

5.5 ADVERTISING OF THE DRAFT WILLIAM STREET PLANNING FRAMEWORK

TRIM Ref: D24/121338

Attachments: 1. Draft William Street Planning Framework
2. Review of Central Perth Design Policies and New Northbridge Design Guidelines

RECOMMENDATION

That Council

1. **PREPARES** the draft William Street Planning Framework as included in Attachment 1, for the purpose of community consultation, pursuant to Schedule 2, Part 2, Clause 4(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
2. **AUTHORISES** the Chief Executive Officer to advertise the draft William Street Planning Framework in accordance with Schedule 2, Part 2, Clause 4(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
3. **PREPARES** a notice of proposed revocation of the New Northbridge Design Guidelines and Central Perth Development Policies, for the purpose of community consultation pursuant to Schedule 2, Part 2, Clause 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and
4. **NOTES** that any submissions received during the advertising period would be presented to Council for consideration.

PURPOSE OF REPORT:

For Council to approve the draft William Street Planning Framework (WSPF, included in Attachment 1) and the proposed revocation of the New Northbridge Design Guidelines (NNDG) and Central Perth Development Policies (CPDP) for the purposes of community consultation.

DELEGATION:

In accordance with Clause 4 of the *Planning and Development (Local Planning Scheme) Regulations 2015* (the Regulations) a local government may prepare a local planning policy. In accordance with Clause 6 of the Regulations, a local government may revoke a local planning policy.

In accordance with the *Local Government Act 1995* the term 'local government' refers to the elected Council.

Council has not provided any delegation to Administration for adopting and revoking local planning policies and/or Place Plans.

BACKGROUND:William Street Planning Framework

The State Planning Framework currently sets density targets for the City which includes:

- Accommodating an additional 11,500 dwellings across the City by 2050 in accordance with [Perth and Peel @ 3.5 Million](#); and
- Achieving a density of 25–35 dwellings per hectare within town centres, consistent with [State Planning Policy 4.2 – Activity Centres \(SPP4.2\)](#).

The City's Local Planning Strategy (Strategy) was endorsed in 2016 and sets out the long-term planning direction for the City so that it is consistent with the State Planning Framework.

The Strategy takes a place-based planning approach and outlines that higher-density development should be focussed in town centres, urban corridors, and strategic growth areas. This approach helps minimise density increases within established residential areas.

This approach of the Strategy informs the City's Local Planning Scheme No. 2 (LPS2) as well as its local planning policies.

Consistent with SPP4.2 and the Strategy, the draft WSPF is a local planning policy that would provide guidance to ensure that redevelopment can be achieved in a manner that aligns with community expectations and respects the unique context of William Street. It also functions as a Place Plan to guide the City's resources and investment in the public realm.

Overview of the William Street Planning Framework Area

The draft WSPF area includes the current town centre located between Newcastle Street and Brisbane Street. The boundary of the draft WSPF also expands beyond this to include the wider area bound by Newcastle Street to the south, Lake Street to the west, Bulwer Street to the north and Lindsay Street/Baker Avenue to the east as shown in **Figure 1**.

This boundary reflects feedback from the community engagement and input from the Design Review Panel (DRP) that highlighted the strong connection of the traditional town centre and surrounding areas including the Brookman and Moir Precinct that contributes towards the identity and sense of place of the locality.

The boundaries of the draft WSPF also reflects the commercial core of William Street and includes the surrounding neighbourhood of the Brookman and Moir precinct and adjacent residential areas that are integral to the vibrancy of the area.

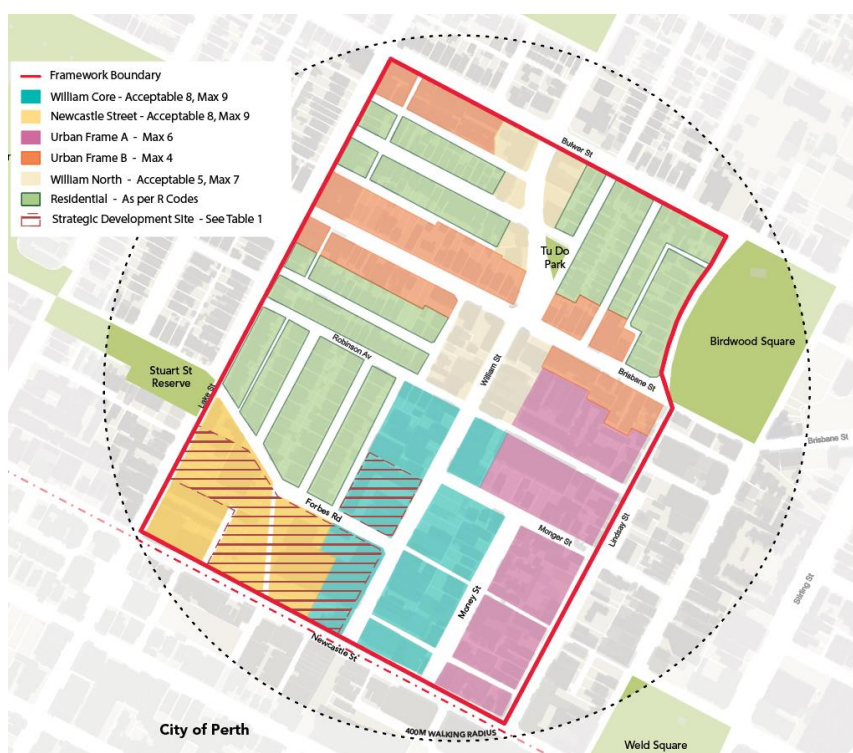


Figure 1 – Draft WSPF Boundary and Sub-Precincts

William Street Planning Framework Process to Date

The WSPF project commenced in October 2023 with Administration undertaking detailed context analysis of the planning framework area. This analysis included:

- Engagement with business owners and tenants along William Street engaged to understand their vision for the area and future intentions for their property;
- Desktop research to review existing informing strategies and plans;

- Context mapping to identify existing urban structure, land use, built form heritage and character, and movement patterns were analysed along with economic and demographic data to understand performance of William Street; and
- Identifying strengths, weaknesses, opportunities and threats.

A copy of this context analysis is linked [here](#).

Preliminary Community Engagement

Following the context analysis, Administration undertook a two-phase preliminary community engagement program to inform the preparation of the Draft WSPF. This program was communicated through a combination of online surveys, face to face workshops, letters and contact to key landowners of the precinct.

Phase One captured open-ended community feedback on the future of the town centre to inform the next stage of engagement. 113 responses were received on the online survey and 60 people attended a workshop that was held at Hotel Northbridge on 18 April 2024.

Phase Two focussed on feedback on specific planning controls and Place Plan actions which informed the draft WSPF. 49 responses were received on the online survey, with 30 people attending a workshop that was held at Hotel Northbridge on 30 May 2024, 11 people attending a 'walkshop' on 8 June 2024, and five people attending a pedestrian and safety audit on 13 June 2024.

Key insights from the preliminary community engagement include:

- Community concerns highlighted issues relating to the need for cleaning and activation of the area, due to there being a high amount of graffiti and long-term vacant sites.
- There are challenges in managing the affordability, appeal and growth of William Street due to threats including economic shifts, gentrification, and traffic congestion.
- There are opportunities for the precinct to accommodate higher density and promote alternative transport modes, leveraging its vibrant hospitality and retail scene.

The Community Engagement Report is linked [here](#).

Design Review Panel Feedback

Building heights, street setbacks, building transitions, land use, and public realm elements of the draft WSPF were reviewed by the City's DRP. The DRP's feedback is summarised below:

- Support for appropriate building heights that respect the area's heritage and character, provided that there is a suitable transition to mitigate the impact on surrounding residential and heritage areas. A key feature of increasing building height should be to secure community benefits.
- Support for potential additional building height on key strategic sites that align with the framework's objectives. This would include increased height on the City Toyota site which is a key opportunity because there are no other examples of landholdings of this size in close proximity to the City.
- Support for encouraging the redevelopment of long-term vacant sites, activating frontages, and preserving the precinct's character.
- Prioritise traffic and transport improvements, including:
 - Introducing pedestrian crossings to improve safety.
 - Calming traffic speeds to create a safer environment.
 - Advocating for public transport upgrades to enhance connectivity.

This feedback was incorporated into the draft WSPF.

New Northbridge Design Guidelines and Central Perth Development Policies

In 2010 the East Perth Redevelopment Authority (now DevelopmentWA) established a planning framework to guide the redevelopment of the Central Perth area. This framework included a redevelopment scheme, the NNDG and CPDP, and a Heritage Inventory. The NNDG and CPDP applies to the Lindsay Street Precinct as shown in **Figure 2**, between William, Newcastle and Beaufort Streets.



Figure 2: Lindsay Street Precinct

LPS2 was amended on 24 December 2020 to return planning control of the Lindsay Street Precinct from DevelopmentWA back to the City. As part of this DevelopmentWA's policies and guidelines were retained and continue to apply. This means that the City's Policy No. 7.1.1 – Built Form (Built Form Policy) does not apply to the Lindsay Street Precinct.

DETAILS:

William Street Planning Framework

Overview of the Draft William Street Planning Framework

The draft WSPF comprises of six parts:

- Parts 1-3 describe the William Street area, set the vision and objectives for the draft WSPF.
- Part 4 is the statutory planning provisions that outlines the development controls for privately owned land.
- Part 5 establishes the framework for community benefits which offers height bonuses in exchange for the provision of community benefits.
- Part 6 is the William Street Place Plan which guides the City to deliver a range of place-based initiatives and to effectively support and coordinate improvements in the public realm.

The draft WSPF has three appendices:

- Relationship of the draft WSPF to the Residential Design Codes (R Codes) which sets out which clauses of the R Codes are amended and/or replaced by the acceptable outcomes of the framework.
- Community Benefit Procedural Guide which guidance on how the community benefit framework operates, information for proponents to address in submitting a proposal that proposes development incentives, and how funds collected would be used by the City.
- A glossary of defined terms.

Key Elements of the Draft William Street Planning Framework

The sub-precincts of the draft WSPF are shown in **Figure 1** and are described below:

- William Street Core – This section of William Street is located between Newcastle Street and Robinson Avenue and includes the commercial area that is the vibrant heart of the area. This sub-precinct is envisioned to continue to thrive with hospitality, retail, and cultural activities, complemented by diverse housing and commercial uses. Future development would enhance walkability, respect the precinct's cultural history, and manage transitions to adjacent areas.
- Newcastle Street – This sub-precinct is located to the west of the William Street Core, between Newcastle Street, Lake Street and Forbes Road. This sub-precinct offers opportunities for taller, denser

developments with integrated public spaces while protecting and celebrating nearby heritage sites including the Brookman and Moir Precinct. Future development would support Forbes Road to transform into a pedestrian-friendly shared street and increase activation in the area.

- Urban Frame A – This sub-precinct is located to the east of the William Street Core, between Newcastle Street, Lindsay Street and Brisbane Street. This area is envisioned to be a medium-density precinct that successfully balances increased activation and vibrancy from new mixed use developments with existing residential and heritage properties.
- Urban Frame B – This sub-precinct is separated into two areas, being along Brisbane Street between Lake Street and Lindsay Street, and on the corner of Lake Street and Bulwer Street. This sub-precinct would encourage a 'village feel' that blends existing heritage and character features with new medium density low-rise developments. These new developments would improve the public realm by prioritising walking and providing alfresco dining opportunities.
- William Street North – This sub-precinct is located along William Street to the north of the Core sub-precinct, between Robinson Avenue and Bulwer Street. As the northern gateway to the area, this sub-precinct is identified for medium-to-large-scale residential and mixed-use redevelopment to occur. Public realm improvements would support increased activity in this sub-precinct through the creation of vibrant street environments, implementation of traffic calming measures, and improved access to Tu Do Park.
- Residential – This sub-precinct is separated into three areas that are located between the various other sub-precincts. This sub-precinct would increase the diversity of housing options in a manner that blends seamlessly with existing homes. Non-residential uses may also occur within these areas where they do not impact on the existing amenity.

Part 4 of the draft WSPF provides for the statutory planning standards that would apply to developments in the area. These standards would replace the City's current Built Form Policy which currently provides for the planning controls for the area. The General Standards of the WSPF are consistent with the existing standards of the Built Form Policy. More specific standards are provided for each of the sub-precincts.

Part 5 of the draft WSPF provides for the Community Benefit Framework. This provides the opportunity for additional height to be proposed in exchange for community benefits such as public amenities or affordable housing. This community benefit would be delivered through a 3 percent contribution made by the proponent for each additional storey above the acceptable height and up to the maximum height.

Part 6 of the draft WSPF provides for a new William Street Place Plan which contains 20 actions that seek to deliver improvements to the public realm, improvements to active and public transport, and increased activation within the town centre. These actions were developed through the context analysis and preliminary community engagement processes. Each action is aligned with one of the six priority areas of the Strategic Community Plan and includes indicative timeframes, budgets and project leads.

Key Themes from Preliminary Community Engagement

The key themes from the preliminary community engagement and how this is addressed in the draft WSPF is summarised below.

Key Theme	Detail
<p><u>Building Height</u></p> <p>The opportunity exists for greater density and building height to take advantage of the inner-city location.</p>	<p>The draft WSPF proposes the following building heights</p> <p><u>William Street Core and Newcastle Street</u> Acceptable – 8 storeys Maximum – 9 storeys</p> <p><u>William Street North</u> Acceptable – 5 storeys Maximum – 7 storeys</p> <p><u>Urban Frame A</u> Maximum – 6 storeys</p>

Key Theme	Detail
	<p><u>Urban Frame B</u> Maximum – 4 storeys</p> <p><u>Residential</u> Maximum – 2 storeys for R25 coded properties, and 3 storeys for R50 coded properties.</p> <p>William Street is an inner-city centre adjacent to the Perth CBD and has strong public transport links. Increasing building heights in targeted locations with the WSPF area would reduce the need for height increases elsewhere in the precinct. This would encourage redevelopment to occur and would increase the availability of housing and result in economic benefits through increased patronage of businesses.</p>
<p><u>Strategic Development Sites</u></p> <p>The size of the City Toyota site and the neighbouring lots present an opportunity to redevelop into a large mixed-use development.</p>	<p>The draft WSPF proposes to include City Toyota as one of two Strategic Development Sites which allow for greater height up to 15 storeys. The other site is the William Street Carpark which would allow for greater height up to 12 storeys.</p> <p>The size of these sites can accommodate greater density and suitably manage the transition to lower density areas.</p>
<p><u>Heritage & Character</u></p> <p>The existing heritage and built form character of the broader area should be retained and protected from new significant developments.</p>	<p>The draft WSPF provides for building setbacks to manage the transition between high density redevelopment and existing heritage areas and heritage-listed properties. The City's suite of heritage policies would also continue to apply to new developments to mitigate any impacts.</p> <p>Existing heritage and character streets within the draft WSPF would remain at their current density to minimise the extent of any change to their built form character.</p>
<p><u>Car Parking</u></p> <p>The location of the area, typical land uses and current building stock provide opportunities to reduce car use and support greater alfresco dining options.</p>	<p>The draft WSPF proposes to remove non-residential car parking requirements. This is to be replaced by an 'open' option.</p> <p>This would be consistent with the City's Accessible City Strategy (ACS) which encourages a mode shift towards alternative forms of transport. The proximity of William Street to public transport options would support this.</p>
<p><u>Land Use</u></p> <p>More opportunities should be provided for diverse businesses and temporary uses for vacant shops (such as pop-ups, markets). There is a unique mix of businesses in the area that should be maintained as redevelopment occurs.</p>	<p>The William Street Place Plan proposes actions to investigate opportunities to encourage temporary uses to activate vacant properties and improve the quality of lighting.</p> <p>Temporary activation of long-term vacant shops and properties would deter anti-social behaviour and improve the streetscape appearance until long-term redevelopment can occur. Improved lighting along with activation would improve the perception of safety.</p>
<p><u>Lighting & Safety</u></p> <p>Residents feel unsafe at night and want better lighting and more passive surveillance to address safety concerns.</p>	
<p><u>Tree Canopy</u></p> <p>Greening and tree planting is the most important streetscape improvement and should be integrated into future developments and public spaces.</p>	<p>The draft WSPF would provide landscaping and water sensitive urban design standards that are consistent with the current standards of the Built Form Policy. On-site tree planting for residential and mixed use developments would also be subject to the acceptable outcomes of the R Codes Volume 2.</p>

Key Theme	Detail
	<p>The William Street Place Plan proposes an action to develop and implement an Urban Greening Strategy to improve the tree canopy in the town centre.</p> <p>The William Street Town Centre has less than 10 percent tree canopy and limited public land for expanding the existing tree canopy. An increased and consistent urban canopy would improve the walkability and comfort of a place encouraging people to linger longer and use active transport options.</p>
<p><u>Traffic, Cycling & Walkability</u></p> <p>William Street is dangerous to cross and would benefit from more pedestrian-friendly crossings. Dedicated north-south and east-west cycling routes to enhance walkability and reduce reliance on cars are also needed.</p>	<p>The William Street Place Plan proposes actions to investigate opportunities to provide traffic calming measures and safe places for pedestrians to cross William Street.</p> <p>Implementing actions to calm traffic, improve walkability, and encourage mode shift aligns with the ACS, which aims to enhance accessibility and support more sustainable transport options.</p>
<p><u>Streetscape Improvements</u></p> <p>Footpaths should be less cluttered and more high-quality public spaces should be provided for gathering. Consistent streetscape furniture and placement should be provided.</p>	<p>The William Street Place Plan proposes actions to improve the pedestrian experience by developing streetscape guidelines to consolidate infrastructure.</p>

Central Perth Development Policies and New Northbridge Design Guidelines

The draft WSPF will incorporate most of the Lindsay Street Precinct in the area that is located between Newcastle Street, William Street and the western side of Lindsay Street. The properties on the eastern side of Lindsay Street and fronting Beaufort Street would be outside of the draft WSPF area.

Central Perth Development Policies

The CPDP provides for performance-based standards to guide new development proposals.

Administration proposes to revoke the CPDP as its provisions are generally addressed through existing state planning policies and the City's local planning policies. A detailed assessment of the CPDP is included in **Attachment 2** and summarised below.

Key Theme	Detail
<p><u>Sustainability</u></p> <p>Details the requirements for new buildings to be achieve certain Green Star ratings.</p>	<p>This is addressed by the draft WSPF which seeks for new developments to achieve a 5-star Green Star rating consistent with the current Built Form Policy standards.</p> <p>The R Codes Volume 2 also provides for environmentally sustainable design outcomes to be achieved.</p>
<p><u>Heritage</u></p> <p>Provides performance standards to guide the assessment of development applications.</p>	<p>This is addressed by City's Local Planning Policy: Development Guidelines for Heritage Places and Local Planning Policy: Heritage Area Guidelines. These policies would continue to remain and apply in addition to the WSPF.</p>
<p><u>Public Art</u></p> <p>Outlines the requirement for a public art contribution equal to 1 percent of construction costs for new developments.</p>	<p>This is addressed by the City's Local Planning Policy: Percent for Art which includes a requirement for a 1 percent contribution of the estimated cost of development to be provided for public art.</p>
<p><u>Affordable and Diverse Housing</u></p> <p>Outlines the requirements for delivering affordable and diverse housing in residential and mixed-use developments, including a minimum of 20 percent studio or</p>	<p>These are addressed by the R Codes Volume 2 which provides acceptable outcomes for dwelling mix diversity and universal design. These include for 20 percent of apartments to be of differing bedroom numbers, and for 20 percent of apartments to be designed in accordance with</p>

Key Theme	Detail
single-bedroom dwellings and 10 percent with three or more bedrooms.	the Silver Level standards of the Liveable Housing Design Guidelines.
<u>Adaptable Housing</u> Outlines the requirement for a minimum of 20 percent adaptable housing in residential and mixed-use developments.	
<u>General Building Design</u> Includes elements such as facades, outdoor living areas, landscaping and site planning.	The draft WSPF proposes that the provision of affordable housing and special purpose housing would be acceptable as a Development Incentive for Community Benefit. This is addressed by the R Codes Volume 2 and the draft WSPF which would be consistent with the Built Form Policy.

New Northbridge Design Guidelines

The NNDG provides site-specific standards for properties within the various precincts, including those within the Lindsay Street Precinct. These standards include site coverage, street and boundary setbacks, building height, building design and vehicle and pedestrian access.

Administration proposes to revoke the NNDG as the Lindsay Street Precinct has been largely developed. The exception to this is No. 195 Beaufort Street, which received approval from the Metro Inner-North Joint Development Assessment Panel in May 2024. A detailed assessment of the NNDG is included in **Attachment 2**.

CONSULTATION/ADVERTISING:

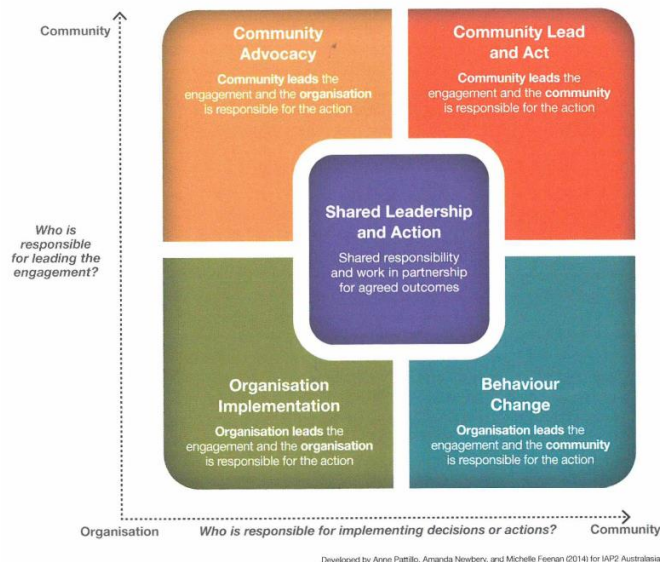
In accordance with the Regulations, public notice of a new local planning policy and the proposed revocation of a planning policy must be published in the local newspaper and on the local government's website.

Consultation would align with the City's [Community and Stakeholder Engagement Policy](#) that sets out for public consultation to occur for a minimum period 21 days in the following ways:

- notice published on the City's website;
- notice posted to the City's social media;
- notice published in the local newspaper;
- notice exhibited on the notice board at the City's Administration and Library and Local History Centre;
- letters distributed to owners and occupiers, relevant local businesses and community groups within and abutting the proposed WSPF area;
- emails to past community engagement participants;
- notice provided to the City of Perth as the abutting local government;
- notice provided to state government agencies including the heritage section of the Department of Planning, Lands and Heritage (DPLH), Department of Transport, Public Transport Authority and Main Roads WA; and
- notice provided to landowners and occupiers within the City of Perth who border the WSPF area.

Prior to the commencement of community consultation the draft WSPF would be designed and formatted to be consistent with the City's suite of corporate documents, plans and strategies. This would ensure that the document is more accessible and user-friendly for the purposes of consultation.

The outcomes of community consultation, including any submissions, would be presented at a future Council meeting for consideration of any submissions and whether to approve the draft WSPF. The proposed revocation of the NNDG and CPDG would only be considered by Council should any submissions be received.



Organisation Implementation

Engagement is used to both inform the community about the proposed policy, project or propositions, and to provide some input to the shape or execution of the policy, project or proposition.

Tension: People feel forced leading to an unresponsive process.

Mitigation: Increasing the level of influence, and implementing a transparent, robust process.

Required under regulations/legislation

A robust process to engage with the community and stakeholders

LEGAL/POLICY:

Planning Framework

The *Planning and Development Act 2005* and Schedule 2, Part 2, Clauses 4 and 6 of the Regulations provides the procedure for making a new local planning policy and revoking an existing local planning policy.

