheme Objectives when determining applications made under the Scheme and when making other discretionary decisions regarding the Scheme.

1.11 Scheme Principles

1.11.1 The Scheme Principles are:

- (a) ‘Places for People’ – development must be planned, designed and managed to ensure the city is an appealing and welcoming place for people to live, work, play and visit;
- (b) ‘Critical Mass’ – development will increase the number of residents, businesses and jobs in the city and will provide facilities, services, amenities and infrastructure to support ongoing growth;
- (c) ‘Quality Design’ – development will deliver high quality design of places which responds to local context and develops Perth as a distinct, world class, liveable



city. Design excellence in development will focus on innovation, aesthetics, function and materials, and the development of attractive, efficient and adaptable places and buildings;

- (d) 'Diversity' – development will support diversity of people, places, buildings, land uses, events and transport through the design and use of places, to create choice and flexibility in a compatible manner;
- (e) 'Connectivity' – development will deliver a well designed and serviced urban environment which integrates people, land uses and transport modes in an efficient, convenient and safe manner; and
- (f) 'Environmental Integrity' – development will conserve and enhance the natural and built environment and minimise resource consumption, carbon emissions, pollution, waste production and other detrimental environmental impacts.

1.11.2 All development proposals will be required to be consistent with the Scheme Principles, which are to be applied collectively to achieve the creation of sustainable communities.

PART 2: PLANNING POLICIES AND DESIGN GUIDELINES

2.1 Adoption of Planning Policies and Design Guidelines

The Planning Policies and Design Guidelines for the Normalised Redevelopment Areas shall be deemed to be policies adopted by the local government in accordance with the requirements of clauses 3 and 4 of the Deemed Provisions.

2.2 Amendments to Planning Policies and Design Guidelines

Amendments to the Planning Policies and Design Guidelines referred to in clause 2.1, shall follow the procedure established in clause 5 of the Deemed Provisions.

PART 3: PROJECT AREAS AND PRECINCTS

3.1 Project Areas and Precincts on Scheme Map

The Scheme Area is made up of Project Areas which are divided into Precincts. The location and boundaries of the Project Areas and Precinct are shown on the Scheme Map.

3.2 Land Use Categories

There are seven land use categories created by the Scheme. Table 1 – Land Use Categories defines the land use categories and lists the land uses within each category. Where appropriate, these categories are stipulated as ‘Preferred Uses’ categories or ‘Contemplated Uses’ categories in the Precincts.

3.3 Development in Precincts

- 3.3.1 All development is required to be generally consistent with the Statement of Intent for the Precinct in which it takes place.
- 3.3.2 Where in Parts Four and Five a category of use is stipulated as a ‘Preferred Use’ in any Precinct, in dealing with a development application involving a use from that category in that Precinct the local government shall deal with the application in accordance with clause 32 of the City Planning Scheme.
- 3.3.3 Where in Parts Four and Five a category of use is stipulated as a ‘Contemplated Use’ in any Precinct, in dealing with a development application involving a use from that category in that Precinct the local government shall deal with the application in accordance with clause 33 of the City Planning Scheme.
- 3.3.4 In dealing with an application for development approval for an unlisted land use, the local government shall deal with the application in accordance with clause 34 of the City Planning Scheme.

Table 1: Land Use Categories

CATEGORY 1: CULTURE AND CREATIVE INDUSTRY	LAND USES
<p>Description:</p> <p>Businesses and activities which have their origin in individual creativity, skill and talent and which contribute to the cultural richness and economic advantage of an area. Provides opportunities for business incubation and job creation through exploitation of intellectual property and/or unique skills.</p> <p>In determining an application for development approval for a land use within the Culture and Creative Industry land use category, in addition to other provisions of the Scheme, the</p>	<ul style="list-style-type: none"> ● Media Production ● Creative Industry Office ● Creative Mixed Land Use ● Artist Studio ● Theatre/Performance Venue ● Exhibition Centre



<p>local government shall have regard to the following objectives:</p> <ul style="list-style-type: none"> (a) infusing creativity, originality and innovation into the built environment; (b) encouragement of creative industries; (c) providing opportunities for business incubation; (d) the provisions of flexible and adaptive spaces to live, work and display; and (e) ensuring the compatible operation of culture and creative land uses with other land uses in the vicinity of the proposed development. 	<ul style="list-style-type: none"> • Event Space
<p>CATEGORY 2: COMMERCIAL</p> <p>Description:</p> <p>Business activities, professional services and other principally profit-based land uses of a non-retail, low impact nature. The category does not include businesses of an industrial, entertainment or other moderate to high impact nature.</p> <p>In determining an application for development approval for a land use within the Commercial land use category, in addition to other provisions of the Scheme, the local government shall have regard to the following objectives:</p> <ul style="list-style-type: none"> (a) facilitating prosperity and diversity in economic activity and commercial buildings and premises; (b) ensuring an active interface of ground floor development with the public realm; (c) healthy, functional and environmentally sustainable workplaces; and (d) accessibility to work places by sustainable modes of transport. 	<p>LAND USES</p> <ul style="list-style-type: none"> • Office • Business Services • Consulting Rooms • Medical Centre • Commercial Training Centre • Dry Cleaning Premises • Veterinary Centre • Car Park
<p>CATEGORY 3: LIGHT INDUSTRY</p> <p>Description:</p> <p>Low to moderate impact businesses, predominately based in skilled trades, manufacturing, goods handling, the automotive industry and other land uses of an industrial nature. The land uses usually require large purpose built premises and may not be appropriate for mixed-use buildings or residential areas.</p> <p>In determining an application for development approval for a</p>	<p>LAND USES</p> <ul style="list-style-type: none"> • Light Industry • Service Industry • Research and Development • Showroom/Warehouse • Open Air Sales and Display • Transport Depot



<p>land use within the Light Industry land use category, in addition to other provisions of the Scheme, the local government shall have regard to the following objectives:</p> <p>(a) ensuring the operation of the land use does not negatively affect the amenity of the locality, including operating hours, traffic, noise, emissions and other operations are compatible with surrounding land uses;</p> <p>(b) the appropriate interface of development with the surrounding environment, including amenity and a quality streetscape; and</p> <p>(c) ensuring the proposed development will not significantly detract from the vision for the Project Area and the intent for the Precinct.</p>	<ul style="list-style-type: none"> • Service Station • Major Utility Infrastructure
<p>CATEGORY 4: RETAIL</p> <p>Description:</p> <p>Places of business offering goods displayed on the premises for sale or hire to the public, and also includes premises for the provision of services of a personal nature. May include the preparation of goods for sale on site but not manufacturing of goods.</p> <p>In determining an application for development approval for a land use within the Retail land use category, in addition to the other provisions of the Scheme, the local government shall have regard to the following objectives:</p> <p>(a) encouraging a diversity of retail services and premises in appropriate locations; and</p> <p>(b) ensuring an active interface of ground floor development with the public realm.</p>	<p>LAND USES</p> <ul style="list-style-type: none"> • Shop • Shopping Complex • Personal Services • Market • Convenience Store • Liquor Store
<p>CATEGORY 5: RESIDENTIAL</p> <p>Description:</p> <p>A building or a portion of a building that is designed or adapted for habitation.</p> <p>In determining an application for development approval for a land use within the Residential land use category, in addition to other provisions of the Scheme, the local government shall have regard to the following objectives:</p> <p>(a) encouragement of a socially diverse inner city population;</p>	<p>LAND USES</p> <p>5A Permanent Residential</p> <ul style="list-style-type: none"> • Single House • Multiple Dwelling • Grouped Dwelling • Specific Purpose Housing • Home Occupation <p>5B Transient Residential</p>



