

Our Ref: EPRA-VNB-06-1228

21 July 2006

Mr Rob Boardman
Environmental and Development Services
Town of Vincent
PO Box 82
LEEDERVILLE WA 6902

Dear Mr Boardman,

**SUBDIVISION APPLICATION – LINDSAY STREET PRECINCT, NEW NORTHBRIDGE
'AUTOMASTERS' SITE (NEWCASTLE, WILLIAM & MONEY STREETS, NORTHBRIDGE)**

Please find attached for your consideration a plan pertaining to the proposed subdivision of land at the corner of Newcastle, William and Money Streets within the Lindsay Street Precinct, Northbridge.

In September 2003 the East Perth Redevelopment Area was extended under the *East Perth Redevelopment Act 1991* (the Act) to include a group of lots, including an Automasters outlet at the corner of Newcastle, William and Money Streets. The site is referred to as the 'Automasters' site (Attachment 1).

EPRA proposes to amend the lot configuration of the existing 12 lots as follows:

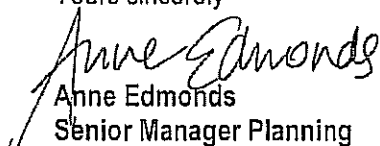
- Create six (6) lots along Newcastle Street ranging in size from 211m² – 913m²;
- Create one (1) lot on William Street with an area of 490m²;
- Create four (4) lots on Money Street ranging in size from 176m² – 188m²;
- Create new road (laneway), between Money and William Streets, parallel with Newcastle Street;
- Create one (1) lot access from the new road 236m² in size

I would be grateful for any comments and/or conditions you may have in respect of the proposed subdivision plan.

Comments are required to be submitted to EPRA by **1 September 2006**. Accordingly your urgent attention to this matter would be appreciated. Please note that EPRA does not use WAPC reference numbers. Accordingly the reference number should be quoted in communications on this matter.

I look forward to your response as soon as possible. Should you wish to discuss any aspect of the proposal, please contact Samantha Taylor at the East Perth Redevelopment Authority on 9222-8019.

Yours sincerely


Anne Edmonds
Senior Manager Planning

Received

File Ref: Folio:

Action Officer:

7 6 JUL 2006

CEO:

Corp. Serv.

Env. & Dev.

Tech. Serv.

Report = Reply = Action = Note = PSM

INTRODUCTION

In September 2003 the East Perth Redevelopment Area was extended under the *East Perth Redevelopment Act 1991* (the Act) to include a group of lots including an Automasters outlet, at the corner of Newcastle, William and Money Streets in Perth. The site is referred to as the 'Automasters' site. Refer Attachment 1 - Location Plan.

EPRA proposes to amend the lot configuration of the existing lots as follows:

- Create six (6) lots along Newcastle Street ranging in size from 211m² – 913m²;
- Create one (1) lot on William Street with an area of 490m²;
- Create four (4) lots on Money Street ranging in size from 176m² – 188m²;
- Create new road (laneway), between Money and William Streets, parallel with Newcastle Street;
- Create one (1) lot access from the new road 236m² in size

This subdivision is consistent with the broad planning objectives for the Lindsay Street Precinct, and the intent for the site presented in the business case prepared in support of EPRA acquiring the land.

APPLICATION DETAILS

File Number: EPRA-VNB-05-1228

	Location	Property Description	Owner
1	190 Newcastle Street	Lot:82 Plan:613 Vol:231 Folio:111	Metropolitan Region Planning Authority
2	186 Newcastle Street	Lot:227 Plan:32600 Vol:1003 Folio:285	Metropolitan Region Planning Authority
3	188 Newcastle Street	Lot:226 Plan:32600 Vol:1133 Folio:72	Metropolitan Region Planning Authority
4	194-198 Newcastle Street Cnr William St	Lot:50 Plan:30593 Vol:1289 Folio:115	Metropolitan Region Planning Authority
5	190 Newcastle Street	Lot:81 Plan:613 Vol:1633 Folio:219	Western Australian Planning Commission
6	Land Locked	Lot:Pt84 Plan:613 Vol:1633 Folio:219	Western Australian Planning Commission
7	328 William Street	Lot:77 Plan:613 Vol:1536 Folio:476	Metropolitan Region Planning Authority
8	William Street	Lot:Pt78 Plan:613 Vol:1289 Folio:116	Metropolitan Region Planning Authority
9	Land Locked	Lot:Pt79 Plan:613 Vol:1289 Folio:116	Metropolitan Region Planning Authority
10	Land Locked	Lot:Pt80 Plan:613 Vol:1289 Folio:116	Metropolitan Region Planning Authority
11	3 Money Street	Lot:1 Plan:6409 Vol:1384 Folio:792	Nerida Gae Vanderburg
12	1 Money Street	Lot:2 Plan:6409 Vol:1694 Folio:838	Metropolitan Region Planning Authority
13	5 Money Street	Lot:4 Plan:6520 Vol:1403 Folio:558	Metropolitan Region Planning Authority
14	7 Money Street	Lot:3 Plan:6520 Vol:12 Folio:210A	Metropolitan Region Planning Authority

EAST PERTH REDEVELOPMENT ACT

Section 19(2)(b) of the East Perth Redevelopment Act grants EPRA power to amalgamate and subdivide land. Under Section 19(8) of the Act, EPRA is exempt from obtaining the approval of the Western Australian Planning Commission for the amalgamation and subdivision of land.

