

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



**Precinct Plans**

# **Precinct Plan No.4**

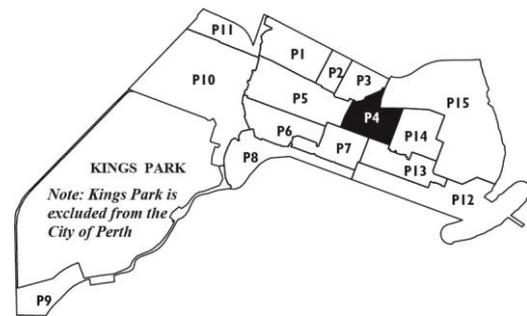
## **Victoria**



<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 Victoria Precinct will continue to accommodate the city's major medical facilities, centred on Royal Perth Hospital (RPH), as well as education, community services and some commercial uses. Residential (particularly west of Victoria Square) and visitor accommodation will also be encouraged throughout the precinct. A concentration of these facilities, particularly medical facilities, in this area of the city centre will ensure good public access to a wide range of facilities and further enhancement of the social base of the city. Activities throughout the Precinct at street and pedestrian level will be varied, adding vitality and colour to the public and private environment.



This Precinct, set in historic, landscaped surrounds, will be further promoted as a tourist and visitor attraction in the city centre. The Precinct's important heritage significance will therefore be reinforced through the conservation of important buildings, groups of buildings, gardens, trees and other heritage items. Where the existing use of a heritage building is no longer viable it will preferably be used for public activities such as museums, institutions, restaurants and art galleries.

Development will contribute to the elegant setting of the historic elements of the Precinct, which is particularly evident in the view to St Mary's Cathedral in Murray and Goderich Streets and along Victoria Avenue. Development will respect the scale and form of the heritage buildings and gardens around Victoria Square and Murray Street.

New buildings are to contribute to the existing streetscapes, heritage character and integrity of the Precinct, and should have regard to the scale, character and pattern of existing streetscapes and provide interesting facade detail. Development will have a nil street setback and be of a low scale along the street frontage. Any additional building height will be setback from all lot boundaries. Views of landmark buildings such as St Mary's Cathedral and the Government Printing Office will be protected.



Public spaces will continue to be improved and footpaths are to be widened and made more attractive with tree planting, public seating, street lighting and the floodlighting of buildings.

A continuous, safe, attractive and clearly identified network of pedestrian paths and spaces and facilities is to be provided throughout the Precinct. The safety and accessibility of pedestrian routes to the central shopping area, public car parks, transport stops and across street blocks will continue to be improved. In view of the availability of public transport and long term parking, additional public long term parking should not be provided. The removal or screening of open air car parks visible from the street will be encouraged. The special movement requirements of the Precinct, such as emergency hospital access, will be maintained. The local government will endeavour to regulate traffic flow in accordance with the functional road hierarchy for the Scheme area. Development will take into consideration pedestrian access, safety and make provision for cyclists.

## Uses

The Victoria 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) While the predominant uses will be medical and allied uses, commercial uses such as showrooms, banks, buildings societies, travel agencies, consulting rooms, restaurants, cafes and serviced apartments, which will contribute to the amenity of nearby community facilities and business uses, may be permitted, mainly south of Murray Street.
- (b) Throughout the Precinct educational and religious uses, museums, galleries, and government services are appropriate.
- (c) Retail uses, which provide a service to the Precinct's residents, work force and visitors, are appropriate throughout the Precinct, however, the preferred location for general retailing is west of Irwin Street.
- (d) Variation of development standards will be considered to facilitate retention of heritage buildings.
- (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:** 1. 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 where possible. Where they occur they are to 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.
- (g) Residential and special residential uses will be encouraged to contribute to the vitality of the area.

## 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

In addition to these the following standard applies:

- (1) Development within the Goderich Policy Area as shown on the Precinct Plan Map will comply with the Goderich Design Policy.



## RESERVES

Some of the land in the Precinct is reserved under the Metropolitan Region Scheme (MRS) for hospital purposes, and as such falls within the planning authority of the Western Australian Planning Commission (administered by the Department of Planning). All MRS reserves areas 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.

### Public Purpose - Hospital

The local government's principal medical area, comprising Royal Perth Hospital together with a wide range of supporting uses, occupies land in the vicinity of Wellington, Moore, Goderich and Lord Streets. The retention, growth and development of these central medical facilities shall be supported and encouraged.



The intensity of development on the reserved land should generally reflect that proposed for the surrounding land. A higher intensity of mixed use development which supports day and night activity and the growing residential population in this part of the city and which also complements Royal Perth Hospital will be encouraged, particularly surrounding the Mclver Train Station.



New development should have a nil street setback and be low scale along the street frontage with any additional building height being setback from all lot boundaries. Development should also provide for activity and pedestrian interest along the street and public spaces.

The heritage buildings that form the State Register's Interim Listed Royal Perth Hospital Precinct are a significant visual reference point in this part of the city. Any new development on the reserved land shall consider the need to protect and enhance these, as well as other places of cultural heritage significance.

Development in close proximity to Victoria Square and St Mary's Cathedral shall consider the need to maintain views to this landmark and surrounding heritage buildings. Increased upper building level setbacks on surrounding properties should be considered to facilitate this outcome. The potential to restore the view of St Mary's Cathedral from the northern approach to the city should also be further investigated.



Redevelopment of the reserved land shall enhance connectivity with the city. Accessibility and legibility for pedestrians and cyclists shall be improved, particularly the connection to Mclver Train Station and through the Royal Perth Hospital reserved land. Pedestrian movements shall be promoted at street level.

Consideration should be given to the possible reconnection of Moore Street and Roe Street and future sinking of the rail to allow for new north-south connections and development over the railway line.

Any redevelopment of the reserved land should be subject to an overall comprehensive master plan.