



NORMALISED REDEVELOPMENT AREAS PLANNING CHANGES CLAISEBROOK VILLAGE PROJECT AREA, EAST PERTH

PRECINCT EP13: PLAIN STREET

Precinct EP13: Plain Street will be introduced into the City's Local Planning Scheme No. 26 (LPS26) as part of the Claisebrook Village Project Area.

The Plain Street Precinct development objectives are to provide opportunities for mixed land uses, focussing on residential and commercial land uses. Development should complement the Old Girls School Building, be consistent with existing development and maximise view corridors to East Perth Cemetery.

The summary of the proposed key planning changes in Precinct EP13 is outlined below.

Land Use

DevelopmentWA has adopted a Precinct based Preferred and Contemplated land use system. Their 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.

'Culture and Creative Industry' is as an unspecified land use for this precinct in the CPRS. This is inconsistent with the existing Perth Girls School Design Guidelines vision identified for the precinct. So LPS26 can facilitate the existing vision for the precinct, 'Culture and Creative Industry' has been listed as a 'P' use for the precinct. 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: SUBJECT SITE

- Perth Girls School Lots
- Single Lots
- State Heritage Listing Curtilage

Table 1: Proposed Preferred, Contemplated and Prohibited Land Uses within Precinct EP13: Plain Street

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

DevelopmentWA’s development policies including Green Building; Public Art; Affordable and Diverse Housing; and Adaptable Housing will also be adopted by the City as new local planning policies.

Character and Heritage

The Perth Girls School site is listed on the State Register of Heritage Places in accordance with the *Heritage Act 2018*. All development applications for the site are required to be referred to the Heritage Council of Western Australia for consideration.

Plot Ratio

Plot ratio provides one of the main development standards for buildings. For the Perth Girls School Sites (lots 112 and 775) a maximum plot ratio of 7:1 will apply where all objectives of the design guidelines, the City’s City Planning Scheme No. 2 (CPS2) and LPS26, in addition to other statutory requirements, are met. This includes achievement of:

- a minimum 5 Star Green Star rating (as built certification) for new buildings;
- a minimum 12% or more dwellings within the development provided as Affordable Housing;

- a minimum 20% or more dwellings within the development provided as Adaptable Housing; and
- integration of public art into the development.

For lot 774 a maximum plot ratio of 2.5 applies.

Where a development achieves the above and can satisfy additional provisions as per the design guidelines the maximum plot ratio may be increased to 8:1.

For lots 67, 68, 110 and 111 a maximum plot ratio of 4:1 applies which may be increased to 5:1 if the lots are amalgamated in accordance with the design guidelines.

Car Parking

Proposed amendments to CPS2: Local Planning Policy 5.1 Parking will carry over existing parking standards from the CPRS. For residential land use a maximum average of 1 bay per dwelling would apply. For non-residential land use the Perth Parking Policy 2014 applies and scooter/motorbike parking would be provided at a rate of 1 bay per 10 parking bays.