The purpose of the draft WSPF is to provide a comprehensive framework to guide the redevelopment of properties in the precinct through statutory planning provisions and to inform the City's investment in public realm improvements through the Place Plan.

The draft WSPF and remaining state and local planning policies would provide for a contemporary planning framework for the area and mean that the CPDP and NNDG are no longer necessary and can be revoked.

The draft WSPF would be the principal document in the local planning framework and provides detailed guidance for future development in the area for properties that fall within it. Part 4 which contains the statutory planning provisions would be required to be given due regard in the assessment of any future development application in accordance with the Regulations.

The draft WSPF augments the R-Codes Volume 1 and Volume 2 with new deemed-to-comply standards and acceptable outcomes, along with local housing objectives to support site-specific design. For non-residential developments, these development standards apply and do not need approval from the Western Australian Planning Commission (WAPC).

The WAPC's approval would be required for these development standards to be enforced for residential and mixed use developments. The draft WSPF encourages residential and mixed-use developments to meet these acceptable outcomes.

If ultimately approved by Council, a future administrative amendment to the Built Form Policy would be undertaken to remove the draft WSPF area from this.

The City's suite of other local planning policies would continue to apply to developments within the draft WSPF as relevant.

Administration has prepared the draft WSPF having regard to relevant state planning policies, including [State Planning Policy 7.0 – Design of the Built Environment](#) and [State Planning Policy 7.2 – Precinct Design](#). This would allow it to be converted into a precinct structure plan in the future should there be a need to do so.

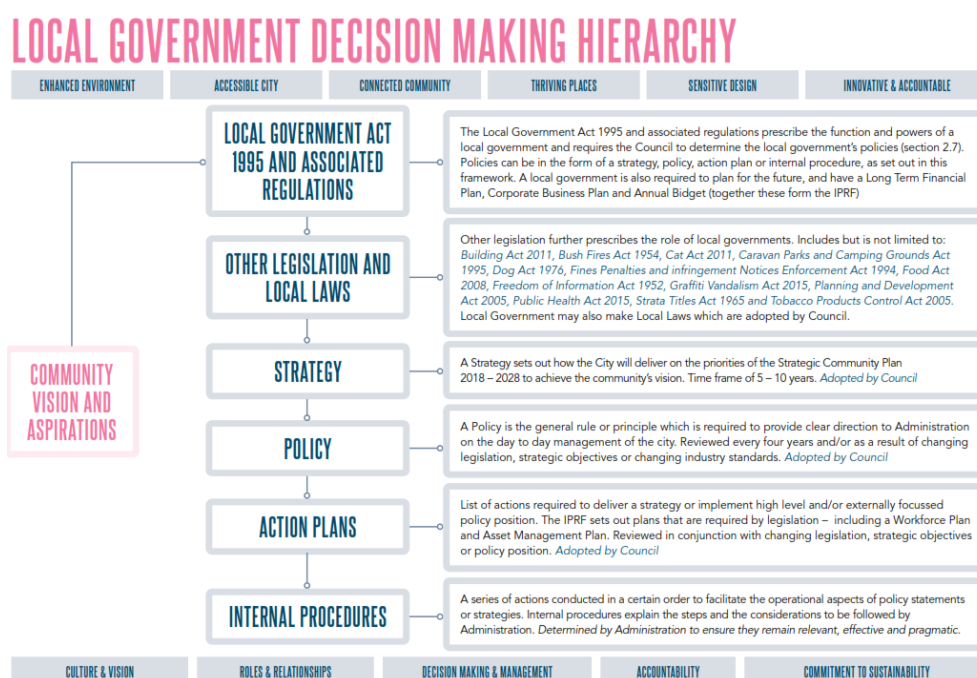
Policy Development and Review Policy

Section 2.7(2)(b) of the *Local Government Act 1995* provides Council with the power to determine policies.

The City's [Policy Development and Review Policy](#) sets out the process for the development and review of the City's policy documents.

In accordance with section 2.3 of the Policy Development and Review Policy:

The purpose of a policy is to provide a general rule or principle to guide Administration and the community on the City's decision making and advocacy.



RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to undertake community consultation of the draft WSPF as it has been prepared in accordance with the [Policy Development and Review Policy](#) and has been developed following an extensive community consultation program.

It is also low risk for Council to undertake community consultation on the proposed revocation of the NNDG and CPDP as the elements contained within these policies are largely duplicated across the current planning framework. Revocation of these policies would reduce duplication in assessing new developments.

STRATEGIC IMPLICATIONS:

The proposed objectives of the draft WSPF would align with the City's Strategic Community Plan 2022-2032 as follows:

Enhanced Environment

*Our urban forest/canopy is maintained and increased.
Our parks and reserves are maintained, enhanced and accessible for all members of the community.
We have minimised our impact on the environment.*

Accessible City

*Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.
We have better integrated all modes of transport and increased services through the City.*

Connected and Healthy Community

*We have enhanced opportunities for our community to build relationships and connections with each other and the City.
Our community facilities and spaces are well known and well used.*

Thriving Places

*Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.
We are recognised as a City that supports local and small business.
We encourage innovation in business, social enterprise and imaginative uses of space, both public and private.
Efficiently managed and maintained City assets in the public realm.*

Sensitive Design

*Our built form is attractive and diverse, in line with our growing and changing community.
Our built form character and heritage is protected and enhanced.
Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.
More people living in and working in or enjoying town centres.*

Innovative and Accountable

*We deliver our services, projects and programs in the most inclusive, efficient, effective and sustainable way possible
Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.
We embrace good ideas or innovative approaches to our work to get better outcomes for Vincent and our community.*

SUSTAINABILITY IMPLICATIONS:

This directly aligns with the sustainability goals of the City's Sustainable Environment Strategy 2019-2024; by focusing redevelopment within existing activity centres helps reduce urban sprawl, make better use of land and infrastructure, and support sustainable practices like active transport and mixed-use development. The WSPF also provides specific standards around Environmentally Sustainable Design for all development within the precinct.

PUBLIC HEALTH IMPLICATIONS:

While it does not directly contribute to any public health outcomes in the *City's Public Health Plan 2020-2025*, the draft WSPF supports broader community wellbeing by encouraging vibrant, accessible and walkable spaces that promote physical activity, social interaction and local economic activity.

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial or budget implications that come from advertising the WSPF. All costs associated with consultation will be met through the City's operational budget.

The Place Plan includes actions proposing changes to the streetscape and/or transport networks upon further investigations. Investigating and producing designs for these actions would be met through the City's operational budget.

The implementation and delivery of these actions would require capital budget which the City would seek from sources including but not limited to external grants, developer contributions, appropriate cash-in-lieu reserves and municipal funding.

The approval of the expenditure will be considered by Council at the appropriate stage through future annual budgeting processes.

COMMENTS:

Draft William Street Planning Framework

Building Height and Strategic Development Sites

Administration's comments on the proposed building heights are included below:

- Consistency with Local Planning Strategy – The building heights proposed in the WSPF aim to balance community expectations with opportunities for redevelopment in line with the City's Local Planning Strategy as well as SPP4.2 and Perth and Peel @ 3.5 Million, which seeks to locate density to established activity centres to avoid development in residential areas.

The increase in building height would contribute towards the City meeting its infill targets by encouraging high density redevelopment of underutilised land. It would also assist in minimising higher density infill development from occurring within established residential areas

The increase from 4 and 6 storeys in William Street Core, Newcastle, Urban Frame A and William Street North sub-precincts to 8 storeys and 6 storeys respectively would be in acknowledgement of there being limited development occurring in the area despite its close proximity to the CBD and advantages of active transport. This lack of activity highlights the need for the height standards to be reviewed to encourage redevelopment to occur in the area.

- Location of Building Height – The tallest building heights would be located along William and Newcastle Streets, within the William Street Core, William Street North and Newcastle Street sub-precincts, as well as on larger sites such as the City Toyota and William Street Carpark. These areas are strategically positioned at the centre and to the south of the WSPF, ensuring high-density development is concentrated in locations that can sustain activity and achieve a suitable transition to lower density development in the surrounding areas.

Building heights have been considered in relation to the precinct's topography with the taller buildings located in lower areas and vice versa to manage and adverse impacts on the current and future character of the surrounding area.

Building heights in the Urban Frame B and Residential sub-precincts would be between 2 and 4 storeys in height, consistent with the current heights of the Built Form Policy and the R Codes. This would mean that there is minimal change to these established residential areas.

- Transition to Lower Density Areas – The WSPF manages the transition between high density and low-density development through setbacks and transition areas.

Within the William Street Core and Newcastle Street sub-precincts the proposed street setbacks would be greater than the Built Form Policy which allows nil setbacks to the street for all levels. Nil setbacks would be maintained for the first four storeys to provide a strong urban edge and would increase to between 3 metres and 4 metres above. Greater setbacks of 10 metres would apply where development abuts the Brookman and Moir Heritage Area to ensure that adequate separation is provided to minimise bulk and scale impacts on this precinct.

The lot boundary setbacks of these sub-precincts would also be consistent with and greater than the current Built Form Policy. This includes a nil setback to adjoining Commercial zoned and R80 coded

properties for the first four storeys, increasing to 3 metres up to 8 storeys and 5 metres up to 12 storeys.

The proposed setbacks of the Urban Frame A sub-precinct would exceed the setbacks of the Built Form Policy which allows nil setbacks to all levels. A nil setback is proposed for the first four storeys increasing to 4 metres for the storeys above this.

The proposed boundary setbacks of the Urban Frame B and William Street North sub-precincts would also be consistent with this. Where development adjoins the Residential sub-precinct, a nil setback for the first two storeys which would align the R Codes which allows for two storey boundary walls on the adjoining properties. Setbacks above the second storey are generally consistent with the Built Form Policy and increases to 6.5 metres and 12.5 metres for the storeys above.

Within the Residential sub-precinct boundary setbacks would remain in accordance with the R Codes Volume 1.

These setbacks are supported by existing laneways and roads which would provide a further physical separation between low and high density developments.

Any development would also need to demonstrate the relevant acceptable outcomes of the R Codes Volume 2 in relation to building separation and visual privacy are met. This would ensure that new developments are designed to reduce the impact of building bulk and scale and to maintain visually privacy and access to adequate sunlight on adjoining properties.

- Strategic Development Sites – The City Toyota and William Street Carpark have been identified as Strategic Development Sites based on the Strategy and guiding principles such as current land use, built form, potential for urban renewal, lot ownership, and location.

The proposed building heights of 12 and 15 storeys has been informed by feedback received during the preliminary engagement that these two sites had the potential for greater height provided that it is sensitively designed where it abuts the Brookman and Moir Heritage Area.

This has also been informed by the feedback from the DRP which noted that both of these sites could be increased to the proposed building heights. This is because the sites are large landholdings of 23,915 square metres and 5,261 square metres respectively which provides the opportunity for larger setbacks and opportunities for landscaping to mitigate off-site impacts from bulk and scale on the adjacent properties and achieve a sensitive transition.

There are also additional requirements applicable to these sites. For the City Toyota site a local development plan or precinct structure plan would be required to address how the future development would be coordinated across the various lots. For the William Street Carpark 50 public car parking bays would be required to ensure there is no reduction in the supply of public parking within the WSPF area.

- Community Benefits – To achieve a maximum height of 10 storeys developments would need to provide benefits which would ensure that there is a positive contribution to the public realm and community. This contribution would be at a rate of 3 percent of the construction cost of each additional storey above the acceptable height. This is detailed further below.

This would apply to properties within the William Street Core, Newcastle Street and William Street North sub-precincts that have a minimum lot area of 1,000 square metres and are not identified as a Strategic Development Sites. This is in recognition of the fragmented land ownership of William Street and amalgamation of lots would allow opportunities for consolidated redevelopment.

Development Incentives for Community Benefits

Administration's comments on the proposed development incentives for community benefit are included below:

- Type of Community Benefits – The development incentives would be consistent with the R Codes Volume 2. This sets out that increased development potential through additional height can be offered

in exchange for community benefit which could include public amenities, cultural/recreation facilities, or affordable/accessible housing.

The R Codes Volume 2 outlines that incentives should reflect local priorities and be clearly defined and measurable. The draft WSPF identifies several items based on feedback through the preliminary community engagement which could be provided as development incentives, including:

- Affordable housing in partnership with an approved housing provider or not-for-profit organisation recognised by the Department of Communities.
- Specific purpose housing such as student accommodation or accessible housing.
- Public facilities and amenities such as spaces for non-profits or public toilets.
- Public carparking to be managed by the City.
- Items identified in the Place Plan such as projects associated with increasing tree canopy, improving the pedestrian environment, slowing traffic, and landmark wayfinding opportunities.
- Public open space.

Any community benefit proposed by a proponent would need to be supported by a Community Needs Analysis which demonstrates that it would positively address a need for the community.

- Contribution Amount – The 3 percent figure is consistent with the South Perth Activity Centre Plan that was approved by the WAPC, and the work undertaken by the City and the DPLH as part of the draft Leederville Precinct Structure Plan. This contribution amount would be generally viable for proponents while also providing a reasonable return to the community.
- Form of Contribution - The community benefit would be secured through imposing a condition of development approval for either a monetary contribution to the City, the delivery of a project on-site by the proponent, or a combination of both. Any monetary contributions received through this process would be held in a reserve account and would be used by the City to fund upgrades to the draft WSPF area.

Open-Parking Option

The City's [Local Planning Policy: Non-Residential Parking](#) (Parking Policy) sets minimum parking requirements for non-residential uses. The draft WSPF proposes to remove minimum carparking requirements for non-residential development by providing an open-parking option.

Administration's comments on the removal of parking minimums are included below.

- Accessible City Strategy – The open-parking option would moderate the provision of on-site parking to be only where necessary to meet the demands of a new business consistent with the ACS. The draft WSPF area is in a highly accessible location that is in close proximity to the Perth CBD and has strong public transport connections. Removing the requirement for on-site parking to be provided would encourage a mode shift towards alternative forms of transport. This would result in a gradual reduction in the use of private vehicles on the roads in the area that would improve the safety and experience for pedestrians and cyclists.
- Support for Businesses – The open-parking option would reduce red-tape for small business intending on opening or expanding in the area. This is because existing buildings are typically repurposed for use new tenants and businesses. The retention of existing built form contributes towards the established character, but also means that there is little to no space for on-site parking to be retrospectively provided.

The removal of the need to provide on-site parking would make it easier for new businesses to open or existing businesses to expand. It would also give the opportunity for existing on-site parking spaces that are no longer required to be repurposed into outdoor or alfresco areas that would contribute to the vibrancy of the area.

- Impact on Public Parking – The open-parking options would place a greater emphasis on the management of public and on-street parking in the area to ensure that adequate parking is available to support businesses without impacting on surrounding residential areas. The City's [Precinct Parking](#)

Management Plan (PPMP) guides the management of public and on-street parking within each of its town centre's, including William Street.

The PPMP identifies a staged approach to interventions to encourage the turnover of parking bays as demand for public parking increases. This includes monitoring until parking occupancy rates reach 85 percent, and then a graduated response to reducing parking times and increasing paid parking fees.

An occupancy survey was undertaken in March 2023 of the 191 public carparking bays currently available in the William Street Town Centre. This identified that the occupancy rate was 74 percent, meaning that there was 50 parking bays available. This indicates that there would be adequate capacity in existing public parking to successfully implement the open-parking option noting that there may need to be further reviews of time limits and parking fees as demand increases in the future consistent with the PPMP.

- Residential Car Parking & Bicycle Parking – The open-option car parking would only apply to non-residential developments. Parking for residential developments or apartments in mixed use developments would be required to provide parking for residents and visitors in accordance with the acceptable outcomes of the R Codes Volume 2.

Non-residential developments would still be required to provide bicycle parking and end-of-trip facilities in accordance with the minimum's set out in the Parking Policy. This would ensure that alternative modes of transport are catered.

Place Plan

Administration's comments on the key actions of the William Street Place Plan are below.

- Increase Tree Canopy – The City would develop and implement an Urban Greening Strategy to improve the tree canopy through the town centre over the next 15-20 years. This would take a holistic approach to maximising tree canopy in the public realm with consideration of species selection, footpath space allocation and sub-soil infrastructure among other elements. Funding to implement this would be sought from the State Government's Urban Greening Grants Program.
- Improve the Pedestrian Environment – The City would investigate improvements including installing pedestrian crossing facilities across William Street and tactile pavers at all crossings on William Street and Brisbane Street to improve the pedestrian experience.
- Traffic Calming – The City would investigate the improvements to William Street and Brisbane Street to address traffic speed and volume, improve pedestrian connectivity throughout the William Street Core and William Street North sub-precincts, and better integrate with Tu Do Park. Opportunities to be investigated includes the redesign of the William Street and Brisbane Street intersection, removal of clearways, a reduction in speed limit and the redesign of the street to be one lane in each direction.
- Activation of Vacant Sites and Shopfronts – The City would engage with landowners of long-term vacant land and shop fronts to facilitate interim use and activation until redevelopment occurs. The existing Business Enhancement Grant program would continue to support small-scale improvements.
- Improve Lighting on William Street and Money Street – The City would undertake a Lighting Audit and develop a Lighting Improvement Plan with consideration of footpath lighting on William Street and Money Street to improve pedestrian safety.
- Improve Safety through CPTED – The City would explore grant funding opportunities to install CCTV, educate business owners and commercial landowners on CPTED principles to reduce the risk of crime and vandalism and address existing CPTED issues through the Mural Co-Funding Program and Business Enhancement Grant.

New Northbridge Design Guidelines and Central Perth Development Policies

Administration proposes to revoke both the CPDP and NNDG because the respective elements of each are adequately addressed across the existing state and local planning framework and within the draft WSPF.

The retention of both of these would unnecessarily duplicate planning requirements. The revocation of each would provide for a clearer framework for future developments to be assessed against.

The lot specific design standards of the NNDG would also no longer be required as all of the lots within the Lindsay Street Precinct have all been developed, with the exception of one lot which received development approval in May 2024. The R Codes Volume 2 would apply to this property and guide any further redevelopment proposal should this development not proceed.

William Street Planning Framework

February Draft Document



1

Acknowledgment of Country

The City of Vincent acknowledges the Traditional Owners of the land, the Whadjuk people of the Noongar nation and pay our respects to Elders past and present.

We recognise the unique and incomparable contribution the Whadjuk people have made and continue to make to our culture and in our community. We will continue to seek the input of the Traditional Owners.

The land on which we live, meet, and thrive as a community always was and always will be Noongar land.

Introduction

The City of Vincent (Vincent) is committed to a place-based approach to guide future growth and success of our town centres and precincts.

As part of a Local Government Integrated Planning and Reporting Framework (IPRF) our Strategic Community Plan Imagine Vincent The Sequel 2022-2032 outlines Vincent's plan for the future. The vision for the City of Vincent has been agreed as:

"In 2032, The City of Vincent is a leafy vibrant 24-hour city, which is synonymous with quality design and sustainability. It's diverse population is supported in their innovative endeavours by a council that says YES!"

Our place-based approach is affirmed here through six community-led priority areas. Informed by State Planning Policy 4.2 Activity Centres (SPP4.2) and the IPRF, Vincent sets the land use and development framework for our town centres and precincts through our informing strategies and plans, specifically, our Local Planning Strategy and Town Centre Planning Frameworks.

The William Street Planning Framework will function as a Local Planning Policy and Place Plan with the option to be adapted into a Precinct Structure Plan in future if need.



Figure 1 - City of Vincent Town Centres



Figure 2 - Integrated Reporting Framework



Pillars of the Strategic Community Plan 2022-2032

Figure 3- Pillars of the Strategic Community Plan 2022-2032

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How to read this document

The William Street Planning Framework (WSPF) is structured around six Key Focus Areas:

1. Policy

Sets out the legislative requirements of the WSPF including the relevant delegations, related policies, procedures and supporting documentation.

Sets the Policy purpose, objectives, operation, scope and relevant definitions.

2. Context

Outlines where we are now in relation to each of the Strategic Community Plan (SCP) Pillars: Enhanced Environment, Accessible City, Connected and Healthy Community, Thriving Places, Sensitive Design and Innovative and Accountable. As well as the results of the stakeholder engagement surrounding this.

3. Where do we want to be

Sets out the vision and objectives of the WSPF that respond to the data and consultation collected in the 'context' focus area.

4. The Private Realm – Built Form

The statutory provisions of this framework have been prepared to guide development within the private realm now and into the future. This framework is to be read in conjunction with Local Planning Scheme No. 2 (Scheme) and the Residential Design Codes (R Codes) Volumes 1 and 2.

5. The Public Realm – Place Realm

The place-based actions of this framework have been prepared to improve outcomes and amenity within the Public Realm and will be delivered through capital works, strategic projects, advocacy and collaboration with the community and private sector.

6. Development Incentives for Community Benefit

This explains the rationale for offering development incentives, which allow extra building height in exchange for community benefits—such as public amenities, affordable housing, or cultural facilities—applicable to a broad community, with concessions exceeding height limits being optional and guided by recent planning recommendations.

How do the Vision, Objectives, Private Realm and Public Realm Relate?

Vision

High level goal for the area

Objectives

Capture the major themes that will influence the future of the area.

The Private Realm – Built Form

Capture how privately owned land will change in the future and the parameters around this.

The Public Realm – Place Plan

Captures how public land will be improved and how this will be achieved.

Part 1 Policy

Preliminary

The City's Local Planning Strategy (Strategy) sets out the long-term planning direction for the City by considering and applying State and regional planning frameworks, and community sentiment. It provides the rationale for the zones and other provisions within the local government area.

The City's Local Planning Scheme No. 2 (LPS2) supports the Strategy. Part 2 of LPS2 sets out the Local Planning Framework and outlines the zones, appropriate land uses, density codes and other land reserved for public purposes.

The City has taken a place-based planning approach in preparing the Strategy to inform the Scheme. The key elements of the 'place based' approach to planning included the following:

- Planning to achieve a holistic view and integrated outcomes for an area.
- Creating sustainable outcomes specific to particular areas and their communities.
- Creating community commitment and capacity.
- Ensuring community and stakeholder involvement and ownership in the process.

The Strategy informs the preparation of local planning policies that are adopted pursuant to the Scheme, in particular the planning frameworks for each of the place-based areas of Vincent.

Policy Development

The WSPF is a local planning policy with a place plan that has been prepared under the provisions of Schedule 2, Part 2, Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Relevant Delegations

1.1.1 Determination of various applications for development approval under the City's LPS2.

Purpose

The purpose of the WSPF is to guide development within the public and private realms of the WSPF area.

Relationship to other Instruments

R Codes VOLUME 1

Where there is an inconsistency between the WSPF and the R Codes Volume 1, the WSPF prevails to the extent of any inconsistency.

As contemplated by Clause 3.2.3 of the R Codes Volume 1, the Deemed-to-Comply criteria and Local Housing Objectives in the WSPF replace or augment the equivalent Deemed-to-Comply standards and augment the Design Principles of the R Codes Volume 1.

Appendix 1 details the relationship between specific design elements addressed in the WSPF and the R Codes Volume 1

R Codes VOLUME 2

Where there is an inconsistency between the WSPF and the R Codes Volume 2, the WSPF prevails to the extent of any inconsistency.

The Acceptable Outcomes in the WSPF augment or replace the Acceptable Outcomes in the R Codes Volume 2.

While addressing the Acceptable Outcomes is likely to achieve the Element Objectives and Policy Objectives, they are not deemed-to-comply standards. Applicants demonstrate that the Element Objectives and Policy Objectives are addressed to the satisfaction of the City.

