



City of Perth
City Planning Scheme
No. 2

Precinct Plans

Precinct Plan No.7

Civic

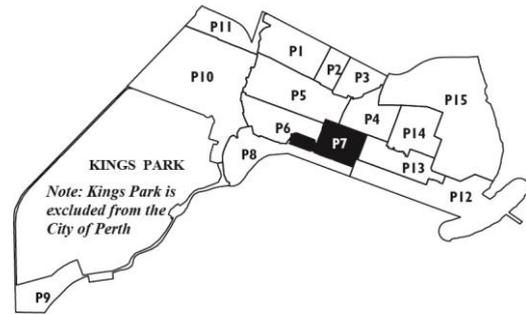


Version #	Decision Reference	Synopsis
1	26 June 2001	Gazetted
2	26 February 2013	Amended
3	18 July 2014	Amended
4	17 March 2015	Amended
5	13 December 2016	Amended
6	11 April 2017	Amended



STATEMENT OF INTENT

The Civic Precinct will maintain its present functions as the focal point of the city's open space and parkland system, an area of heritage interest and the principal centre for civic and judicial activities. Office development will be permitted in the north eastern section of the Precinct, however, use of office buildings at street level should stimulate pedestrian interest and activity. Residential and visitor accommodation is also encouraged within the northern and eastern portions of the Precinct. Further development of this Precinct is to fully acknowledge and enhance the links between Perth Water, the foreshore and the city centre, thereby promoting the Precinct as one of central Perth's major assets.



Stirling and Supreme Court Gardens will remain the city centre's major parks, catering for passive recreation, as well as activities such as concerts and displays. Stirling Gardens, Supreme Court Gardens, Government House Gardens, the site of the City of Perth No. 1 car park and Governor's Avenue are to be better integrated, providing for a variety of activities and allowing pedestrian access to the Swan River.

The restoration and maintenance of buildings, groups of buildings and other objects which have substantial historical or other significance will be encouraged. New buildings must be designed to be in close harmony with the style and character of the surrounding buildings. In particular, the area immediately around Cathedral Avenue is to be further enhanced as an historic area and improvements to Cathedral Square as a public space encouraged. Better visual links between Hay Street and the Cathedral Square are to be developed and landscaping refurbished to respect the heritage significance of the Precinct.

The clear and dramatic edges of the built city against the foreshore parklands are to be conserved and enhanced. Except in the extreme eastern and northern portions of the Precinct, landscaped open space should be a dominant element on any land. The height of new development north of St George's Terrace will be restricted to limit overshadowing of Stirling and Supreme Court Gardens. North of St Georges Terrace and east of Government House, development will have a nil street setback and be of a low scale along the street frontage with any additional building height being setback from all lot boundaries.

A continuous, safe, attractive and clearly identified network of pedestrian paths, spaces and facilities are to be provided throughout the Precinct. Endeavours will be made to improve pedestrian links between adjacent precincts to the north and the Foreshore Precinct. The Precinct will continue to be well served by public transport and access to major city roads is to be retained.

Surface level public car parking is to be progressively removed, however, short term car parking, preferably beneath buildings or underground, will be retained in the Precinct to serve the parking needs generated by foreshore activities.

Cross-overs to new car parks are to be minimised and shared, and grade-separated access points will be encouraged. Riverside Drive will maintain its role as a scenic route of regional significance. The local government will regulate traffic flow in accordance with the functional road hierarchy for the





Scheme area and require that development take into consideration pedestrian access and safety, and make provision for cyclists.

Uses

The Civic 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) In the street blocks bounded by St George's Terrace, Victoria Avenue, Hay and Barrack Streets, office uses are appropriate. On Victoria Avenue, Hay and Barrack Streets, retailing and commercial uses will be encouraged at street level. Office uses are considered at street level on St George's Terrace. Residential and special residential uses will also be encouraged.
- (b) Vacant sites must be avoided where possible. Where vacant sites occur, they are to be occupied by temporary uses 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.
- (c) Where the local government considers that a particular use could have a detrimental impact on the amenity of the surrounding area it will be subject to the advertising procedure set down in clause 64 of the Deemed Provisions.