<p>(b) the provision of a diversity of housing and accommodation types, size and tenure;</p> <p>(c) the provision of social and affordable housing;</p> <p>(d) the provision of universally accessible and adaptive housing;</p> <p>(e) the compatibility of new residential development with existing land uses; and</p> <p>(f) the need to separate permanent residential development from transient accommodation or other land uses, where appropriate.</p>	<ul style="list-style-type: none"> • Lodging House • Short Term Accommodation • Serviced Apartments • Hotel • Hostel
<p>CATEGORY 6: COMMUNITY</p> <p>Description:</p> <p>Premises or land uses which provide essential services or leisure facilities to local residents and workers or the wider community, also referred to as ‘social infrastructure’. May include activities for commercial gain which provide a social benefit.</p> <p>In determining an application for development approval for a land use within the Community land use category, in addition to other provisions of the Scheme, the local government shall have regard to the following objectives:</p> <p>(a) encouraging facilities that provide essential services or enhanced lifestyles to segments of the community or to the general public;</p> <p>(b) facilitating social interaction and community building;</p> <p>(c) supporting physical activity and healthy lifestyles; and</p> <p>(d) ensuring the appropriate interface of development with the surrounding environment, including patron and traffic management, and high quality public realm.</p>	<p>LAND USES</p> <ul style="list-style-type: none"> • Civic Building • Community Centre • Recreation Facilities • Public Open Space • Place of Worship • Hospital • Health & Social Services • Education Establishment • Day Care Centre • Public Library



<p>CATEGORY 7: DINING AND ENTERTAINMENT</p> <p>Description:</p> <p>Premises designed and used to provide public entertainment or social interaction, principally dining and drinking. Usually involves extended/evening trading and may involve service of alcohol and amplified music. Includes land uses which may present moderate impacts on residential amenity, due to noise, patronage and hours of operation.</p> <p>In determining an application for development approval for a land use within the Dining and Entertainment land use category, in addition to other provisions of the Scheme, the local government shall have regard to the following objectives:</p> <p>(a) enhancing lifestyle, character and vibrancy;</p> <p>(b) achieving effective venue management, including venue operation, patron management, and customer and public safety; and</p> <p>(c) ensuring the operation of land use does not negatively affect the amenity of the locality, including operating hours, traffic, noise or other emissions, and is compatible with surrounding land uses.</p>	<p>LAND USES</p> <ul style="list-style-type: none"> • Tavern • Small Bar • Night Club • Entertainment Complex • Function Centre • Club • Restaurant • Fast Food Outlet • Cinema Complex • Amusement Parlour • Betting Agency
---	--

NOTE: 1. Subject to Amendment No. 3 gazetted on 8 September 2020.

PART 4: CLAISEBROOK VILLAGE PROJECT AREA

4.1 Claisebrook Village Project Area Vision

The Vision for the Claisebrook Village Project Area is:

Claisebrook Village will be a sustainable urban village based on the Claisebrook Cove. It will exemplify the Scheme Principles, through its environmental integrity, a high quality public realm, and diverse land uses and housing in an easily accessible and connected environment. The area will be enriched by its Indigenous and architectural heritage and public art. The area will exhibit contemporary transport planning and design principles which capitalise on its proximity to good public transport and further develop the pedestrian-friendly public realm.

4.2 Precinct EP1: Claisebrook Inlet

4.2.1 Precinct Statement of Intent

The Claisebrook Inlet Precinct is the principal visual and social focus of the Claisebrook Village Project Area. It is a vibrant mixed land use precinct, providing opportunities for dining, leisure and social interaction and an active public realm.

4.2.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP1: Claisebrook Inlet (Excluding Lot 70 No. 75 Haig Park Circle, East Perth):

Precinct EP1: Claisebrook Inlet	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	C
Category 2 Commercial	P
Category 3 Light Industry	X
Category 4 Retail	P
Category 5A Permanent Residential	P/X(1)
Category 5B Transient Residential	P
Category 6 Community	P
Category 7 Dining and Entertainment	C

(1) Means use is prohibited where it fronts the street at pedestrian level but preferred elsewhere.

4.2.3 Maximum Plot Ratio: 1.0

The plot ratio may be increased to a maximum of 2.0 provided that in any development having a plot ratio in excess of 1.0, not less than 50% of the excess relevant floor area shall be dedicated to residential use.



For Lot 162 Plain Street, East Perth maximum plot ratio is 2.0.

For Lot 70 No. 75 Haig Park Circle, East Perth, the maximum plot ratio is 1.5. On this Lot the calculation of the floor area of a building and the maximum plot ratio shall exclude any public fee-paying car parking where it is located within a basement. For the purpose of this subclause, a basement is considered to be any portion of a building used primarily for car parking and having 50% or more of its volume below natural ground level.

NOTE: 1. *Subject to Amendment No. 3 gazetted on 8 September 2020.*

4.2.4 Development of Lots 1 – 85 Nos. 50-60 Royal Street and Lots 1-79 No. 20 Royal Street:

- (a) This subclause applies only to Lots 1-85 Nos. 50-60 and Lots 1-79 No. 20 Royal Street, East Perth and for the purpose of this subclause, they shall be treated as a single lot and referred to as “the Lot”.
- (b) The Lot is to be developed and used for either Serviced Apartments or a Hotel or both with at least one or a combination of any of the following developments and uses:
 - (i) Serviced Apartments;
 - (ii) Hotel;
 - (iii) Tavern;
 - (iv) Office;
 - (v) Restaurant;
 - (vi) Theatre/Cinema;
 - (vii) Recreation facilities;
 - (viii) Retail; and
 - (ix) a use or development ancillary to those referred to in items (i)-(viii) above.
- (c) At least 2/3 of the total number of apartments and rooms are to be developed and used for short stay accommodation.
- (d) The plans submitted for development approval in respect of the Lot are to identify the apartments and rooms which are to be developed and used for short stay accommodation.
- (e) In this subclause:
 - (i) Serviced Apartments means buildings which include self-contained units used for short stay accommodation together with associated office and service facilities, but the term does not include a hostel, a hotel, a motel or a lodging house; and

- (ii) Short Stay Accommodation means continuous accommodation of the same person for a period of up to 12 months.

4.2.5 Development of Lot 70 No. 75 Haig Park Circle as follows:

- (a) This subclause applies only to Lot 70 No. 75 Haig Park Circle, East Perth (referred to as 'the Lot').
- (b) Subclause 4.2.2 does not apply to the Lot.
- (c) The following table lists the Preferred, Contemplated and Prohibited uses on the Lot.

Lot 70 No. 75 Haig Park Circle	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	C/X(1)
Category 2 Commercial	C/X(1)
Category 3 Light Industry	X
Category 4 Retail	C/X(1)
Category 5A Permanent Residential	P
Category 5B Transient Residential	C
Category 6 Community	C/X(1)
Category 7 Dining and Entertainment	C/X(1)

- (1) Means the use is prohibited where it fronts or faces Haig Park Circle or the proposed internal pedestrian easement.

