



City of Perth
City Planning Scheme
No.2

Precinct Plans

Precinct Plan No.2

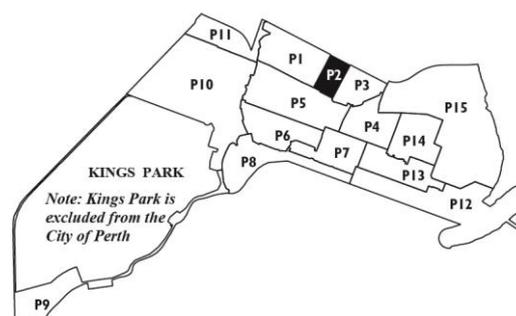
Cultural Centre



Version #	Decision Reference	Synopsis
1	26 June 2001	Gazetted
2	February 2005	Amended
3	18 July 2014	Amended
4	17 March 2015	Amended
5	11 April 2017	Amended

METROPOLITAN REDEVELOPMENT AUTHORITY AREA

The Cultural Centre Precinct is under the planning control of the Metropolitan Redevelopment Authority (MRA). The area falls within the MRA's Perth Cultural Centre and New Northbridge Redevelopment Project areas.



Development approvals in the Cultural Centre Precinct must be obtained from the MRA. The local government nevertheless has an opportunity to comment on development applications, administer building, health and related controls. The matters referred to in this Precinct Plan will be taken into account in providing these comments.

STATEMENT OF INTENT

The Cultural Centre Precinct will continue to be developed and enhanced as the principal focus of cultural activities, serviced by private and public transport facilities, with the potential for civic and cultural facilities to expand north of Francis Street. The existing retail and other commercial activities in William Street will be retained, to preserve the streetscape character of William Street, retain strong visual connections and form a vital and lively link between this Precinct and Northbridge, thereby contributing to the reintegration of these areas. The education activities on the north side of the Precinct should remain. Activities such as arts display and sales, crafts, music, book shops, cafes, restaurants and street entertainment will be encouraged in the large plaza centred on the James Street mall to add interest and vitality to the area.

To achieve a more cohesive and enhanced cultural centre, physical improvements to the Central Plaza of the James Street mall will be pursued. Active street frontages will be encouraged throughout the Precinct. Shop tenancies, street furniture and large trees, to make the area more attractive and comfortable for pedestrians and visitors, and to accommodate an increased range of activities would significantly contribute to the amenity of the Precinct. Existing and new buildings along the James Street mall should be better related to the mall than buildings do at present, thereby reflecting to some extent the original street character of this space. The security of people, particularly during evening hours, will be a high priority. Heavy planting and ineffective setbacks which reduce the safety and quality of the area will be avoided. Buildings, objects and places having historical or other significance will be retained and maintained.

A continuous, safe, attractive and clearly identified network of pedestrian paths and spaces and facilities is to be provided and enhanced throughout the Precinct, ensuring pedestrian considerations remain a high priority. Endeavours will be made to ensure the city's major north-south pedestrian spine that passes through the Precinct continues to accommodate substantial pedestrian traffic flows. The pedestrian environment in Museum, Francis and Aberdeen Streets should be enhanced to produce a consistent identity throughout the Precinct. The Beaufort and Aberdeen Street edges of the Precinct should also be enhanced through paving and planting treatments appropriate to the civic scale and character of the Cultural Centre. The local government will endeavour to regulate traffic flow in accordance with the functional road hierarchy for the Scheme area and require that development take into consideration pedestrian access, safety and make provision for cyclists.

Uses

The considerations below shall be taken into account in commenting on development applications:

- (a) Along William Street, activities such as restaurants (including cafes), night clubs and theatres should remain prevalent, other uses such as shops, small offices and showrooms are also appropriate provided they are compatible, in terms of scale and intensity, with activities in the adjoining Northbridge Precinct.
- (b) Along Beaufort Street, restaurants (including cafes) and specialised retail and service activity will be encouraged.
- (c) In the area bounded by Francis, Beaufort, Aberdeen and William Streets:
 - (i) The consolidation of activities and services associated with Central TAFE is encouraged; and
 - (ii) The heritage elements of the Swan Barracks' site should be conserved. Redevelopment or a change of use from military purposes must take into consideration any special requirements which may apply as a result of the heritage classification.
- (d) Vacant sites must be avoided where possible. Where they occur, they should 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. The use of vacant sites for car parking is inappropriate.
- (e) The reintegration of Cultural Centre and Northbridge activities was acknowledged in the Northbridge Study as an important factor in the further enhancement and development of Northbridge. The comments and recommendations of the *Northbridge Study Report 1991* should therefore be taken into consideration, with regard to redevelopment in the Cultural Centre in general and in particular for areas such as Beaufort and William Streets north to Newcastle Street.
- (f) The heritage elements of St John's Lutheran Church should be conserved and any redevelopment of this place should respect the heritage value of the Church, and not result in a detrimental impact on the Church or its surroundings.

