

# YOUR COMMUNITY – YOUR SAY

## Draft Town Centre Precinct Structure Plan

The Town and its planning consultants Taylor Burrell Barnett have prepared a Draft Town Centre Precinct Structure Plan (PSP) over the past two years to guide future planning and development. Council endorsed the Draft PSP for public consultation at its meeting on 29 March 2022.

The Draft PSP draws together significant other work undertaken for the Town to support the PSP inclusive of a Retail Needs Assessment, Traffic Transport and Parking Strategy, Infrastructure Capacity review, Environmental and Noise and Vibration studies, a Public Open Space and Community Facilities Strategy and Built Form Modelling.

The Draft PSP has already been through a rigorous public engagement process as part of its preparation inclusive of a Survey Monkey questionnaire, Visioning and Design Workshops, and major landowner meetings. The current formal consultation is required to meet legislative requirements before the PSP can be progressed through final approval processes.

The Town and its consultants have worked with the Department of Planning Heritage and Infrastructure (Department) to set the Precinct area and requirements for density growth in the Town Centre - which has been established as a minimum of 600 new dwellings.

The objectives of the Draft PSP are to facilitate the redevelopment of the Precinct in an area that:

- Maintains and enhances 'village feel' for Claremont Town Centre, and ensures that the unique character of the precinct is respected, retained, enhanced and celebrated
- Delivers an optimal Transit Oriented Development (TOD) and Activity Centre outcome for the centre in response to its excellent access to high frequency public transport, particularly via the Perth to Fremantle Railway Line and Stirling Highway activity corridor
- Responds sensitively to residential interface amenity, both for existing residents within the town centre and where new development abuts established suburban residential development that frames the core of the town centre
- Defines appropriate building envelopes and key development criteria to guide redevelopment of private property
- Identifies the location and type of key public spaces to provide a high level of amenity for current and future residents and visitors, and
- Facilitates improved connectivity, safety and a high level of activity within the movement network and broader public realm.



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The Draft PSP achieves a delicate balance between the Department’s goals of consolidation and density growth and the Town’s main objectives of:

