

Proposed Amendment No. 1 to Claremont Town Centre Precinct Structure Plan

YOUR COMMUNITY—YOUR SAY



Background

The Town commenced preparation of its Town Centre Precinct Structure Plan (Structure Plan) in 2019. Following extensive community engagement, Council resolved to adopt a Draft Structure Plan for the purposes of formal public consultation on 29 March 2022. A total of 38 submissions on the Draft Structure Plan were received and considered by Council on 28 June 2022. At that meeting, Council resolved to request the Western Australian Planning Commission (WAPC) approve the Structure Plan with a number of modifications.

The Structure Plan was considered by the Statutory Planning Committee (SPC - of the WAPC) and on 26 March 2024 subject to modifications which included lifting the base height for properties along the north side of Stirling Highway (between Avion Way and Leura Avenue) from 6 storeys to 9 storeys and removed the requirement for bonus height (an additional 2 and 4 storeys for 'Gateway' and 'Landmark' development sites, respectively).

The SPC also instructed Council to initiate an Amendment to the Structure Plan to provide for development bonuses on 'Gateway' and 'Landmark' development sites (2 and 4 storeys, respectively) subject to satisfaction of enhance design requirements. Council resolved on 22 April 2024 to prepare Amendment No. 1 to the Structure Plan and advertise the Amendment following final approval of the Structure Plan by the WAPC. Final approval of the Structure Plan was granted by the Department of Planning, Lands and Heritage (DPLH) under delegation of the WAPC on 24 September 2024. It is noted that due to minor renumbering of provisions within the Structure Plan, together with minor administrative revisions to the Council's adopted Amendment have been made to reflect the final approved Structure Plan and are now accordingly, advertised for public comment.

Frequently Asked Questions

What is a Precinct Structure Plan?

A Precinct Structure Plan (Structure Plan) is a strategic document designed to guide development in a particular area. In this case the Structure Plan will coordinate the redevelopment of land within the Claremont Town Centre Precinct. Structure Plans and amendments thereto are required to be prepared and advertised in accordance with State legislation under provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regs).

Why prepare a Structure Plan?

The Town identified that it needed to develop a Structure Plan for the Town Centre a number of years ago to stimulate commercial growth in the centre and complete the work already undertaken north of the railway line in the Claremont on the Park Development to deliver a Transit Oriented Development (TOD).

What are the LPS Regs?

The LPS Regs are state controlled regulations which override a number of the Town's local planning scheme requirements.

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What will be the benefits to the area of the Structure Plan?

Redevelopment of the area in accordance with the Structure Plan will stimulate both commercial and residential growth and activate the Town Centre. The Structure Plan will provide the base for strategic redevelopment of the Precinct and pave the way for any necessary amendments to the Town's planning requirements.

What does an R-coding mean?

Residential development density is measured as an R-code and requirements are provided in the State legislated Residential Design Codes (Volumes 1 and 2). The number assigned to the R-coding normally represents the number of dwellings to be accommodated within a hectare of land. This is more complex when it relates to apartments as the density is more commonly controlled through the size of dwellings compared to a plot ratio requirement (ratio of building compared to site area) and in mixed-use environments, where they are expressed as a range of RAC (activity centre) codings.

What is the purpose of the Amendment?

In supporting the Structure Plan, the Statutory Planning Committee of the Western Australian Planning Commission (WAPC) required Council to address opportunity for bonus development rights on 'Gateway' and 'Landmark' in the Town Centre based on developments achieving enhanced design standards as detailed in the Amendment documentation.

What are 'Landmark' and 'Gateway' Development sites?

'Landmark' sites (12) are identified on the approved Structure Plan between Stirling Highway, St Quentin Avenue, Avion Way and the rear boundaries of properties fronting Bay View Terrace. The approved Structure Plan identifies these properties as having the best capacity to provide additional development density with high quality architectural presence and strong design rationale which provide for an attractive activated streetscape at the ground level and skyline and assists with orientation and legibility within the Town Centre. The proposals under Amendment No. 1 will provide additional development rights of 4 storeys and 1.0 additional plot subject to satisfactory achievement of the enhanced design requirements.

