



City of Perth
City Planning Scheme
No. 2

Precinct Plans

Precincts No. 1-8

City Centre

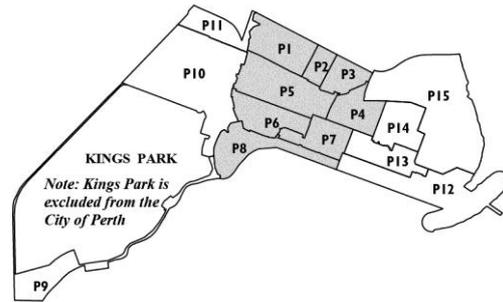


Version #	Decision Reference	Synopsis
1	2 September 2008	Gazetted
2	17 January 2014	Amended
3	18 July 2014	Amended
4	17 March 2015	Amended
5	11 April 2017	Amended



STATEMENT OF INTENT

The city centre will continue to develop as the focus of business, administration, commerce, retail, tourist, civic, cultural and entertainment activities for the State. As the focal point for the capital of Western Australia the city centre should be interesting, enjoyable and an easily accessible place so that people will be attracted to it for its services and facilities, work, investment and leisure opportunities.



Eight city centre precincts will form the centre point for the promotion of Perth as the capital city and an international destination for commerce and tourism. Through their principal functions each precinct will contribute to the growth, development and enhancement of the city, and the character, environmental elements and built form of each precinct will be acknowledged and protected.

A mixture of uses which provide a wide range of services and facilities, recreational activities and residential and visitor accommodation, attractive to a wide cross-section of the community, and fundamental to the development of an active and vital centre, will be encouraged. Development in each of the precincts will also need to take into consideration the importance of retaining the identity of each precinct by fostering compatible uses in terms of activity, scale and intensity of development.

Consolidation of central business activity, retail, social and cultural functions and residential and visitor accommodation, fostering a better integration of these activities, will be pursued in the city centre. This higher intensity of development should contrast with supporting less intense development in the neighbouring precincts and residential quarters on the fringe.

Axes of major pedestrian activity, such as St George’s Terrace and Adelaide Terrace, Hay, Wellington, Murray, Barrack, Beaufort and William Streets, will be developed as links between precincts. Nodes such as Forrest Place, the Cultural Centre, Barrack Square and town centres in the East and West Perth Precincts will be further developed as readily accessible meeting places offering services, events and activities for people living and working in the surrounding areas.

Places of cultural, environmental, historic and scenic interest will be conserved. Areas of unique heritage interest and landmarks will be enhanced and new development must respect neighbouring buildings in scale and character, ensuring that heritage is conserved and the visual quality of the city is improved. In addition, the integrity of heritage precincts will be protected through sensitive streetscape and landscape design and traffic management.



Strong physical and visual links between the city centre and surrounding precincts should be preserved. Entrances to the city centre should be augmented through the establishment of encircling



parklands and be designed as distinctive urban gateways. The relationship between the Swan River, the Foreshore and Kings Park should be fully acknowledged and promoted as central Perth's major asset. The Foreshore should continue to be enhanced to provide a variety of park environments and to re-establish links between the central city and the waterfront. The development of the tallest buildings in the region will continue to mark the city's location and will reinforce the city as the region's major built landmark.

The retail core will continue to be reinforced as an area of pedestrian priority and the provision of a high quality pedestrian environment in the city centre will remain a high priority. Public places such as streets, malls and squares will be enhanced and maintained reinforcing the local government's traditional urban structure thereby heightening the interest, comfort and the convenience of the city centre.

The network of pedestrian and cyclist routes and facilities will be maintained and improved. Pedestrian and cycle pathways will continue to be extended from the city centre to the waterfront. Redevelopment should therefore take into account the need for pedestrian routes to be connecting, logical and safe, adequately signposted and unimpeded.

The city centre will continue to be highly accessible, therefore well served by public transport and the major city roads. Transport matters, however, will be carefully monitored through traffic/environmental impact studies as part of the consideration of properties taking vehicular access from all city streets and laneways. Public transport termini and short-term parking stations will be conveniently located within and close to the city centre and convenient access to them provided. Control of parking will be carefully managed and the provision of new car parks will be regulated in keeping with parking policy for the city centre. Entrances to new car parks should be minimised and shared or grade-separated access points should be encouraged. The local government will endeavour to regulate traffic flow in accordance with the functional road hierarchy plan for the Scheme area and require that development take into consideration pedestrian access, safety and make provision for cyclists.

