

## NEW TOWN PLANNING REGULATIONS

The State Government's new Town Planning Regulations will come into effect from 1 September 2015 and will replace the current regulations which were first introduced in 1967.

This comprehensive review of the Regulations forms part the State Government's '*Planning makes it happen: phase two blueprint for planning reform*' agenda. The outcome of this review is intended to:

- Improve the process for preparation of new town planning schemes and amendments;
- Streamline and standardise the structure plan approval process; and
- Standardise and expand the circumstances where development does not require planning approval.

Although not all of these apply to Vincent, there are some implications, particularly relating to development that will no longer require planning approval. Some of these include:

- Development in accordance with a local development plan;
- Development of a single dwelling, patio, pergola, verandah or swimming pool that meets the deemed to comply provisions of the R-Codes;
- Temporary works or uses less than 48 hours;
- Temporary advertisements relating to elections and selected other advertisements; and
- Demolition.

Administration is generally supportive of these changes but objects to demolition being listed as 'permitted development'. The implementation of this means that we will no longer have the opportunity to assess the heritage value of the property prior to demolition occurring. A submission was made during the advertising period explaining our concerns but it was not supported.

The changes that will impact the City the most (listed above) will be contained in what's called 'Deemed Provisions' of the Regulations, a new version of the model scheme text. Anything listed as a 'Deemed Provision' will automatically override anything that conflicts in a town planning scheme or local planning policy.

In summary, other changes include:

- Overall new format and re-writing of existing provisions;
- Introduction of different processes for 'basic', 'standard' and 'complex' scheme amendments;
- A five year 'interim' review of scheme and full review at 10 years;
- New and amended definitions for simplicity and to reduce inconsistencies;
- Expansion of local government powers to amend or revoke development approval to bring it into line with regulation 17 of the Development Assessment Panel Regulations – and the ability of local

government to waive or vary requirements concerning minor amendments to existing development approval; and

- New and improved development application forms.

More information on these changes can be found at the Department of Planning's website [here](#)

## Draft Town Planning Scheme No. 2 – what are the implications?

Because the new Regulations will come into effect before Draft Town Planning Scheme No. 2 is determined, we are required to re-draft sections of it to ensure its consistency with the regulations. This will delay its final approval by the Minister but we hope to commence work on this shortly.

The final version of the Regulations and a summary of the 78 submissions received during by the Department of Planning during the advertising period should be released shortly.

For more information on this matter please email [joshua.okeefe@vincent.wa.gov.au](mailto:joshua.okeefe@vincent.wa.gov.au)



## VINCENT PLANNING REFORM

We are close to finalising the preparations to advertise our new development policy. Soon, every home and business in Vincent will receive a brochure outlining the proposed changes and how you can get involved.

We have already undertaken three focus groups with representatives from precinct groups, residents, Elected Members, planning consultants and developers. This has been a constructive process that has given us great insight into how the draft policy will work.

Next up are the community sessions. We will be holding a workshop in each of the five Precincts and everyone is invited to attend! If you come along you'll hear about why we are doing this, what we are proposing and have a chance to have your say on various issues that will help inform the next stage of the policy.

A special e-News will be sent when dates for these events are confirmed, we thank you for your patience.

For more information on this matter please email [joshua.okeefe@vincent.wa.gov.au](mailto:joshua.okeefe@vincent.wa.gov.au)



## IMPORTANT CHANGES TO PERMITTED HEIGHTS

On 1 July, important changes will come into effect regarding building heights in the City of Vincent.

There has been a recent change to the Policy that governs when extra building height can be considered (Policy No. 7.5.11 – Exercise of Discretion for Development Variations). Council voted on 2 June to include a new clause which says that the provisions of the Policy relating to extra height must not be used in conjunction with the height requirements of Town Planning Scheme No. 2.

Developers and applicants should now ensure new development proposals comply with this new element of the Policy.

A copy of the Council report can be found [here](#).