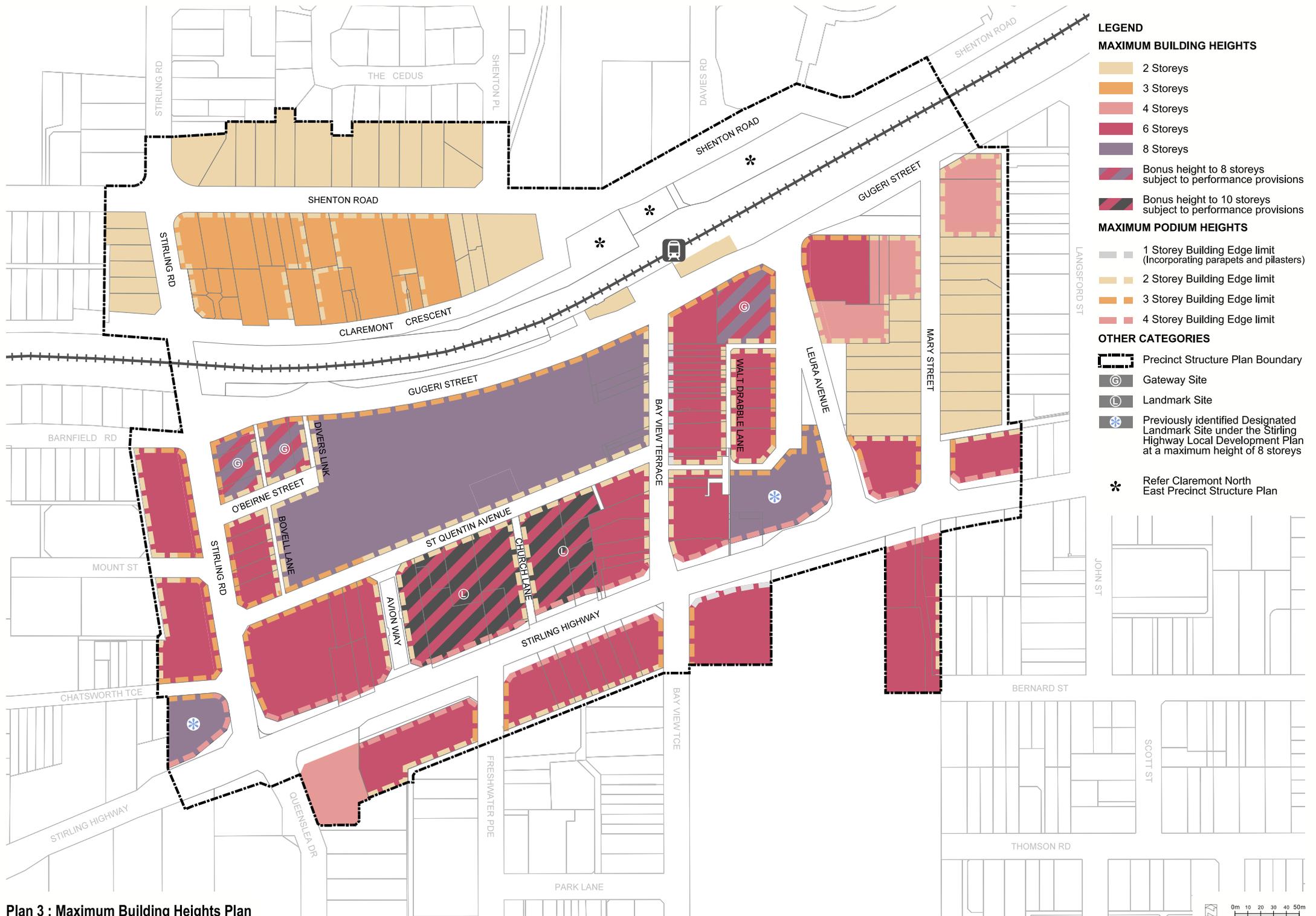
- Keeping the residential development yield to a sensitive minimum, building on existing strategic plans for Stirling Highway
- Retaining the existing village character through podium style development sites
- Addressing local amenity through the provision of view corridors
- Providing for development bonuses on key sites which require the provision of community benefits
- Commercial growth inclusive of office and hotel development to build a sustainable day and night-time economy
- Protection of Heritage character
- Acknowledging traffic and parking constraints with recommendation on how these matters can be managed.

The Draft PSP will be an important local planning framework document which will guide the development and planning in the Town Centre for the next 10 or more years by setting the framework for amendments to the local planning scheme, together with the development of local planning policies relative to the provision of development incentives subject to community benefit contributions and a range of revisions to existing policies.

