

**7.1 Draft Local Planning Strategy and Town Planning Scheme No. 2 –
Outcomes of Advertising and Final Adoption**

PROPOSED AMENDMENT No. 1:

Requested by: **Administration**
Prepared by: Gabriela Poezyn, Director Planning Services

That Recommendation 1 be amended as follows:

“1. NOTES the summary of submissions received in respect of the draft Local Planning Strategy and Town Planning Scheme No. 2 contained in Attachment 001 and late Attachment 013 (as tabled) relating to the Summary of Submissions for the Claisebrook Precinct, ENDORSES Administration’s comments and recommendations contained therein, FORWARDS that those Attachments to the Western Australian Planning Commission for its consideration and ADVISES submitters of its decision;”

Administration Comment

This amended recommendation will ensure the Schedule of Submissions for the Claisebrook Precinct will be noted by Council and provided to the Western Australian Planning Commission to inform their decision making process. Because Administration cannot amend the recommendation, an Elected Member is requested to do so.

PROPOSED AMENDMENT No. 2:

Requested by: **Cr Matthew Buckels**
Prepared by: Gabriela Poezyn, Director Planning Services

To delete Recommendation 3.1.1(d).

Administration Comment

A split density for 118-120 Eton Street is recommended by Administration to compliment future development on Charles Street and the future mixed use development on the Charles Hotel site.

PROPOSED AMENDMENT No. 3:

Requested by: **Mayor John Carey**
Prepared by: Gabriela Poezyn, Director Planning Services

That new Recommendation 3.1.1(e) be included to read as follows:

“3.1.1 (e) Abandoning the advertised zoning changes of 110 and 112 Eton Street, North Perth and 6 Carrington Street, North Perth from Residential R60 to Residential/Commercial R100;”

Administration Comment

These properties were advertised as being rezoned from R60 to R/C100 but were not formally informed of this until 14 November 2014. This purpose of this amendment is to retain its current zoning of R60.

PROPOSED AMENDMENT No. 4:

Requested by: **Cr Matthew Buckels**
Prepared by: Gabriela Poezyn, Director Planning Services

That Recommendation 3.1.2 be amended as follows:

“3.1.2 ~~Abandoning~~ Amending the advertised zoning changes of 83 – 107 Angove Street and 70 – 1162 Angove Street from Residential R30 to Residential/Commercial R60 to Residential R60;”

Administration Comment

Excluding the properties on either end, the down coding is recommended to protect the ongoing residential character of the street. One submission was received during formal advertising period objecting to the changes. The deletion of the ‘Commercial’ element of the zone does not represent a great departure of what was advertised however some properties have existing / approved commercial uses operating.

PROPOSED AMENDMENT No. 5:

Requested by: **Cr Joshua Topelberg**
Prepared by: Gabriela Poezyn, Director Planning Services

That Recommendation 3.1.2 be amended as follows:

“3.1.2 ~~Abandoning~~ the advertised zoning changes of 83 – 107 Angove Street and 70 – 1162 Angove Street from Residential R30 to Residential/Commercial R60;”

Administration Comment

This amendment is consistent with the recommendation of Officers but also includes 114A&B and 116 Angove Street as Residential / Commercial R60.

PROPOSED AMENDMENT No. 6:

Requested by: **Cr Matthew Buckels**
Prepared by: Gabriela Poezyn, Director Planning Services

To delete Recommendation 3.2.1(a)

Administration Comment

It is recommended to amend the advertised zoning of this area from R/C160 to R/C100. The down coding is recommended to reduce height and plot ratio to reduce the impact on the residential area to the north. The deferral of the West Perth Regeneration Master Plan also reduces the strength of the original justification for the increase in density.

PROPOSED AMENDMENT No. 7:

Requested by: **Mayor John Carey**
Prepared by: Gabriela Poezyn, Director Planning Services

Replace Recommendation 3.2(c) with the following:

- 3.2 (c) 167 – 177A-D Fitzgerald Street and 185 – 191A-B Fitzgerald Street from Residential R160 to Residential R80, 199 – 205 Fitzgerald Street & 4 – 10 Cowle Street from Residential R160 to Residential/Commercial R160 and 209 – 213 Fitzgerald Street from Commercial to Residential/Commercial R160.**

Administration Comment

This amendment is in response to a further submission by the landowner's representative to Elected Members. This amendment also fixes an error in which 167–177A–D and 185–191A–B Fitzgerald Street (the southern two blocks) are recommended to be 'Residential/Commercial' when they should just be 'Residential'. No submissions were received during the additional consultation for these properties and given the quality of the housing stock adjacent can be supported.

