



NORMALISED REDEVELOPMENT AREAS PLANNING CHANGES PERTH CULTURAL CENTRE PROJECT AREA, PERTH

PRECINCT 37: WILLIAM STREET

Precinct 37: William Street will be introduced into the City's Local Planning Scheme No. 26 (LPS26) as part of the Perth Cultural Centre Project Area.

The William Street Precinct vision is to revitalise the precinct through new development activity; better use of existing building and improving streetscapes.

Development should focus on cultural, creative, educational, entertainment and retail activities that complement existing activities, the William Street's heritage character and provide places for people interactions.

The summary of the proposed key planning changes in Precinct 37: William Street is outlined below.

Land Use

DevelopmentWA has adopted a Precinct based Preferred and Contemplated land use system. The Central Perth Redevelopment Scheme (CPRS) does not use land use zones, reserves or residential density zones.

Preferred uses ('P') are land uses which are considered to contribute to the Project Area Vision and Precinct Statement of Intent for precincts.

Contemplated uses ('C') are land uses which are considered suitable if it can be demonstrated the land use will not detract from the precinct intent and the locality's amenity.

Where a land use is not specified it is considered inconsistent with the precinct development intent, however it may be considered for approval.

Under LPS26 land use will be consistent with the CPRS except for unspecified uses which become

prohibited land uses ('X') as part of the normalisation process. Table 1 summarises the proposed land uses.

Planning Policies and Design Guidelines

DevelopmentWA's existing design guidelines that would apply to land in Figure 1 will be transferred and included in the LPS26 Planning Policy Manual.



Figure 1. Precinct 37: William Street

DevelopmentWA's development policies including Green Building, Affordable and Diverse Housing; Adaptable Housing and Public Art will also be adopted by the City as new local planning policies. These policies would also apply in the precinct, in addition to the precinct's design guidelines.

Table 1: Proposed Preferred, Contemplated and Prohibited Land Uses within Precinct E37: William Street

Land Use Category	DevWA CPRS – Existing	LPS26 – Proposed
1 Culture and Creative Industry	P	P
2 Commercial	C	C
3 Light Industry	Not specified	X
4 Retail	P	P
5A Permanent Residential	C	C
5B Transient Residential	C	C
6 Community	C	C
7 Dining and Entertainment	P	P

Character and Heritage

All properties within this precinct are listed collectively as a “Place of State Significance” on the Heritage Council of Western Australia’s State Register of Heritage Places (*Heritage Act 2018*). The Rechabite Hall is also listed as an individual place on the register.

All development applications within the precinct will be required to be referred to the Heritage Council of Western Australia for consideration prior to the City making a determination on the application.

Heritage objectives include the conservation, adaptation or reinstatement of the heritage elements of existing buildings that contribute individually or to the precinct’s heritage significance. These elements can be tangible or intangible. The built form should complement the existing William Street streetscape.

Site Specific Provisions

There are 15 development sites within the precinct which propose maximum building heights, preferred land uses and development intent specific to each individual lot. These requirements are in addition to other design requirements within the precinct’s design guidelines.

Car Parking

Car parking provisions aim to support the precinct’s access to public transport. Proposed amendments to the City’s City Planning Scheme No.2 (CPS2) - Local Planning Policy 5.1 Parking will carry over existing parking standards from the CPRS. For residential land use a maximum of 1 bay per dwelling would apply with no parking provision for visitors or other land uses. For commercial, retail, culture and creative industry land uses the Perth Parking Policy 2014 would apply.

Northbridge Special Entertainment Precinct

The City has initiated Amendment No. 41 to CPS2. The amendment is intended to establish Northbridge as the State’s first Special Entertainment Precinct by:

- Defining a Core and Frame Area;
- Identifying maximum noise levels for entertainment venues for attenuation purposes;
- Setting noise attenuation requirements for new noise sensitive development and new entertainment venues.

The William Street Precinct is located within the proposed Frame Area.