- (d) Buildings shall be setback a minimum of 3m from Haig Park Circle.
- (e) The maximum street building height on Haig Park Circle shall be 10.5m with any additional height above this contained within a 45 degree angled height plane.
- (f) A pedestrian easement shall be provided across the lot to provide public pedestrian access from Sovereign Close to Haig Park Circle. It shall have no height limit and a minimum width of 8m, except at its northern end where reduced width may be necessary to accommodate vehicular access from Sovereign Close to the site. The vehicular access shall be designed to minimise its encroachment into the pedestrian easement and have minimum impact on safety and amenity for users of the pedestrian easement.
- (g) The only variations to subclause (d) and (e) above that may be approved by the local government are:
- (i) Measures to integrate the electrical substation at the south-east corner of the site if retained;

- (ii) Basements which extend into the Haig Park Circle street setback where they are a minimum of 2 metres below the median level of the footpath adjoining the site at its southern boundary, allowing for adequate soil depth for in-ground planting to enhance the streetscape; and
- (iii) Minor projections for items such as chimneys, finials and other similar architectural features.

These projections will only be approved where the local government is satisfied that they make a positive contribution to the design of the building/s and the amenity of the locality.

- (h) Additional development and building envelope requirements apply to the Lot as detailed in the Normalised Redevelopment Area Design Guidelines.

NOTE: 1. *Subject to Amendment No. 3 gazetted on 8 September 2020.*

4.3 Precinct EP2: Constitution Street

4.3.1 Precinct Statement of Intent:

The Constitution Street Precinct promotes critical mass through housing diversity that varies in type and form. The critical mass from this and adjoining Precincts provides a supporting base population for the Claisebrook Inlet Precinct and the effective function of public transport services for the Project Area.

4.3.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP2: Constitution Street:

Precinct EP2: Constitution Street	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	X
Category 2 Commercial	X
Category 3 Light Industry	X
Category 4 Retail	X
Category 5A Permanent Residential	P
Category 5B Transient Residential	C
Category 6 Community	C
Category 7 Dining and Entertainment	X

4.3.3 Maximum Plot Ratio: 1.5

4.4 Precinct EP3: Royal Street Central

4.4.1 Precinct Statement of Intent:

The Royal Street Central Precinct is the main focus for shopping and commercial activity in the Project Area, whilst also supporting mixed-use development. Royal Street between Bennett and Plain Street is to remain as the retail ‘high street’, with a wide variety of shops and personal services and other land uses that help activate the locality. The high street is linked to the dining and recreation area of ‘Claisebrook Walk’ through a series of pedestrian piazzas developed to provide a high quality pedestrian network and public realm.

4.4.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP3: Royal Street Central:

Precinct EP3: Royal Street Central	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	C
Category 2 Commercial	P
Category 3 Light Industry	C
Category 4 Retail	P
Category 5A Permanent Residential	P
Category 5B Transient Residential	P
Category 6 Community	C
Category 7 Dining and Entertainment	C

4.4.3 Plot Ratio: 1.5

The plot ratio may be increased to a maximum of 2.5 provided that in any development having a plot ratio in excess of 1.5, not less than 50% of the excess relevant floor area shall be dedicated to residential use.

For Lot 203 No. 100 Royal Street, East Perth the plot ratio may be increased to a maximum of 3.0.

For Lots 1-35 No. 118 Royal Street, East Perth, Lots 1-13 No. 22 Eastbrook Terrace, East Perth and Lots 1-15 No. 26 Eastbrook Terrace, East Perth the plot ratio may be increased to a maximum of 3.0, provided that the minimum plot ratio of 2.0 is attributable in any development to Category 2.

4.4.4 **Development of Lots 1-62 No. 11 Regal Place, East Perth**

- (a) this subclause applies only to Lots 1-62 No. 11 Regal Place, East Perth;
- (b) the Lot is to be developed and used for either Serviced Apartments or a Hotel or both with at least one or a combination of any of the following developments and uses:

- (i) Serviced Apartments;
 - (ii) Hotel;
 - (iii) Office;
 - (iv) Restaurant; and
 - (v) a use or development ancillary to those referred to in items (i)-(iv) above.
- (c) In this subclause:
- (i) Serviced Apartments means buildings which include self-contained units used for short stay accommodation together with associated office and service facilities, but the term does not include a hostel, a hotel, a motel or a lodging house; and
 - (ii) Short Stay Accommodation means continuous accommodation of the same person for a period of up to 12 months.

4.5 Precinct EP4: Silver City

4.5.1 Precinct Statement of Intent:

The Silver City Precinct will continue its key role in accommodating a substantial workforce population including research, office and other business activity, whilst also including residential development.

4.5.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP4: Silver City:

Precinct EP4: Silver City	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	C
Category 2 Commercial	P
Category 3 Light Industry	C
Category 4 Retail	C
Category 5A Permanent Residential	P
Category 5B Transient Residential	P
Category 6 Community	P
Category 7 Dining and Entertainment	C

4.5.3 Maximum Plot Ratio: 1.5

The plot ratio may be increased to a maximum of 2.5 provided that in any development having a plot ratio in excess of 1.5, not less than 50% of the excess relevant floor area shall be dedicated to residential use.

4.6 Precinct EP5: Royal Street West

4.6.1 Precinct Statement of Intent:

Complementing the vibrancy of Royal Street Central’s “high street”, the Royal Street West Precinct will be a medium to high density mixed land use area. It will have a strong component of residential development, with a diversity of housing type and tenure, as well as commercial, retail, community and education land uses. Due to its close proximity to two train stations, this Precinct will be a leading example of transport-oriented development principles. North Metropolitan TAFE and City Farm are important community assets which are to be retained in the Precinct and supported.

4.6.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP5: Royal Street West:

Precinct EP5: Royal Street West Precinct	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	P
Category 2 Commercial	C
Category 3 Light Industry	X
Category 4 Retail	C
Category 5A Permanent Residential	P
Category 5B Transient Residential	P
Category 6 Community	P
Category 7 Dining and Entertainment	C

NOTE: 1. Subject to Amendment No. 4 gazetted on 6 May 2022.

4.7 Precinct EP6: Boans

4.7.1 Precinct Statement of Intent:

The Boans Precinct takes its name from the former Boans Warehouse on Saunders Street, one of many fine examples of adaptive re-use within the Claisebrook Village Project Area. The Precinct’s close proximity to the Claisebrook Train Station provides a strong opportunity to continue the medium density and mixed land use function of the Project Area, while ensuring a high quality, connected pedestrian network through the Precinct.

4.7.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP6: Boans:

Precinct EP6: Boans	
Land Use Category	Use Symbol

Precinct EP6: Boans	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	C
Category 2 Commercial	C
Category 3 Light Industry	C
Category 4 Retail	C
Category 5A Permanent Residential	P
Category 5B Transient Residential	P
Category 6 Community	C
Category 7 Dining and Entertainment	C

4.7.3 Maximum Plot Ratio: 1.5

The plot ratio may be increased to a maximum of 2.5 provided that in any development having a plot ratio in excess of 1.5, not less than 50% of the excess relevant floor area shall be dedicated to residential use.