PLANNING CONTROLS

Summary of Scheme Designations

Planning Scheme	East Perth Redevelopment Scheme
Precinct	Lindsay Street Precinct
Design Guidelines	New Northbridge Design Guidelines

Metropolitan Region Scheme

The land is not zoned under the Metropolitan Region Scheme due to the site falling within the boundaries of the East Perth Redevelopment Act 1991.

East Perth Redevelopment Scheme (1992)

Upon gazettal of the East Perth Redevelopment Scheme 1992 (as amended), the subject site will be located within the Lindsay Street Precinct with nominated, preferred and contemplated uses and maximum plot ratio provisions.

Land Use

The site at present is mostly developed with a mix of commercial and residential buildings, including an Automasters outlet at the corner of William and Newcastle Streets as well as six potential heritage buildings, mostly residential, located along Newcastle and Money Streets. These heritage buildings are currently being considered for inclusion on the Authority's Heritage Inventory. No alterations to these buildings are proposed as part of this application.

SUBDIVISION WORKS

The scope of works for the proposed subdivision will comprise the provision of the following services and installations.

Earthworks

Earthworks are yet to be completed to the site. Subdivision works will include minor earthworks to match new road works, verge treatments and preparation of building sites.

Sewer

Sewer services to the newly created lots will be connected to an existing manhole in Newcastle Street. A connection is to be provided for each of the new lots.

Water

The engineers, in consultation with the Water Corporation, will design water reticulation services.

Stormwater

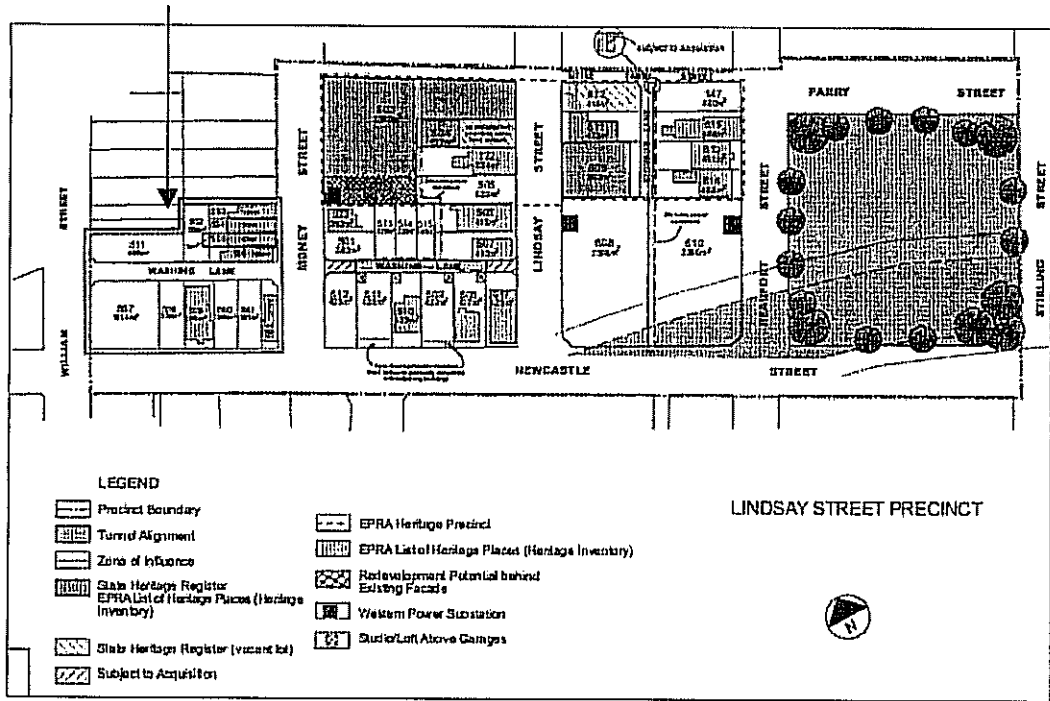
A system of central gully pits will collect runoff from the subdivision and direct it via a piped network into the existing drainage line.