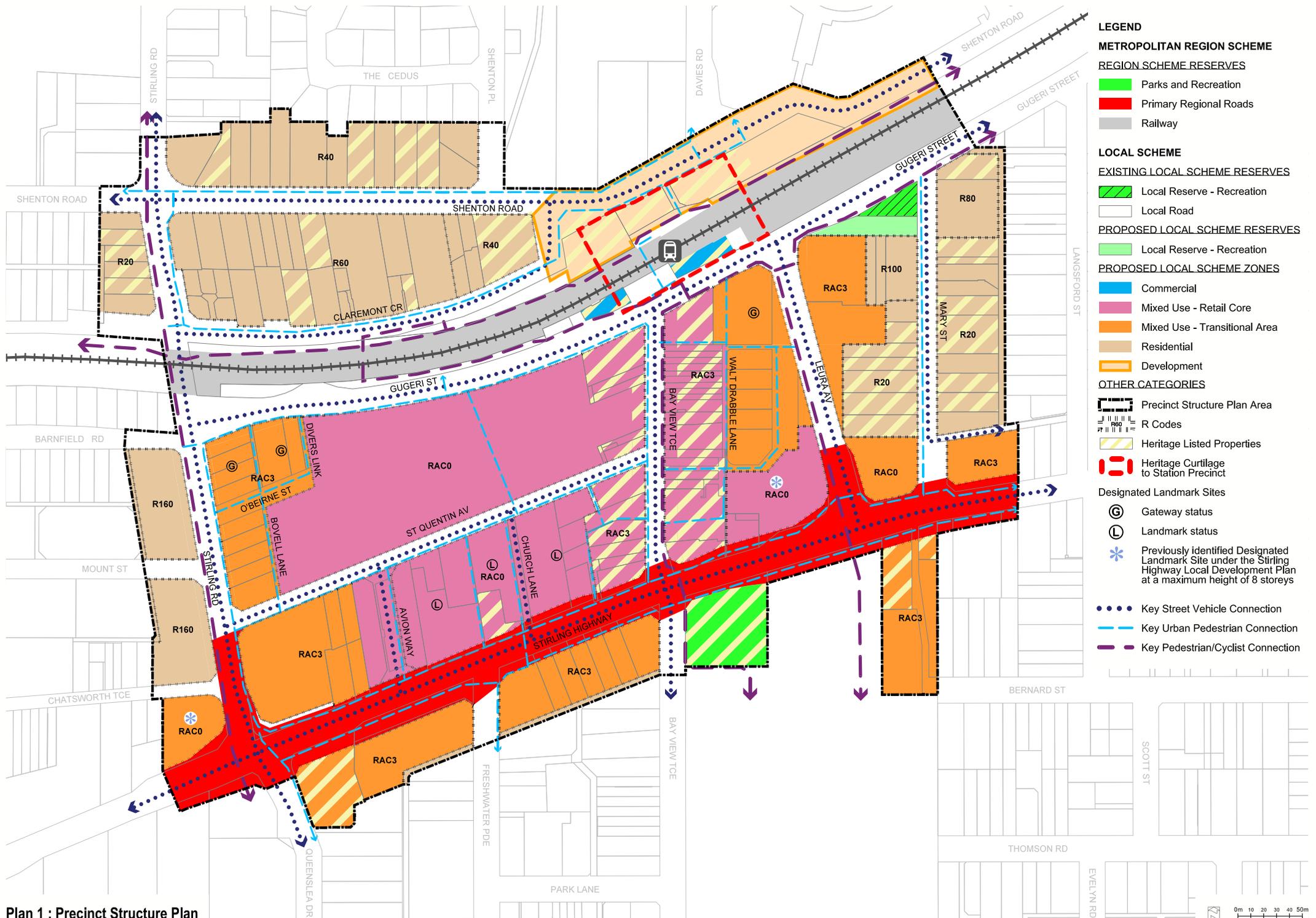
The Draft PSP Map and Maximum Building Heights Plan (attached) propose a range of increased densities and heights focusing on lots fronting Stirling Highway and increasing in height in the Mixed Use – Retail Core, with lowered densities and heights adjacent to existing single residential areas. Major Designated Landmark Sites are identified as Gateway sites (6 storey with bonus 2), Landmark sites (6 storey with bonus 4) and recognition of previously identified 6 and 8 storey development opportunity along Stirling Highway. Bonus heights are subject to community benefit contributions to improve the amenity outcomes for the PSP.

Following the conclusion of the consultation period, all submissions will be considered by Council with any proposed modifications to the PSP in accordance with State legislation. Final approval of the PSP will then be considered by the Western Australian Planning Commission (WAPC).





Plan 3 : Maximum Building Heights Plan



**LEGEND**

**METROPOLITAN REGION SCHEME**

**REGION SCHEME RESERVES**

- Parks and Recreation
- Primary Regional Roads
- Railway

**LOCAL SCHEME**

**EXISTING LOCAL SCHEME RESERVES**

- Local Reserve - Recreation
- Local Road

**PROPOSED LOCAL SCHEME RESERVES**

- Local Reserve - Recreation

**PROPOSED LOCAL SCHEME ZONES**

- Commercial
- Mixed Use - Retail Core
- Mixed Use - Transitional Area
- Residential
- Development

**OTHER CATEGORIES**

- Precinct Structure Plan Area
- R Codes
- Heritage Listed Properties
- Heritage Curtilage to Station Precinct

**Designated Landmark Sites**

- G Gateway status
- L Landmark status
- \* Previously identified Designated Landmark Site under the Stirling Highway Local Development Plan at a maximum height of 8 storeys

- Key Street Vehicle Connection
- Key Urban Pedestrian Connection
- Key Pedestrian/Cyclist Connection

**Plan 1 : Precinct Structure Plan**