Development may satisfy these objectives by alternative means or solutions.

Appendix 1 details the relationship between specific design elements addressed in the WSPF and the R Codes Volume 2.

NON RESIDENTIAL DEVELOPMENT

In assessing applications for development approval, the decision maker shall have regard to the **Policy Objectives** of the WSPF, the **vision statement** and **built from standards** of each sub-precinct and the **general standards** of **Part 4**.

OTHER LOCAL PLANNING POLICIES

Other than for heritage listed places, where there is conflict between the WSPF and any other local planning policy of the City, the WSPF prevails to the extent of any inconsistency.

Part 2 Context

Planning Framework Boundary

The William Street Planning Framework area extends from Bulwer Street in the north, Lindsay Street to the east, Newcastle Street in the south and Lake Street to the west.

The precinct is a natural extension of the Northbridge Entertainment precinct (NEP) and abuts the City of Perth local government area (LGA) boundary on Newcastle Street. It is well serviced by public transport and open space.

The precinct services the wider metropolitan region thanks to its vibrant mix of hospitality venues and speciality grocers

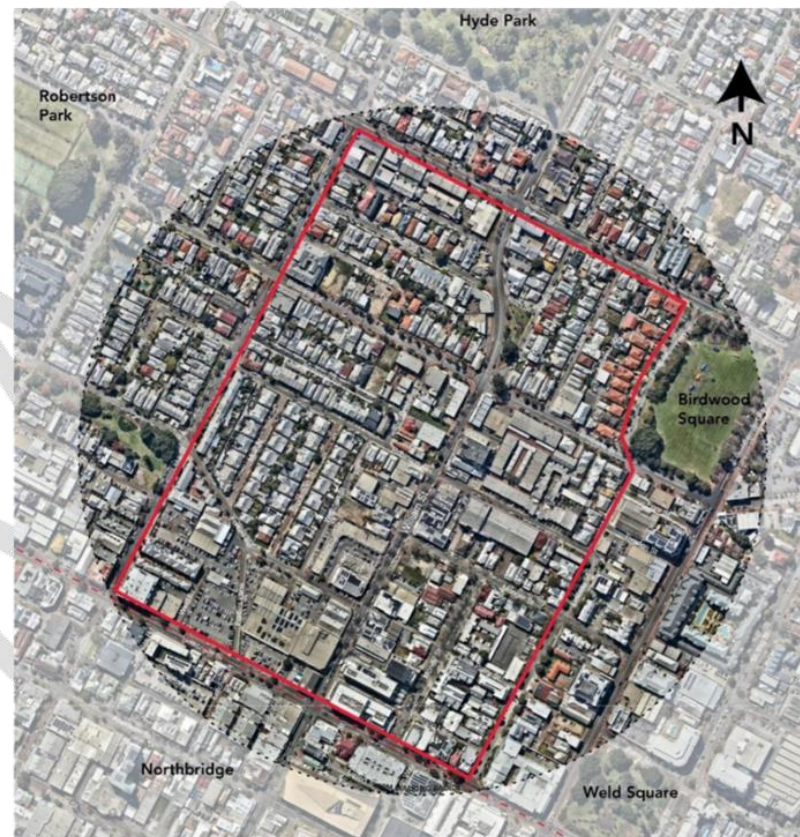


Figure 4 - William Street Planning Framework Area

Historical Context

Understanding the history and the people that use William Street Town Centre informs how well their needs are being met. The area now encompassing the City of Vincent has long provided significant spiritual and physical sustenance to Whadjuk Noongar people. The Vincent area incorporates twelve former wetlands and a stretch of the Swan River frontage between the ocean and major water systems which play a vital role in the creation of the world for Whadjuk.

Post-colonial settlement and the northern expansion of Perth in the 1890s saw subdivision and mixed-use development occur. The Town Centre is surrounded by several Local and State Heritage Listed places, notably having an interface with the Brookman and Moir precinct. This precinct is recognised at a local and state level for its heritage significance. Development over the decades has transformed the precinct from a humble mix of residential and commercial development to its current character of specialty retail and Asian grocers by day, and niche hospitality venues and eateries by night.

Demographics

The WSPF area encompassing the City of Vincent suburbs of Highgate and Perth has a distinct demographic profile reflective of its urban character:

Population Growth and Household Size: From 2011 to 2021, the population marginally increased from 11,693 to 11,903 with an average household of 1.9 people.

Age and Workforce: A significant portion of the population is comprised of "young workers" aged 25 to 34 (3,997) in 2021, making this the largest age group in the area. There has been a gradual increase in this age demographic, emphasising the area's appeal to young professionals.

Housing and Density: Reflective of the town centres inner city location, the number of high-density housing in the neighbourhood increased by 56% between 2011 and 2021. Medium density housing stock also increased by 14%.

Transport and Mobility: Thanks to its access to high frequency bus networks and proximity to the Perth CBD, residents of the town centre and surrounding areas are more inclined to use public transport, cycling, or walking to work compared to the broader Perth area. However, there was a slight decline in cycling rates, partly due to increased remote work trends since 2020 which saw a 245% increase in people working from home.

Rental Stress: The area has a considerable rate of rental stress, affecting 25.9% of renting households, just above the average for the City of Vincent. This suggests a potential affordability issue in the rental market, which is further compounded by high demand and increased density housing. This percentage is forecasted to increase in 2024 and beyond.

This demographic snapshot highlights William Street's urban profile, characterised by young, independent residents, a preference for high-density living, and reliance on public or active transport, aligning with the City of Vincent's goals for a connected, vibrant community.

What is the role of the City

The City of Vincent serves as the main point of contact for the community, working to balance the needs of residents, schools, community groups, landowners and local businesses with legal requirements and long-term plans.

The City oversees local infrastructure like streets, footpaths, cycle paths, and street furniture, including lighting. It also influences private developments through land-use planning, zoning, and built form standards, shaping the physical and economic landscape of the area.



Advocating to State Government is key for the City to push for outcomes beyond its direct control. Vincent plays an important role in attracting and keeping businesses by offering community-focused incentives, aiming to create vibrant, well-designed spaces for current and future residents, business owners, and visitors.





Strategic Context

All local governments are required to have a plan for the future. This takes the form of a Strategic Community Plan (SCP), an overarching document informed by extensive community consultation. It sets the strategic direction for the entire organisation and is supported by s informing strategies and plans. One of these is the WSPF. The vision for the City of Vincent is:

'In 2032, the City of Vincent is a leafy and vibrant 24-hour city which is synonymous with quality design and sustainability. Its diverse population is supported in their innovative endeavours by a Council that says YES!'

The relationship between the Guiding Principles of the SCP and WSPF are highlight below:

Guiding Principle	SCP Intent	Application to the WSPF
Enhanced Environment 	The natural environment contributes greatly to our inner-city community. We want to protect and enhance it, making best use of our natural resources for the benefit of current and future generations.	<ul style="list-style-type: none"> • Provide guidance to maximise on-site landscaping. • Identify opportunities for public open space. • Improving sustainable built form outcomes through environmentally sustainable design.
Accessible City 	We want to be a leader in making it safe, easy, environmentally friendly and enjoyable to get around Vincent.	<ul style="list-style-type: none"> • Review non-residential parking standards in line with community needs. • Analyse and improve cycle routes. • Improve pedestrian experience through buildings and canopy coverage.

<p>Connected and Healthy Community</p> 	<p>We are a diverse, welcoming and engaged community. We want to celebrate what makes us unique and connect with those around us to enhance our quality of life.</p>	<ul style="list-style-type: none"> • Encourage community spaces within new development. • Encourage inclusive and accessible development beyond the minimum requirements of the Building Codes of Australia.
<p>Thriving Places</p> 	<p>Thriving Places are integral to our identity, economy and appeal. We want to create, enhance and promote great places and spaces for everyone to enjoy.</p>	<ul style="list-style-type: none"> • Encourage local and small businesses. • Require development outcomes that enhance the public and private realms. • Identify opportunities to improve the pedestrian experience within the private and public realms. • Encourage public art and activation.
<p>Sensitive Design</p> 	<p>Design that 'fits in' to our neighbourhoods is important to us. We want to see unique, high-quality developments that respect our character and identity and respond to specific local circumstances.</p>	<ul style="list-style-type: none"> • Built form provisions encourage attractive and diverse development in line with the community vision. • Built form character and heritage is protected and enhanced. • Support quality design and sustainable urban built form that is responsive to the local context. • Encourage more people living in, working in, or enjoying the area.
<p>Innovative and Accountable</p> 	<p>We have a significant role to play in supporting our community to realise its vision. To achieve this, we will be an innovative, honest, engaged and responsible organisation that manages resources well, communicates effectively and takes our stewardship role seriously.</p>	<ul style="list-style-type: none"> • Engagement with the local community, businesses and the Town Team throughout the development of this framework. • Enable consistent and transparent decision making in line with City's strategic vision.

Stakeholder and Community engagement

To inform the development of the WSPF, Vincent conducted a community engagement program in two phases (Visioning & Design) between March and July 2024

The community engagement program was communicated through:

- A project page on Imagine Vincent from 25 March 2024;
- 3,575 letters sent to all residents and ratepayers of the William Street Town Centre and its surrounding 400-metre walkable catchment;
- Inclusion in the City of Vincent's Business E-News, regular E-News and Facebook, Instagram and LinkedIn;
- Speaking directly to business managers and owners; and
- Three social media posts each on Facebook, Instagram and LinkedIn
- Advertising on RTRFM and through the Northbridge Connect Town Team.

The intent of the **Visioning phase** was to capture the community's vision for the William Street Town Centre and surrounds. It included the following two engagement opportunities:

- A survey hosted on Imagine Vincent which 113 people completed; and
- An in-person workshop hosted at Hotel Northbridge which 60 people attended.

The **Design phase** was prepared to capture the community's opinion on specific planning controls and public realm initiatives such as heights, transitions, streetscape improvements. This phase included four opportunities to engage:

- Two in person 'walkshops' which 16 people attended;
- An in-person workshop at Hotel Northbridge which 30 people attended; and
- A survey hosted on Imagine Vincent which 49 people completed.

The key findings from the engagement highlighted the following issues:

- Urban blight;
- High vehicle traffic volumes;

- Poor pedestrian experience; and
- Poor community comfort and safety.

Participants expressed a desire for the WSPF and Place Plan to deliver:

- Streetscape and public realm improvements;
- Safer roads for pedestrians and bike riders;
- High quality development that is compatible with the surrounding heritage and character neighbourhoods; and
- Increased business diversity and residential population.

Part 3 Where do we want to be?

[insert cover image]

Vision

The William Street Town Centre is characterised by its **eclectic mix** of housing, community, entertainment and retail uses. Leveraging its **strategic location** near Northbridge and the Perth CBD, the centre will be **revitalised** into a **vibrant, attractive place for people to live, work, visit and play**.

Policy Objectives

Based on community input, the objectives of this framework form the foundation of the precinct's vision. They outline the preferred outcomes for development and guide the area's urban renewal. If a development does not meet the acceptable outcomes, it should be evaluated against these objectives.

1. **Build on the sense of place** evidenced by the area's history and cultural diversity and to shape the streetscape to ensure high quality, active, people-oriented public realm.
2. **Encourage mixed-use development** that integrates commercial, residential, and hospitality spaces to create a vibrant and active precinct.
3. **Encourage mode shift** by improving pedestrian and bike riding infrastructure, rationalising car parking and creating active public spaces that promote social interaction precinct.
4. **Manage the built form profile of new development** to avoid adverse impact to surrounding areas, including heritage places.
5. **Foster housing diversity** by promoting a variety of affordable, thoughtfully designed housing options that address the diverse needs of the community.
6. **Leverage the opportunities for development** afforded by the area's proximity to the Perth Central Business District, major public transport routes and road networks.
7. **Promote sustainable design** by incorporating green infrastructure, energy efficiency, and climate-resilient building practices in new developments.
8. **Contribute to Vincent's green network** by increasing green spaces which are easily accessible by enhanced pedestrian and cycling pathways activity and planting appropriate vegetation that will mitigate the urban heat island effect.
9. **Enhance public safety** by ensuring that all new development is designed in accordance with 'Crime Prevention Through Environmental Design' principles.

Sub Precincts

The WSPF is made up of five sub-precincts shown on **Figure 5**, each with its own statement of intent.



Figure 5 - WSPF Sub Precincts

William Street Core

This sub-precinct is the heart of the WSPF and will continue to function as a vibrant hub of hospitality, retail and culture. Future development will enhance street level activity and create a dynamic atmosphere. Above the street new development will capitalise on the expansive views of the Perth skyline and surrounding parkland and include both residential and commercial uses. Improving walkability and cycling connections to the core will encourage a mode shift towards active transport, reducing reliance on cars and overall enhancing liveability.

Design of new development will reference the precinct's history and cultural diversity. Bulk and mass is to be adequately managed when transitioning to the Residential and Urban Frame sub-precincts. New housing should provide for a diversity and dwelling types including affordable housing options that cater to a broad demographic and help drive the economic activity of the centre.

Newcastle Street

The size of land parcels within this sub-precinct allows an opportunity for increased building height and density,, with ample space to create areas of public open space that will add to the contribute towards public amenity. Building eight and mass will be located away from Forbes Road, protecting the cultural heritage significance of the Brookman and Moir Heritage Area and Baker's Terrace.

Forbes Lane will be upgraded and activated with a focus on the pedestrian experience by enhancing walkability, safety, and connections to the area. Measures to achieve this include creation of a shared street, new active land uses, improved lighting, and encouraging places to pause and linger.

A variety of land uses including retail, food and beverage, hospitality, offices, residential and specific purpose housing will be incorporated into this high-quality environment, drawing people in from across the metropolitan region.

Urban Frame A

The existing medium density mixed-use precinct will see increased residential development which is designed to integrate with properties of heritage significance, most notably the converted Mackays Aerated Waters Factory. This sub-precinct will see residential and non-residential uses co-exist at the street interface, providing opportunities of activation and surveillance to the public realm. Development should provide for a mixture of complementary uses that will provide activity to the sub-precinct and contribute to the activation of the William Street precinct, whilst being compatible with residential development outside of the WSPF area.

Urban Frame B

Located along Brisbane, Bulwer and Lake Street, this sub-precinct includes a vibrant blend of heritage features and diverse land uses, fostering a distinctive 'village feel' within the wider precinct. It seamlessly transitions from the bustling activity of William Street towards its outskirts, linking commercial and residential areas to cultivate a walkable urban environment. The road network will be visually appealing and well-landscaped, prioritising pedestrians and cyclists.

To accommodate future population increases and maintain vibrancy, medium-density mixed-use development, particularly in the form of low-rise apartments are encouraged, with the emphasis on minimising land use conflict and off-site amenity between residential and non-residential uses. New developments will emphasise architectural designs that enhance street appeal, reflect and maintain existing heritage and built form character and encourage lively, engaging streetscapes. Alfresco dining and outdoor activities are encouraged where possible.

William Street North

William Street North is the northern gateway to the William Street. Due to the number of vacant or underutilised properties, this sub-precinct is well located to be redeveloped into a medium to large scale residential and mixed-use area that provides a transition between the Core, Urban Frame B and Residential sub-precincts. New development will need to respond to the natural topography by maintaining the existing view corridors to the Perth CBD skyline along William Street as well as minimising its impact the surrounding homes in the Residential sub-precinct.

Compatible land uses such as shops, offices and other interactive uses are encouraged to be located here to assist in creating a bustling and vibrant street environment. In the long-term traffic will be slowed through calming measures, allowing for the further activation and use of Tu Do Park by the community.

Residential

The Residential sub-precinct will retain its existing heritage and built form characteristics and blend new development in a manner that protects and celebrates its these elements. Leveraging from its proximity to neighbouring mixed use areas and local parks, future development will achieve a built form character that increases dwelling diversity in a form that is compatible with and complimentary to the existing character and promotes streetscape interaction between the community. New development will largely include additions to existing homes and townhouse products. Non-residential uses may be supported, where they do not result in amenity impact ton surrounding homes.

Building Heights and Sub-Precincts

Maximum height is achieved through **Part 6 Development Incentives for Community Benefit.**

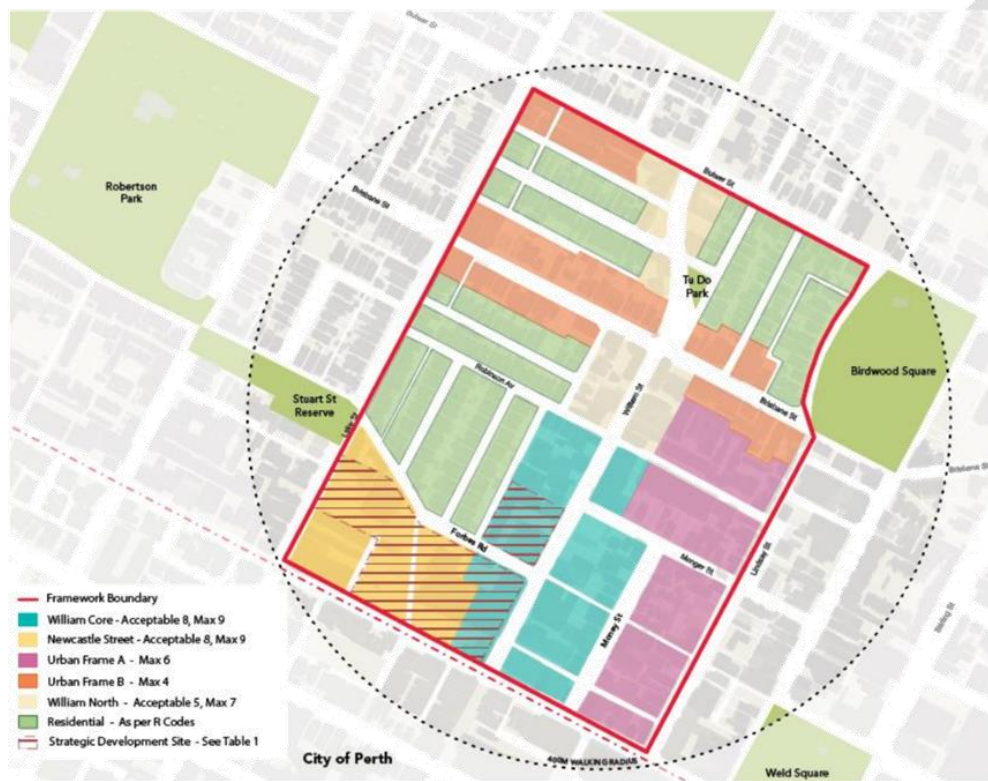


Figure 6 - WSPF Building Heights

Strategic Development Sites not shown in the above figure are considered in line with the Part 4 **Strategic Development Sites**.

Part 4 The Private Realm (Local Planning Policy Standards)

This section articulates the preferred design outcomes for the WSPF by providing built form standards for development within the private realm.

Why is Good Design Important?

Good design ensures that development is ultimately appropriate for its context, construction and aesthetics, providing a positive contribution to the built landscape of an area. The 10 principles of good design, identified under [State Planning Policy 7.0 Design of the Built Environment](#) underpin the provisions of the WSPF.

Land Uses

Development within the WSPF through **William Core** and **Newcastle Street** sub-precincts should prioritise a diverse mix of uses that support both day and nighttime activity. Retail, hospitality, and entertainment venues are key drivers for street activation, encouraging a lively atmosphere that attracts visitors throughout the day and supports the local economy.

Opportunities exist for non-residential land uses within the **Urban Frames** and **William North** and **Residential** sub-precincts. These sub-precincts allow for lower intensity non-residential uses such as small offices, boutique retail and hospitality businesses that integrate with the established residential character and support local needs.

When considering development applications, the decision-maker should ensure that proposals align with the vision and objectives of the WSPF and the City's LPS2.



Figure 7 - Local Planning Scheme No.2 Zoning and Heritage Areas

Strategic Development Sites

Strategic Development Sites (SDS) are sites that have been identified based on several factors, including land tenure and size, location and context.

In addition to satisfying **Part 5 Development Incentives for Community Benefit**, the redevelopment of a SDS identified in **Figure 6** must also satisfy the requirements of **Table 1**.

Table 1: Strategic Development Sites	
Strategic Site	Requirements
City Toyota and neighbouring sites Lot 50 (323) William Street Lot 51 (333) William Street Lot 2 (347-349) William Street Lot 101 (216-232) Newcastle Street Lot 100 (216) Newcastle Street Lots 1,2,123 (220) Newcastle Street Lot 111 (24) Forbes Lane Lots 10,11,12,13,14 (2) Weld Avenue Lot 104 (10) Weld Avenue Lots 101,102,107,108, (122A-130) Lake Street Lot 106 (35-37) Forbes Road	1. Maximum development height may be increased to 15 storeys or more subject to the following: <ol style="list-style-type: none"> Submission of a Local Development Plan (LDP) or Precinct Structure Plan (PSP) allowing for the coordinated development and management of height across sites identified in Figure 6. LDP or PSP is to provide for mid-block public space. LDP or PSP is to provide for road widening of Forbes Lane: <ul style="list-style-type: none"> To allow for two-way vehicular access; That is designed in a manner that promotes pedestrian safety That provides comfortable seating to encourage people to stop and stay awhile. Is landscaped to soften the urban environment and create a more pleasant atmosphere. Provide lighting to enhance safety and create an inviting atmosphere. Notwithstanding point (1), development height is to be four storeys within 10m of Forbes Road
William Street Carpark Strata Lots 1-4,6-9 (Units 1-4, 5A,5B,6,7/369-371) William Street Lot 500 (375-393) William Street	1. Maximum development height may be increased to 12 storeys subject to the following: <ol style="list-style-type: none"> Amalgamation of 369-371 William Street and 375-393 William Street identified in Figure 6. Notwithstanding point (1), development height is to be 5 storeys within 10m of Wellman Street A minimum 50 public carparking bays is to be included as part of the community benefit contribution.

For sites not included as a SDS in Table 1, increased building height may be increased to 10 storeys and considered in line with the community development framework of Clause 7 if a development can demonstrate the following:

- Alignment with policy objectives, general standards and relevant sub-precinct statement of intent;
- Located with William Core, Newcastle Street and William Street North sub-precincts; and
- A minimum land size of 1,000m².



Figure 8 - Indicative William Street Carpark Strategic Development Site

Notification on Title

All lots within the WSPF area containing new development that will be exposed to high levels of noise (including transport noise and entertainment precinct noise) shall incorporate a notification on the relevant certificate(s) of title pursuant to Section 70A of the Transfer of Land Act 1893 pertaining to road noise and/or entertainment noise. Notice of this notification is to be included on the diagram or plan of survey.

All development must comply with **State Planning Policy 5.4 – Road and Rail Noise**.

Northbridge Tunnel Standards

Applicants should refer to the **Development Design Guidelines for Structures Above or Adjacent to the Northbridge Tunnel** for performance standards relating to development over the Northbridge Tunnel to ensure that the integrity of the tunnel is maintained.

General Standards

In addition to these general standards, the standards and acceptable outcomes of the R Codes Volume 1 and 2 also apply.

To the extent of any inconsistency, standards in this section replaces or is in addition to the relevant standard or acceptable outcome of the R Codes.

