



**City of Perth**  
**City Planning Scheme**  
**No. 2**

**Precinct Plans**

# **Precinct Plan No.1**

## **Northbridge**

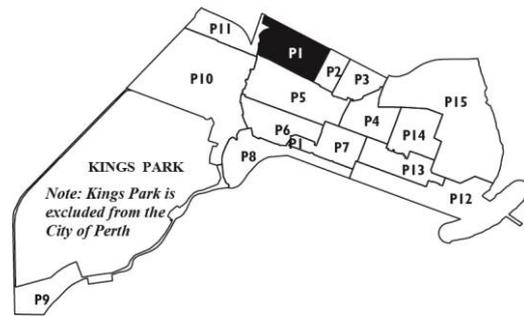


<b>Version #</b>	<b>Decision Reference</b>	<b>Synopsis</b>
1	26 June 2001	Gazetted
2	26 February 2013	Amended
3	18 July 2014	Amended
4	17 March 2015	Amended
5	13 December 2016	Amended
6	11 April 2017	Amended



### STATEMENT OF INTENT

The Northbridge Precinct will continue to evolve as a diverse, interesting and dynamic inner city precinct and will be promoted as an attractive destination for the local population and interstate and overseas visitors. This Precinct will remain Perth's primary entertainment and night life area and provide a variety of residential and visitor accommodation and commercial services. It will be a unique area in terms of uses and character and the social and cultural diversity that clearly distinguishes the Precinct will be fostered.



A mixture of compatible, complementary activities is essential to maintain the diversity of activity in this Precinct. East of Russell Square, entertainment activities will predominate. However, a rich mix of other commercial uses, including short stay accommodation such as hotels and serviced apartments will be encouraged. The remainder of the Precinct, generally west of Russell Square, will have a residential emphasis, accommodating a variety of residential dwellings, visitor accommodation and other compatible non-residential uses. Mixed residential and commercial developments will be encouraged throughout the Precinct to strengthen its residential component, as well as create employment opportunities. The design of residential and mixed use developments will take into account the need for residential and non-residential uses to coexist in the Precinct, and therefore the need to minimise conflict between the uses. The uses which characterise Northbridge will be encouraged to extend along William Street.

Al fresco dining and outdoor activities such as entertainment, markets and festivals will be encouraged where practicable.

New development will continue to have regard to the scale and character of existing streetscapes such as William and James Streets, and key buildings such as the Aberdeen Hotel. Redevelopment of small to moderate size lots is appropriate as opposed to amalgamation of the existing lots into large sites. Development will have a nil street setback and be of a low scale along the street frontage with additional building height setback from all lot boundaries. In addition, the height of buildings must allow adequate sun penetration into key pedestrian streets (i.e. James and Francis Streets east of Russell Square) and public spaces including Russell Square and the Northbridge Piazza. Along the northern side of Roe Street, a higher scale of built form will be permitted to provide for a transition in building height from the Perth City Link Project to the remainder of the Northbridge Precinct. Along both sides of Fitzgerald Street, a higher scale of built form will be permitted to provide for a greater intensity of development to support Fitzgerald Street's role as an increasingly important public transport corridor. A higher scale of built form will also be permitted in the area west of Fitzgerald Street given the dominance of the adjoining major transport infrastructure (Mitchell Freeway) and its separation by Fitzgerald Street from the remainder of the precinct.

This Precinct will also be characterised by versatile building forms which will be easily adaptable to new uses. The facades will also add interest and vitality to the street, and be characterised by continuous shop fronts and traditional designs, incorporating verandahs, awnings and artwork.

A number of buildings at street intersections are landmark buildings, serving as gateway statements to Northbridge. These gateways will be enhanced. Buildings, objects and places having historical or other significance will be retained and maintained. Strong visual and pedestrian links between this Precinct and the Cultural Centre Precinct will be preserved.

A continuous, safe, attractive and clearly identified network of pedestrian paths, spaces and facilities will be provided throughout the Precinct and endeavours will be made to continue to improve

pedestrian connections across the railway to the Citiplace Precinct. Vehicle and pedestrian conflict will be minimised, particularly by reduced traffic speed and volumes, however, a balance between pedestrian amenity and vehicle access will be maintained. All new development will take into consideration pedestrian access, safety and make provision for cyclists.

Temporary closure of streets to traffic for specialised events or busy periods will be considered.