4.8 Precinct EP7: East Parade

4.8.1 Precinct Statement of Intent:

The East Parade Precinct will provide a mix of commercial and residential uses, with a particular emphasis on improving the streetscape quality and built form along the edges of East Parade and the Graham Farmer Freeway. The Precinct will provide a distinctive entry point into the Project Area from the north.

4.8.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP7: East Parade:

Precinct EP7: East Parade	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	C
Category 2 Commercial	P
Category 3 Light Industry	C
Category 4 Retail	C
Category 5A Permanent Residential	P
Category 5B Transient Residential	P
Category 6 Community	C

Category 7 Dining and Entertainment	C
-------------------------------------	---

4.8.3 Maximum Plot Ratio: 2.0

4.9 Precinct EP8: Belvidere

4.9.1 Precinct Statement of Intent:

The Belvidere Precinct provides predominantly for residential development, with some opportunities for commercial land uses. The Precinct functions as the gateway to the Perth inner city from the north and east. Quality development will be located along the northern periphery of the Precinct, adjacent to the Public Transport Authority Reserve.

4.9.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP8: Belvidere:

Precinct EP8: Belvidere	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	C
Category 2 Commercial	C
Category 3 Light Industry	C
Category 4 Retail	C
Category 5A Permanent Residential	P
Category 5B Transient Residential	C
Category 6 Community	C
Category 7 Dining and Entertainment	C

4.9.3 Maximum Plot Ratio: 1.0

The plot ratio may be increased to a maximum of 2.0 provided that in any development having a plot ratio in excess of 1.0 not less than 50% of the excess relevant floor area shall be dedicated to residential use.

4.10 Precinct EP9: Brown Street

4.10.1 Precinct Statement of Intent:

The Brown Street Precinct will provide a mix of uses, commercial and high amenity light industry to the north of Brown Street and residential to the south and along Claisebrook Inlet. This highly prominent location will showcase high quality design and medium density residential development.

4.10.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP9: Brown Street:

Precinct EP9: Brown Street	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	C
Category 2 Commercial	C
Category 3 Light Industry	C
Category 4 Retail	C
Category 5A Permanent Residential	P
Category 5B Transient Residential	C
Category 6 Community	C
Category 7 Dining and Entertainment	C

4.10.3 Maximum Plot Ratio: 1.0

The plot ratio may be increased to a maximum of 2.0 provided that in any development having a plot ratio in excess of 1.0 not less than 50% of the excess relevant floor area shall be dedicated to residential use.

4.11 Precinct EP10: Riverbank

4.11.1 **Precinct Statement of Intent:**

The Riverbank Precinct will have a strong focus on environmental integrity. Its primary function is a remediated area of river foreshore public open space. Any future development shall only be supportive of, or incidental to, the recreational and public open space role of the Precinct, to ensure that conservation and appropriate public access of the Swan River is maintained.

4.11.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP10: Riverbank:

Precinct EP10: Riverbank	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	X
Category 2 Commercial	X
Category 3 Light Industry	X
Category 4 Retail	X

Precinct EP10: Riverbank	
Land Use Category	Use Symbol
Category 5A Permanent Residential	X
Category 5B Transient Residential	X
Category 6 Community	C
Category 7 Dining and Entertainment	X

4.11.3 Maximum Plot Ratio: 0.5

4.12 Precinct EP11: Cemeteries

4.12.1 Precinct Statement of Intent:

The Cemeteries Precinct comprising Pioneer Gardens and the East Perth Cemetery has a strong focus as an important heritage place and community resource.

4.12.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP11: Cemeteries

Precinct EP11: Cemeteries	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	X
Category 2 Commercial	X
Category 3 Light Industry	X
Category 4 Retail	X
Category 5A Permanent Residential	X
Category 5B Transient Residential	X
Category 6 Community	C
Category 7 Dining and Entertainment	X

4.12.3 Maximum Plot Ratio: 0.5

4.13 Precinct EP12: Waterloo

4.13.1 Precinct Statement of Intent:

The Waterloo Precinct will be residential in nature with strong visual links to the East Perth Cemetery, Waterloo Crescent and the Riverside Project Area.

4.13.1 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP12: Waterloo

Precinct EP12: Waterloo	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	X
Category 2 Commercial	X
Category 3 Light Industry	X
Category 4 Retail	X
Category 5A Permanent Residential	P
Category 5B Transient Residential	C
Category 6 Community	C
Category 7 Dining and Entertainment	X

4.13.3 Maximum Plot Ratio: 1.0

4.13.4 Development on each lot shall be contained within a height plane connecting points 12m above the natural ground level on the front property boundary and 12m above natural ground level on the rear property boundary.

4.14 Precinct EP13: Plain Street

4.14.1 Precinct Statement of Intent:

The Plain Street Precinct provides opportunities for a mixed land use development, being predominately residential and commercial land uses. Development fronting Plain Street is to be compatibly scaled with the Old Perth Girls School Building, whilst development fronting other streets is to be consistent with existing development in each street, while enhancing streetscape amenity. A strong proportion of residential development is sought, with the majority of commercial and retail development positioned to activate Plain Street. View corridors to the East Perth Cemetery are to be maximised. The redevelopment or adaptive re-use of the Main Roads WA site for residential use would be supported, if no longer required by Main Roads.

4.14.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP13: Plain Street:

Precinct EP13: Plain Street	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	C
Category 2 Commercial	P
Category 3 Light Industry	C
Category 4 Retail	C
Category 5A Permanent Residential	P
Category 5B Transient Residential	P
Category 6 Community	C

Precinct EP13: Plain Street	
Land Use Category	Use Symbol
Category 7 Dining and Entertainment	C

4.14.3 For Lot 112 and 775 Bronte Street, East Perth maximum plot ratio is 7.0. The maximum plot ratio may be increased to 8.0 subject to satisfying the provisions of the Perth Girls School Design Guidelines.

For Lot 774 Wellington Street, East Perth maximum plot ratio is 2.5.

For Lots 67 and 68 Wickham Street, East Perth and Lots 110 and 111 Bronte Street, East Perth maximum plot ratio is 4.0. The maximum plot ratio may be increased 5.0 if the lots are amalgamated in accordance with the Perth Girls School Design Guidelines.

NOTE: 1. *Subject to Amendment No. 4 gazetted on 6 May 2022.*

4.15 Precinct EP16A: PTA Transport Depot

4.15.1 Precinct Statement of Intent:

The PTA Depot Precinct is a depot for the Perth Transport Authority (PTA). There is a need to retain transport infrastructure and activities in this area for a period of time, suitable to meet the needs of the PTA. Over the longer term however, there are critical mass and connectivity opportunities for the Precinct, with redevelopment into a mixed land use inner city Precinct with a transit integrated development focus. Future land uses could include medium to high density residential development supported by retail, commercial and entertainment uses. Development along the Precinct's eastern boundary should provide an entry point to the Project Area from the north.