1.1.1. Urban Design Study

(Schedule 2, Part 8, Clause 63 (c) of the Planning and Development (Local Planning Schemes) Regulations 2015)

An Urban Design Study is to be submitted with the application for development approval and must consider all the following local housing objectives:

1. Appropriate use of a variety of materials and finishes that complement elements of the existing local character whilst avoiding the use of faux (made as an imitation, fake or false) materials.
2. Articulation that uses architectural elements in addition to setbacks to reduce its impact on adjoining properties and improve the amenity of adjoining properties and the streetscape.
3. Fire boosters, mailboxes and external fixtures that are integrated in the early design stage and located to minimise the impact on the public realm.
4. Development that achieves visual interaction with the vehicle and pedestrian approaches.
5. Development which integrates and/or acknowledges the design elements and character of the streetscape identified in the Urban Design Study.
6. Development which incorporates the design elements of the predominant streetscape character of the Urban Design Study area.
7. Development on corner sites that is designed to express significance and frame the corner to define the built form and give a strong edge to the public realm.
8. Development expressed with strong visual elements that integrate with all street frontages and rights of way.
9. Creation of cohesive street frontages which contribute to a comfortable pedestrian environment by addressing each frontage with passive surveillance and safe sightlines.
10. Development which integrates with adjoining public spaces by including visual surveillance or clearly visible entrances and paths directly onto the public space.
11. Vertical articulation is emphasised to break up building mass and highlight street level uses and details.
12. Development designed to be adaptive and cater for changing uses over time within the relevant zone.
13. High-quality durable materials and textures used at street level and upper levels which express the architectural style of the surrounding context.
14. Design which is responsive to any existing and/or proposed verge trees and will promote greening in the WSPF area.

1.1.2. Heritage and Character Management

(Applies in addition to Clause A4.10.1 of R Codes Volume 2)

1. Development to or adjoining heritage places is to be in accordance with **Local Planning Policy: Development Guidelines for Heritage Places** and **Local Planning Policy: Heritage Area Guidelines**.
2. Existing heritage and character buildings identified in the Urban Design Study should be retained and incorporated into any new development proposal.
3. New buildings adjacent to character and heritage buildings, identified through the Urban Design Study, shall have an architectural character that respects and complements these buildings. This character should draw from prominent materials and colours of the area and shall express and strengthen the intended place identity.
4. Contemporary architectural styles are acceptable provided they are designed in a manner that creatively interprets materials, form and patterns of the locality.

1.1.3. Materials and Finishes

(Applies in addition to Clause A4.10.1 of R Codes Volume 2)

1. New buildings must be of a high architectural quality, incorporating articulated façades with large openings to the street or clear glazing, fenestration, parapet treatments and other detailing and materials that respect and complement the established character of the precinct.

1.1.4. Landscaping

The following applies to all commercial development. Residential and mixed-use development are strongly encouraged to satisfy the following requirements:

1. Development applications for commercial development must provide a landscaping plan that satisfies the following:
 - a. A minimum of 12 per cent of the site area shall be provided Deep Soil Area (DSA). The DSA shall have a minimum dimension of 1sqm (1m x 1m).
 - b. A minimum of 3 per cent of the site area shall be provided as Planting Area. The Planting Area shall have a minimum dimension of 1sqm (1m x 1m)
 - c. Where the required deep soil area cannot be provided due to site constraints, planting areas are to be provided within structures at a rate of double the shortfall in deep soil area.
 - d. Where a lot boundary setback applies, 80 per cent of that area at ground level must be provided as canopy cover at maturity
 - e. Existing trees on a property must be retained where they meet the definition of a **Significant Existing Tree**.

- f. The proposed removal of any tree that meets the definition of a **Significant Existing Tree** is to be provided with an arboriculture assessment. Where removal is deemed appropriate by the arboriculture assessment the trees must be replaced at a minimum ratio of two new similar sized trees for everyone removed
- g. The proposed removal of any native vegetation is to be supported by a flora and fauna assessment
- h. Uncovered car parking at ground level must be provided with canopy cover at maturity of at least 60 per cent.

1.1.5. Lift Over-runs, Rooftop Plant Rooms, and Architectural Features

(In addition to Clause A3.6.9 of R Codes Volume 2)

- 1. All lift over-runs and plant equipment must be adequately hidden from public view. This should be achieved through the design of the building rather than screening devices visible from the public realm.
- 2. Lift over-runs and rooftop plant rooms must not exceed 3.5m above the applicable maximum building height.

1.1.6. Projections and Awnings

(In addition to the Acceptable Outcomes of Section 4.10 of R Codes Volume 2)

- 1. Weather protection along footpaths adjoining commercial and mixed-use buildings shall be provided in the form of continuous awnings and satisfy the following requirements:
 - a. The weather protection will be integrated with the building design;
 - b. The weather protection shall be permanently fixed and shall be constructed of durable materials that provide sun and rain protection;
 - c. Be setback a minimum of 600mm from the face of the kerb;
 - d. The weather protection shall project a minimum horizontal depth of 2.4m over the adjacent footpath; and
 - e. Awnings shall be a minimum height of 3.5m and a maximum height of 4m from finished floor level to the underside of the awning to accommodate under awning signage.
- 2. Reduced pedestrian awnings are able to be considered in the following circumstances:
 - a. Where the design compromises the heritage significance of an existing building; and/or
 - b. Where the design compromises existing or proposed street trees; and/or
 - c. Presents significant servicing issues that otherwise could not be designed around.

3. Balconies may project into the setback area, provided that they are designed to be unenclosed with minimal solid balustrading and comply with privacy requirements of the R Codes.

1.1.7 Façade Design

The following objective applies to all commercial development:

1. To balance security needs with visual and community amenity, alternative window treatments may be considered based on the site context, business type and safety requirements. The design of these treatments should minimise visual impact, encourage pedestrian engagement and opportunities for surveillance, and uphold the aesthetic integrity of the public realm.

(In addition to Clause A4.10.1 of R Codes Volume 2)

2. Development which fronts the public realm shall provide active frontages including glazing, openings and operable windows to ensure activity, interaction and surveillance of the street.
3. Ground floor spaces shall have a maximum width of 9m and a finished floor level to finished ceiling level height of a minimum of 3.5m.
4. Identify key design elements in the local area and streetscape through an Urban Design Study and integrate the design elements into building facades visible from the public realm. New Developments shall:
 - a. Integrate high-quality, durable and diverse materials and finishes into the façade, avoiding reflective or glaring materials, and cosmetic or superficial attachments to the building;
 - b. Design appropriately scaled buildings, considering rhythm, proportion, and height, and avoiding blank, monotonous, repetitious or dominant building treatment;
 - c. Incorporate vertical articulation by using tall and narrow facade treatments;
 - d. Ground floor facades are to balance human scale design (by providing obvious entrances, fine grain development and active facades) that draws reference to the areas history;
 - e. Integrate fire boosters, mailboxes and external fixtures into the building design or screen them so they appear as part of the facade; and
 - f. Signage is to be minimal and integrated into the design of the building on the ground floor.
5. Where provided, doorways shall have a depth between 500mm and 1500mm to clearly articulate entrances to commercial buildings and tenancies.
6. Where provided, windows, seating ledges, sills, stall risers and other detailing shall have a minimum depth of 300mm.
7. Where provided, stall risers shall be a minimum height of 450mm.
8. Ground floor glazing and/or tinting shall have a minimum of 70% visible light transmission to provide unobscured visibility.

9. Security measures shall be:
 - a. Located and installed internally behind the glazing line or recessed between elements in the facade such as columns or doorway recesses; and
 - b. Transparent and visually permeable to allow views inside the building and enable internal light sources to be seen from the street.
10. Verandahs and colonnades are only permitted where they are constructed wholly within the lot boundaries of development site.
11. Consider good passive solar design principles that reduce the reliance on mechanical systems for heating and cooling when designing the building facade.
12. The design, activation and materials of a building on a corner site should be articulated and expressed volumetrically, addressing both primary and secondary streets. In particular, the quality of the primary and secondary façade of the ground floor should be of similar quality.

1.1.8. Public Domain Interface

In addition to Clause 3.6 of R Codes Volume 2.

1. Exposed boundary walls visible to the street are to incorporate the following design features:
 - a. Indentations
 - b. Varying heights
 - c. Varying materials, colours and textures and/or
 - d. Temporary public artwork (or the like).

1.1.9. Roof Design

(Applies in addition to Clauses A4.11.1 – A 4.11.3 of R Codes Volume 2)

1. Flat roof structures shall have a maximum solar absorptance rating of 0.4.
2. Pitched roof structures or roof structures that are visible from the street or adjacent properties shall have a maximum solar absorptance rating of 0.5, unless a suitable alternative is identified in the Urban Design Study.

1.1.10. Servicing and functionality

(Applies in addition to Clauses A4.17 of R Codes Volume 2)

1. Waste storage facilities are to be provided on site and in accordance with City of Vincent waste guidelines for new developments.
2. Waste storage facilities are to be screened from direct public view.

3. Residential waste storage areas must be separated from non-residential storage areas.
4. A Waste Management Plan is required for all residential properties over two dwellings, mixed-use developments, commercial and/or other non-residential developments

1.1.11. Environmentally Sustainable Design

The following applies to all commercial development. Residential and mixed-use development are strongly encouraged to satisfy the following requirements:

1. Development shall incorporate:
 - a. Site planning principles that maximise passive solar design opportunities for both summer and winter; and
 - b. Recovery and re-use of rainwater, storm water, grey water and/or black water for non-potable water applications.
2. Development is to achieve the environmental performance standards shown in the below table, or their equivalent*.
3. Development includes Water Sensitive Urban Design (WSUD) principles such as:
 - a. On-site storm water retention and detention for the 1-year, 1-hour Annual Exceedance Probability (AEP) event;
 - b. Water and nutrient wise landscaping;
 - c. Permeable paving and ground covers;
 - d. Rain gardens, bio filters, tree pits, green walls, and vegetated soak wells; and
 - e. Rainwater tanks, either for garden use or plumbed back into a building for reuse.

Accepted Rating Framework	Specification / Compliance Requirements	Minimum Requirement to be Achieved	Evidence
Green Building Council of Australia's Green Star Rating System	Current Design and As-Built rating tool	5-star Green Star rating	Preliminary Sustainable Design Report prepared by a Green Star Accredited Professional using the current Green Star Design and As-Built rating tool scorecard to demonstrate eligibility for 5-star Green Star rating.

Life Cycle Assessment in Accordance with EN15978- Sustainability of construction works – Assessment of environmental performance of buildings –Calculation method.	System Boundary must include all Life Cycle Modules (A1-2, B1-7, C1-4 and D) in addition to non-integrated energy (plug loads)	Global Warming Potential and Net Fresh Water Use Performance Reduction as per Table *** below.	Independently Reviewed EN15978 Compliant Target Setting LCA with a 20% factor of safety applied to improvement strategies
Performance Unit			
Building Type	Global Warming Potential Net Fresh Water Use	Global Warming Potential Net Fresh Water Use	
Residential (BCA Class 1-3)	< 2,250 kgCO ₂ e / Occupant / Year (50% saving against Perth statistical average residences)	< 57m ³ / Occupant / Year (50% saving against Perth statistical average residences)	
Commercial Office (BCA Class 5)	< 104 kgCO ₂ e / m ² Net Lettable Area / year (30% saving against Perth statistical average office)	< 1.25 m ³ / m ² Net Lettable Area / year (25% saving against Perth statistical average office)	
All Other Building Types	30% saving against Code-Compliant design	25% saving against Code-Compliant design	

**The City accepts sustainability assessment frameworks and mechanisms that are nationally or internationally recognised, compliant with applicable Australian/international standards and subject to oversight by a certifying body.*

1.1.12. Safety, Lighting and Crime Prevention through Environmental Design (In addition to Clause 3.7 of R Codes Volume 2)

1. All areas, especially places with lower volumes of foot traffic, must be adequately lit and designed to ensure that sightlines are provided from areas of high pedestrian traffic.
2. Lighting is provided to all areas that can be accessed by pedestrians.
3. Development shall address the principles of Safer Placed by Design: Crime Prevention through Environmental Design Planning Guidelines.

1.1.13. Parking

Given the proximity of the WSPF area to public transport networks and the Perth CBD, all developments are encouraged to prioritise alternative methods of transport over private vehicles.

Non-residential parking within the WSPF area operates under an 'Open Option' car parking model. This applies to all sub-precincts. Parking rates are in accordance with **Table 2**.

Table 2. Open Option car parking provision rates		
Land Use	Minimum number of car bays required	Maximum number of car bays permitted
All	Not applicable unless in accordance with a provision of LPS2, a local development plan or precinct structure plan.	Not applicable unless in accordance with a provision of LPS2, a local development plan or a precinct structure plan.

Should non-residential development propose parking, the design of the car parking is to be in accordance **Local Planning Policy: Non-Residential Parking**.

Parking for bicycles, motorcycles and other alternative forms of transport are to be in accordance with **Local Planning Policy: Non-Residential Parking**.

The relevant acceptable outcomes of R Codes in relation to car parking and bicycle parking continues to apply to all residential development, including residential components of mixed-use developments.

1.1.14. Pedestrian Access and Entries

(Applies in addition to Clauses A 3.7.1 to A 3.7.6 of R Codes Volume 2.

1. Pedestrian access which is identifiable from the street and visitor car parking areas and other public areas.
2. Access for pedestrians which directly fronts the primary street.
3. Developments shall distinguish residential entries from retail and other commercial entries.

4. Internal ground floor level to be at grade.
5. Design of balustrades to be integrated into the design of the development.
6. Ramps are not to exceed 50% of the active frontage.

1.1.15. Vehicle Access

(Applies in addition to Clause A 3.8.1 – A 3.8.7 of R Codes Volume 2.

1. Service areas and vehicular access shall be:
 - a. Taken from the rear laneway or secondary street in the first instances; or
 - b. Collocated where taken from the primary street to maximise the width of active frontages.
2. Access to on-site car parking spaces to be provided:
 - a. where available, from a right of way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a dedicated road;
 - b. from a secondary street where no right of way exists; or
 - c. from the primary street frontage where no secondary street or right-of way exists.
3. Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant.
4. Where vehicular access is provided from a street, all vehicles are required to enter and exit the site in forward gear.
5. Roller shutters, doors and screens are to be visually permeable
6. Onsite parking for a development shall be located beneath or at the rear of buildings.
7. In a mixed-use development, car bays should be clearly signposted differentiating between the residential car bays and the commercial car bays.
8. Where on-site parking provided for customer/client use is not directly visible from the adjacent street, adequate signage is to be provided to promote public knowledge of and direction to the car park. This signage is to comply with the requirements of the City's Policy relating to Signs and Advertising.
9. Existing trees must not be removed to provide for vehicle access.
10. Each lot is to provide a maximum of one crossover
11. The maximum width of a single crossover is 3m. The maximum width of a double crossover is 5m.

1.0 William Core



Figure 9 - Indicative future view of William Street

1.1 Heights

R Codes	Replace	Remain
	Clause 1.1 replaces Acceptable Outcome A 2.1.1 of the R Codes Volume 2.	-
Acceptable Outcomes		
A1.1.1	Podium Height: Maximum of 4 Storeys except to a lot adjacent to a lot located within the Urban Frame A sub-precinct or a lot on Money Street, which is to be a maximum of 3 storeys.	
A1.1.2	Acceptable height for the tower development is to be 8 Storeys	
A1.1.3	Maximum Height of the tower development is to be 9 Storeys unless identified as a Strategic Development Site and is subject to compliance with the Development Incentives for Community Benefit Framework within this Policy.	
A1.1.4	External fixtures may extend beyond the maximum height where they are not visible from the street or neighbouring properties	

1.2 Street setbacks

R Codes	Replace	Remain
	Clause 1.2 replaces Acceptable Outcome A 2.3.1 of the R Codes Volume 2.	
Acceptable Outcomes		
A1.2.1	Street Setbacks are to be in accordance with Table 1.2.1	
A1.2.2	Primary and secondary street setback above the podium must incorporate articulation and the use of varying colours and materials which minimise the bulk and scale of the building on the streetscape.	
Table 1.2.1 Street Setbacks		
Podium	Nil	
Tower	William Street and Newcastle Street 5 storeys and above: 3m 8 storeys and above: 4m	Forbes Road, Robinson Avenue, Monger and Money streets 5 storeys and greater: 4m. Wellman Street 5 storeys and greater: 10m
Note. For lots containing a heritage place or adjoining a heritage place, setbacks will also be assessed by Local Planning Policy: Development Guidelines for Heritage Places and Local Planning Policy: Heritage Area Guidelines.		

1.3 Side and Rear Setbacks

R Codes	Replace	Remain
	Clause 1.3 replaces Acceptable Outcome A 2.4.1 of the R Codes Volume 2.	Clause A 2.4.2 of the R Codes Volume 2 remains and applies.

Acceptable Outcomes		
A1.3.1	Setbacks are to be in accordance with Table 2.3.1	
Table 1.3.1 Side and Rear Setbacks		
	Abutting William Core and Newcastle Street	Abutting Urban Frame A
Podium	Nil	Nil to 3 storeys
Tower	4 storeys and above: 3m	
	8 storeys and above: 5m.	
Development Adjoining Rights of Way		
A1.3.2	Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.	
A1.3.3	Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.	
Note: Boundary setbacks will also be determined by elements of building separation, visual and acoustic privacy, natural ventilation, and solar and daylight access being adequately addressed.		
Note: For lots containing a heritage place or adjoining a heritage place, boundary setbacks will also be assessed by Local Planning Policy: Development Guidelines for Heritage Places and Local Planning Policy: Heritage Area Guidelines.		



Figure 10 - Indicative Future View of the City Toyota Strategic development Site

2.0 Newcastle Street

2.1 Heights

R Codes	Replace	Remain
	Clause 2.1 replaces Acceptable Outcome A 2.1.1 of the R Codes Volume 2.	-
Acceptable Outcomes		
A2.1.1	Podium Height: 4 Storeys	
A2.1.2	Acceptable height for the tower development is to be 8 Storeys	
A2.1.3	Maximum Height of the tower development is to be 9 Storeys unless identified as a Strategic Development Site and is subject to compliance with the Development Incentives for Community Benefit Framework within this Policy.	
A2.1.4	External fixtures may extend beyond the maximum height where they are not visible from the street or neighbouring properties	

2.2 Street setbacks

R Codes	Replace	Remain	
	Clause 2.2 replaces Acceptable Outcome A 2.3.1 of the R Codes Volume 2.		
Acceptable Outcomes			
A2.2.1	Street Setbacks are to be in accordance with Table 2.2.1		
A2.2.2	Primary and secondary street setback above the podium must incorporate articulation and the use of varying colours and materials which minimise the bulk and scale of the building on the streetscape.		
Development Adjoining Rights of Way			
A2.3.2	Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.		
A2.3.3	Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.		
Table 2.2.1 Street Setbacks			
Podium	Nil		
Tower	William Street, Newcastle Street and Weld Avenue 5 storeys and above: 3m 8 storeys and above: 4m	Forbes Lane and Lake Street 5 storeys and above: 4m	Forbes Road 5 storeys and above: 10m
Note. For lots containing a heritage place or adjoining a heritage place, setbacks will also be assessed by Local Planning Policy: Development Guidelines for Heritage Places and Local Planning Policy: Heritage Area Guidelines.			

2.3 Side and Rear Setbacks

R Codes	Replace	Remain
	Clause 2.3 replaces Acceptable Outcome A 2.4.1 of the R Codes Volume 2.	C3.4.1 - C3.4.5 of Part C of the R Codes Volume 1 remain and applies. Clause A 2.4.2 of the R Codes Volume 2 remains and applies.
Acceptable Outcomes		
A2.3.1	Setbacks are to be in accordance with Table 2.3.1	
Table 2.3.1 Side and Rear Setbacks		
Podium	Nil	
Tower	5 storeys and above: 3m	
	8 storeys and above: 4m.	
Development Adjoining Rights of Way		
A2.3.2	Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.	
A2.3.3	Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.	
Note: Boundary setbacks will also be determined by elements of building separation, visual and acoustic privacy, natural ventilation, and solar and daylight access being adequately addressed to the satisfaction of the responsible authority.		
Note: For lots containing a heritage place or adjoining a heritage place, boundary setbacks will also be assessed by Local Planning Policy: Development Guidelines for Heritage Places and Local Planning Policy: Heritage Area Guidelines .		

3.0 Urban Frames



Figure 11 - Indicative Future View of Brisbane Street (Urban Frame B)



Figure 12 - Indicative Future View of Money Street (Urban Frame A)

3.1 Height

R Codes	Replace Clause 3.1 replaces Clauses 3.2.1 of Part C of the R Codes Volume 1. Clause 3.1 replaces Acceptable Outcome A 2.1.1 of the R Codes Volume 2.	Remain -
Acceptable Outcomes		
A3.1.1	Development is to be in accordance with the building heights provided in Table 3.1.1	
A3.1.2	External fixtures may extend beyond the maximum height where they are not visible from the street or neighbouring properties	
Table 3.1.1 Building Height Urban Frames		
Urban Frame Typology		Indicative Height
Type A		Podium Height: 3 Storeys Maximum Height: 6 Storeys
Type B		Maximum Height: 4 Storeys

3.2 Street setbacks

R Codes	Replace	Remain
	Clause 3.2 replaces C3.3.1 & C3.3.2 of Part C of the R Codes Volume 1.	C2.3 and C2.4 of Part C of the R Codes Volume 1 remain and applies.
	Clause 3.2 replaces Acceptable Outcome A 2.3.1 of the R Codes Volume 2.	
Acceptable Outcomes		
A3.2.1	Development is to be in accordance with the street setbacks provided in Table 3.2.1	
A3.2.2	Primary and secondary street setback above the podium must incorporate articulation and the use of varying colours and materials which minimise the bulk and scale of the building on the streetscape.	
Development Adjoining Rights of Way		
A3.3.2	Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.	
A3.3.3	Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.	
Table 3.2.1 Urban Frame Typology		
Element	Type A	Type B

Podium	0 metres	Up to 3 storeys: 0 metres
Tower	Up to 6 storeys: Minimum 3m.	Three storeys: 3m
Note. For lots containing a heritage place or adjoining a heritage place, setbacks will also be assessed by Local Planning Policy: Development Guidelines for Heritage Places and Local Planning Policy: Heritage Area Guidelines .		

3.3 Side and Rear Setbacks

R Codes	Replace	Remain
	Clause 3.3 replaces Acceptable Outcome A 2.4.1 of the R Codes Volume 2.	C3.4.1 - C3.4.5 of Part C of the R Codes Volume 1 remain and applies. Clause A 2.4.2 of the R Codes Volume 2 remains and applies.
Acceptable Outcomes		
A3.3.1	Development is to be in accordance with the street setbacks provided in Table 3.3.1	
Development Adjoining Rights of Way		
A3.3.2	Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.	
A3.3.3	Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.	
Table 3.3.1 Urban Frame Typology		
Element	Type A	Type B
Podium	0 metres	Where land adjoins other properties within the Urban Frame or William North sub-precincts: Nil to 3 storeys Above 3 storeys: 3m Where adjoining site is within the Residential sub-precinct Nil to 2 storeys Above 2 storeys: 6.5m
Tower	Up to 6 storeys: Minimum 4m.	
Note: Boundary setbacks will also be determined by elements of building separation, visual and acoustic privacy, natural ventilation, and solar and daylight access being adequately addressed.		
Note: For lots containing a heritage place or adjoining a heritage place, boundary setbacks will also be assessed by Local Planning Policy: Development Guidelines for Heritage Places and Local Planning Policy: Heritage Area Guidelines.		

