

MAJOR PLANNING POLICY FRAMEWORK REVIEW

We mentioned in the January newsletter that the Planning Department has undertaken a review of the major development policies in order to improve, simplify and streamline many existing policy requirements and to consolidate them into a single policy.

This has now been completed and Draft *Policy No. 7.1.6 - Development Requirements and Building Design* together with the draft Precinct Policies will be presented to Council at the 3 March 2015 Briefing Session for discussion and then at the 10 March 2015 Council meeting to seek agreement to advertise the draft policy to the public. If Council agrees to do so, then the draft policy will be available for public comment for at least 28 days before any decision is made to adopt the policy.

Initially the draft Precinct Policies were provided during the advertising of Draft Town Planning Scheme No. 2. These have now been reviewed to ensure they align with Draft Policy 7.1.6. Although it is expected to advertise these Precinct Policies concurrently with Draft Policy 7.1.6, they are not able to be adopted until Town Planning Scheme No. 2 has come into effect which is expected towards the end of 2015.

During the advertising period, Administration will be working to ensure everyone has a chance to comment, including those who provided a submission on Town Planning Scheme No. 2. To this end we will send out letters and will hold a community forum in each precinct to explain the impacts of the policy. It is also proposed to hold a focus group meeting with representatives from Council, the planning industry and community.

These efforts will ensure that when the policy is presented back to Council for final approval, it will represent the vision of all stakeholders and be a truly inclusive and transparent process.

A copy of the Council report and attachments, including the draft policy can be found [here](#) from 27 February 2015.

For more information on this matter please email joshua.okeefe@vincent.wa.gov.au.



APARTMENTS IN MOUNT HAWTHORN – Scheme Amendment 40

The Scheme Amendment that proposes to restrict the development of apartments in Mount Hawthorn is now in its closing weeks of advertising. In our last newsletter we advised the closing date for submissions to be 5 March 2015 but have extended this date to 11 March 2015 to give more opportunity to comment.

Until now, we have now received approximately 120 submissions of which around 75% of these are in support of the ban on apartments in Mount Hawthorn.

Scheme Amendment No. 40 proposes to completely ban all multiple dwellings (apartments) for blocks zoned R30 or below in Mount Hawthorn, although multiple dwellings would still be allowed in higher density areas, such as along Scarborough Beach Road and Oxford Street.

A link to the Council report can be found [here](#) and a full copy of the Scheme Amendment documents and plans can be found [here](#).

When the advertising closes, staff will present the outcomes of consultation to the 17 March 2015 Council Member Forum to be held at the City's offices from 6.00pm.

Should you still wish to provide your submission on the matter, comments need to be submitted in writing by post or Email, as follows:

Post: Chief Executive Officer
City of Vincent

PO Box 82, Leederville 6902

*Please reference as "Scheme Amendment 40."

Email: mail@vincent.wa.gov.au

Please insert "Scheme Amendment 40." In the Subject field.

All comments need to be received by 5:00pm on Wednesday 11 March 2015.

For more information on this matter please email Tim.Elliott@vincent.wa.gov.au.

CHANGES TO HERITAGE POLICIES

On the 20 January 2015, Council agreed that Administration could advertise several changes to the following Heritage Policies:

- Policy No. 7.6.2 relating to Heritage Management – Assessment; and
- Policy No. 7.6.5 relating to Heritage Management – Amendments to the Municipal Heritage Inventory.

Policy No. 7.6.2 relating to Heritage Management – Assessment

Policy No. 7.6.2 outlines the criteria used by the City when undertaking a heritage assessment of individual properties. Under the proposed changes to the policy, Council will be able to add 'Commercial' properties to the City's Heritage List without the consent of the owner. This change would not apply to Residential properties.

The current policy requires all landowners of properties with heritage value recommended to be placed on the heritage list to provide consent before the property can be included on the City's Heritage List.

While Council will continue to require the consent of residential property owners before including the property on the list, the proposed changes will allow Council to place commercial properties on the Heritage List without needing the agreement from the owner of the land.

These changes will help the City record the heritage value of established commercial properties within the commercial areas and Town Centres and will assist us to maintain the unique character of our town centres.

Policy No. 7.6.5 relating to Heritage Management – Amendments to the Municipal Heritage Inventory

Policy No. 7.6.5 describes the process to be followed to nominate properties for inclusion onto the City's Heritage List. The recommended changes to Policy No. 7.6.5 will set out a more streamlined framework for this process and the procedure for nominations. While the intent of the policy remains the same, changes to the policy will ensure that the document is more user friendly and easier to interpret.

It is expected that the advertising of these changes will commence in early March 2015. A copy of the Council report on this matter can be found [here](#).

For more information on this project please email hoping.au@vincent.wa.gov.au

NEW CAR SHARE POLICY

Administration has prepared a Car Share Policy which is going to provide guidelines for the City to be able to consider private car share schemes in the future.