NOTE: 1. *Subject to Amendment No. 4 gazetted on 6 May 2022.*

2. *Precinct EP16A: PTA Transport Depot is reserved for Railways under the Metropolitan Region Scheme.*

4.16 Precinct EP16B: PTA Transport Corridor

4.16.1 Precinct Statement of Intent:

The Transport Corridor Precinct is a relatively small Precinct located along the northern edge of the Project Area adjacent to the rail line. Similar to Precinct 16A, this Precinct serves the infrastructure functions of the PTA. There is also the long-term potential for redevelopment of this site, should the transport infrastructure functions be no longer needed. Future redevelopment of the Precinct should integrate with the style of development within the adjacent Belvidere Precinct, whilst also providing an appropriate design response to its location adjacent to the river, the freeway and the Power Station Project Area.



- NOTE: 1. *Subject to Amendment No. 4 gazetted on 6 May 2022.*
2. *Precinct EP16B: PTA Transport Corridor is reserved for Railways under the Metropolitan Region Scheme.*

PART 5: NEW NORTHBRIDGE PROJECT AREA

5.1 New Northbridge Project Area Vision

The Vision for the New Northbridge Project Area is:

New Northbridge will develop as a vibrant, cosmopolitan community that builds on the rich history and unique atmosphere of Northbridge. The area will exemplify the Scheme Principles, with unique, people-focused design, true diversity and connections with the city centre to the south and inner suburbs to the north. The area will incorporate adaptive reuse of heritage buildings with a mix of residential, office and educational development, as well as retail and entertainment activities, which will develop as an exciting yet natural extension of the existing mixed land use distinct of Northbridge.

5.2 Amenity and Mixed Land Uses

In considering development applications within the New Northbridge Project Area, the local government will have regard to the following objectives:

- (a) To facilitate the successful operation of Northbridge as a mixed land use environment; and
- (b) To reduce land use conflicts between residential and entertainment development by achieving a careful mix of land uses, acoustic attenuation of buildings, and management of amenity impacts.

5.3 Graham Farmer Freeway Tunnel, Northbridge

To protect the structural integrity and operation of the Graham Farmer Freeway Tunnel, Northbridge development above or adjacent to the tunnel will be required to meet specific design and construction requirements.

5.4 Precinct NB1: Russell Square

5.4.1 Precinct Statement of Intent:

The Russell Square Precinct will continue to encourage a rich social and cultural diversity with an emphasis on infill residential development providing single lot, multiple dwellings and mixed-use buildings. Development fronting onto Russell Square must provide adequate surveillance and activation of the parkland. New buildings in the Precinct are to be quality contemporary in design and of low to moderate height, with new buildings adjacent to heritage buildings to be reflective of the scale, proportions and materials of the heritage buildings, but not mimicking historic detail.

- 5.4.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct NB1: Russell Square:

Precinct NB1: Russell Square	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	C
Category 2 Commercial	P
Category 3 Light Industry	C
Category 4 Retail	P
Category 5A Permanent Residential	P
Category 5B Transient Residential	P
Category 6 Community	C
Category 7 Dining and Entertainment	C

5.4.3 Maximum Plot Ratio: 2.0

5.5 Precinct NB2: Lake Street

5.5.1 Precinct Statement of Intent:

The Lake Street Precinct is intended to become a mixed land use Precinct that will create a careful transition from the existing core Northbridge entertainment precinct south of Aberdeen Street to the predominantly residential areas north of Newcastle Street. Essential to the successful activation of the Lake Street Precinct is the creation of a social focal point based around the Plateia Hellas in Lake Street. The Plateia will provide a community and entertainment space, framed by high quality dining, retail and mixed-use development, and add to the quality pedestrian experience of Lake Street.

5.5.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct NB2: Lake Street:

Precinct NB2: Lake Street	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	P
Category 2 Commercial	P
Category 3 Light Industry	C
Category 4 Retail	P
Category 5A Permanent Residential	C
Category 5B Transient Residential	P
Category 6 Community	P
Category 7 Dining and Entertainment	P

5.5.3 Maximum Plot Ratio: 2.0

5.6 **Precinct 22: Museum Street**

5.6.1 **Precinct Statement of Intent:**

The Museum Street Precinct is to continue its important role in providing educational and institutional buildings and social infrastructure, which provides a strong connection with the adjoining Perth Cultural Centre Project Area. Increased educational development will deliver a campus feel to the Precinct and is to be developed with a focus on sustainability, vibrancy and health and wellbeing. Development of the Museum Street Park, as well as other well designed institutional development will strengthen the character and connectivity of the Precinct.

The Museum Street Precinct will also include some retail and mixed-use development, with a focus on strengthening the nodes of activity at the junctions where Newcastle Street meets William Street and Beaufort Street.

5.6.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct 22: Museum Street:

Precinct 22: Museum Street	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	P
Category 2 Commercial	C
Category 3 Light Industry	X
Category 4 Retail	P
Category 5A Permanent Residential	P
Category 5B Transient Residential	P
Category 6 Community	P
Category 7 Dining and Entertainment	C

5.6.3 Maximum Plot Ratio: 3.0

NOTE: 1. *Subject to Amendment No. 4 gazetted on 6 May 2022.*

PART 6: PERTH CITY LINK PROJECT AREA

6.1 Perth City Link Project Area Vision

The vision for the Perth City Link Project Area is to link the city centre and Northbridge with a new vibrant urbanism that embraces inner city lifestyles and character, and distinctly reflects Perth’s 21st century aspirations.

Redevelopment of the Project Area will exemplify the Scheme Principles. Connectivity will be central – reconnecting Perth to Northbridge, connection to major public transport, pedestrian connection through the area and connecting people together through civic places and social events. Quality design, sustainable development and critical mass will also be pursued.

Development will include reducing the barrier of the Fremantle rail line, intensity and diversity of residential, commercial, entertainment and retail activities, and lively civic spaces and quality streetscapes. This will result in a creation of a bold, robust urban neighbourhood woven into the existing fabric of Perth.

6.2 Precinct 35: Horseshoe Bridge Plaza (Yagan Square)

6.2.1 Precinct Statement of Intent:

The Horseshoe Bridge Plaza (Yagan Square) Precinct will create a physical point of reference for visitors and provide an opportunity to define the locality as a key destination of inner-city Perth. A central public square will be the focus of the Precinct. It will provide a social and meeting place for people and will form a major pedestrian hub between the Perth Train Station, sunken bus terminal infrastructure and pedestrian flow along William Street.

The development of the Precinct’s retail and commercial land uses will further reinforce the commercial heart of the Perth city centre. High density residential development will provide further opportunities for enhanced critical mass and activation. At street level a range of retail and dining uses will contribute to an engaging pedestrian experience that will link the city centre with the cultural and entertainment hub of Northbridge. A two-way traffic connection will be re-established over the Horseshoe Bridge and will connect Roe and Wellington Streets.

6.2.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct 35: Horseshoe Bridge Plaza (Yagan Square):

Precinct 35: Horseshoe Bridge Plaza (Yagan Square)	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	C
Category 2 Commercial	P
Category 3 Light Industry	X
Category 4 Retail	P
Category 5A Permanent Residential	P
Category 5B Transient Residential	P



Precinct 35: Horseshoe Bridge Plaza (Yagan Square)	
Land Use Category	Use Symbol
Category 6 Community	C
Category 7 Dining and Entertainment	P

NOTE: 1. *Subject to Amendment No. 4 gazetted on 6 May 2022.*

PART 7: PERTH CULTURAL CENTRE PROJECT AREA

7.1 Perth Cultural Centre Project Area Vision

The vision for the Perth Cultural Centre Project Area is to realise the potential of the State’s principle cultural hub in the heart of the city centre. An exciting urban environment will be created, which is infused with creativity, culture and talent. It will provide visitors with a space that will engage the senses and contribute to the uniqueness of the area by way of its function, aesthetics and design.