LOCATION PLAN

'AUTOMASTERS SITE'

LINDSAY STREET PRECINCT, NORTHBRIDGE

SUBJECT LOTS



AUTO MASTERS SITE

Total Area = 4576m²

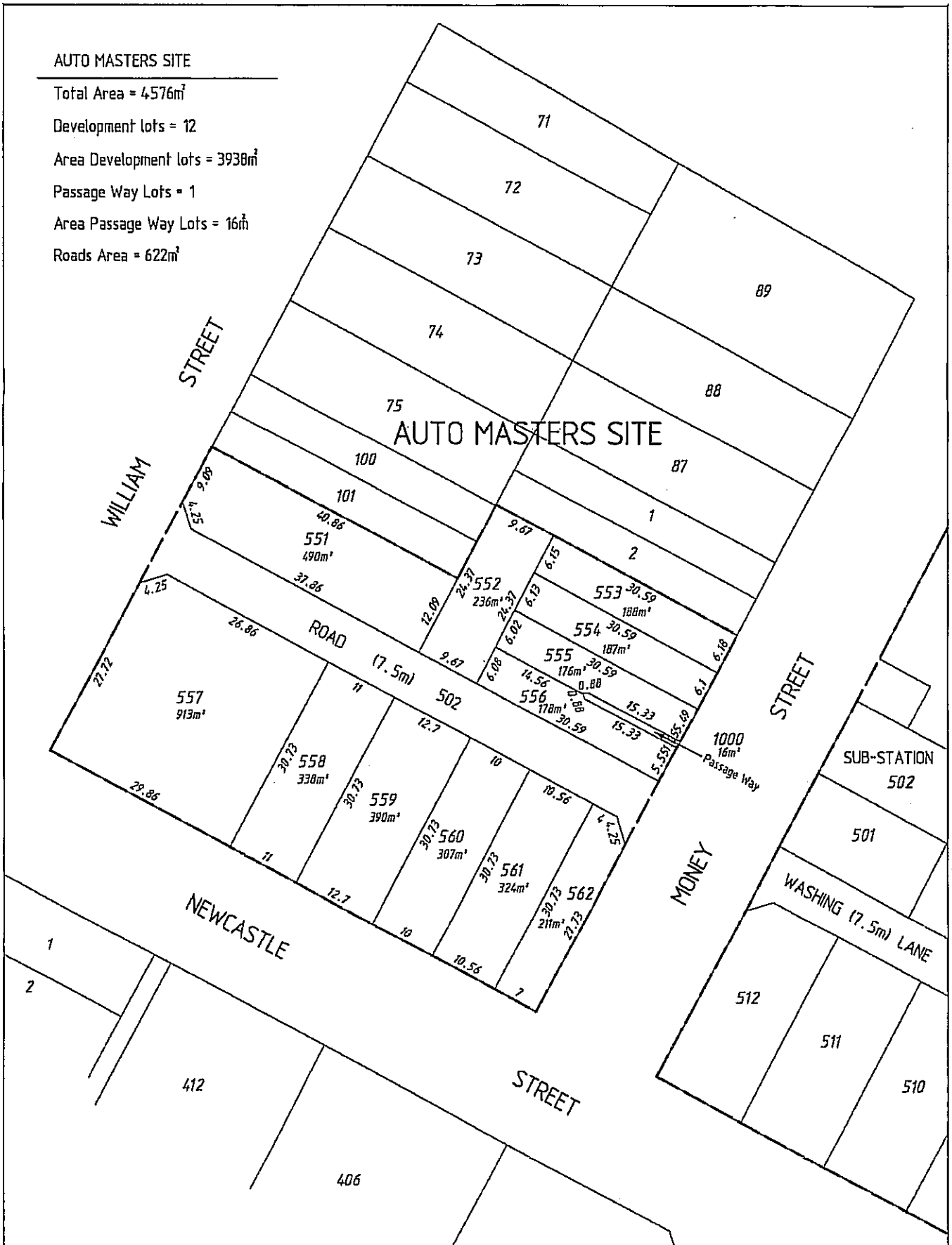
Development lots = 12

Area Development lots = 3938m²

Passage Way Lots = 1

Area Passage Way Lots = 16m²

Roads Area = 622m²



<p>The project of this plan is for the subdivision of the land shown on the plan into the lots shown. All areas are in square metres. The plan is subject to survey and the survey of Land Information registration.</p>				<p>AUTO MASTERS SITE Northbridge Urban Renewal Project Proposed Subdivision</p>	
<p>McMULLENOLAN Land Survey, Subdivision, Planning, Design, Construction, Survey, and Environmental Consultancy</p>				<p>Scale: 1:1000 of A1 Date: 11/11/11 Drawn: [Name] Checked: [Name]</p>	
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