

MAJOR PLANNING POLICY FRAMEWORK REVIEW

The review of the City's Planning Policy Framework reached an important milestone on 10 March 2015 with Council voting to allow Administration to advertise the suite of new local planning policies.

As part of this process, residents, developers, architects and planning consultants are requested to comment on the following new policies:

- 7.1.1 – Leederville Precinct Policy;
- 7.1.2 – North Perth Precinct Policy;
- 7.1.3 – Perth Precinct Policy;
- 7.1.4 – Mount Lawley/Highgate Precinct Policy;
- 7.1.5 – Mount Hawthorn Precinct Policy; and
- 7.1.6 – Development Requirements and Building Design.

Also being advertised is the intention to delete the following policies:

- 7.2.1 – Residential Design Elements;
- 7.4.8 – Development Guidelines for Multiple Dwellings;
- 7.5.11 – Exercise of Discretion for Development Variations; and
- 7.5.12 – Development Guidelines for Commercial and Mixed Use Developments.

Administration will be currently preparing the documents and materials for advertising and it is expected to commence in mid-April 2015 until the end of May 2015.

During this time the City is holding 5 community info nights, one for each precinct as well as several focus groups with representatives from Council, the planning industry and community.

We will send a further email when this process is underway with details about how you can have your say.

A copy of the Minutes from the Council Meeting held on the 10 March 2015 can be found [here](#) and a copy of the Council Report can be found [here](#).

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

APARTMENTS IN MOUNT HAWTHORN – Scheme Amendment 40

Advertising for Scheme Amendment No. 40 closed on the 17 March 2015. The Amendment proposes to completely ban all multiple dwellings (apartments) for blocks zoned R30 or below in Precinct 1 - Mount Hawthorn, although multiple dwellings would still be allowed in higher density areas, such as along Scarborough Beach Road and Oxford Street.

The outcomes of the advertising and the recommendations of the Administration will be presented to Council on 5 May 2015.

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



CHANGES TO HERITAGE POLICIES

As reported in the previous newsletter, advertising is currently underway for the 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.

Under the proposed changes to Policy 7.6.2, 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 proposed changes to Policy 7.6.5 will amend the layout and format of the policy which will create a more user friendly document and ensure consistency with Policy 7.6.2.

Advertising will close on 14 April 2015. A copy of the Council report on this matter can be found [here](#).

Should you wish to provide your submission, they need to be writing by post or Email, as follows:

Post: Chief Executive Officer

City of Vincent

PO Box 82, Leederville 6902

*Please reference as “*Heritage Policies*.”

Email: mail@vincent.wa.gov.au

Please insert “*Heritage Policies*.” In the Subject field.

All comments need to be received by 5:00pm on Tuesday 14 April 2015.

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



NEW CAR SHARE POLICY

At the Council meeting held on the 10 March 2015 Council also authorised the advertising of the Draft Car Share Policy.

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

A copy of the Council report and attachments, including the draft policy presented at the Ordinary Council Meeting 10 March 2015 can be found [here](#) and a copy of the Minutes can be found [here](#).

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

Advertising is due to commence on the 31 March 2015 and will close on 12 May 2015. Should you 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 "Car Sharing Policy."

Email: mail@vincent.wa.gov.au

Please insert "Car Sharing Policy." In the Subject field.

All comments need to be received by 5:00pm on Tuesday 14 April 2015.

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



SCHEME AMENDMENT NO. 38 – ETON LOCALITY

Scheme Amendment 38 has been approved by the Minister and was published in the Government Gazette on 24 March 2015. Therefore, it has now taken effect.

The purpose of the Amendment is to extend the 'R20 Sunset Clause' date by two years, ensuring the area remains at R20 zoning until at least 29 March 2017.

Clause 20 (4) (c) (ii) and Clause 20 (4) (h) (i) of TPS1 has now been updated to reflect this.

All landowners will be advised of this outcome shortly.

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



AMENDMENT TO MINOR NATURE DEVELOPMENT POLICY

The City has prepared an amendment to Policy No. 7.5.1 – Minor Nature Development which identifies what is exempt from planning approval.

Amendments to Clause 1.2 of the Policy will enable activities involving the use of amplified music to be considered minor nature developments and therefore not require a planning approval before they can occur. However, these activities may still require other Council approvals to proceed such as health approvals.