Redevelopment of the Project Area will exemplify the Scheme Principles and create a people focused place that embraces diversity. The area will develop with a rich mix of cultural facilities and creative industries, supported by educational, entertainment, retail and residential development and an engaging public realm.

The incorporation of heritage conservation, adaptive reuse and a distinct Western Australian character into the design and function of the buildings and spaces will help to reinforce the Project Area’s cultural identity. New opportunities for development, increased activity, improved movement, and better integration of the Project Area into its surrounds will greatly improve the attraction and safety of the area.

7.2 Precinct 36: James Street

7.2.1 Precinct Statement of Intent:

At the heart of the James Street Precinct is many of Perth’s key cultural institutions, including several buildings of heritage value. The Precinct will be renewed and revitalised as a true creative and cultural heart, with a quality mix of land uses set amongst a vibrant and engaging public realm.

The public realm of the Precinct will be enhanced through works and events that focus on creating an exciting place for people. Activation and physical enhancement of the area will be important, and some opportunities may exist for improved environmental integrity of the natural assets.

Any new development must be high quality, interesting, safe and engage visitors and passers-by. Development should be reflective of the unique cultural and creative function of the Precinct and sensitive to its unique heritage character.

7.2.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct 36: James Street:

Precinct 36: James Street	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	P
Category 2 Commercial	C
Category 3 Light Industry	X
Category 4 Retail	C
Category 5A Permanent Residential	C
Category 5B Transient Residential	C

Precinct 36: James Street	
Land Use Category	Use Symbol
Category 6 Community	P
Category 7 Dining and Entertainment	P

7.3 Precinct 37: William Street

7.3.1 Precinct Statement of Intent:

To the north of the cultural centre heart, the area north of Francis Street will continue to perform its educational role, with institutional uses set in quality heritage buildings, supported by ancillary retail, dining and office development.

The William Street Precinct will be revitalised through new development activity, better use of existing buildings and an improved streetscape. The Precinct will feature complementary heritage and contemporary architecture, including a State listed Heritage Precinct, a world class new performing arts venue, new and refurbished buildings, and a stimulating public realm.

A key element of the Precinct will focus on improving the appearance and use of the degraded and underutilised sites along the eastern side of William Street, including adaptive reuse of heritage places and some urban infill where appropriate. This will provide new opportunities for creative industries to flourish and new restaurants cafés and shops. Commercial and residential development that provide opportunities for increasing the student and workforce populations will also help to bring a critical mass to activate the cultural centre and surrounds.

Revitalisation of William Street will reinforce its important role as a major pedestrian and traffic route, connecting the Authority’s New Northbridge, Perth Cultural Centre and Perth City Link Project Areas and connecting to the wider inner-city area.

7.3.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct 37: William Street:

Precinct 37: William Street	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	P
Category 2 Commercial	C
Category 3 Light Industry	X
Category 4 Retail	P
Category 5A Permanent Residential	C
Category 5B Transient Residential	C
Category 6 Community	C
Category 7 Dining and Entertainment	P

NOTE: 1. Subject to Amendment No. 4 gazetted on 6 May 2022.

PART 8: ELIZABETH QUAY PROJECT AREA

8.1 Elizabeth Quay Project Area Vision

The vision for the Elizabeth Quay Project Area is to create a seamless extension of Perth city's north-south axis with an exciting new urban destination that connects the city centre to the Swan River. Elizabeth Quay is an important step in the evolution of Perth from a functional centre of commerce and trade, to a more diverse, international centre for living, visiting, business, entertainment and culture.

Redevelopment of the Project Area will exemplify the Scheme Principles, creating new places for people in high quality built and landscaped setting which recognises and interprets the diverse history and heritage significant of the Project Area. All components of Elizabeth Quay will incorporate design features that achieve the highest possible standard of sustainability. These sustainable design features will focus on the key areas of energy and water conservation, transport, materials, operational management, indoor environmental quality, pollution abatement and the flexibility and adaptability of spaces. In order to make the most significant advances in relation to environmental performance, sustainability measures are to be considered and incorporated at both the Precinct and built form level.

Establishment of the Elizabeth Quay Project Area will make a significant contribution to the city's public domain, with over five hectares of public space catering for a variety of recreational and social needs. Elizabeth Quay Project Area will include the creation of a new river inlet, framed by a continuous public promenade and new island within the inlet which will provide a unique location for recreation and public events. Built form surrounding the inlet will be of a scale and quality befitting Perth as a capital city and adding to the critical mass of the city through multistorey buildings providing new residences, tourist accommodation and workplaces. The Project Area will be a major transit-oriented hub of development that is directly serviced by train, bus and ferry, with excellent pedestrian and cyclist connectivity through to the wider Perth city area.

8.2 Precinct 40: Barrack Square

8.2.1 Precinct Statement of Intent:

Central to the development of Elizabeth Quay is providing a more vibrant and connected context for Barrack Square and the Bell Tower. These icons of Perth will be an integrated component of the broader Elizabeth Quay project and will benefit from the critical mass of visitors that the redevelopment will bring.

Barrack Square will continue to be a key destination for visitors and the wider community, as well as the main embarking point for commercial boating activities. An active mix of uses will be fostered in the Precinct, focused primarily on hospitality, retail and short stay accommodation.

A high quality public realm, recognising the area's history and integrating with that of the Redevelopment of the Inlet Precinct, will add to the continued popularity of the Barrack Square Precinct.

8.2.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct 40: Barrack Square:

Precinct 40: Barrack Square	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	C
Category 2 Commercial	P
Category 3 Light Industry	X
Category 4 Retail	P
Category 5A Permanent Residential	X
Category 5B Transient Residential	C
Category 6 Community	C
Category 7 Dining and Entertainment	P

NOTE: 1. *Subject to Amendment No. 4 gazetted on 6 May 2022.*

PART 9: RIVERSIDE PROJECT AREA

9.1 Riverside Project Area Vision

The vision for the Riverside Project Area is to reinstate this 40 hectare area of inner city riverside land as the main eastern gateway to the Perth city centre, through landmark architecture, quality design and landscaping treatments that reflect a sense of arrival into the centre of a capital city. Redevelopment of the Project Area will also place a strong focus on connection with the Swan River and promote enjoyment and use of the foreshore and river by both residents and visitors, as well as an enhanced natural environment where required.

Redevelopment of the Project Area will exemplify the Scheme Principles, balancing the attainment of critical mass of people, business and activity with environmental integrity in riverfront development. Excellence in design will include sustainable buildings and people focused public realm.

Riverside will develop as a bustling, vibrant place made up of a wide range of residential, commercial and leisure development that takes advantage of the Project Area's prominent location and its attractive natural features.

9.2 Precinct EP25: Queens

9.2.1 Precinct Statement of Intent:

The Queens Precinct will be developed to form a vital community hub for residents and workers, as well as attracting visitors to the area. It will be a mixed land use Precinct comprising residential, commercial, retail and dining uses. Community and civic facilities that support the community hub will also be contemplated for the Precinct.