4.0 William Street North



Figure 13 - Indicative Future View of William Street North

4.1 Heights

R Codes	Replace	Remain
	Clause 4.1 replaces Acceptable Outcome A 2.1.1 of the R Codes Volume 2.	-
Acceptable Outcomes		
A4.1.1	Podium Height: Maximum of 3 Storeys except to a lot located within the Residential sub-precinct, which is to be a maximum of 2 storeys.	
A4.1.2	Acceptable height for the tower development is to be 5 Storeys	
A4.1.3	Maximum Height of the tower development is to be 7 Storeys subject to compliance with the Development Incentives for Community Benefit Framework within this Policy.	
A4.1.4	External fixtures may extend beyond the maximum height where they are not visible from the street or neighbouring properties	

4.2 Street setbacks

R Codes	Replace	Remain
	Clause 4.2 replaces Acceptable Outcome A 2.3.1 of the R Codes Volume 2.	
Acceptable Outcomes		
A4.2.1	Street Setbacks are to be in accordance with Table 4.2.1	
A4.2.2	Primary and secondary street setback above the podium must incorporate articulation and the use of varying colours and materials which minimise the bulk and scale of the building on the streetscape.	
Table 4.2.1 Street Setbacks		
Podium	Nil	
Tower	Tower setbacks on William, Bulwer, Robinson and Brisbane: 3m.	Tower setbacks on all other streets: Up to 5 storeys: 3m. Greater than 5 storeys: 4m
Note. For lots containing a heritage place or adjoining a heritage place, setbacks will also be assessed by Local Planning Policy: Development Guidelines for Heritage Places and Local Planning Policy: Heritage Area Guidelines.		

4.3 Side and Rear Setbacks

R Codes	Replace	Remain
	Clause 4.3 replaces Acceptable Outcome A 2.4.1 of the R Codes Volume 2.	C3.4.1 - C3.4.5 of Part C of the R Codes Volume 1 remain an applies. Clause A 2.4.2 of the R Codes Volume 2 remains and applies.
Acceptable Outcomes		
A4.3.1	Side and rear setbacks in accordance with Tables 4.3	
Development Adjoining Rights of Way		
A4.3.2	Where development adjoins a right of way the setback shall be measured from the midpoint of the right of way.	
A4.3.3	Development must address adjoining rights of way by providing passive surveillance and openings to the right of way.	
Table 4.3 Side and Rear Setbacks		
Neighbouring Property	Subject Property	
		William North
	Residential	Setback for the Ground Floor to the Second Storey: 0m Setback above the Second Storey: 6.5m Greater than 4 storeys: 12.5m
	Urban Frame Type A and B	Podium: 0m Tower: 4m
	Note: Boundary setbacks will also be determined by elements of building separation, visual and acoustic privacy, natural ventilation, and solar and daylight access being adequately addressed.	
Note: For lots containing a heritage place or adjoining a heritage place, boundary setbacks will also be assessed by Local Planning Policy: Development Guidelines for Heritage Places and Local Planning Policy: Heritage Area Guidelines .		



Figure 14 - Indicative Future View of Brisbane Terrace

5.0 Residential

5.1 Building Height

R Codes	Local Housing Objective	Deemed-to-Comply
	<i>P5.1.1 - P5.1.5 augment P6 of Part B and P3.2.1 and P3.2.2 of Part C of the R Codes Volume 1.</i>	<i>Clause 5.1 replaces Clause 5.1.6 of Part B of the R Codes Volume 1. C5.1.1 replaces Clauses 3.2.1 of Part C of the R Codes Volume 1.</i>
P5.1.1	Development which incorporates predominant features of the streetscape.	C5.1.1 Maximum development height for areas coded R25 is to be in accordance with the Brookman and Moir Heritage Area Guidelines . All other areas are to be in accordance with the Table 3.2a Part C of the R Codes Volume 1.
P5.1.2	Height that is situated on a site to minimise amenity impacts to neighbouring properties, heritage places and the streetscape.	
P5.1.3	Development that incorporates design measures to reduce the impact of height, bulk and scale in neighbouring properties and the streetscape.	C5.1.2 External fixtures may extend beyond the maximum height where they are not visible from the street or neighbouring properties
P5.1.4	Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	
P5.1.5	Design which minimises overlooking and overshadowing where it impacts residential development	

5.2 Setbacks of Buildings

R Codes	Local Housing Objective	Deemed-to-Comply
	<i>P5.2.1 – P5.2.4 augment P2.1 and P2.2 of Part B and P3.3.1 – P3.3.2 of Part C of the R Codes Volume 1.</i>	<i>Clause 5.2 replaces C2.1 and C2.2 of Part B of the R Codes Volume 1. C2.3 and C2.4 remain and applies. Clause 5.2 replaces C3.3.1 & C3.3.2 of Part C of the R Codes Volume 1. Clause 3.3.6 remains and applies.</i>
P5.2.1	Development which incorporates predominant features of the streetscape.	C5.2.1 The primary street setback of the building is to be calculated by averaging the setback of the two adjoining properties, either side of the proposed development. C5.2.2 For the purpose of averaging, the primary street setback is to be measured from the street alignment to the nearest wall of the dwelling excluding porches, verandahs, carports and balconies.
P5.2.2	Development which clearly distinguishes all upper floors from lower storeys to clearly distinguish the parts of the dwelling	

P5.2.3	Development which minimises the visual bulk of the buildings through articulation of larger wall lengths and the stepping back of upper storeys walls.	C5.2.3	An unenclosed porch, verandah or the equivalent may (subject to the Building Codes of Australia) project into the primary street setback area to a maximum of half the required primary street setback area.
P5.2.4	Development which activates and addresses rights of way.	C5.2.4	Walls on upper floors setback a minimum of 2 metres behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.
		C5.2.5	Balconies on upper floors setback a minimum of 1 metre behind the ground floor predominant building line (excluding any porch or verandah), as determined by the City.
		C5.2.6	The ground floor secondary street setback is to be as per the R Codes.
		C5.2.7	Secondary street setbacks for upper floors are to be 1.5 metres behind each portion of the ground floor setback
Note. For lots containing a heritage place or adjoining a heritage place, setbacks will also be assessed by Local Planning Policy: Development Guidelines for Heritage Places and Local Planning Policy: Heritage Area Guidelines .			

5.3 Setbacks of Garages and Carports

R Codes	Local Housing Objective <i>Augments Clause 3.3 P3.3.3</i>
P5.3.1	The setting back of carports and garages to maintain clear sight lines along the street and not to detract from the streetscape or appearance of dwellings; or dominate views of dwellings from the street and vice versa.
P5.3.2	Development which preserves and enhances the visual character of the existing streetscape by considering building bulk, scale, setbacks, and design.

5.4 Addressing the Street

R Codes	Local Housing Objective <i>Augments Clause 3.6 P3.6.1 – P3.6.5</i>	Deemed-to-Comply <i>Clause 5.4 is in addition to Clause 5.2.3 of Part B of the R Codes Volume 1 C3.1 – C3.3 remain an applies. Clause 5.4 Replaces Clause 3.6.3 and 3.6.5 of Part C of the R Codes Volume 1.</i>
P5.4.1	New development shall consider existing character features and valued streetscape elements, including chimneys and verandahs.	C5.4.1 New dwellings are to incorporate a verandah, porch or the like that is:

<p>P5.4.2</p> <p>P5.4.3</p> <p>P5.4.4</p> <p>P5.4.5</p>	<p>New development responds to the context and character of the existing dwellings within the streetscape.</p> <p>New development shall ensure that unsympathetic contrasts in scale and mass are avoided.</p> <p>Alterations and additions visible from the street shall consider the existing dwelling and the predominant character of the existing streetscape</p> <p>Development which preserves and enhances the visual character of the existing streetscape and minimises the visual impact of the garage.</p>	<p>i. setback an average of the two directly adjoining verandahs or porches on either side of the proposed development;</p> <p>ii. accessible from the front door of the dwelling; and</p> <p>iii. covers the majority of the front façade of the dwelling with a minimum depth of 2m</p> <p>C5.4.2 Garages doors and their supporting structures are not to occupy more than 50% of the width of the lot</p> <p>C5.4.3 For lots less than 10 metres wide, garages and their supporting structures are to be a maximum of 4 metres wide</p>
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5.5 Street Walls and Fencing

R Codes	Local Housing Objective Replace	Deemed-to-Comply
	<p><i>Augments Clause 5.2.4 P4 of Part B and Clause 3.6 P3.6.1 – P3.6.5 of Part C of the R Codes Volume 1.</i></p>	<p><i>Clause 5.5 replaces C4.1 of Part B of the R Codes Volume 1. C4.2 remains and applies.</i></p> <p><i>Clauses C3.6.7 – C3.6.9 remains and applies of Part C of the R Codes applies.</i></p>
<p>P5.5.1</p>	<p>Development which preserves and enhances the visual character of the existing streetscape by considering bulk, scale, setbacks, design, relationship between the private and public domain, and fencing styles.</p>	<p>C5.5.1 Fencing for areas coded R25 is to be in accordance with the Brookman and Moir Heritage Area Guidelines.</p>
		<p>C5.5.2 Street walls, street fences and gates are to be of a style and materials compatible with those of the dwelling on site and/or walls, fences and gates of the immediate surrounding area excluding fibre cement and metal sheeting.</p>

Note: The measurement of street walls, fences and gates is to include any retaining walls and is to be measured from the natural ground level immediately below the base of the wall to the top of the wall above, within the development site. In the case of primary street frontage, the measurement of street walls, fences and gates is to be measured from the natural ground level of the footpath immediately below the base of the wall to the top of the wall above.

5.6 Access

R Codes	Local Housing Objective
	<i>Augments Clause 3.7 P3.7.1 – P3.7.3</i>
P5.5.1	Garages and carports located to maintain the absence of car parking facilities within the streetscape.
P5.5.2	Car parking facilities located to ensure the predominant character elements of the original dwelling are visible and retained.

Part 5 Development Incentives for Community Benefit

[insert cover image]

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1.0 Introduction

Part 5 provides the rationale for the **Development Incentives for Community Benefit Framework** of the William Street Planning Framework and responds to Part 2.8 of the R Codes Volume 2 and Part 2.8 of State Planning Policy 7.2 Precinct Design Guidelines.

Development incentives are a method through which additional building height is offered in exchange for tangible community benefit, such as public amenities, culture and recreation facilities or affordable and/or accessible housing.

It is important to note 'community' is not limited to the local residential population but also includes local workers, business owners, students and visitors.

Community benefits would be sought where development concessions are proposed beyond the acceptable height limits articulated in the Part 4. In effect the model would be opt-in, not a requirement for every development.

Community benefits have taken a variety of forms in considering development concessions for infill areas. Recently, the Department of Planning, Lands and Heritage (DPLH) has provided guidance to ensure the frameworks for community benefits are suitably comprehensive, and legible to proponents, stakeholders and the community.

2.0 Objectives

The objectives of the Community Benefit Framework are to:

- a. Provide clear prerequisites to be met for approval of bonus height above the acceptable standards.
- b. Ensure additional development potential corresponds with community benefit contributions
- c. Ensure that requirements to secure bonus height is fair, consistent and legible

3.0 Application and Provision of Community Benefit

Additional height stated in Part 4 Strategic Development Sites, and Clause 1.1, 2.1 and 4.1 may be considered depending on the extent of community benefit provided by a proposed development.

The WSPF proposes that 3% of the pro-rata construction cost of additional height above the acceptable standard would be required as a costed benefit. This is in line with the development feasibility study undertaken by the City and DPLH.

This is calculated as:

(3% x total contract sum) x (Number of storeys above the Acceptable Height ÷ Total Number of Storeys)

This figure is calculated at the point of lodgement of the Building Permit.

Where a community benefit contribution is required, the contribution is to be in the form of one or more of the benefit categories outlined below or an alternative contribution which is considered to benefit the broader community to the satisfaction of the City/Responsible Authority and supported by a Community Needs Analysis.

A community benefit is to be provided in one of the following ways:

- i. a monetary contribution paid to the local government to be expended on items within the WSPF area; or
- ii. on-site delivery or in kind works to the equivalent monetary contribution value; or
- iii. a combination of both.

A community benefit must have a minimum monetary value calculated in accordance with the **Appendix 2: William Street Planning Framework Community Benefit Contribution Procedural Guide**.

The contribution is to be provided prior to the Occupancy Permit being issued.

This is discretionary and would only apply when the development achieves the development requirements set out below. Where a proponent is requesting additional discretionary height, the following is undertaken:

- The proposal should make a unique contribution to the built form of the TCPF area in support of the vision and objectives of the TCPF and the relevant sub-precinct statement of character.
- If identified as a Strategic Development Site, the proposal is also to satisfy the requirements of **Table 1: Strategic Development Sites**
- the proposed community benefit should meet all the following criteria:
 - Does not relate to a component of a development such as façade quality, street activation, landscaping (including landscaping of the verge) that is otherwise required for developments within the TCPF area;
 - Does not relate to a commercial tenancy (including café, childcare centre or gym etc.);
 - The community benefit is publicly accessible with no membership or entry fees;
 - Supported by a Community Needs Analysis (CNA) prepared by an appropriately qualified consultant, to the satisfaction of the City. The CNA must demonstrate or provide evidence for existing or future 'need/demand' within the WSPF area for the proposed contribution item.

- The proposal is means-tested against the **City of Vincent's Long Term Financial Plan** to ensure that the City is financially capable of supporting the whole-of-life costs of the proposed new or upgraded community infrastructure item
- Compliance with the criteria as set out in this clause is at the City's discretion

The City has identified the following items, which include:

- **Affordable or Social Housing** provided in partnership with an approved housing provider or not-for-profit organisation recognised by the Department of Communities.
- Provision of **Specific Purpose Housing** such as student accommodation, key worker accommodation, aged care and special disability accommodation.
- **Public Facilities and Amenities** such as spaces for not-for-profits, libraries, and public toilets. These are to be agreed as a priority by the decision-maker.
- **Public car parking** to be managed by the City.
- **Streetscape and public realm** upgrades identified in the **Part 6 Place Plan**.
- **Additional Public Open** space above the 10% requirement.
- **Movement network and transport infrastructure**; including upgrades to Forbes Road and Forbes Lane identified in the **Part 6 Place Plan**.

4.0 Supporting Documentation

Where a public realm or community benefit is proposed as part of a development application, it must be supported by:

- i. A Community Needs Assessment to demonstrate and provide evidence for the existing or future need within the WSPF area for the proposed contribution item;
- ii. Management Plan demonstrating how any community benefit will be maintained and operated in perpetuity or ceded to the City free of cost;
- iii. A Valuation of the proposed contribution in the context of the formula outlined in **Appendix 2**.

5.0 Management and Expenditure of Community Benefit Contributions

The City will establish and maintain a dedicated **William Steet Planning Framework Community Benefit Contribution Fund** and all monetary community benefit contributions shall be deposited into this fund.

Funds received as community benefit contributions should be expended as soon as practical.

Community Benefit Contribution funds shall be managed and expended in accordance with the Community Benefit Contribution Framework contained within **Appendix 2**.

6.0 Community Benefit Contribution Procedural Guide

The process of agreeing and delivering community benefits, from the point at which an applicant submits a development application, through to payment of the contribution and delivery of the benefit items by the developer or local government is set out within **Appendix 2**.

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Part 6 Place Plan cover image

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Part 6 The Public Realm – William Street Place Plan

The City of Vincent's Place Plans have been developed as a set of 'place-based' strategic action plans to guide the allocation of funding and resources in Vincent's town centres and districts. The Place Plans direct Vincent's service units to deliver a range of place-based initiatives and enable Vincent to effectively support and coordinate change.

The Place Plan highlights the broad range of projects and initiatives the City is undertaking to support and improve the WSPF area.

The Place Plan enables the range of initiatives identified in Vincent's suite of informing strategies and plans to be filtered, prioritised and resourced appropriately.

Some of Vincent's informing strategies and plans provide high level guidance for the direction and type of initiatives Vincent should be undertaking, while others provide specific actions.

All of the projects and initiatives being undertaken in the WSPF area are listed as 'actions'.

All actions identified in the Place Plan align with outcomes from the extensive community engagement program undertaken during the drafting of the WSPF.

Actions have been organised as per the six priorities of Vincent's Strategic Community Plan:

- Enhanced Environment
- Accessible City
- Connected and Healthy Community
- Thriving Places
- Sensitive Design
- Innovative and Accountable

Each action is explained using a three step process:

- **Action** diagnoses the issue or opportunity
- **Rationale** analyses the detail of the issue or opportunity to understand the best approach to solve the issue or seize the opportunity
- **Delivery** proposes a solution to solve the issue or seize the opportunity

Also included is indicative information on the timing and budget sources for design and delivery:

- **Timeframe:** Represents when the action is likely to be commenced. This is subject to change and dependent on resourcing and funding opportunities as per the IPRF.
- **Budget Source:** Outlines potential funding sources including internal resourcing, internal funding through capital and/or operational budgets, and/or external funding opportunities through private development, community benefit, cash in lieu payments and grant funding.

Elected Members will consider each project and their associated budget requirements through the adoption of the Annual Budget, Capital Works Plan and Long Term Financial Plan.

The Implementation Framework sets out the actions and the delivery of these.

For projects that include a large amount of change, Vincent will undertake specific community engagement in line with the Community and Stakeholder Engagement Strategy.

1.0 Enhanced Environment

Sets out the actions and projects which assists Vincent to make the best use of our natural resources for the benefit of current and future visitors, residents, and businesses of the William Street Town Centre.

	ACTION 1.1 INCREASE TREE CANOPY
Rationale	<p>Vincent understands the importance of canopy cover and its role in creating walkable and liveable neighbourhoods and encouraging people to linger longer.</p> <p>Urban canopy throughout the WSPF area and surrounds is varied with overhead power lines along the majority of Brisbane Street and on William Street (north of Brisbane Street) as well as the majority of local roads in the study area preventing street trees from reaching full maturity.</p> <p>In contrast, William Street (south of Brisbane Street), Money Street and Lindsay Street (south of Monger Street) have tree canopies of between 15 to 30 per cent as the power lines have already been undergrounded.</p> <p>The WSPF study area is located within the following two Project Areas of Western Power's Vincent Underground Power Project:</p> <ul style="list-style-type: none"> • Project Area 348 (Perth/Highgate) – Detailed design is in progress with construction currently scheduled to commence in late 2026 / early 2027 and last for approximately 14 months. • Project 1190 (West Perth) – western section of the study area. Detailed design is currently estimated to being in early 2030 and last for approximately 15 months. <p>Undergrounding power will allow additional tree planting to occur and for existing trees to mature – increasing canopy coverage and improving walkability.</p> <p>In addition, the narrow urban streets within the study area are incredibly constrained environments for planting trees. To prioritise tree health and future tree canopy, consideration of the sub-soil environment is required for all new trees including suitable soil volumes, soil moisture and engineered soil systems.</p> <p>To capitalise on the Vincent Underground Power Project, Vincent will develop an Urban Greening Plan for the WSPF study area. The Urban Greening Strategy will:</p> <ul style="list-style-type: none"> • Review existing challenges in establishing mature trees with canopy coverage in the WSPF study area; • Recommend suitable tree species with consideration for their impact on other infrastructure; • Recommend suitable investment in the sub-soil environment including soil volumes, soil moisture, engineered soil systems and other water sensitive urban design measures; and • Identify tree planting opportunities in median strips, verges and embayed street parking areas of the Town Centre.

Delivery	Develop and implement an Urban Greening Plan to improve the tree canopy in the William Street Planning Framework study area.		
	Timeframe	2026/27 to 2029/30	Budget Source Operational Budget and External Grant Funding (Design) Capital Budget and External Grant Funding (Delivery)

	ACTION 1.2 IMPROVE ACCESSIBILITY TO NEARBY PARKS		
Rationale	<p>The WSPF study area is identified in Vincent's Local Planning Strategy as a key site for accommodating extra homes. Ensuring current and future residents have access to high-quality public open space (POS) is integral to ensuring the study area is liveable and a desirable place to live, work and visit.</p> <p>The study area is relatively well serviced by POS including Robertson Park and Stuart Street Reserve to the west, Tu Do Park and Hyde Park to the north, and Birdwood Square to the north-east and Weld Square to the east.</p> <p>Accessing Weld Square and Birdwood Square is difficult to access due to a lack of dedicated pedestrian infrastructure across the four-lane roads of Beaufort Street and Brisbane Street respectively.</p> <p>There are no currently small urban plazas on William Street or Brisbane Street that can act as civic meeting places. Vincent does not own land in the study area and purchasing land to create additional POS is prohibitively expensive.</p> <p>As Vincent is not in a position to develop more public open space, Vincent will instead improve walkability to existing public open space including:</p> <ul style="list-style-type: none"> • Weld Square through improving pedestrian crossing opportunities across Beaufort Street at its intersections with Monger Street and/or Little Parry Lane. • Birdwood Square through improving pedestrian crossing opportunities across Brisbane Street at its intersection with Lindsay Street and Baker Avenue. <p>Appropriate pedestrian crossing facilities will be selected according to the space available in the constrained road reserves of Beaufort Street and Brisbane Street.</p>		
Delivery	Improve walkability to Weld Square and Birdwood Square.		
	Timeframe	2026/27 to 2029/30	Budget Source Operational Budget (Design) Capital Budget (Delivery)

2.0 Accessible City

Sets out the actions and projects which enhance connectivity, improve the use of public transport, deliver parking efficiencies, and create a more pedestrian and cycle friendly William Street Town Centre.

	ACTION 2.1 IMPROVE THE PEDESTRIAN ENVIRONMENT ON WILLIAM STREET		
Rationale	<p>William Street is a vibrant, pedestrian-rich high street with many businesses that service the daily needs of residents and visitors.</p> <p>There are no pedestrian crossing facilities that allow pedestrians to cross William Street at its intersections with Forbes Road, Monger Street and Robinson Avenue.</p> <p>The only two dedicated pedestrian crossing facilities on William Street are its signalised intersections with Brisbane Street and Newcastle Street which are 405m apart.</p> <p>Crossing William Street is also hard due to the constant flow of two-way traffic and a lack of pedestrian refuge areas for pedestrians and on bikes, with prams or in wheelchairs or other mobility devices.</p> <p>There is an opportunity through good urban design to reduce the dominance of cars on William Street and improve the pedestrians ability to negotiate and enjoy the Town Centre. Improvements to be investigated include:</p> <ul style="list-style-type: none"> • Installing pedestrian crossing facilities across William Street at its intersections with Forbes Road, Monger Street and Robinson Avenue with consideration of crosswalks, wombat crossings, raised plateaus and continuous footpath treatments; • Installing tactile pavers at all pedestrian crossings on William Street and Brisbane Street; and • Creating pedestrian refuge areas of 2m wide where the carriageway allows it. <p>Appropriate pedestrian crossing facilities will be selected according to the space available in the constrained road reserves of William Street.</p>		
Delivery	Improve the pedestrian environment on William Street.		
	Timeframe	2026/27 to 2029/30	Budget Source
			Capital Budget (Delivery)

	ACTION 2.2 SLOW TRAFFIC ON WILLIAM STREET AND BRISBANE STREET
Rationale	<p>William Street and Brisbane Street have speed limits of 40km/h although cars often drive much faster.</p> <p>Street design plays a more significant role in influencing driver behaviour than signposted speed limits. Features such as narrower vehicular lanes, raised pedestrian crossings, landscaping and curb extensions create a sense of enclosure and visual friction, naturally encouraging drivers to slow down. Conversely, wide, open streets with few obstacles signal drivers to travel faster, regardless of the posted speed limit. Thoughtful street design not only reduces reliance on enforcement but also fosters vibrant, pedestrian-friendly spaces that drive economic vitality. Slower speeds encourage foot traffic, boost spending at local businesses, and enable place activation turning high streets into thriving community destinations.</p> <p>Roads in Vincent are scheduled to be resurfaced every 15 years depending on their condition. As large-scale street redesigns are expensive and time consuming, it makes sense to redesign high streets at the time of asset renewal.</p> <p>William Street was last resurfaced in ~2008 whilst Brisbane Street, between Lake Street and William Street, was last resurfaced in ~2001. Both streets are coming to the end of their asset life and will soon require resurfacing.</p> <p>Prior to the time of asset renewal, Vincent will investigate redesigning William Street between Newcastle Street and Bulwer Street with a design speed of 30 to 40 km/h with consideration to:</p> <ul style="list-style-type: none"> • Reducing carriageway widths, wider footpaths and flush footpath treatments; • Reducing corner radii at William Street's intersections with side streets; • Additional amenity including street furniture, landscaping and tree planting; • Improving pedestrian crossing facilities at William Street's non-signalised intersections with Forbes Road, Monger Street and Robinson Avenue; and • Raised plateaus, speed bumps or other traffic calming as required. <p>At the time of Brisbane Street's asset renewal, Vincent will investigate redesigning Brisbane Street between Lake Street and William Street with a design speed of 30 to 40km/h with consideration to:</p> <ul style="list-style-type: none"> • Reconfiguring carparking including consideration of angled parking (30-degree, 45-degree or 60-degree); • Reducing corner radii at Brisbane Street's intersection with Brisbane Place and Brisbane Street; • Intersection treatments at Brisbane Street's intersection with William Street and Lake Street; and • Raised plateaus, speed bumps or other traffic calming as required at signalised intersections of William Street and Brisbane Street.