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

A significant portion of land in the Precinct is reserved under the Metropolitan Region Scheme (MRS) for civic, cultural, parks and recreation, and other major highway and as such falls within the planning authority of the Western Australian Planning Commission (administered by the Department for Planning). All MRS reserves are shown on the Precinct Plan map. The local government nevertheless has management responsibilities for some of the MRS reserves, as well as having an opportunity to comment. The matters referred to in this Precinct Plan will be taken into account in determining an application relating to any of the above land.

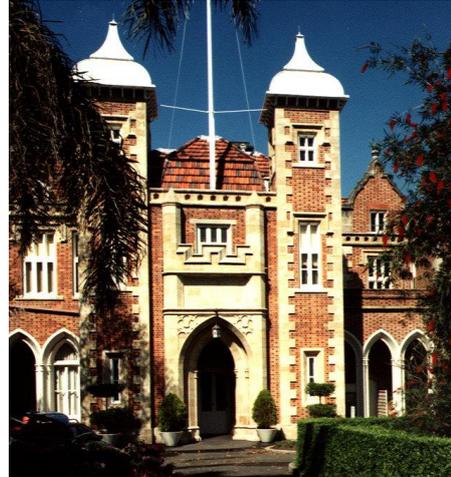
The local government has also reserved land for public purposes (the Concert Hall and Town Hall land) and therefore retains responsibility for development in those areas.



Civic Domain

The civic area is centered on Stirling Gardens, the Supreme Court and Gardens, Council House and Government House and is based on the 'Government Domain' established in the earliest days of colonial settlement. This area is the most historic area within Perth and arguably Western Australia.

This area is to be enhanced utilising Conservation Plans for the various places to assist in guiding changes. In general, better use of parklands and landscape areas by means of open air functions, including concerts, displays and exhibitions and a ceremonial space will be encouraged. Integration of the Precinct, both with the central retail area and the river, through improved pedestrian and cycle access, is essential. Open ground level car parking within the Precinct is to progressively be converted to parkland and other public areas.



Perth Town Hall

The Town Hall will be restored and its heritage value conserved. Efforts will be made to fully utilise the building, including ground floor areas, as a major public facility. Any development in the vicinity of this important heritage landmark must take into consideration the need to protect and enhance the Town Hall as a strong visual element along Barrack Street and in the Civic Precinct.

Concert Hall

Development in close proximity to the Concert Hall is to take into consideration the need to maintain views over Perth Water and of the surrounding heritage buildings. In this regard, the Foreshore Action Plan will investigate the feasibility of linking the Concert Hall to the river and reducing the impact of the nearby carpark.



Riverside Drive

Riverside Drive is currently an important road for city centre access and is also a scenic road offering both city and river views.

A section of Riverside Drive from Barrack Street to William Street is to be diverted as part of the Metropolitan Redevelopment Authority's Elizabeth Quay Project. The reduction in traffic on Riverside Drive will help to create links between the central city and the river foreshore. This will result in a more friendly environment for pedestrians and cyclists and an improvement in public access to the river.



Future Redevelopment Of The Foreshore And Civic Precincts

The *Perth Central Area Policies Review 1993* outlined a number of concepts which could be examined in an extended study of this area and ultimately included in a 'Master Plan'. Ideas such as the development of an inlet and major festival centre in the vicinity of the Concert Hall and the enhancement of heritage buildings and gardens will be considered.

Elizabeth Quay Project Redevelopment Area

Elizabeth Quay comprises nearly 10 hectares of land south of The Esplanade, between Barrack Street and William Street, Perth and will connect the Swan River with the city. The project is intended to incorporate commercial, residential, retail, dining and entertainment, and cultural attractions around an inlet connected by landscaped terrace, boardwalks and promenades.

Land within the Elizabeth Quay Project Redevelopment Area is under the planning control of the Metropolitan Redevelopment Authority. The local government nevertheless has an opportunity to comment on development within this area and in doing so, will take into account the matters referred to in this Precinct Plan.