



NORMALISED REDEVELOPMENT AREAS PLANNING CHANGES NEW NORTHBRIDGE PROJECT AREA

PRECINCT 22: MUSEUM STREET

Precinct 22: Museum Street will be introduced into the City's Local Planning Scheme No. 26 (LPS26) as part of the New Northbridge Project Area.

Development objectives for the precinct are to focus on the precinct's educational and institutional character with landmark buildings; to highlight the heritage buildings and to integrate with the adjoining Perth Cultural Centre Precinct.

A summary of the proposed key planning changes in Precinct 22: Museum 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.

DevelopmentWA's Green Building; Public Art; Affordable and Diverse Housing; and Adaptable Housing will also be adopted by the City as new Local Planning Policies.



Figure 1: Precinct 22: Museum Street

Character and Heritage

Some properties are proposed to be introduced into the CPS2 Heritage List. This means that the existing heritage planning provisions under CPS2 and LPS26 will apply as well as the state planning legislation – *Planning and Development (Local Planning Schemes) Regulations 2015*, State Planning Policy 3.5 and the *Heritage Act 2018*.

Table 1: Proposed Preferred, Contemplated and Prohibited Land Uses within Precinct 22: Museum 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	P	P
5B Transient Residential	P	P
6 Community	P	P
7 Dining and Entertainment	C	C

Some sites are listed on the Heritage Council of Western Australia’s State Register of Heritage Places (*Heritage Act 2018*). All development applications for these sites are required to be referred to the Heritage Council of Western Australia for consideration prior to the City making a determination on the application.

Development Standards

General development standards include building design, car parking and access requirements. In addition to these standards there are site specific standards for some lots within the precinct.

New buildings will also be required to demonstrate the achievement of a minimum 4-star rating for sustainable design as per the proposed Green Building planning policy.

Car Parking

The existing parking standards from the CPRS would apply within the precinct. For residential land uses a minimum of 1 car bay with a maximum of 2 bays per dwelling would apply. For all non-residential development within the Perth Parking Management Area, the Perth Parking Policy 2014 would apply.

Plot Ratio

A maximum plot ratio of 3.0 would apply in the precinct

Northbridge Special Entertainment Precinct

The City has initiated Amendment No. 41 to City Planning Scheme No.2 (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; and
- Setting noise attenuation requirements for new noise sensitive development and new entertainment venues.

The advertising period for this amendment has concluded and submissions are being considered. Precinct 22: Museum Street is located within the Frame Area.

Northbridge Tunnel Development Standards

Applicants should refer to Section 1.6.1 of the DevelopmentWA New Northbridge Design Guidelines for performance standards relating to development over the Northbridge Tunnel. This is to ensure that the integrity of the tunnel is maintained.