	Vincent will undertake an iterative design process including engagement with the community and business owners. Vincent will seek funding from the WSPF Community Benefit Contribution Fund and external grant funding to deliver this project.			
Delivery	Redesign William Street and Brisbane Street with a design speed of 30 to 40km/h.			
	Timeframe	2025/26 to 2029/30	Budget Source	Operational Budget (design) WSPF Community Benefit Contribution Fund and/or External Grant Funding (implementation)

	ACTION 2.3 PUT PEDESTRIANS FIRST ON WILLIAM STREET NORTH
Rationale	<p>Prior to 2007, William Street, between Brisbane Street and Newcastle Street, was a four-lane major arterial road with one-way traffic travelling in a southbound direction. During off-peak periods, there were two lanes of on-street parking.</p> <p>In 2007, this section of William Street was modified by reducing the width of the carriageway to two vehicular lanes and reclaiming the remaining space for embayed car parking bays, the planting of trees and extra room for pedestrians and street infrastructure. Traffic was still one-way in a southbound direction.</p> <p>In early 2019, the speed limit on this section of William Street was reduced from 60km/h to 40km/h. In late 2019, significant changes were made to traffic flow in the local area with both William Street and Brisbane Street transforming from one-way roads into two-way roads with one lane in each direction.</p> <p>No changes were made to William Street, between Bulwer Street and Brisbane Street, where traffic was already two-way. This section of William Street still has a 60km/h speed limit and two lanes in each direction with on-street parking permissible outside of the following peak periods where a clearway is in place:</p> <ul style="list-style-type: none"> • Morning peak (7:30am to 9am) in a southbound direction; and • Afternoon peak (4:30pm to 6pm) in a northbound direction. <p>The current street design limits the east-west pedestrian connection across William Street, negatively impacts the useability and integration of Tu Do Park into the broader town centre and disconnects the businesses and development sites in northern section of William Street with the area to the south.</p> <p>Vincent will advocate for the removal of the clearway, a reduction in speed limit and the redesign of the street to be one lane in each direction. The reclaimed road space can be converted into dedicated pedestrian crossings, embayed on-street parking bays, street trees, street furniture and parklets/eatlets. Vincent will also consider redesigning the intersection of William and Brisbane Street and better integrating Tu Do Park into the streetscape.</p> <p>Vincent will undertake an iterative design process including engagement with the community and business owners. Vincent will seek funding from the WSPF Community Benefit Contribution Fund and external grant funding to deliver this project.</p>
Delivery	Develop a plan to redesign William Street North, between Bulwer Street and Brisbane Street.

	Timeframe	2026/27 to 2029/30	Budget Source	Operational Budget (design) WSPF Community Benefit Contribution Fund and/or External Grant Funding (implementation)
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ACTION 2.4 INCREASE PARKING EFFICIENCIES				
Rationale	<p>Vincent's Accessible City Strategy (ACS) explores the current provision for transport and compares this to the current and future needs of the community, across all transport modes to support the long-term success and viability of Vincent</p> <p>The needs of parking differ greatly across Vincent. These needs are dependent on the level of activity in the area, the density and variety of development, and the availability of alternative transport modes. Parking should be considered as an ecosystem consisting of public and private, off street and on street, and considering all the many needs of people who use those bays. The optimal parking system would be one where all parking is used efficiently, with the minimum amount of space devoted to parking.</p> <p>Parking is an effective bridge between land use and transport mode choice. Constraining parking through planning policy can be an effective method to allocate road space for particular trip purposes (residents, employees and visitors). This helps to reduce private vehicle trip generation and to create a more sustainable land use and transport environment.</p> <p>Action 3.3.1 of the ACS is to establish a business plan for the management of parking within Vincent with a view to the following:</p> <ul style="list-style-type: none"> • Prepare precinct specific parking management plans with priority given to precincts already at capacity; and • Expand paid parking using the 'demand responsive pricing' methodology. <p>To address this action, Vincent has developed a Precinct Parking Management Plan to guide the management of parking within Vincent's town centres with a Specific Parking Action Plan for the William Street area.</p> <p>In addition to the Specific Parking Action Plan, Vincent will consider:</p> <ul style="list-style-type: none"> • The majority of existing homes in the study area including in the Brookman and Moir Precinct that are reliant on on-street parking as they do not have off-site parking facilities; • Redesigning the constrained entry and exits of the William Street Car Park with consideration of one way; • Vincent's town centres have not kept pace with the recent disruption in transport from rideshare and food delivery companies. 			
Delivery	Implement changes to on and off-street parking as per recommendations of the Precinct Parking Management Plan.			
	Timeframe	2025/26 to 2029/30	Budget Source	Accessible City Cash-in-Lieu Reserve

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	<p>Whilst the design development and installation process for new cycling routes takes a number of years, the Vincent's Bike Network Plan (VBNP) includes actions in the study area that are achievable over the shorter term including:</p> <ul style="list-style-type: none"> • Action 46 – Investigate options to improve clarity and safety of cyclist crossing of Beaufort Street between Parry Street and Little Parry Street. Consider widening the gaps between the yellow base of the existing Beaufort Street central median bollards. • Action 47 – Provide bike kerb ramp at the Brisbane Street cul-de-sac to enable bike riders to access the signal controlled crossing at the Beaufort Street/Brisbane Street intersection • Action 48 – Investigate options for LTCN Primary Route infrastructure along the William Street corridor to support safe cycling access to Northbridge and Perth CBD from the north. • Action 49 – Investigate options to improve clarity and safety of cyclist crossing of William Street between Little Parry Street and Forbes Road. 		
Delivery	<p>Deliver actions of the Vincent Bike Network Plan including:</p> <ul style="list-style-type: none"> • Improve clarity and safety of cyclist crossing of William Street between Forbes Road and Little Parry Street (as per Action 49 of the VBNP) with consideration of signalised pedestrian and cyclist crossing; refuge area of 2m; and/or raised plateau at the intersection. • Improve clarity and safety of cyclist crossing of Beaufort Street between Parry Street and Little Parry Street (as per Action 46 of the VBNP) with consideration of widening the gaps between the yellow base of the existing Beaufort Street central median bollards; a raised plateau at the intersection; and/or signalised pedestrian and cyclist crossing. • Provide a bike kerb ramp at the Brisbane Street cul-de-sac to enable bike riders to access the signal-controlled crossing at the intersection of Beaufort Street and Brisbane Street (as per Action 47 of the VBNP). <p>Investigate the development of new cycling routes including:</p> <ul style="list-style-type: none"> • A north-south cycling route in partnership with the City of Perth to service the densifying William Street corridor with consideration of Lake Street (Route 3256) or William Street (Route 3290 and Action 48 in the VBNP). • An east-west cycling route to encourage cross-Vincent travel with consideration to Stuart Street, Forbes Road, Little Parry Street and Parry Street (Route 3247). 		
	Timeframe	2025/26 to 2029/30	<p>Budget Source</p> <p>Operational Budget (Design)</p> <p>Capital Budget and External Grant Funding (Delivery)</p>

ACTION 2.6 ADVOCATE FOR IMPROVED PUBLIC TRANSPORT				
Rationale	<p>The William Street Town Centre is well serviced by the 980 bus service which runs in a north-south direction between the Elizabeth Quay Bus Station, Perth Train Station and the Galleria Bus Station.</p> <p>Despite its inner-city location, the WSPF area is not within Transperth's Free Transit Zone and CAT bus services stop do not travel beyond Newcastle Street into the study area.</p> <p>There is no east-west public transport route linking the William Street Town Centre with other destinations in Vincent including East Perth Station, North Claisebrook, Perth Rectangular Stadium, Beaufort Street Town Centre, Hyde Park, Beatty Park Leisure Centre, Vincent Library, Vincent Community Centre and Leederville Town Centre.</p> <p>Vincent will advocate to the Public Transport Authority and Department of Transport for the:</p> <ul style="list-style-type: none"> • Extension of the free CAT bus services into Vincent and/or the Free Transit Zone into the densifying WSPF study area; • Introduction of an east-west bus route between the study area and other destinations in Vincent and beyond; and • Development of William Street or Beaufort Street as a mid-tier transit route with one or two stations to be located in or adjacent to the William Street Town Centre. 			
Delivery	Advocate for improved public transport services including mid-tier transit.			
	Timeframe	2025/26 to 2029/30	Budget Source	Operational Budget

3.0 Connected and Healthy Community

Sets out the actions and projects which contribute to the William Street Town Centre’s unique sense of place and encourage the community to connect with each other to enhance their quality of life.

	ACTION 3.1 FACILITATE COMMUNITY-LED ACTIVATION AND PLACEMAKING			
Rationale	Events, activations and placemaking initiatives are integral to bring new people into the town centre. It is important to continue support the Town Team and other community groups to deliver such activations in order to provide opportunities for the community to connect with each other, local businesses, and arts and cultural experiences.			
Delivery	Continue to support Northbridge Common and other local businesses and community groups to deliver activation and community initiatives through the Town Team Grant and Festivals & Events Sponsorship annual funding programs.			
	Timeframe	2025/26 to 2029/30	Budget Source	Operational Budget

4.0 Thriving Places

Sets out the actions and projects which assist Vincent to create, enhance, and promote great places and spaces in the William Street Town Centre in order for it to reach its activation and economic potential.

	ACTION 4.1 FACILITATE ACTIVATION OF VACANT SITES AND SHOPFRONTS			
Rationale	There are significant amounts of long-term vacant land and vacant shopfronts in the William Street Town Centre. The community are concerned by the visual pollution and antisocial elements associated with these spaces and want to see them activated.			
	The vacant spaces in the William Street Town Centre are all privately owned and as such there is no direct action that Vincent can take in order to activate these spaces.			
	Instead, Vincent will seek to liaise with the landowners to facilitate the activation of their land.			
Delivery	Engage with landowners of vacant sites to facilitate use and activation of their vacant landholdings and vacant shop fronts.			
	Timeframe	2025/26 to 2026/27	Budget Source	Internal Resourcing (engagement)
				Operational Budget and External Grant Funding (activation)

ACTION 4.2 IMPROVE LIGHTING ON WILLIAM STREET AND MONEY STREET				
Rationale	<p>Lighting is inconsistent and generally poor across the William Street Town Centre.</p> <p>Dedicated streetlights exist on William Street and Money Street as the power has already been undergrounded. On William Street and Money Street, the canopy of large street trees impedes on street lighting – particularly on footpaths where lighting is poor and patchy.</p> <p>On all other streets in the study area, streetlights are located on above ground power poles which are scheduled to be undergrounded during the Vincent Underground Power Project.</p> <p>Vincent will undertake a Lighting Audit and develop a Lighting Improvement Plan to improve pedestrian safety and the quality of lighting in the WSTC and surrounds with consideration of:</p> <ul style="list-style-type: none"> • The replacement of street lights through the Vincent Underground Power Project; and • Investigation into footpath lighting on William Street and Money Street. 			
Delivery	Develop and implement a Lighting Improvement Plan with a particular focus on the footpaths of William Street and Money Street.			
	Timeframe	2025/26 to 2026/27	Budget Source	Operational Budget (plan) Capital Budget (implement)

ACTION 4.3 IMPROVE SAFETY THROUGH CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN			
Rationale	<p>A sense of safety is fundamental to creating vibrant, welcoming urban spaces that attract people and investment. Crime Prevention through Environmental Design (CPTED) principles improve safety by reducing opportunities for crime and promoting natural surveillance.</p> <p>For Vincent, applying these principles ensures that public spaces, pedestrian networks and our town centres are designed to be inviting and safe for all users. Strategic lighting, clear sightlines, and active frontages support not only safety but also contribute to the vibrancy and usability of public areas, aligning with Vincent's broader objectives for thriving and accessible places.</p> <p>The William Street Town Centre has no CCTV network and a number of buildings that interact poorly with the street and encourage graffiti and other antisocial elements.</p>		
Delivery	<p>Explore grant funding opportunities to increase CCTV within the William Street Town Centre.</p> <p>Educate business owners and commercial landowners on CPTED principles to reduce the risk of crime and vandalism and address existing CPTED issues through the Mural Co-Funding Program and Business Enhancement Grant.</p>		
	Timeframe	2025/26 to 2026/27	Budget Source External Grant Funding (CCTV) Operational Budget (CPTED education)

ACTION 4.4 REFRESH PUBLIC ARTWORK			
Rationale	<p>William Street is home to two public artworks that adds to the area's identity including a road mural depicting the edge of the former wetland and the red lanterns and coins by Stuart Green.</p> <p>Unfortunately, this existing public art is consistently vandalised with graffiti, stickers and posters or is in need of maintenance.</p>		
Delivery	Renew all existing public artwork in the William Street Town Centre.		
	Timeframe	2025/26	Budget Source Operational Budget

ACTION 4.5 INVESTIGATE GATEWAY ARTWORK OPPORTUNITIES				
Rationale	<p>Gateways are often the first thing that visitors arriving into a town centre encounter. They are an important ‘face’ to the outside world and an opportunity to communicate the character and personality of the community.</p> <p>The WSTC currently does not have any discernible gateways or large-scale public artworks.</p> <p>Vincent’s Wayfinding Signage Plan and Appendix 1 of Vincent’s Local Planning Policy – Percent for Art identifies opportunities for colocated signage and public artwork at gateways to precincts and town centres.</p> <p>Locations for proposed gateways to the WSTC include:</p> <ul style="list-style-type: none"> • Public artwork at the intersection of William Street and Brisbane Street; and • Public artwork at the intersection of William Street and Newcastle Street. <p>Currently there is no detail beyond the location of the proposed gateways.</p> <p>In 2025/26, Vincent is developing a Public Art Opportunities Map that maps out prioritised public art opportunities and possible curatorial themes, locations and artwork typologies for public artworks at town centre gateways.</p> <p>Implementation of gateway artworks will depend on having sufficient budget in the Public Art Cash-in-lieu fund. Additional funding could also be sought through external grant funding.</p>			
Delivery	Investigate curatorial themes, locations and artwork typologies for public artworks for the two ‘Town Centre Gateway & Landmark Artwork Opportunities’ in the William Street Town Centre.			
	Timeframe	2025/26 to 2029/30	Budget Source	<p>Operational Budget (Public Art Opportunities Map)</p> <p>Public Art Cash-in-Lieu Reserve and External Grant Funding (Implementation)</p>

5.0 Sensitive Design

	ACTION 5.1 UNDERTAKE DETAILED PLANNING ON THE CITY TOYOTA SITE			
Rationale	<p>The City Toyota site represents a significant opportunity to deliver high-quality, mixed-use development that aligns with Vincent’s vision for sustainable growth and vibrant urban environments.</p> <p>Local Development Plans (LDP) or Precinct Structure Plans (PSP) can provide detailed guidance to ensure for the coordinated redevelopment of the site, in a manner that responds to its context, enhances the surrounding area, meets community expectations and contributes to Vincent’s placemaking and urban design objectives.</p> <p>The LDP or PSP will address critical elements such as building heights, setbacks, active frontages, landscaping, integration with surrounding streetscapes including the Brookman and Moir Precinct, the widening or realignment of the Forbes Lane road reserve and the creation of high-quality small urban public open space such as a plaza. A PSP can also make recommendations about zoning changes, subdivision of land and the range of desirable land uses</p>			
Delivery	Facilitate a Local Development Plan or Precinct Structure Plan on the City Toyota site.			
	Timeframe	2025/26 to 2029/30	Budget Source	Operational Budget

ACTION 5.2 DEVELOP STREETSCAPE GUIDELINES FOR WILLIAM STREET, BRISBANE STREET AND WASHING LANE			
Rationale	<p>There are competing demands for the footpaths of the William Street Town Centre including street furniture, street trees, road signage and business-related uses of the footpath including al fresco dining, goods display and A Frame signage.</p> <p>The streetscape of the William Street Town Centre has evolved on an ad hoc basis and the footpaths are cluttered with poorly placed A-frame signs and street furniture including benches, bus stops, bike racks, street signs and tree pits restricting pedestrian flow.</p> <p>As the precinct redevelops in the future, the opportunity exists to deliver consistent streetscapes, improve the walkability and amenity of the study area and enhance the character and sense of place through the development of Streetscape Guidelines.</p> <p>The Streetscape Guidelines will ensure future investment in the public realm is consistent through:</p> <ul style="list-style-type: none"> • Setting a priority matrix to juggle the competing demands of pedestrian space for street infrastructure and business-related uses; • Recommending an appropriate level of service for the Town Centre; • Developing a materials and colour palette and a suite of specific street furniture; and • Providing strategic guidance on where street furniture should be located with reference to the Vibrant Public Spaces Policy. <p>In addition to the Streetscape Guidelines, Vincent will ensure a cohesive pedestrian clear zone of 2.0m through the better management of business activation through the Vibrant Public Spaces Policy and Trading in Public Places Local Law.</p>		
Delivery	<p>Develop and implement Streetscape Guidelines for the William Street, Brisbane Street and Washing Lane.</p> <p>Ensure a cohesive pedestrian clear zone by effectively managing the business activation through the Vibrant Public Spaces Policy and Trading in Public Places Local Law.</p>		
	Timeframe	2025/26 to 2027/28	<p>Budget Source</p> <p>Operational Budget (Guideline Development)</p> <p>Capital Budget (Implementation)</p> <p>Internal Resourcing (Management of business activation)</p>

6.0 Innovative and Accountable

	ACTION 6.1 IMPLEMENT THE BUSINESS ENHANCEMENT GRANT PROGRAM			
Rationale	<p>The public realm and visitor experience of Vincent’s town centres are informed by both the public land and the privately owned land, buildings and the businesses that inhabit them.</p> <p>Enhancements to public land, including planter boxes, parklets, wayfinding signages, bike racks and other street furniture, are facilitated through Place Plans and the Vibrant Public Spaces Strategy.</p> <p>The Business Enhancement Grant program are a cost-effective way to partner with small businesses and spark small-scale incremental improvements that enhance the street appeal, presentation and attractiveness of our town centres and places. Business Enhancement Grants are matched grants – meaning that for every dollar request, the applicant must put an equal dollar amount (or more) toward the project.</p>			
Delivery	Implement the Business Enhancement Grant program across Vincent including the William Street Town Centre.			
	Timeframe	2025/26 to 2029/30	Budget Source	Operational Budget

ACTION 6.2 IMPLEMENT THE MURAL CO-FUNDING PROGRAM				
Rationale	<p>Graffiti is a significant problem in the William Street Town Centre and painting murals on large blank walls is a proven method to reduce graffiti and beautify our town centres.</p> <p>Artists perform an important role in Vincent and provide immeasurable value to our communities. When art correctly reflects place, context and community, it can create a sense of belonging and identity.</p> <p>In early 2025, Vincent relaunched the Mural Co-Funding Program (MCFP) as a competitive grant round as per Action 4.1 of Vincent's Arts Plan.</p> <p>The MCFP is a cost-effective way to partner with small businesses, commercial property owners, residents and community owners to install mural artworks and enhance the street appeal, presentation and attractiveness of our town centres and places. The MCFP are matched grants – meaning that for every dollar request, the applicant must put an equal dollar amount (or more) toward the project.</p>			
Delivery	Implement the Mural Co-Funding Program across Vincent including the William Street Town Centre.			
	Timeframe	2025/26 to 2029/30	Budget Source	Operational Budget

ACTION 6.3 IMPLEMENT THE VIBRANT PUBLIC SPACES POLICY				
Rationale	<p>Vibrant public spaces are areas in the public realm that support social interaction and community engagement. They are spaces which provide pedestrian amenity and are for everyone to enjoy. Vibrant public spaces are dog friendly and smoke-free at all times.</p> <p>The Vibrant Public Spaces policy seeks to facilitate public and private investment in the public realm for the benefit of the community.</p> <p>The Place team can take a stewardship role to guide the implementation of various actions under the policy, whether undertaken by Vincent or by private landowners or business owners.</p>			
Delivery	Support the implementation of the Vibrant Public Spaces policy in the William Street Town Centre and surrounds.			
	Timeframe	2025/26 to 2029/30	Budget Source	Internal Resourcing

	ACTION 6.4 INVESTIGATE OPPORTUNITIES FOR PLACE IMPROVEMENT FUNDING			
Rationale	<p>Vincent's vibrant places and spaces are integral to our identity, economy and appeal. We want to create, enhance and promote great places and spaces for everyone to enjoy.</p> <p>Funding place-based projects is challenging in local governments with limited budgets and high asset renewal costs.</p> <p>Vincent's seeks various funding partnerships and grants to support the delivery of place based projects and trialling new initiatives aligned with town centre place plans.</p> <p>The opportunity exists to investigate the feasibility of implementing different funding approaches to support ongoing delivery of place-based programs and projects.</p>			
Delivery	Investigate different funding approaches to support ongoing delivery of place-based programs and projects.			
	Timeframe	2025/26	Budget Source	Internal Resourcing

7.0 Implementation Framework

KEY ACTION / BUDGET		LEAD TEAM	SUPPORT TEAM	TIMING				
				25/26	26/27	27/28	28/29	29/30
ENHANCED ENVIRONMENT								
1.1	Increase tree canopy	S&D	I&E		✓	✓	✓	✓
1.2	Improve accessibility to nearby parks	I&E	S&D		✓	✓	✓	✓
ACCESSIBLE CITY								
2.1	Improve the pedestrian environment on William Street	S&D	I&E		✓	✓	✓	✓
2.2	Slow traffic on William Street and Brisbane Street	S&D	I&E		✓	✓	✓	✓
2.3	Put Pedestrian first on William Street North	S&D	I&E		✓	✓	✓	✓
2.4	Increase parking efficiencies	I&E	S&D	✓	✓	✓	✓	✓
2.5	Improve cycling network	I&E	S&D	✓	✓	✓	✓	✓
2.6	Advocate for Improved Public Transport	S&D	I&E	✓	✓	✓	✓	✓
CONNECTED AND HEALTHY COMMUNITY								
3.1	Facilitate community-led activation and placemaking	S&D	C&BS	✓	✓	✓	✓	✓
THRIVING PLACES								
4.1	Facilitate activation of vacant sites and shopfronts	S&D	I&E	✓	✓			
4.2	Improve lighting on William Street and Money Street	S&D	I&E	✓	✓			
4.3	Improve safety through Crime Prevention Through Environmental Design	I&E	S&D	✓	✓			
4.4	Refresh public artwork	S&D		✓				
4.5	Investigate Gateway Artwork Opportunities	S&D		✓	✓	✓	✓	✓
SENSITIVE DESIGN								
5.1	Undertake detailed planning on the City Toyota site	S&D		✓	✓	✓	✓	✓
5.2	Develop Streetscape Guidelines for William Street, Brisbane Street and Washing Lane	S&D	I&E	✓	✓	✓		
INNOVATIVE AND ACCOUNTABLE								
6.1	Implement the Business Enhancement Grant program	S&D		✓	✓	✓	✓	✓
6.2	Implement the Mural Co-Funding Program	S&D		✓	✓	✓	✓	✓
6.3	Implement the Vibrant Public Spaces Policy	S&D	I&E	✓	✓	✓	✓	✓
6.4	Investigate opportunities for Place Improvement Funding	S&D	C&BS	✓				

Community & Business Services (C&BS), Strategy & Development (S&D), Infrastructure & Environment (I&E)

Appendices

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Appendix 1: Relationship of the William Street Planning Framework to the Residential Design Codes

Low Density Standards (R Codes Volume 1 Part B)

Applications for development approval of single houses within areas of the Residential sub-precinct coded Residential R25, shall be in accordance with the City's **Policy No.7.1.1 Built Form, Local Planning Policy: Development Guidelines for Heritage Places** and **Local Planning Policy: Heritage Area Guidelines** (as amended).