Cross-overs to new car parks will be minimised and combined with existing ones where possible. New vehicle access from James and Lake Streets will not be permitted where alternative access is, or can be, made available. Adequate short term parking should be provided to service the Precinct. Tenant car parking may be appropriate for use as public car parking outside the normal working hours of that tenancy, provided that the amenity of that locality is not adversely affected. However, car parks will not be visible from streets and other public places.

The local government will regulate traffic in accordance with the functional road hierarchy. As such, through traffic will be discouraged in all but the periphery streets of the Precinct.

## Uses

The Northbridge Precinct is located inside the City Centre Scheme Use Area. As such, appropriate uses in this Precinct are those which do not conflict with the description of the area (refer to Schedule 1 of the Scheme text) and do not prejudice the statement of intent for this Precinct.

The Use Group Table (refer to Schedule 3 of the Scheme text) lists the preferred, contemplated and prohibited uses within the Precinct. Any development proposal will only be approved where it complies with the Precinct Plan and the relevant planning policies.

Additional considerations for determining an appropriate use are listed below.

- (a) East of Milligan, Shenton and Palmerston Streets entertainment activities such as restaurants, cafes, nightclubs and theatres will remain prevalent; an ample mix of other uses such as shops, small offices, showrooms, small-scale service industry, community activities and visitor accommodation will be encouraged.
- (b) West of Milligan, Parker and Palmerston Streets a greater residential component, accommodating a variety of residential and visitor accommodation and other compatible non-residential uses, including small local shops, community facilities, recreational uses, restaurants, coffee shops, medical consulting rooms, service industries and small showrooms and workshops will be supported.
- (c) Al fresco dining and outdoor activities, such as entertainment, markets and festivals will be supported where practicable and compatible with surrounding uses, and in compliance with the local government's Alfresco Dining Policy.
- (d) Uses must be compatible with the location and with other land uses.
- (e) Where the local government considers that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses), it will be subject to the advertising procedure set down in clause 64 of the Deemed Provisions.





**Note:** Processes for advertising are contained in clause 64 of the Deemed Provisions and the City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.

- (f) Vacant sites must be avoided if at all possible. Where they occur they will be occupied by temporary uses and/or landscaped and used as parks until the approved development for the site commences in accordance with the local government’s requirements for the site. The use of vacant sites for car parking is inappropriate.

### Development Standards

Development shall generally be in accordance with the planning strategies and policies contained in the City Planning Scheme Policy Manual concerning:

- Residential Development
- Development and Design
- Parking and Access



### RESERVES AND RESOLUTION AREAS

Some of the land in the Precinct is reserved under the Metropolitan Region Scheme (MRS) for parks, recreation and car parking, and as such falls within the planning authority of the Western Australian Planning Commission (administered by the Department of Planning). All MRS reserves are shown on the Precinct Plan map.

The local government nevertheless has management responsibilities for some of these areas, as well as having an opportunity to comment on development. The matters referred to in this Precinct Plan will be taken into account in determining an application relating to any of the above land.

### Russell Square

Russell Square is an important public space and is the only park in the Northbridge Precinct. It has historical importance and offers opportunities for recreation and civic activities. The use of the Square for such purposes in the future will help to reinforce residential uses in the area. The Northbridge Study Report (1991) should be consulted with regard to specific policy proposals for the Square.



### New Northbridge Project Area

The New Northbridge Project Area shown on the City Centre Precinct Plan map is comprised mostly of the land above the Graham Farmer Freeway. It consists of:

- the Normalised Redevelopment Area where planning control has been transferred back to the City of Perth; and
- the Museum Precinct (within the City of Perth’s Precinct 2 – Cultural Centre) and Lot 323 No. 100 Aberdeen Street, Northbridge which are not included in the Normalised Redevelopment



Area and remain under the planning control of the MRA in accordance with the *Metropolitan Redevelopment Authority Act 2011*.

The City of Perth Local Planning Scheme No. 26 (Normalised Redevelopment Areas) details the requirements for development in the Normalised MRA land within the New Northbridge Project Area.

#### Northbridge Study Report

The Northbridge Study, undertaken by the local government and the State government, was completed in 1991 after investigation of the planning issues and opportunities affecting future development of the Precinct. In summary, the Study involved examination of the character of the area - its uses, activities, built form, environment, heritage and other relevant elements as well as the identification of opportunities that would contribute to the development of a distinct image for Northbridge.

The Northbridge Study Report (1991), which contains the principal recommendations of the study, should be consulted with regard to redevelopment of sites and refurbishment and renovation of buildings. This Report should be read in conjunction with the Northbridge Precinct, Development Heights and Setbacks Policy and specific street block guidelines. A copy of the Report and Policy is available from the local government.