A range of densities and built form will provide new opportunities for permanent living and commercial development. Permanent and transient residential development in this and other Precincts will facilitate a critical mass of people for revitalisation of the Project Area. High quality building design will include taking advantage of the outstanding aspect and views of the Swan River and Queens Gardens.

9.2.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP25: Queens:

Precinct EP25: Queens	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	C
Category 2 Commercial	P
Category 3 Light Industry	X
Category 4 Retail	P
Category 5A Permanent Residential	P
Category 5B Transient Residential	P
Category 6 Community	C

Precinct EP25: Queens	
Land Use Category	Use Symbol
Category 7 Dining and Entertainment	P

9.2.3 For 1 – 2 Bremer Promenade, East Perth maximum plot ratio is 2.0.

For the northern portion of 10 Adelaide Terrace, East Perth maximum plot ratio is 2.0.

For the central portion of 10 Adelaide Terrace, East Perth maximum plot ratio is 2.5.

For the southern portion of 10 Adelaide Terrace, East Perth maximum plot ratio is 4.0.

For Lots 101 (No. 100) and 305 (No. 100) Plain Street, East Perth maximum plot ratio is 8.0. The maximum plot ratio may be increased to 9.0 subject to satisfying the provisions of the Chemistry Centre Design Guidelines.

Note: *Refer to the Queens Design Guidelines for the boundaries of the northern, central and southern portions of 10 Adelaide Terrace, East Perth.*

9.3 Precinct EP28: Queens Gardens

9.3.1 Precinct Statement of Intent:

Further to the east, the Queens Gardens Precinct provides the Project Area with a fantastic community asset for residents and visitors to enjoy. Queens Gardens has been a public park and important community place for over a century. The gardens are included on the State Register of Heritage Places. The gardens provide a high level of amenity to the surrounding areas and it is intended that the gardens will continue to be a central leisure and meeting place for people.

The intent for Queens Gardens is to conserve its recreational and aesthetic qualities while celebrating its heritage significance. Development will not be allowed within the Precinct other than the establishment of small, ancillary structures, such as a café or kiosk or structures to support recreational uses and the enjoyment of the parkland.

Note: *Precinct EP28: Queens Gardens is reserved for Parks and Recreation under the Metropolitan Region Scheme.*

9.4 Precinct EP29: WACA

9.4.1 Precinct Statement of Intent:

The Western Australian Cricket Association (WACA) ground has played a significant role in the history of Perth and is recognised for its social and recreational significance. The WACA ground will continue to play an important part in the recreation and social function of the Riverside Project Area. While retaining the existing sporting grounds, part of the Precinct may be redeveloped to connect to the

surrounding urban environment. There may also be opportunities in the future for public access to the site when it is not in use for significant events.

Redevelopment of the WACA site should provide a more outward looking presence to better integrate the site into the community that is developing around it. Buildings are to provide minimal setbacks to the street and activated edges.

Street level development should comprise retail, entertainment and commercial uses that will enliven the Precinct outside of major events and extend the diversity of use beyond its primary cricket function. Opportunity exists for significant residential or mixed-use development in the north-eastern, south-eastern and western ends of the site. Any development on the periphery of the site is to take into consideration view corridors and solar access to surrounding development and the public realm.

9.4.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP29: WACA:

Precinct EP29: WACA	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	C
Category 2 Commercial	C
Category 3 Light Industry	X
Category 4 Retail	C
Category 5A Permanent Residential	P
Category 5B Transient Residential	P
Category 6 Community	P
Category 7 Dining and Entertainment	P

9.5 Precinct EP30: Trinity College

9.5.1 Precinct Statement of Intent:

Located at the eastern end of the city, Trinity College is a well-established important community asset, and the school is encouraged to remain in the Precinct, with its recreation, theatre, music and educational facilities being allowed to be further developed along some areas of the river front.

Future development of the Precinct, particularly to the eastern side adjacent to the river, must provide sufficient setbacks to ensure public connectivity along the river foreshore. Exploring the possibility of public use of the school's facilities will also be supported. Limited non-educational development on the western side of the site may be contemplated, to complement the school's operations and ensure its future viability.

9.5.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP30: Trinity College:

Precinct EP30: Trinity College	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	C

Precinct EP30: Trinity College	
Land Use Category	Use Symbol
Category 2 Commercial	X
Category 3 Light Industry	X
Category 4 Retail	X
Category 5A Permanent Residential	X
Category 5B Transient Residential	X
Category 6 Community	P
Category 7 Dining and Entertainment	X

9.6 Precinct EP31: Gloucester Park

9.6.1 Precinct Statement of Intent:

Gloucester Park is the biggest land holding within the Riverside Project Area and has been used by the Western Australian Trotting Association for over 70 years as the home of harness racing. The significance of this use within the area is recognised by the site being listed on the State Register of Heritage Places. The size of the site provides the opportunity for the trotting facilities to be retained and enhanced with ancillary sporting and recreational uses, as well as redevelopment around the periphery of the site. Development of the edges of the site will enable a more outward looking presence, to better integrate the site into the community that is developing around it. Public accessibility through the site will also be encouraged.

Any redevelopment of the site should provide a diversity of quality designed commercial, residential and community development. The bulk of development is to be located to the west of the trotting track to take advantage of the topography of the land and the significant views. Lower scale development should occur on the east of the site to provide a more intimate relationship with the Swan River. Public connectivity along the river foreshore is to be retained and enhanced.

9.6.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP31: Gloucester Park:

Precinct EP31: Gloucester Park	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	X
Category 2 Commercial	C
Category 3 Light Industry	X
Category 4 Retail	C
Category 5A Permanent Residential	P
Category 5B Transient Residential	P
Category 6 Community	P
Category 7 Dining and Entertainment	C

9.7 Precinct EP32: Hillside

9.7.1 Precinct Statement of Intent:

The Hillside Precinct is situated on high ground providing ‘height on height’ development opportunities. All lots will promote quality design via podium development to ensure a human scaled environment occurs at street level. Towers will be tallest at the northern edge of the Precinct to take advantage of the high ground, while the lowest towers will be located along the southern portion of the Precinct, which in turn will provide a softened edge to Queens Gardens, as well as maximising natural sunlight to, and minimising overshadowing of, the gardens.

Hillside will be predominantly a residential Precinct contributing to the critical mass of Riverside, with ground level retail to assist in activating the corner of Plain Street and Nelson Crescent. Some retail/commercial uses will be located to complement future retail/commercial uses on the southern edge of the Precinct opposite the WACA. A new sleeved public car park will be located within the podium levels of the Precinct to replace the existing at-grade car park.