Medium Density Standard (R Codes Volume 1 Part C)

Applications for development approval for single houses and grouped dwellings within all precincts and multiple dwellings within the Residential sub-precinct shall be assessed in accordance with Part C of the R Codes Volume 1 and **Local Planning Policy: Development Guidelines for Heritage Places** (as amended).

In assessing applications for development approval and local development plans the City shall have regard to the **Policy Objectives** of the WSPF, the **vision statement** of each sub-precinct and the **general standards** within **Part 4** of the WSPF.

In accordance with Clause 3.2 of the R Codes Volume 1, the WSPF contains provisions that amend or replace the deemed-to comply provisions set out in Part C of the R Codes. Additional Local Housing objectives have been included for several provisions. The Design Principles of the R Codes Volume 1 remain and apply

Table 1 details which deemed to comply provisions of Part C of the R Codes Volume 1 have been amended (clarified) or replaced (provide new) by deemed to comply provisions of the WSPF.

Table 1: Modifications for State Planning Policy 7.3 Residential Design Codes Volume 1 (Part C)		
R-Code Volume 1 Element	Applicable Clause	Applicable Deemed-to comply standard
Part 3 Neighbourliness		
3.2 Building Height	5.1 Building Height	Clause 3.2.1 remains and applies
	5.2 Setbacks of Buildings	Clause 5.2.1-5.2.7 replaces C3.3.1 & C3.3.2. C3.3.6 remains and apply.
3.3 Street Setbacks	5.3 Setbacks of Garages and Carports	Clause 5.3.1-5.3.7 replace C3.3.4 & C3.3.5. C3.3.6 remains and apply.
	5.3 Setbacks of Garages and Carports	Clauses 3.3.4 – 3.3.6 remain and apply.
3.6 Streetscape	5.3 Setbacks of Garages and Carports	Clauses 3.3.4 – 3.3.6 remain and apply.
	5.4 Addressing the Street	Clauses 5.4.1 – 5.4.3 replaces Clauses 3.6.3 and 3.6.5. Clauses 3.6.1, 3.6.2, 3.6.4 and 3.6.6 remain and a apply.
	5.5 Street Walls and Fencing	Clauses C3.6.7 – C3.6.9 remains and apply.
	5.6 Access	Clauses C3.7.1 – C3.7.13 remain and apply.

Multiple Dwellings and Mixed-Use Development (R Codes Volume 2)

The R-AC3 provisions of the R Codes Volume 2 shall apply to all multiple dwelling and mixed use applications for development approval on sites zoned District Centre and Commercial. In assessing applications for development approval and local development plans the City shall have regard to the **Policy Objectives** of the WSPF, the **vision statement** of each sub-precinct and the **general standards** within **Part 4** of the WSPF.

In accordance with the Clause 1.2.2 of R Codes Volume 2, the WSPF contains provisions that amend or replace the Acceptable Outcomes set out in Part 2, 3 and 4 of the R Codes Volume 2. The Element Objectives of the R Codes Volume 2 remain and apply.

Table 2 details which Acceptable Outcomes of the R Codes Volume 2 have been amended or replaced by Acceptable Outcomes within WSPF.

In assessing applications for development approval and local development plans the City shall have regard to the Policy Objectives of the WSPF, the vision statement of each sub-precinct and the general standards of the WSPF

Table 2: Modifications for State Planning Policy 7.3 Residential Design Codes Volume 2					
R Codes Volume 2 Design Element	Applicable Sub- Precinct Clause Number				
	William Street Core	Newcastle Street	Urban Frame (A and B)	William Street North	Applicable Acceptable Outcomes
Part 2 - Primary Controls					
2.2 Building height	1.1	2.1	3.1	4.1	Clause 1.1 - 4.1 replaces Acceptable Outcome A2.2.1 of the R Codes Volume 2.
2.3 Street setbacks	1.2	2.2	3.2	4.2	Clause 1.2 - 4.2 replaces Acceptable Outcome A 2.3.1 of the R Codes Volume 2.
2.4 Side and rear setbacks	1.3	2.3	3.3	4.3	Clause 1.2 - 4.2 replaces Acceptable Outcome A 2.4.1 of the R Codes Volume 2. Clause A 2.4.2 of the R Codes Volume 2 remains and applies.
2.5 Plot Ratio		Not Applicable			Plot ratio is not applicable within WSPF.
3.7 Pedestrian access and entries	1.4	2.4	3.4	4.4	For the WSPF Clause 1.4, 2.4, 3.4 and 4.4 applies in addition to Clauses A 3.7.1 to A3.7.6 of R Codes Volume 2.
3.8 Vehicle Access	1.5	2.5	3.5	4.5	Clause 1.5, 2.5, 3.5 and 4.5 applies in addition to Clause A 3.8.1 – A 3.8.7 of the R Codes Volume 2.

Appendix 2: Community Benefit Procedural Guide

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1. Purpose

1.1 The purpose of the **William Street Planning Framework Community Benefit Contribution Procedural Guide** (Procedural Guide) is to outline the process associated with the proposition and delivery of community benefit contributions in accordance with the **William Street Planning Framework (WSPF)**. The Procedural Guide addresses:

- Information to be submitted with a development application seeking building height above the acceptable height standards;
- Calculation and payment of community benefit contributions;
- Conditions and advice notes to be applied to development that enable building height above the acceptable height standards;
- Management of the Community Benefits Contributions Fund by the City of Vincent (City);
- Delivery of the benefit items by a proponent or the City; and
- Review and reporting requirements for the Community Benefits Contribution Fund.

2. Community Benefit Contribution Requirements

2.1 A community benefit contribution, calculated in accordance with clause 2.1, is:

- (a) paid to the City of Vincent, and held in trust, to be expended in accordance with the **WSPF**; or
- (b) delivered onsite in accordance with the WSPF to the satisfaction of the City of Vincent.

2.2 The method for calculating public benefit contributions as follows:

Where a public benefit contribution is to be paid to the City, the amount payable shall be in accordance with the following formula:

$(3\% \times \text{total contract sum}) \times (\text{Number of storeys above the Acceptable Height} \div \text{Total Number of Storeys})$

3. Contract Sum

3.1 For the purposes of Clause 2.2, 'contract sum' shall include all contractors' preliminaries, fees, overhead and profit, trade contract values, provisional sums and contingency/risk amounts. The contract sum shall be inclusive of all contracts including early/forward/enabling/third party works and/or subsequent contracts required to complete the development.

3.2 Notwithstanding 2.1, the contract sum must not include the monetary value of any community benefit contribution provided onsite as part of a development. In this regard, valuation of any onsite community benefit contribution does not include the valuation of land (including for development of a mid-block links or pocket parks).

4. Community Benefit Contribution Offer

4.1 As part of a development application which proposes building height above the acceptable height, a written offer of a community benefit contribution shall be made to the local government. The offer shall be made using the following procedure:

4.1.1 Together with a development application, a document shall be submitted specifying whether the community benefit contribution is to be:

- (i) A monetary offer in accordance with clause 2.1(a) or (b); or
- (ii) Delivered onsite in accordance with clause 2.1(b); or
- (iii) Delivered in-part as an onsite contribution and in-part as a monetary offer.

4.1.2 To the extent that the applicant's proposal comprises or includes a monetary offer, the document shall include a statement committing to a monetary payment prior to issuing of an occupancy permit application.

4.1.3 To the extent that the applicant's proposal comprises or includes (a) community benefit contribution(s) proposed to be delivered onsite, the document shall include the following details and be accompanied with associated supporting documents to demonstrate the following:

- (i) describing what the onsite contribution(s) is/are proposed to comprise, including drawings, artist's impression and any other information that the City may require to enable an understanding of what the contribution will comprise;
- (ii) describing how the proposed onsite contribution(s) aligns with the WSPF;
- (ii) the applicant's forecast of what the development's contract sum will be, in accordance with clause 5 of this Procedural Guide, reconciled against a valuation of the proposed onsite contribution(s) by an appropriately qualified Quantity Surveyor.
- (iii) a statement acknowledging that in the event that the final value of the proposed onsite contribution(s) is assessed as less than the required contribution amount, following a final valuation, then the balance must be paid by the applicant as a monetary

contribution prior to the issuing of an occupancy permit application. The final valuation is determined prior to issuing of an occupancy permit application.

4.2 Acceptance of the offer, described above, is at the discretion of the local government and will form part of its broader consideration of the development application

4.3 The City shall reject any offer to deliver a community benefit contribution on site that is deemed to be inconsistent with the WSPF or is unable to be maintained by the City. Where a proposal is deemed to be inconsistent with the WSPF the application may be recommended for refusal.

5. Process for a Monetary Community Benefit Contribution

5.1 Following development approval and prior to issuing of a building permit application, the applicant shall provide information to the City to verify the contract sum in accordance with clause 4 of this Procedural Guide. The contract sum should be evidenced by submitting the executed construction contract including contract sum breakdown.

5.2 The City, as part of the review of the valuation of the contract sum, may seek the services of an independent third party to verify its value. In such cases, all costs and expenses will be borne by the applicant. Following the review, the City will issue the applicant with a letter stating a provisional community benefit contribution amount.

5.3 Prior to the issuing of an occupancy permit application, the applicant shall submit information to the City to verify the final contract sum. Such information may include the final account statement between the applicant/owner and the contractor. The City will consider the information provided by the applicant and issues the applicant with the final community benefit contribution amount.

5.4 The contract sum may exclude non-residential tenancy fit out costs and variations to the contract associated with purchaser/owner upgrades/changes.

5.5 Payment of the contribution shall also be made to the City prior to issuing of an occupancy permit application.

6. Forecast Contract Sum and Valuation of Onsite Community Benefit(s)

6.1 Where a community benefit contribution is proposed to be delivered onsite, a 'forecast contract sum' is required to be submitted as part of the development application to determine the monetary contribution which would otherwise be required

6.2 Where the proposed onsite item(s) is of a lesser value than the total required community benefit contribution calculated, the balance must be provided as a monetary contribution, paid prior to submission of an occupancy permit.

6.3 A 'forecast contract sum' is an estimate of the amount that the contract sum will ultimately be, having regard to clause 4 of this guide.

6.4 The forecast contract sum and onsite community benefit item(s) proposed must be accurately valued, to the satisfaction of the City by an appropriately qualified Quantity Surveyor, registered with the Australian Institute of Quantity Surveyors, or with demonstrated equivalent qualifications.

6.5 The City, as part of the review of the valuation of the forecast contract sum, may seek the services of an independent third party to verify its value. In such cases, all costs and expenses borne by the City in determining the value of the contract sum will be paid for by the applicant.

6.6 Prior to issuing of an occupancy permit application, the final contract sum is to be submitted to the City with a final valuation of the onsite benefits that were delivered. The contract sum may exclude non-residential tenancy fit out costs and variations to the contract associated with purchaser/owner upgrades/changes.

6.7 The City, as part of the review of the valuation of the final contract sum and valuation of delivered onsite benefits, may seek the services of an independent third party to verify its value. In such cases, all costs and expenses will be borne by the applicant.

6.8 Where the proposed onsite item(s) is of a lesser value than the total required community benefit contribution the City will issue a letter stating the final community benefit contribution amount to be paid to the City prior to submission of an occupancy permit application.

7. Management of Funds

7.1 Community Benefits Fund

7.1.1 The City will establish and maintain a dedicated **William Street Planning Framework Contribution Fund** and all community benefit contributions shall be deposited into this fund.

7.1.2 The William Street Town Centre Community Benefit Contribution Fund is a reserve account in accordance with the *Local Government Act 1995*. All community benefit contributions within the WSPF Area shall be paid from it. The purpose of this reserve account and the use of money in it is limited to the application of funds for delivery of community benefits within the WSPF area and in accordance with the provisions of the WSPF.

7.1.3 Interest earned on contributions credited to the William Street Planning Framework Contribution Fund reserve account may only be applied in the WSPF Area.

7.2 Projects Funded from the Community Benefits Fund

7.2.1 All projects funded from the Community Benefits Fund are to be located with the WSPF area and should be identified via the Place Plan.

7.2.2 Projects will be selected to be funded and approved by Council as part the City's Capital Works Program and annual budgeting process from time to time.

7.3 Projects Funded from Multiple Sources

7.3.1 Projects may be funded entirely from the Community Benefits Fund or by co-funding from multiple sources.

7.3.2 Sources of funding for individual projects will be decided on a case-by-case basis depending on the availability of funds and the needs of the project. Wherever possible the City will identify complementary funding sources to leverage the Community Benefit Contribution Fund to deliver the maximum possible community benefit.

7.3.3 For projects that have established funding sources, the Community Benefits Fund is not intended to replace that established funding source(s). For example, the City funds streetscape renewal (like for like replacement) through the City's Capital Works Program. Therefore, the extra cost for supplementary upgrades such as improved materials, kerb realignment, additional or improved lighting, planting and/or landscaping could be funded by the Community Benefits Contribution Fund.

7.4 Criteria for Investment

7.4.1 The timing and amount of community benefit contributions is dependent on development and is therefore irregular and uncertain. The WSPF is designed to manage the Community Benefits Contribution Fund in a flexible way with reviewing of the WSPF.

7.4.2 **Part 5** of the WSPF has identified several project areas which can be delivered by community benefit contributions. Projects outside of this are to be accompanied by a community needs analysis.

8. Period of Operation

8.1 Funds received as community benefit contributions should be expended as soon as practical.

Appendix 3: Definitions

Active Frontage	A ground floor space where there is visual and physical engagement between people in the street and people on the ground floors of buildings.
Adjoining Property	Any lot which shares a boundary or portion of a boundary with a lot on which there is a proposed residential development site or is separated from that lot by a right-of-way, vehicle access way, pedestrian access way, access leg of a battleaxe lot or the equivalent not more than 6m in width.
Affordable Housing	The 30/40 rule has been the generally accepted rule of housing affordability. This means that the bottom 40% of income earners should pay no more than 30% of their income on housing and/or accommodation, be it rental accommodation or by way of a mortgage. Dwellings provided to eligible occupiers as either Affordable Owner Occupier Housing or Social Housing.
Articulation	Architectural composition in which elements and parts of the building are expressed logically, distinctly, and consistently, with clear joints. For the purposes of this Policy articulation refers to points within a dwelling that clearly distinguish one part of the dwelling from another, such as setback between the ground and upper floors and indentations or 'breaks' within building walls.
Awning	A roof like structure attached to a building to provide shelter
Canopy Coverage	Land area covered by tree crowns (branches, leaves, and reproductive structures extending from the trunk or main stems) from trees located within the subject site, excluding any area that falls within an adjoining privately owned lot.
Character	The defining features of a property and/or place, including scale, materiality, style or repetition.
Climate Moderation Devices	A structure or element which provides suitable control of internal temperature and air conditions but does not include air conditioners.
Colonnade	A sequence of columns, covered or open, free-standing or part of a building.
Cultural Infrastructure	The buildings, places, spaces, people and technology necessary for arts and cultural education, creation, production, engagement, collaboration, sharing and contribution. It includes Public Art Infrastructure, as referenced in the City's Local Planning Policy Percent for Art.
Dedicated Road	A road which has been committed to public use in accordance with the <i>Land Administration Act 1997</i> . Deemed Provisions Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Deep Soil Area	As per the R Codes Volume 2.
Dwelling Diversity	where development provides a dwelling type agreed as a priority by the decision-maker, such as aged and dependent dwellings, universal access dwellings, one-bedroom apartments, key-worker dwellings or other innovative housing models.
External Fixtures	As per the R Codes Volume 1.
Fine Grain	Detailed urban elements including spacing of facades distinguishing uses; and detailed materials in a facade or streetscape.
Heritage Place	As defined by the Regulations, it includes places listed on the State Register of Heritage Places and the City of Vincent Local Heritage List and contributory places within Heritage Areas.

Landscaping	As per the R Codes with additional clarification on “any other such area approved of by the decision-maker as landscaped area” to be defined as: Landscaped areas which are available for the use and enjoyment of the occupants, can include common and/or private open areas and recreational areas but does not include covered portions of driveways, hard paved driveways and parking areas, open air porous parking areas and driveways, or green walls.
Natural Ground Level	As per the R Codes Volume 1 and Volume 2.
Permanent Structure	Building or development which is not temporary and cannot be easily removed, this includes but is not limited to development with footing
Planting Area	An area, with a minimum soil depth and dimension of 1m that supports growth of medium to large canopy trees.
Podium	The base of a building upon which taller (tower) elements are positioned.
Primary Street	As per R Codes Volume 1
Public Facilities	Where development results in the provision of, or improvement to, public facilities or amenities (such as schools, early childhood, community hubs, libraries, health centres and recreation facilities) agreed as a priority by the decision-maker.
R Codes Volume 1	Residential Design Codes Volume 1.
R Codes Volume 2	Residential Design Codes Volume 2.
Secondary Street	As per R Codes Volume 1.
Significant Existing Tree	<ul style="list-style-type: none"> • Healthy specimens with ongoing viability; and • species is not included on a State or local area weed register; and • height of at least 4m; and/or • trunk diameter of at least 160mm, measured 1m from the ground; and/or • average canopy diameter of at least 4m
Skillion Roof	A mono-pitch roof form.
Social Housing	Social Housing is housing owned by the State Housing Authority or not for profit housing providers, and rented to eligible people, with eligible tenants determined by the relevant housing provider. This can be specific purpose housing and key worker housing that accommodates eligible people.
Soft Landscaping	An area with a minimum soil depth of 300mm that contains in-ground planting, excluding removable planter boxes/pots, artificial turf, green walls and porous paving areas
Solar Absorptance	The proportion of incident solar radiation that is absorbed by an external surface when exposed to the sun
Specific Purpose Housing	Means a dwelling or collection of dwellings designed and/ or set aside for a specific or special accommodation need usually of a permanent nature, including but not limited to aged persons, students, care takers dwelling, communal living, disability living and designated affordable housing.

Stall Riser	The material installed between the windowsill and the ground in a shop front window.
Storey	<p>The portion of a building which is situated between the top of any floor and the top of the floor next above it and if there is no floor above it, that portion between the top of the floor and the ceiling above it but does not include:</p> <ul style="list-style-type: none"> • a basement; • a space that contains only a lift shaft, stairway or meter room; • roof top terrace with no permanent impervious roof structure; • a mezzanine; or • a loft. <p>Double height floors greater than 5m floor to ceiling are counted as two floors</p>
Streetscape	The collective elements that contribute to a street, including architectural styles, front yards, car parking structures and access, infrastructure, footpaths, signage, street trees and landscaping and fencing and front boundary treatment.
Verandah	As per R Codes Volume 1.
Visible Light Transmission	Light passing directly through glass.
Visually permeable	<p>In reference to a wall, gate, door, screen or fence that the vertical surface, when viewed directly from the street or other public space, has:</p> <ul style="list-style-type: none"> • continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area; • continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or • a surface offering equal or lesser obstruction to view.
Wall Height	As per the R Codes Volume 1

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General Provision Clause	Clause Summary	Applicable R Code Clause	Applicable City Strategy/Policy	Comment	Recommendation
1.2 Site Planning					
1.2.1 Site Analysis	Site analysis plan showing the context of the site and including; <ul style="list-style-type: none"> - Features and topography - Orientation and microclimate - Soil conditions - Heritage buildings - Existing services - Proposals compatibility with area - Existing movement networks (pedestrian, vehicle, Public transport) 	N/A	The WSPF proposes to include the existing Urban Design Study standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and State Planning Policy 7.0	Revoke
1.2.2 Sustainable Building Design	Developments to incorporate green building design principles and achieve a 4, 5 or 6 star Green Star rating depending on the site tier.	R Codes Volume 2: 3.2 Orientation 4.1 Solar and daylight access 4.2 Natural ventilation 4.15 Energy Efficiency 4.16 Water Management and Conservation	The WSPF proposes to include the existing Environmentally Sustainable Design (ESD) standards of the Built Form Policy which outlines for developments to achieve a 5 star Green Star rating, in addition to the acceptable outcomes of the R Codes Volume 2. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards. The City's LPP 7.5.10 Sustainable Design (LPP 7.5.10) would also provide guidance on ESD.	This would be addressed by the Built Form Policy, WSPF, R Codes Volume 2, and LPP 7.5.10	Revoke
1.2.3 Private Outdoor Space	Provision of Outdoor Living Area (OLA) for each development 10sqm min with min dimension of 2.5m	R Codes Volume 2: 4.4 Private open space and balconies	N/A	This would be addressed by the R Codes Volume 2.	Revoke
1.2.4 Awnings	Weather protection along street front	R Codes Volume 2: 3.6 Public Domain Interface 3.7 Pedestrian Access and Entries 4.10 Roof Design	The WSPF proposes to include the existing Public Domain Interface standards of the Built Form Policy in addition to the acceptable outcomes of the R Codes Volume 2. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
1.2.5 Landscaping	Landscaping provisions to include Landscape plan	R Codes Volume 2: 3.3 Tree Canopy and DSA 4.12 Landscape Design	The WSPF proposes to include the existing landscaping standards of the Built Form Policy, in addition to the acceptable outcomes of the R Codes Volume 2. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
1.2.6 Sound Attenuation	Ensure that residential amenity is maintained/impacts are mitigated	R Codes Volume 2: 4.7 Managing the Impact of Noise	The City's LPP 7.5.21 Sound Attenuation (LPP 7.5.21) would apply in addition to the acceptable outcomes of the R Codes Volume 2.	This would be addressed by the R Codes Volume 2, LPP 7.5.21 and SPP 5.4.	Revoke
1.2.7 Northbridge Entertainment Precinct	Additional measures control development within the Northbridge Special Entertainment Precinct.	N/A	N/A	The WAPC is currently considering an amendment to the City of Perth's Local Planning Scheme that would allow for increased noise levels to be received at properties within and adjoining the Northbridge Special Entertainment Precinct. Depending on the outcome of this the City's LPP 7.5.21 may need to be reviewed to provide for greater levels of sound attenuation to be provided in future developments.	Revoke