For more information on this matter please email [tim.elliott@vincent.wa.gov.au](mailto:tim.elliott@vincent.wa.gov.au)

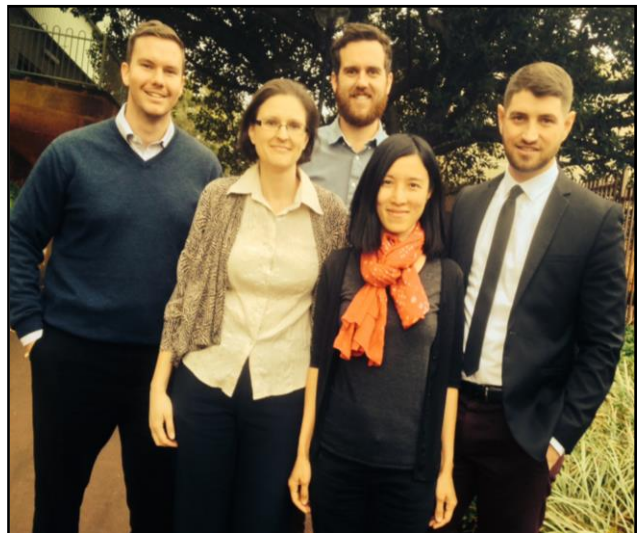
## DEPARTMENT NAME CHANGE

We're pleased to announce that from 1 July, the Strategic Planning, Sustainability and Heritage Services section will be making a few changes.

We welcome the City's two Place Managers to the team who come to us from the Community Development section. The current place manager, David Doy is already at work to ensure our town centres are functioning well and always attracting new visitors and will be joined by a newly appointed Place Manager from 20 July.

To coincide with these staffing changes, we will rename our section to **Policy and Place**. This is a fitting name to include the broad and specific nature of the work done by all of the team. The recruitment for a new Coordinator to join our expanded team will also soon commence.

We look forward to implementing our 'refreshed brand' which will include refining the way we interact with our internal and external customers and establishing checkpoints to make sure we are meeting community and organisational expectation and going beyond.



## MAJOR DEVELOPMENT APPLICATIONS LODGED

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

Date Lodged	Property	Type of Development	Comment Period	Scheduled Hearing Date
<b>MAY 2015</b>				
7 May 2015	181 Walcott Street, North Perth	<b>Five Storey Devt</b> - 3 One-bedroom apts - 16 Two-bedroom apts	TBC	TBC
8 May 2015	538 Fitzgerald Street, North Perth	<b>Three Storey Devt</b> - 15 Apartments	TBC	TBC
25 May 2015	189 Charles Street, West Perth	<b>Six Storey Devt</b> - 5 Two-bedroom apts - 11 Three-bedroom apts	TBC	TBC
<b>JUNE 2015</b>				
17 June 2015	103 Bourke Street, 12 Bruce Street, Leederville	<b>Three Storey Devt</b> - 8 One-bedroom apts - 4 Two-bedroom apts	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
<b>MAY 2015</b>					
7 April 2015	157 – 159 Walcott Street	<b>Amended Application - three storey mixed use Devt</b> - 3 Offices - 19 One-bedroom apts - 11 Two-bedroom apts	27 Aug 2014 – 17 Sep 2014	Previously approved by DAP on 3 February 2015.	Approved by DAP on 27 May 2015. <a href="#">More details here</a>
<b>JUNE 2015</b>					
26 Feb 2015	386 William St, Perth	<b>Six Storey Mixed Use Devt.</b> - 3 offices - 11 apartments	20 Mar 2015 - 14 April 2015	8 June 2015	Approved by DAP on 8 June 2015. <a href="#">More details here</a>
04 Mar 2015	30 Bulwer Street, Perth	<b>4 Storey Devt</b> - 14 Grouped dwellings.	30 April 2015 - 20 May 2015	19 June 2015	Approved by DAP on 19 June 2015. <a href="#">More details here</a>
11 Mar 2015	257 Walcott Street and 36 Little Walcott Street, North Perth	<b>5 Storey Devt</b> - 5 Offices - 17 Apartments	15 April 2015 - 5 May 2015.	19 June 2015	Approved by DAP on 19 June 2015. <a href="#">More details here</a>
12 Mar 2015	16-18 Kayle Street, North Perth	<b>Two Storey Devt</b> - 14 Apartments	27 Mar 2015 - 21 April 2015	8 June 2015	Approved by DAP on 8 June 2015. <a href="#">More details here</a>



## 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
1 Dec 2014	No. 5 Scarborough Beach Road, North Perth	<b>Six-Storey Devt</b> - 41 apartments - Offices		Amendment to be determined by DAP
2 Dec 2014	Nos. 318-324 Charles Street, North Perth	<b>Seven Storey Devt</b> - 10 one bed apts - 73 two bed apts - 6 three bed apts - 3 commercial tenancies		Refused by DAP on 16 April 2015. Reconsideration to be determined by DAP on 2 July 2015