PROPOSED AMENDMENT No. 8:

Requested by: **Cr Joshua Topelberg**
Prepared by: Gabriela Poezyn, Director Planning Services

To include new Recommendation 3.3.1(g) as follows:

- “3.3.1 (g) 391 Lord Street from Residential R50 to Residential R80;”**

Administration Comment

Despite the position of the existing dwelling, the lot is orientated toward Harold Street and should part of that streetscape. An increase of zoning will afford the site 4 storeys as of right and become eligible for height variations.

The higher density is supported elsewhere on Lord Street and retains consistent development controls with the only impact being on each other. An increase for this site will impact the interface to 27 Harold Street in terms of height, overshadowing and privacy.

PROPOSED AMENDMENT No. 9:

Requested by: **Cr Matthew Buckels**
Prepared by: Gabriela Poezyn, Director Planning Services

To delete Recommendation 3.3.2.

Administration Comment

Although the City supports high density on corridors, the proposed high density in this area is not supported at this time given the community objections to the proposal and the lack of planning for the site provided by the State Government.

PROPOSED AMENDMENT No. 10:

Requested by: **Cr Ros Harley**
Prepared by: Gabriela Poezyn, Director Planning Services

That Recommendation 3.4.1(d) be added as follows:

3.4.1(d) To abandon the advertised zoning changes of 40 – 60 Fairfield Street, Mount Hawthorn from Residential R30 to Residential R60.

Administration Comment

The zoning of R60 for these properties was endorsed by Council in 2011 as they were located immediately opposite a service entrance for the Mezz shopping centre and would have limited impact on the streetscape and amenity of Fairfield Street. It is not the recommendation of Administration to abandon this zoning change.

PROPOSED AMENDMENT No. 11:

Requested by: **Cr Joshua Topelberg**
Prepared by: Gabriela Poezyn, Director Planning Services

That Recommendation 3.5.11 be amended as follows:

3.5.11 Including the use 'Childcare Premises' in Schedule 4 – Special Use applicable to 51 Albert Street, North Perth (Macedonian Club) subject to the following conditions included in Schedule 4;

(a) the management of any Childcare Premises at the subject site is run by a not-for-profit, community organisation;

Administration Comment

Although not a planning consideration, the inclusion of this condition will ensure the future management of a Childcare Premises is run by a not-for-profit organisation, particularly where City land/reserves is requested.

PROPOSED AMENDMENT No. 12:

Requested by: **Cr Joshua Topelberg**
Prepared by: Gabriela Poezyn, Director Planning Services

That Recommendation 3.5.13 be included as follows:

"3.5.13 Including the use 'Concrete Batching Plant' in Schedule 2 – Additional Uses applicable to 71 Edward Street Perth and 120 Claisebrook Road Perth subject to a condition that the Use will expire on 16 October 2022;"

Administration Comment

The inclusion of this condition is supported by Administration. This will ensure the Batching Plants do not become a non-conforming use as long as they are approved uses.

PROPOSED AMENDMENT No. 13:

Requested by: **Cr Joshua Topelberg**
Prepared by: Gabriela Poezyn, Director Planning Services

That Recommendation 3.5.14 be included as follows:

“3.5.14 ‘Within areas coded R40 bound by Vincent Street, Beaufort Street, Walcott Street and Fitzgerald Street, a maximum of two dwellings will permitted per lot’.”

Administration Comment

In 2011 Council adopted to have this restriction removed from the Norfolk Precinct which was supported by the community at the time and advertised in 2014. Five submissions in support of the removal of the Clause was received during advertising with one being impartial. The inclusion of this condition will re-instate the limit on the number of dwellings per lot within the Norfolk Precinct.

PROPOSED AMENDMENT No. 14:

Requested by: **Cr Emma Cole**
Prepared by: Gabriela Poezyn, Director Planning Services

That a new Recommendation 3.5.15 be inserted as follows:

“3.5.15 New Clause 4.6.3 be added as follows:

“The use Multiple Dwelling is an ‘A’ use in accordance with Clause 4.3.2 on land zoned R30 and below in Mount Hawthorn”; and

The Zoning Table be updated as follows:

<u>Use Class</u>	<u>Zones</u>
	<u>Residential Zone</u>
<u>Multiple Dwelling</u>	<u>P/A**</u>

****Refer to Clause 4.6 relating to Multiple Dwelling Restrictions”**

Administration Comment

This amendment is supported and will ensure the provisions of Scheme Amendment 39 (as amended to suit TPS2) will be presented to the Minister in an alternative form, supported by Council.

PROPOSED AMENDMENT No. 15:

Requested by: **Cr Joshua Topelberg**
Prepared by: Gabriela Poezyn, Director Planning Services

That a new Recommendation 6 be inserted as follows:

- 6. REQUIRES Administration to submit the following Local Planning Policies to Council by February 2015 for consideration of consent to advertise:**
- **Residential Design Elements Policy**
 - **Variations Policy**
 - **Multiple Dwellings Policy**
 - **Precinct Policies**