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General Provision Clause	Clause Summary	Applicable R Code Clause	Applicable City Strategy/Policy	Comment	Recommendation
1.2.8 Integration of Public Art	Provision of a 1 percent public art contribution for new developments.	N/A	The City's LPP Percent for Public Art would apply and requires a 1 percent public art contribution.	This would be addressed by LPP Percent for Public Art	Revoke
1.2.9 Housing Design & Affordability	Provision of a minimum of 20 percent studio or single bedroom dwellings and 10 percent three or more bedrooms	R Codes Volume 2: 2.8 Development Incentives for Community Benefit 4.8 Dwelling mix	The WSPF provides the provision of affordable housing as a Development Incentive for Community Benefit in addition to the acceptable outcomes of the R Codes Volume 2.	This would be addressed by the WSPF and R Codes Volume 2.	Revoke
1.2.10 Place Activation	Ensure that new development integrates into its surrounds via land use, built form and urban design	n/a	The WSPF proposes to include the existing Urban Design Study standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and the R Codes Volume 2.	Revoke
1.2.11 Universal Design	Provision of a minimum of 20 percent adaptable housing	R Codes Volume 2: 4.9 Universal design	The WSPF provides the provision of special purpose housing as a Development Incentive for Community Benefit in addition to the acceptable outcomes of the R Codes Volume 2.	This would be addressed by the WSPF and R Codes Volume 2.	Revoke
1.3 Building Design					
1.3.1 Mixed Use	Mixed used development is encouraged throughout the precinct	R Codes Volume 2: 4.14 Mixed Use	The City's LPS2 zones the site as Mixed Use and provides for specific objectives for this zone.	This would be addressed by LPS2..	Revoke
1.3.2 Roof Form	Gable and pitched roofs are to be a minimum pitch of 30 degrees when in view of the street. Flat and Skillion are permitted. Lofts are encouraged and are to have a minimum height of 2.4m for 2/3 of the floor area	R Codes Volume 2: 4.11 Roof Design	The WSPF proposes to include the existing Roof Design and Urban Design Study standards of the Built Form Policy. The City's LPP: Heritage Area Guidelines would provide for further guidance for heritage properties. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
1.3.3 Walls	Exposed blank walls are not permitted (unless they adjoin another blank wall). Use of openings and articulation is to occur. Encouragement of certain materials.	R Codes Volume 1: 5.1.3 Lot Boundary Setbacks 5.2.3 Street Surveillance R Codes Volume 2: 2: 2.3 Street Setbacks 2.4 Side and Rear Setbacks 3.6 Public Domain Interface 4.10 Façade Design	The WSPF proposes to include Street Setbacks, Side and Rear Setbacks standards, as well as the existing Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
1.3.4 Windows	Requires vertical proportion of windows when in view of the street as to complement surrounding precinct. Discuss treatment of windows via tinting and roller shutters. Requires privacy to be maintained.	R Codes Volume 2: 3.6 Visual Privacy 3.6 Public Domain Interface 4.10 Façade Design	The WSPF proposes to include the existing Urban Design Study and Public Domain Interface standards of the Built Form Policy. The City's LPP: Heritage Area Guidelines would provide for further guidance for heritage properties. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
1.3.5 Balconies	Requires upper floors to have a balcony. Requirements for useability (location, size, access) Protection of privacy	R Codes Volume 1: 5.3.1 OLA 5.4.1 Visual Surveillance R Codes Volume 2: 4.4 Private open space and balconies 3.6 Visual Privacy	N/A	This would be addressed by the R Codes Volume 2.	Revoke

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General Provision Clause	Clause Summary	Applicable R Code Clause	Applicable City Strategy/Policy	Comment	Recommendation																		
1.3.6 Corner Sites	Enforce Corner sites as landmark sites, this provides for certain treatment measures	R Codes Volume 2: 3.6 Public Domain Interface 4.10 Façade Design	The WSPF proposes to include the existing Façade Design and Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	All of the corner sites in the Lindsay Street Precinct have been developed.	Revoke																		
1.3.7 Fencing	Provides for requirements for fencing design.	R Codes Volume 2: 3.6 Public Domain Interface 3.8 Vehicle Access	The WSPF proposes to include the existing Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke																		
1.3.8 Activation of Streets, Rear Laneways and Under-width Roads	Requires openings to laneways, vehicle access to laneways as well as proximity of living spaces.	R Codes Volume 2: 3.6 Public Domain Interface 4.10 Façade Design	The WSPF proposes to include the existing Façade Design and Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke																		
1.3.9 Safer Design	Requires activity and surveillance of the public realm. Also mentions vandalism prevention measures.	R Codes Volume 2: 3.6 Public Domain Interface 4.10 Façade Design	The WSPF proposes to include the existing Façade Design and Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke																		
1.4 Car Parking and Access																							
1.4.1 Car parking	Provides for maximum car parking rates for residential and non-residential. <table><tr><th>DEVELOPMENT</th><th>MAXIMUM CAR PARKING SPACES</th></tr><tr><td>Culture & Creative Industry land uses</td><td>1 per 6.5m² of public drinking area, or 1 per 8 seats provided or which an area is capable of providing, or 1 per 70m² gross floor area (as applicable)</td></tr><tr><td>Commercial land uses</td><td>1 per 70m² gross floor area</td></tr><tr><td>Light Industry land uses</td><td>1 per 100m² gross floor area</td></tr><tr><td>Retail land uses</td><td>1 per 30m² gross floor area</td></tr><tr><td>Dining & Entertainment land uses</td><td>1 per 6.5m² of public drinking area, 1 per 8 seats provided or which an area is capable of providing, 1 per 30m² gross floor area (as applicable)</td></tr><tr><td>Community land uses</td><td>1 per 30m² gross floor area</td></tr><tr><td>Transient Residential</td><td>One bay per two bedrooms</td></tr><tr><td>Permanent Residential</td><td>Maximum of 2 bays per dwelling *N.B. a minimum of 1 bay per dwelling is required.</td></tr></table>	DEVELOPMENT	MAXIMUM CAR PARKING SPACES	Culture & Creative Industry land uses	1 per 6.5m ² of public drinking area, or 1 per 8 seats provided or which an area is capable of providing, or 1 per 70m ² gross floor area (as applicable)	Commercial land uses	1 per 70m ² gross floor area	Light Industry land uses	1 per 100m ² gross floor area	Retail land uses	1 per 30m ² gross floor area	Dining & Entertainment land uses	1 per 6.5m ² of public drinking area, 1 per 8 seats provided or which an area is capable of providing, 1 per 30m ² gross floor area (as applicable)	Community land uses	1 per 30m ² gross floor area	Transient Residential	One bay per two bedrooms	Permanent Residential	Maximum of 2 bays per dwelling *N.B. a minimum of 1 bay per dwelling is required.	R Codes Volume 2: 3.9 Car and Bike parking	LPP Non-Residential Parking provides guidance on non-residential car parking. The WSPF proposes to remove parking minimums. Residential parking would continue to be subject to the acceptable outcomes of the R Codes Volume 2. Areas outside of the WSPF would continue to be subject to LPP Non-Residential Parking	This would be addressed by the WSPF and LPP Non-Residential Parking.	Revoke
DEVELOPMENT	MAXIMUM CAR PARKING SPACES																						
Culture & Creative Industry land uses	1 per 6.5m ² of public drinking area, or 1 per 8 seats provided or which an area is capable of providing, or 1 per 70m ² gross floor area (as applicable)																						
Commercial land uses	1 per 70m ² gross floor area																						
Light Industry land uses	1 per 100m ² gross floor area																						
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Community land uses	1 per 30m ² gross floor area																						
Transient Residential	One bay per two bedrooms																						
Permanent Residential	Maximum of 2 bays per dwelling *N.B. a minimum of 1 bay per dwelling is required.																						
1.4.2 Bike parking and EoT facilities	Requires new developments to include bike parking and EoT facilities. This ratio is based on apartment numbers or floor space	R Codes Volume 2: 3.9 Car and Bike parking	LPP Non-Residential Parking provides guidance on non-residential bicycle parking and end of trip facilities. Bicycle parking for residential would continue to be subject to the acceptable outcomes of the R Codes Volume 2.	This would be addressed by LPP Non-Residential Parking and the R Codes Volume 2.	Revoke																		
1.4.3 Vehicle Access Gates, Carports and Garages	Elements are to be used to reduce visual impact of doors to the street. Parking structures are to be integrated into the development	R Codes Volume 2: 3.6 Public Domain Interface 3.8 Vehicle Access	The WSPF proposes to include the existing Vehicle Access and Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and the R Codes Volume 2.	Revoke																		
1.4.4 Pedestrian Access	Access requirements are to be at grade when access from the road	R Codes Volume 2: 3.6 Public Domain Interface	The WSPF proposes to include the existing Public Domain Interface and Pedestrian Access and Entries standards of the Built Form Policy.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke																		

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General Provision Clause	Clause Summary	Applicable R Code Clause	Applicable City Strategy/Policy	Comment	Recommendation
		3.7 Pedestrian Access and Entries	For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.		
Heritage					
1.5 Heritage Listed Properties	This clause discusses the approval process for developing a heritage place and has provisions relating to: <ul style="list-style-type: none"> - Roof form - Walls - Windows - Fencing - Vehicle access - Signage 		The WSPF proposes to include the existing Urban Design Study standards of the Built Form Policy. The City's LPP: Heritage Area Guidelines would provide for further guidance for heritage properties. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and LPP: Heritage Area Guidelines	Revoke
1.6 Other Considerations					
1.6.1 Northbridge Tunnel Development Standards	Provides development standards, referral process and approval process for development over or adjacent to the Graham Farmer Tunnel	N/A	Addressed by the existing Development Design Guidelines for Structures Above or Adjacent to the Graham Farmer Freeway Tunnel Northbridge .	The guidelines will be updated into an information sheet, as they remain relevant but are not a specific local planning policy.	To be addressed through an information sheet.
1.6.2 Encroachments into Crownland	Requirements for the approval of built elements encroaching into crown land.	N/A	N/A	This addressed by the <i>Local Government Act 1995</i> .	Revoke
1.6.3 Site Services and Service Enclosures	Requirements for location of utilities and screening measures	R Codes Volume 2: 4.17 Waste management 4.18 Utilities.	The WSPF proposes to include the existing External Fixtures and Utilities standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2, as well as the <i>Environmental Protection (Noise) Regulation 1997</i> .	Revoke
1.6.5 Sewer Easements	Development requirements for lots affected by easements	N/A	N/A	As the easement owner the Water Corporation would be required to approve any works affecting an easement, separate to any development application.	Revoke
1.6.6 Signage	Signage Standards that link to Metropolitan Redevelopment Authority Signage policy	N/A	The City's LPP Signs and Advertising would apply.	These provisions are covered by the LPP Signs and Advertising.	Revoke
1.6.7 TV Antennas, Satellite Dishes and Radio Masts	Guidance on location of TV Antennas, Satellite Dishes and Radio Masts	R Codes Volume 2: 4.18 Utilities.	The WSPF proposes to include the existing External Fixtures and Utilities standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
1.6.8 Storage Areas	Provision of storage space for personal belongings and bins	R Codes Volume 1: 5.4.4 External fixtures, utilities, and facilities R Codes Volume 2: 4.6 Storage 4.17 Waste management	The WSPF proposes to include the existing External Fixtures and Utilities standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
1.6.9 Changes to the Public Domain	Provisions for alterations to items within the public realm (paving, lighting, planting and other street furniture).	N/A	N/A	These provisions are addressed separately to planning requirements through the City's function in asset renewal.	Revoke

Review of New Northbridge Design Guidelines and Central Perth Development Policies

Review of the [LINDSAY STEET DESIGN GUIDELINES](#)

Lindsay Street Precinct Guidelines Clause	Clause Summary	Applicable R Code Clause	Applicable City Strategy/Policy	Comment	Recommendation
5.1 Introduction					
5.1.1 Desired Character	How development should meet character via design and land use	N/A	The WSPF proposes to include the existing Urban Design Study standards of the Built Form Policy, and provides for objectives and Statements of Intent for each sub-precinct to guide future development. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy and WSPF.	Revoke
5.1.1 Objectives	Outlines the objectives of the precinct, which are to support mixed uses, encourage integration of housing and shops, preserve character, manage impacts, protect amenity, highlight heritage, enable affordable housing, and enhance safety through active streets and laneways.	N/A	The WSPF proposes to include the existing Urban Design Study standards of the Built Form Policy, and provides for objectives and Statements of Intent for each sub-precinct to guide future development. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy and WSPF.	Revoke
5.4 Site Planning					
5.4.1 Place Activation	Requirements for Lots 557 and 551	R Codes Volume 2: 3.6 Public Domain Interface 4.10 Façade Design	The WSPF proposes to include the existing Urban Design Study and Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	These lots have been developed	Revoke
5.5 Building Design					
5.5.1 Building Appearance and Streetscape	General characteristics of good design (awnings, scale, materiality, surveillance etc)	R Codes Volume 2: 2.2 Building Height 2.3 Street Setbacks 3.6 Public Domain Interface 4.10 Façade Design	The WSPF proposes to include Street Setbacks and Building Height standards, as well as the existing Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
5.5.2 Dwelling Limits	Limit dwellings on heritage sites	N/A	Density limits cannot be implemented through a local planning policy. The City's LPS2 does not include any restriction on the number of dwellings in this precinct.	This is not required to be addressed through the Built Form Policy or WSPF. If desired density limits could be explored through the upcoming review of LPS2.	Revoke
5.5.3 Plot Ratio, Setbacks and heights	Built Form Controls	R Codes Volume 2: 2.2 Building Height 2.3 Street Setbacks 2.4 Side and Rear Setbacks 2.5 Plot Ratio	The WSPF proposes to include Street Setbacks, Side and Rear Setbacks and Building Height standards.	This would be addressed by the WSPF and R Codes Volume 2.	Revoke
5.5.4 Passive Surveillance	Development requirements to ensure windows facing Weld Square.	R Codes Volume 2: 3.6 Public Domain Interface 4.10 Façade Design	The WSPF proposes to include the existing Façade Design and Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
5.5.5 Finished Floor Levels	Provides for minimum FFL for Lots 503, 504 and 612	N/A	N/A	These lots have been developed	Revoke
5.6 Car Parking					

Review of New Northbridge Design Guidelines and Central Perth Development Policies

Lindsay Street Precinct Guidelines Clause	Clause Summary	Applicable R Code Clause	Applicable City Strategy/Policy	Comment	Recommendation
5.6.1 Vehicle Access Gates, Carports and Garages	Access points and location of parking facilities	R Codes Volume 2: 3.6 Public Domain Interface 3.8 Vehicle Access	The WSPF proposes to include the existing Façade Design and Public Domain Interface standards of the Built Form Policy. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2.	Revoke
5.6.2 Pedestrian Access	Developments are to provide street access to pedestrians	R Codes Volume 2: 3.6 Public Domain Interface 3.7 Pedestrian Access and Entries 4.10 Façade Design	The WSPF proposes to include the existing Façade Design and Public Domain Interface standards of the Built Form Policy For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and R Codes Volume 2. of the R Codes and the BFP	Revoke
5.7 Heritage Listed Properties	Performance-based provisions dealing with setbacks and height for developments on, abutting or adjacent to heritage places.	N/A	The WSPF proposes to include Building Height and Side and Rear Setback standards. The City's LPP: Heritage Area Guidelines would provide for further guidance for heritage properties. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	This would be addressed by the Built Form Policy, WSPF and LPP: Heritage Area Guidelines	Revoke
5.8 Lot Specific Guidelines					
Lot 503	Land Use Setbacks Height Access Appearance Finished Floor Level Wester Power Substation Sewer easement	R Codes Volume 2: 2.2 Building Height 2.3 Street Setbacks 2.4 Side and Rear Setbacks 3.6 Public Domain Interface 3.7 Pedestrian Access and Entries 3.8 Vehicle Access 4.10 Façade Design	The WSPF proposes to include the Building Height, Street Setback and Side and Rear Setback standards. It also proposes to include the existing Façade Design, Public Domain Interface, and Vehicle Access standards of the Built Form Policy. The City's LPS2 would provide guidance on land use permissibility. For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.	These lots have been developed	Revoke
Lot 504	Land Use Setbacks Height Access Appearance Finished Floor Level Sewer easement				Revoke
Lot 557	Land Use Setbacks Site Coverage Height Access Appearance Corner Sites				Revoke
Lot 608 and 610 (Now 780)	Land Use Setbacks Height Access Appearance Finished Floor Level Wester Power Substation Sewer easement Corner Site Northbridge Tunnel Development Standards				Revoke
Lot 609	Land Use Setbacks Site Coverage Height Access				Revoke

Review of New Northbridge Design Guidelines and Central Perth Development Policies

Lindsay Street Precinct Guidelines Clause	Clause Summary	Applicable R Code Clause	Applicable City Strategy/Policy	Comment	Recommendation
	Appearance Power Supply				

Review of New Northbridge Design Guidelines and Central Perth Development Policies

Review of [Central Perth Development Policies](#)

Central Perth Development Policies	Policy Summary	Applicable R Codes Clause	Applicable City Strategy/Policy	Comment	Recommendation																
DP 1: Green Building	<p>This policy provides a tier rating for a project site, ranking them Tier 1-3</p> <table><tr><td></td><td>Tier 1</td><td>Tier 2</td><td>Tier 3</td></tr><tr><td>Green Star Rating</td><td>6 Star</td><td>5 Star</td><td>4 Star</td></tr><tr><td>Working Drawings</td><td>GBCA Registration and 'Design Review' certification from a Green Building Professional.</td><td>GBCA Registration and 'Design Review' certification from a Green Building Professional.</td><td>'Design Review' certification to be provided from a Suitably Qualified Professional</td></tr><tr><td>Practical Completion</td><td>'As Built' certification from the GBCA.</td><td>'As Built' certification from the GBCA.</td><td>'As Built' certification from the GBCA or a detailed report from a Suitably Qualified Professional.</td></tr></table> <p>s</p>		Tier 1	Tier 2	Tier 3	Green Star Rating	6 Star	5 Star	4 Star	Working Drawings	GBCA Registration and 'Design Review' certification from a Green Building Professional.	GBCA Registration and 'Design Review' certification from a Green Building Professional.	'Design Review' certification to be provided from a Suitably Qualified Professional	Practical Completion	'As Built' certification from the GBCA.	'As Built' certification from the GBCA.	'As Built' certification from the GBCA or a detailed report from a Suitably Qualified Professional.	<p>R Codes Volume 2: 3.2 Orientation 4.1 Solar and daylight access 4.2 Natural ventilation 4.15 Energy Efficiency 4.16 Water Management and Conservation</p>	<p>The WSPF proposes to include the existing Environmentally Sustainable Design (ESD) standards of the Built Form Policy which outlines for developments to achieve a 5 star Green Star rating, in addition to the acceptable outcomes of the R Codes Volume 2.</p> <p>For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.</p> <p>The City's LPP 7.5.10 Sustainable Design (LPP 7.5.10) would also provide guidance on ESD.</p>	<p>This would be addressed by the Built Form Policy, WSPF, R Codes Volume 2, and LPP 7.5.10</p>	Revoke
	Tier 1	Tier 2	Tier 3																		
Green Star Rating	6 Star	5 Star	4 Star																		
Working Drawings	GBCA Registration and 'Design Review' certification from a Green Building Professional.	GBCA Registration and 'Design Review' certification from a Green Building Professional.	'Design Review' certification to be provided from a Suitably Qualified Professional																		
Practical Completion	'As Built' certification from the GBCA.	'As Built' certification from the GBCA.	'As Built' certification from the GBCA or a detailed report from a Suitably Qualified Professional.																		
DP 2: Heritage Places	<p>This policy clarifies when development approval is required for heritage places and provides performance standards to guide the assessment of development applications for heritage places and within heritage precincts.</p>	N/A	<p>The City's LPP's Development Guidelines for Heritage Places and Heritage Area Guidelines would apply.</p>	<p>This would be addressed by the City's Heritage LPP's.</p>	Revoke																
DP 3: Sound and Vibration Attenuation	<p>This policy applies to all noise emitting and noise sensitive development proposals within the Central Perth Redevelopment Area. The policy also applies to all new vibration sensitive development proposals, particularly those in close proximity to railway corridors.</p>	<p>R Codes Volume 2: 4.7 Managing the Impact of Noise</p>	<p>The City's LPP 7.5.21 Sound Attenuation (LPP 7.5.21) would apply in addition to the acceptable outcomes of the R Codes Volume 2.</p>	<p>This would be addressed by the R Codes Volume 2, LPP 7.5.21 and SPP 5.4.</p>	Revoke																
DP 4: Providing Public Art	<p>This policy details the requirements for public art contributions as part of a development proposal and provides performance standards to guide the assessment of development applications that include public art.</p>	N/A	<p>The City's LPP Percent for Public Art would apply and requires a 1 percent public art contribution.</p>	<p>This would be addressed by LPP Percent for Public Art</p>	Revoke																
DP 5: Additional Structures	<p>This policy clarifies when proposals for additional structures require development approval and provides performance standards to guide the assessment of development applications when development approval is required.</p>	<p>R Codes Volume 2: 4.18 Utilities.</p>	<p>The WSPF proposes to include the existing External Fixtures and Utilities standards of the Built Form Policy.</p> <p>For the areas outside of the WSPF the Built Form Policy would continue to provide the relevant standards.</p> <p>The City's LPP: Planning Exemptions also provides for exemptions to requiring development approval.</p>	<p>This would be addressed by the Built Form Policy, WSPF, R Codes Volume 2 and LPP: Planning Exemptions.</p>	Revoke																
DP 6: Signage	<p>This policy clarifies when proposals for signage require development approval and provides performance standards to guide the assessment of development applications when approval is required.</p>	N/A	<p>The City's LPP Signs and Advertising would apply.</p>	<p>These would be addressed by LPP: Signs and Advertising.</p>	Revoke																
DP 7: Home Based Business	<p>This policy clarifies when development approval for home based business is required and provides performance standards to guide the assessment of development applications when approval is required</p>	N/A	<p>The City's LPS2 provides land use permissibility for home businesses</p>	<p>This would be addressed by the City's LPS2.</p>	Revoke																
DP 8: Hosting Public Events	<p>This policy clarifies when a public event requires development approval and provides performance standards to guide the assessment of development applications when approval is required.</p>	N/A	<p>The City's LPP: Planning Exemptions provides exemptions for public events.</p>	<p>This would be addressed by the City's LPP: Planning Exemptions.</p>	Revoke																

Review of New Northbridge Design Guidelines and Central Perth Development Policies

Central Perth Development Policies	Policy Summary	Applicable R Codes Clause	Applicable City Strategy/Policy	Comment	Recommendation
DP 9: Affordable and Diverse Housing	<p>This policy details the requirements for the delivery of affordable and diverse housing in residential and mixed-use developments and provides performance standards for assessment of development applications that include a residential component.</p> <p>These mandate that new developments are to incorporate a range of dwelling typologies and have a component being reserved for affordable or social housing</p>	R Codes Volume 2: 2.8 Development Incentives for Community Benefit 4.8 Dwelling mix	The WSPF provides the provision of affordable housing as a Development Incentive for Community Benefit in addition to the acceptable outcomes of the R Codes Volume 2.	This would be addressed by the WSPF and R Codes Volume 2.	Revoke
DP 10: Adaptable Housing	<p>This policy details the requirements for the delivery of adaptable housing in residential and mixed-use developments and provides performance standards for assessment of development applications that include a residential component.</p> <p>It requires that 20% of dwellings incorporating Core Liveable Housing Design Elements</p>	R Codes Volume 2: 4.9 Universal design	The WSPF provides the provision of special purpose housing as a Development Incentive for Community Benefit in addition to the acceptable outcomes of the R Codes Volume 2.	This would be addressed by the WSPF and R Codes Volume 2.	Revoke