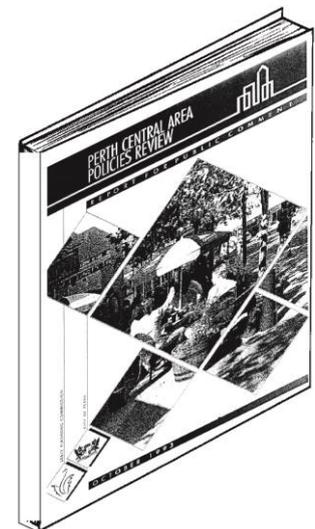
PLANNING STUDIES

Perth Central Area Policies Review

In 1986 the local government, in association with the Western Australian Planning Commission and the State government, released the *Draft Central Perth Policy Document* which set down recommendations for the future growth and development of the Perth Central Area. This major planning study, whilst not formally adopted, was accepted as a working document for all people concerned with the planning and development of central Perth, and a guide for development decisions and further studies. The document contains detailed background information, alternative growth strategies and ideas about future city development projects.

In 1992, the Planning Minister's Central Area Liaison Committee, at the initiative of the Western Australian Planning Commission and the City of Perth, agreed to review and reassess the Draft Central Perth Policy Document. The Review findings were compiled in a document entitled *Perth Central Area Policies Review: Report for Public Comment 1993*. The document outlines:

- a vision for the future Perth and five principal planning challenges;
- an overall development strategy for the Perth central area, principally relating to city life, the city environment and the city's transport system; and





- a policy statement, and statements of intent for a revised set of precincts in the central area.

The precinct policy contained on the following pages is largely based on the findings of this document.

For a comprehensive overview of the development strategy and policy statements reference should be made to the *Central Area Policies Review*.

Public Places Enhancement Strategy

The Public Places Enhancement Strategy establishes an overarching strategy which will provide an integrated framework for the future development of the public domain within the city. The Strategy is to be read in conjunction with each precinct plan.

Strategy Components

In seeking to strengthen the legibility of the city the strategy has focused on emphasizing major entry points, providing a strong framework of major city streets linking the city's squares and parks, strengthening the links between the city and the river, reinforcing the civic domain and improving local centres. To achieve this, urban design elements such as street furniture, lighting, paving, landscaping, public art and improved public signage and information will be used in an integrated way to reinforce the framework developed in the strategy. The strategy also seeks to improve environmental amenity, and ensure the public domain is both safe and accessible to all groups within the community.

ADDITIONAL REQUIREMENTS

Minor Town /Local Planning Schemes

Minor town planning schemes which apply within the city centre are listed below and indicated on the City Centre Precinct Map:

- Town Planning Scheme N^o. 11 - Wesley Trust and WA Travel Centre
- Town Planning Scheme N^o. 13 - State Government Insurance Office
- Town Planning Scheme N^o. 16 - AMP
- Town Planning Scheme N^o. 21 - FAI Site
- Town Planning Scheme N^o. 23 - Paragon.

These schemes were principally initiated by the developers of the sites concerned to facilitate a particular development. They are not planning schemes in the usual sense and contain development standards that may apply in addition to those of the City Planning Scheme.

The City of Perth Local Planning Scheme No.26 (Normalised Redevelopment Areas) applies to the Normalised New Northbridge Project Area and details the requirements for development in this area.

Street Block Planning, Development And Heritage Guidelines

Areas where planning, development and heritage guidelines apply are listed below and indicated on the City Centre Precinct Map:

- (a) Street block bounded by James, William, Roe and Lake Streets;
- (b) King Street Heritage Precinct; and
- (c) Goderich Design Policy Area.

The guidelines are intended to be a succinct description of the overall planning framework and provisions for the city centre as they apply to the street block and are intended to be flexible. They should therefore be read in conjunction with precinct policy, and any other subsequent strategy or policy which may make recommendations with regard to the areas concerned.



Metropolitan Region Scheme (MRS) - Clause 32 Resolutions

The Western Australian Planning Commission (WAPC), under Clause 32 of the MRS, has resolved that in the areas listed below and delineated on this plan, applications for development shall, after determination by the local government, be referred to the WAPC for their determination:

- Parliament House and Surrounds

Further details on policy and design guidelines for this area is noted in the Citiplace, St Georges and West Perth Precinct Plans.

Heritage

Heritage items are listed in the local government's Heritage List. Development of property, which involves a heritage item, must have regard for the heritage provisions of the City Planning Scheme and clauses 7 to 13 of the Deemed Provisions.

It should be noted that the Heritage List is under continual assessment and therefore additions to the List will occur from time to time.