A Car Share Scheme allows that a fleet of vehicles that is available for use by its members in strategic locations across the City.

The fleet is required to have permanent marked car parking bays but the City is required to approve how many car bays can be used and their location.

The new policy will provide guidelines for the City's involvement in facilitating car share schemes and how car share companies can operate.

A report and the draft policy will be presented to Council at the 3 March 2015 Briefing Session for discussion and then at the 10 March 2015 Council meeting to seek Council consent to advertise the draft policy to the public. If Council agrees to do so, then the draft policy will be available for public comment for at least 28 days before any decision is made to adopt the policy.

A copy of the Council report and attachments, including the draft policy can be found [here](#) from 27 February 2015.

When the advertising closes, staff will present the outcomes of consultation to Council and ask for it to be approved with or without amendments.

For more information on this matter please email Anita.Marriott@vincent.wa.gov.au



MAJOR DEVELOPMENT APPLICATIONS LODGED

- to be determined by the Development Assessment Panel (DAP)

Date Lodged	Property	Type of Development	Comment Period	Scheduled Hearing Date
JANUARY 2015				
12 Jan 2015	269 – 271 Vincent Street, Leederville	Six Storey Mixed Use Devt. - 4 Offices - 31 one bed apartments	TBC	TBC
FEBRUARY 2015				
16 February 2015	465 Fitzgerald Street, North Perth	Reconsideration of Condition Six Storey Mixed Use Devt. - Shops - Eating House - 17 one bed apartments - 24 two bed apartments	TBC	TBC
27 February 2015	386 William St, Perth	Six Storey Mixed Use Devt. - 3 offices - 11 apartments	TBC	TBC



MAJOR DEVELOPMENT APPLICATIONS DETERMINED

- by Development Assessment Panel (DAP)

Date Lodged	Property	Type of Development	Comment Period	Scheduled Hearing Date	DAP Decision & Agenda / Minutes
JANUARY 2015					
20 October 2014	570 – 574 William Street, Mount Lawley	Five-Storey Residential Devt. - 27 one bedroom apts. - 21 two bedroom apts.	12 Nov – 3 Dec 2014	16 January 2015	Deferred. http://daps.planning.wa.gov.au/5903.asp
13 May 2015	308 -310 Oxford Street, Mount Hawthorn	Five Storey Mixed Use Devt - 2 offices - 1 shop - 10 one bed apartments - 19 two bed apartments	17 Jun - 8 Jul 2014	20 January 2015	Approved http://daps.planning.wa.gov.au/5903.asp
FEBRUARY 2015					
2 Dec 2014	157 - 161 Walcott Street, Mount Lawley	Three Storey Mixed Use Devt - 3 office units. - 19 one bedroom apts. - 11 two bedroom apts.	27 Aug to 17 Sep 2014.	3 February 2015	Approved http://daps.planning.wa.gov.au/5903.asp
26 October 2014	271-275 Beaufort Street, Perth	Six Storey Mixed Use Devt - 1 office - 1 eating house - 16 one bed apartments - 25 two bed apartments	15 Sep - 7 Oct 2014	3 February 2015	Reconsideration Approved http://daps.planning.wa.gov.au/5903.asp
17 October 2014	283 – 285 Vincent Street	Seven Storey Mixed-Use Devt - 2 offices - 16 one bed apartments - 24 two bed apartments	12 Nov - 3 Dec 2014	12 February 2015	Refused http://daps.planning.wa.gov.au/5903.asp
20 October 2014	570 – 574 William Street, Mount Lawley	Five-Storey Residential Devt. - 27 one bedroom apts. - 21 two bedroom apts.	12 Nov – 3 Dec 2014	19 February 2015	Approved http://daps.planning.wa.gov.au/5903.asp



MAJOR DEVELOPMENT APPLICATIONS STILL OUTSTANDING

- to be determined by the Development Assessment Panel (DAP)

Date Lodged	Property	Type of Development	Comment Period	Scheduled Hearing Date	DAP Decision & Agenda / Minutes
2 Dec 2014	318 – 324 Charles Street, North Perth	Six Storey Mixed Use Devt - 4 commercial tenancies. - 10 one-bedroom apts. - 73 two-bedroom apts. - 10 three-bedroom apts.	19 Jan - 10 Feb 2015.	TBC	
18 Dec 2014	612 Beaufort Street, Mount Lawley	Five-Storey Mixed Use Devt - 1 shop. - 12 apartments.	29 Jan – 18 Feb 2015.	12 March 2015.	
18 Dec 2014	60-62A Cheriton Street, Perth	Eight Storey Mixed Use Devt - 1 eating house - 28 two-bedroom apts. - 7 one-bedroom apts.	20 Jan - 10 Feb 2015.	TBC	
12 Jan 2015	269 – 271 Vincent Street, Leederville	Six Storey Mixed Use Devt. - 4 Offices - 31 one-bedroom apts.	28 Jan – 18 Feb 2015	TBC	