9.7.2 The following table lists the Preferred, Contemplated and Prohibited uses within Precinct EP32: Hillside:

Precinct EP32: Hillside Precinct	
Land Use Category	Use Symbol
Category 1 Culture and Creative Industry	X
Category 2 Commercial	P
Category 3 Light Industry	X
Category 4 Retail	C
Category 5A Permanent Residential	P
Category 5B Transient Residential	P
Category 6 Community	C
Category 7 Dining and Entertainment	C

9.7.3 Maximum plot ratio: 4.0.

NOTE: 1. *Subject to Amendment No. 4 gazetted on 6 May 2022.*

SCHEDULE 1: INTERPRETATIONS

In this Scheme unless the context otherwise requires:

Applicant	means a person or body authorised by the owner to make an application for development, of land or to act on any other matter in relation to the land;
Artist Studio	means premises from which an artist or artists work to produce items of an artistic nature including paintings, ceramics, sculptures, craft, photography, jewellery, fashion and mixed-media art. It may also include goods produced on site. An artist studio does not allow for accommodation on the premises;
Cinema Complex	means land and buildings designed and used for the public viewing of motion pictures which include the provision of multiple cinemas or screens, and may also include facilities for patron dining or drinking and other ancillary public amusements;
City Planning Scheme	means the City of Perth City Planning Scheme No. 2 or any amendment thereof;
Commercial Training Centre	means premises used for the provisions of training or private education of groups and individuals for commercial gain, usually in small groups in office like premises, such as computer or other work skill training premises, private language schools, catering classes, personal development seminars, and like places, but does not include those activities falling within the definition of Educational Establishment;
Commission	means the Western Australian Planning Commission;
Creative Industry Office	means offices used by those working in the creative and cultural industries, being professions based in creative skill, design or new technology, which includes professions such as advertising, marketing, copy writing, architecture, media production and design professions;
Creative Mixed Land Use	means premises used for a mix of creative activities including design, production, display or performance and ancillary sales and may include accommodation of artists or creative professionals on site;
Educational Establishment	means a school, college, university, technical institute, kindergarten, but does not include those uses falling within the definition of Commercial Training Centre;
Entertainment Complex	means a large scale multi-purpose sports, concert and entertainment venue, which may include associated dining and drinking facilities and may be subject to a Special Facility or other such licence under the <i>Liquor Control Act 1988</i> ;
Event Space	means land and/or premises regularly or occasionally used use temporary events such as festivals, fairs, expos, concerts, artist performances and art

	exhibitions or art installations;
Hall	means a structure designed and used for commercial gatherings and public meetings;
Health & Social Services	means a Government, not for profit, or private health and welfare service, such as a health clinic or counselling services, and may include temporary or permanent accommodation of patients, such as a rehabilitation centre or nursing home;
Hostel	means a lodging house which is not open to the public generally but is reserved for use solely by students and staff of educational establishments, members of societies, institutes or associations;
Light Industry	means an industry: <ul style="list-style-type: none"> a) in which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises will not cause any injury to or prejudicially affect the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or otherwise; and b) the establishment of which will not or the conduct of which does not impose an undue load on any existing or projected service for the supply or provision of water, gas, electricity, sewerage facilities, or any other like service;
Liquor Store	means premises licensed under the <i>Liquor Control Act 1988</i> providing for the sale of packaged liquor for consumption off the premises only, but does not include a Hotel or a Tavern;
Major Utility Infrastructure	means land and/or buildings used to accommodate infrastructure for the provision of utilities and essential services, including telecommunication towers, electricity substations, water or sewerage treatment plants, and other such infrastructure of a large scale or presenting a high impact on amenity. Does not include minor utility infrastructure that may be incorporated into other land uses, such as electricity cables and small scale transformer equipment, and other wire or pipe services;
Market	means land or premises used for the temporary or permanent establishment of stalls for the display and retail sale of goods or to provide services of a personal nature, by independent vendors or stall holders;
Media Production	means premises, other than an Office designed and used for production, post production, or broadcasting of traditional, digital and experimental media and communication, including television, radio, film, print, music, photography, software and electronic publishing. May include ancillary distribution or wholesale sale of goods produced on site but does not include retail sale of goods;

Motel	means a building, group of buildings or place used to accommodate patrons in a manner similar to a hotel or lodging house but in which special provision is made for the accommodation of patrons with motor vehicles;
Personal Services	means an establishment providing services of a personal beauty or wellbeing nature such as hairdressers, massage, manicure, solariums and beautician services;
Plot Ratio	<p>For EP13: Plain Street; EP25: Queens; EP32: Hillside; and 22: Museum Street only:</p> <ul style="list-style-type: none"> • means the ratio of Gross Floor Area to the area of land within the boundaries of the lot/s on which the building/s is located. • Gross Floor Area: means the gross total of the area of all floors within a building including the thickness of all walls but excluding non-habitable floor space in basements; areas used exclusively for the parking of wheeled vehicles at or below ground level; lift shafts, stairs, and stair landings, open balconies, verandahs, courtyards, and roof terraces; lobbies or amenities common to more than one dwelling or occupancy; machinery/air conditioning/plant rooms. <p>Note: For all other precincts, Plot Ratio is defined in accordance with City Planning Scheme No. 2.</p>
Policy	means a policy adopted, or deemed to be adopted, pursuant to the requirements of clauses 3 and 4 of the Deemed Provisions;
Precinct	means an area designated as such on the Scheme Map pursuant to clause 3.1;
Public Open Space	means land used for a public park, public gardens, foreshore reserve, playground or other grounds for recreation which are normally open to the public without charge;
Research and Development	means scientific and industrial research and the development, production and assembly of products associated with such research;
Scheme Map	means the map in Figure 1 showing and describing the Scheme Area;
Scheme Text	means the document to which this Schedule is attached and includes this Schedule and all other Schedules and the Scheme Map and the Deemed Provisions, but excludes the Planning Policies and Design Guidelines for the Normalised Redevelopment Areas;
Service Industry	means an activity carried out on land or in buildings which may have a retail shop front and from which goods manufactured on the premises may be sold; or land and buildings having a retail shop front and used as a depot for receiving goods to be serviced;

Shop	means any building wherein goods or services are exposed or offered for sale by retail and without limiting the generality of the foregoing shall include: premises used for the sale of foodstuffs generally, clothing, drapery, furniture and furnishings, footwear, hardware, electrical goods, sporting goods, toys, second-hand goods, and jewellers, chemists, stationers, newsagents, variety stores, premises for the sale of photographic studies and supplies, florists but shall not include an office or a market;
Shopping Complex	means a large scale premises, building or group of buildings and associated land and car parking, use for large retail outlets displaying and selling bulky goods or a large variety of goods, such as a supermarket, variety store, department store, retail showroom, or a shopping centre containing several shops;
Small Bar	means premises used to sell liquor for consumption on the premises and that are the subject of a small bar license under the <i>Liquor Control Act 1988</i> ;
Specific Purpose Housing	means a dwelling or collection of dwellings designed and/or set aside for a specific or special accommodation need usually of a permanent nature, including but not limited to aged persons, students, care takers dwelling, communal living, disability living and designated affordable housing;
Theatre/Performance Venue	means a premises designed and used for the regular performance and public viewing of a theatrical, dance, music or comedy performance or other such live artistic performance and may include the viewing of a motion picture but not a Cinema Complex use. The premises usually includes a stage, public seating and the ancillary services of beverages or light food, but does not include a Tavern or Nightclub or other such venue operated predominately for the sale and consumption of liquor;
Transport Depot	means land and associated buildings for the holding or storage and ancillary servicing of transport vehicles such as trains, trams, buses and trucks and related infrastructure, equipment, and offices;

NOTE: 1. Subject to Amendment No. 4 gazetted on 6 May 2022.