

Frequently Asked Questions

What is a Precinct Structure Plan?

A Precinct Structure Plan (PSP) is a strategic document designed to guide development in a particular area. In this case the PSP proposes to coordinate the redevelopment of land within the Claremont Town Centre Precinct. PSPs are required to be prepared and advertised in accordance with State legislation under provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regs).

Why prepare a Structure Plan?

The Town identified that it needed to develop a Town Centre Plan a number of years ago to stimulate commercial growth in the centre and complete the work already undertaken north of the railway line in the Claremont on the Park Development to deliver a Transit Oriented Development (TOD).

What are the LPS Regs?

The LPS Regs are state controlled regulations which override a number of the Town's local planning scheme requirements.

What will be the benefits to the area of the Structure Plan?

Redevelopment of the area in accordance with the PSP will stimulate both commercial and residential growth and activate the Town Centre. The PSP will provide the base for strategic redevelopment of the Precinct and pave the way for any necessary amendments to the Town's planning requirements.

What does an R-coding mean?

Residential development density is measured as an R-code and requirements are provided in the State legislated Residential Design Codes (Volumes 1 and 2) . The number assigned to the R-coding normally represents the number of dwelling to be accommodated within a hectare of land. This is more complex when it relates to apartments as the density is more commonly controlled through the size of dwellings compared to a plot ratio requirement (ratio of building compared to site area) and in mixed -use environments, where they are expressed as a range of RAC (activity centre) codings.

Will the Structure Plan affect traffic and parking in the area?

Traffic and parking studies prepared to support the PSP identify that the Precinct is already congested due to the existing road network and its function, inclusive of Stirling Highway. While congestion will increase over time measures are suggested to improve the operation of key intersections, encourage use of other modes of transport (train, cycle and e-scooters etc.) and focus employee parking on the perimeter of the centre in parking stations to be developed by the Town from cash-in-lieu parking contributions.

Will the existing infrastructure services (water, power and sewerage etc.) in the area require upgrading?

Development expectations have been tested by engineers in conjunction with servicing authorities to ensure they can be accommodated within the existing infrastructure and naturally evolving servicing capacity.

What role does Council play in the Structure Plan process?

Council has only endorsed the PSP for the purpose of public consultation at this point. Once all submissions have been lodged and collated, a report with any necessary changes to the Plan will be submitted for Council consideration and recommendations will be forwarded to the WAPC.

YOUR COMMUNITY - YOUR SAY

Draft Town Centre Precinct Structure Plan

Frequently Asked Questions

Who approves the Structure Plan and how long is it valid?

The WAPC determines the outcome of a Structure Plan, which will operate for a minimum of 10 years.

What if my property is proposed to be up-coded by the Structure Plan?

Once the PSP and a related new Local Planning Strategy are approved, the Town will progress to prepare amendments to its local planning scheme to provide the legislative framework to implement the visions of the PSP. In addition, local planning policies will be prepared to guide community benefit contributions from approved development bonuses established under the PSP. The current local planning scheme provisions will remain in force until such time as new local planning scheme provisions are prepared and approved by the Minister. These requirements cannot be varied unless expressly allowed by other legislation such as through consideration of heritage matters under deemed provision 12 of the LPS Regs or through a State Development Assessment Unit application determined by the WAPC (or a Special Matters Development Assessment Panel application if current proposals by the State are approved).

What is podium style development and how does it protect the streetscape and view corridors?

This is low level 'urban scale' development to a maximum height of 4 storeys, which provides a base for higher development above which is setback from the street to reduce its impact on the streetscape and maintain 'village character'. Development above the podium is also setback from side and rear boundaries in accordance with R-Code requirements to provide space between buildings and establish view corridors for adjacent development.

What if my current views are impacted?

Views are not a right under the current planning framework and cannot be protected. However, they are a consideration and as indicated above, the podium style development provides for view corridors for development above the podium to provide equitable sharing of view assets.

What role can I play in the Structure Plan process?

You can consider the proposals and make your submission based on how you feel the PSP will impact on you personally and the area as a whole.

Can I discuss the proposals contained in the Draft Structure Plan with an officer at the Town?

Yes. You are most welcome to discuss details with officers from the Town's Planning office. Please call the Town on 9285 4300 and you will be directed through to most appropriate person to answer your queries.

What happens next?

The Town will consider your submission and then make a recommendation to Council on how to proceed with the Structure Plan, including any modifications that should be made. Council will then consider the matter at a full Council meeting. Any person who made a submission on the Structure Plan will be invited to attend the Council meeting and make a deputation or ask further questions directly to Council.