A copy of the Policy is available for inspection at the Administration & Civic Centre, Library & Local History Centre or on the City’s website www.vincent.wa.gov.au. Further information is provided in the minutes of the Council meeting held on 11 March 2015, relating to item 10.1. The minutes can be viewed [here](#).

Advertising is due to commence on the 31 March 2015 and will close on 28 April 2015. Should you 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 “*Minor Nature Development*.”

Email: mail@vincent.wa.gov.au

Please insert “*Minor Nature Development*.” In the Subject field.

All comments need to be received by 5:00pm on Tuesday 28 April 2015.

For more information on this matter please email simon.peters@vincent.wa.gov.au



AMENDMENT TO THE VARIATIONS POLICY

The City is seeking comment on the above proposed amendment which was initiated by Council on 10 February 2015.

The amendment introduces a new Clause to prevent developers from using the provisions of Policy No. 7.5.11 (extra height) in conjunction with the increased height proposed by Draft Town Planning Scheme No. 2 (adopted by Council in November 2014).

The minutes of the Ordinary Meeting of Council held on 10 March 2015 can be viewed [here](#).



Advertising will close on 16 April 2015. Should you 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 “*Variations Policy*.”

Email: mail@vincent.wa.gov.au
Please insert “*Variations Policy*.” In the Subject field.

All comments need to be received by 5:00pm on Thursday 16 April 2015.

For more information on this matter please email Tim.Elliott@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
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
26 February 2015	386 William St, Perth	Six Storey Mixed Use Devt. - 3 offices - 11 apartments	TBC	TBC
MARCH 2015				
04 March 2015	30 Bulwer Street, Perth	4 Storey Devt - 14 Grouped dwellings.	TBC	TBC
11 March 2015	257 Walcott Street and 36 Little Walcott Street, North Perth	5 Storey Devt - 5 Offices - 17 Apartments	TBC	TBC
12 March 2015	16-18 Kayle Street, North Perth	Two Storey Devt - 14 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
FEBRUARY 2015					
17 Oct 2014	283-285 Vincent Street, Leederville	Construction of a Seven Storey Mixed-Use Devt - 2 Offices - 16 One Bed apartments - 24 Two Bed apartments	12 Nov - 3 Dec 2014	12 Feb 2015	Refused by DAP on 12 February 2015 More Details Here.
20 Oct 2014	570-574 William Street, Mount Lawley	Five-Storey Multi-Residential Devt - 27 Single Bedroom Dwellings - 21 Two-Bedroom Dwellings	12 Nov – 3 Dec 2014	19 Feb 2015	Deferred by DAP on 16 January 2015. Approved by DAP on 19 February 2015. More details here.
26 Oct 2014	271-275 Beaufort Street, Perth	Construction of Six Storey Mixed Use Devt - 1 Office - 1 Eating House - 16 One-Bedroom Apartments - 25 Two-Bedroom Apartments	15 Sept – 7 Oct 2014	3 Feb 2015	Refused by DAP on 24 November 2014. Reconsideration Approved by DAP on 3 February 2015. More details here.
02 Dec 2014	157-159 Walcott Street, Mount Lawley	Three Storey Mixed Use Devt - 3 Office Units - 19 One-Bedroom Apartments - 11 Two-Bedroom Apartments	27 Aug - 17 Sept 2014	3 Feb 2015	Approved by DAP on 3 February 2015. More details here.
MARCH 2015					
18 Dec 2014	612 Beaufort Street, Mount Lawley	Five-Storey Mixed Use Devt - 1 shop. - 12 apartments.	29 Jan – 18 Feb 2015.	12 Mar 2015	Approved By DAP 12 March 2015 More details Here

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 <ul style="list-style-type: none"> - 4 commercial tenancies. - 10 one-bedroom apts. - 73 two-bedroom apts. - 10 three-bedroom apts. 	19 Jan - 10 Feb 2015.	16 April 2015	
18 Dec 2014	60-62A Cheriton Street, Perth	Eight Storey Mixed Use Devt <ul style="list-style-type: none"> - 1 eating house - 28 two-bedroom apts. - 7 one-bedroom apts. 	20 Jan - 10 Feb 2015.	1 April 2015	
12 Jan 2015	269 – 271 Vincent Street, Leederville	Six Storey Mixed Use Devt. <ul style="list-style-type: none"> - 4 Offices - 31 one-bedroom apts. 	28 Jan – 18 Feb 2015	1 April 2015	