'Gateway' sites (14) are identified on the approved Structure Plan. These sites are required to encourage distinctive architecture and interface with the public realm which presents to all surrounding street facades and announces the entry to the Town Centre to facilitate activation at the ground plane and enhances wayfinding. The proposals under Amendment No. 1 will provide additional development rights of 2 storeys and between 0.5 and 0.75 additional plot ratio dependant on the site's location (Stirling Highway and Gugerri Street, respectively) subject to satisfactory achievement of the enhanced design requirements.

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Will developers be able to increase development opportunity on their sites above the requirements of the Structure Plan and Amendment?

During the process of preparing the Structure Plan, the WAPC considered and considerably varied the statutory planning requirements for the development of 22 St Quentin Avenue under the State Development Assessment Unit processes. This approval was granted as the Draft Structure Plan was not considered to be sufficiently progressed and imminent for approval. Since that time, the Structure Plan has received final WAPC approval and accordingly, although still of a 'due regard' status, the likelihood of the WAPC further varying its requirements under the Structure Plan is substantially diminished. In addition, the bonus development rights included in this Amendment are proposed to be capped and restricted to the 'Landmark' and 'Gateway sites, with a specific provision stating that no further development bonuses are to be supported in the Structure Plan beyond those proposed under the Amendment in consideration of community benefits. This will further strengthen the requirements of the Structure Plan and further reduce the capacity of developments to vary the requirements of the Structure Plan through the development application process.

What role does Council play in the Structure Plan process?

Council prepared the Draft Structure Plan which was advertised for public comment. In considering submissions received, Council sought final approval of the Structure Plan (with modifications) from the WAPC. Council has now resolved to initiate and advertise Amendment No. 1 to the Structure Plan to address development bonuses for select sites in the Structure Plan area. Once submissions have been lodged and collated, a report with any necessary changes to the Amendment will be submitted for Council consideration and recommendations will be forwarded to the WAPC.

Who approves the Structure Plan (including Amendments) and how long is it valid?

The WAPC determines the outcome of a Structure Plan and any Amendments, which will operate for a minimum of 10 years.

What if my property is proposed to be up-coded or assigned additional development bonuses by the Structure Plan or the Amendment?

Once the Structure Plan and a related new Local Planning Strategy are approved (imminent), the Town will progress to prepare a new Local Planning Scheme (No. 4) to provide the legislative framework to implement the visions of the Local Planning Strategy and Structure Plan. The current Local Planning Scheme No. 4 provisions will remain in force until such time as Local Planning Scheme No. prepared and gazetted. These requirements cannot be varied unless expressly allowed by other legislation such as through consideration of heritage matters under deemed provision 12 of the LPS Regs or through a Part 11B of the Planning and Development Act 2005 significant development pathway application determined by the WAPC.

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What is podium style development and how does it protect the streetscape and view corridors?

This is low level 'urban scale' development to a maximum height of 4 storeys, which provides a base for higher development above, which is setback from the street to reduce its impact on the streetscape and maintain the Town's character. Development above the podium is also setback from side and rear boundaries in accordance with R-Code requirements to provide space between buildings and establish view corridors for adjacent development.

What if my current views are impacted?

Views are not a right under the current planning framework and cannot be protected. However, they are a consideration and as indicated above, the podium style development provides for view corridors for development above the podium to provide equitable sharing of view assets.

What role can I play in the Structure Plan process?

You can consider the proposals under this Amendment and make your submission based on how you feel the Amendment to the Structure Plan will impact on you personally and the area as a whole.

Can I discuss the proposals contained in the Amendment with an officer at the Town?

Yes. You are most welcome to discuss details with officers from the Town's Planning office. Please call the Town on 9285 4300 and you will be directed through to most appropriate person to answer your queries.

What happens next?

The Town will consider your submission and then make a recommendation to Council on how to proceed with Amendment No. 1, including any modifications that should be made. Council will then consider the matter at a full Council meeting. Any person who made a submission on the Amendment will be invited to attend the Council meeting and make a deputation or ask further questions directly to Council.