

## **CLAREMONT NORTH EAST PRECINCT STRUCTURE PLAN ADDENDUM - 10 OCTOBER 2014**

### **BACKGROUND**

Between 2005 and 2008, the Town of Claremont undertook the preparation of a Structure Plan for the area known as the Claremont North East Precinct (NEP). The Structure Plan for the project was endorsed by the Town of Claremont in 2008 and Western Australian Planning Commission (WAPC) in June 2010.

In 2012, LandCorp undertook a review of some elements of the Structure Plan in order to meet emerging needs, establish implementable project controls and to ensure the delivery of excellent outcomes in the relationship between buildings, land use and the public realm. At the same time, Draft Design Guidelines and Detailed Area Plans were prepared for Town of Claremont consideration for adoption as Local Planning Policy and variations to the Structure Plan. It is noted that Detailed Area Plans approved in accordance with the Town of Claremont's Town Planning Scheme No. 3 are automatically adopted as variations to the Structure Plan. A summary of the changes proposed to the Structure Plan is attached to this Addendum.

A revised Structure Plan (together with the proposed Design Guidelines and Detailed Area Plans) was advertised in September 2012 and endorsed (subject to modifications) by the Town of Claremont at its ordinary meeting on 18 December 2012. The WAPC endorsed the revised Structure Plan on 26 April 2013 supporting some, but not all of the modifications requested by the Town. The Town considered the context of the WAPC decision at its meeting on 2 July 2013 and resolved in part to acknowledge the WAPC decision, particularly where those matters were in relation to subdivision matters and also resolved to work with LandCorp to address unresolved matters concerning treatment of the intersection of Davies and Shenton Roads and also the provision of additional parking associated with the NEP, railway station and the Town Centre.

The Town, as a part of a parallel process, endorsed an alternative Structure Plan and Detailed Area Plan for the Federation of WA Police and Community Youth Centres Lot 1656 at the northern end of the development on 1 October 2013. Those modifications have now been endorsed by the WAPC, and the Structure Plan and Detailed Area Plan now reflects the Town of Claremont endorsed layout for the subject site.

### **ROLE AND PURPOSE OF THIS DOCUMENT**

This addendum outlines key statutory modifications to the Claremont North East Precinct Structure Plan as endorsed by the WAPC on 26 April 2013 and the Town of Claremont on 18 December 2012 and 2 July 2013. In addition, it is noted that minor variations to the Structure Plan and Detailed Area Plans have been approved as part of considerations for planning applications for development of the Claremont Football Club and Lot 503. It is envisaged that as the development progresses further minor variations to the Structure Plan and Detailed Area Plans will be presented for consideration by the Town of Claremont. Further it is noted that the Design Guidelines have been subject to minor variations approved by the Town of Claremont since 18 December 2012, as endorsed by the Council at that meeting and having since been subject to detailed discussion and design considerations.

The details contained within the Claremont NEP Design Guidelines (dated 15.04.2014) inclusive of Introduction, Part A - Guidelines and Part B – Detailed Area Plans, supersede any equivalent details contained within the Claremont North East Precinct Proposed Structure Plan dated August 2010. In addition, where there is any inconsistency between the adopted Structure Plan and this Addendum, the provisions contained within this Addendum shall prevail.

It is noted that as a result on the adoption of the revised Structure Plan and Detailed Area Plans, some (non statutory) explanatory text within the 2010 Structure Plan has not been updated and may be rendered obsolete. In such instances, the Town will remain cognisant of the intent of the design principles outlined within Section 5.2 of the Structure Plan along with the intent of explanatory text and diagrams to ensure that these matters are appropriately addressed for all future development within the Structure Plan boundary (as amended).

The modifications primarily relate to *Section 7-Structure Plan* and *Section 8-Design Guidelines and Detailed Area Plans*.

### **KEY STATUTORY MODIFICATIONS**

This section outlines the key statutory modifications to the Claremont North East Precinct Structure Plan (2010).

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**3.2.1.1 Network City:** Replace with:

"3.2.1.1 Directions 2031

Directions 2031 is the Department of Planning's spatial framework and strategic plan to guide the future growth of the Perth and Peel metropolitan regions, and provides a framework to guide the detailed planning and delivery of housing, infrastructure and services necessary to accommodate future growth. Directions 2031 builds on, and supersedes previous strategic plans for Perth such as Network City (2005). Directions 2031 provides direction on:

1. *'How we provide for a growing population whilst ensuring that we will live within available land, water and energy resources;*
2. *Where development should be focused and what patterns of land use and transport will best support this development pattern;*
3. *What areas we need to protect so that we retain high quality natural environments and resources; and*
4. *What infrastructure we need to support our growth.'*

With Perth expected to grow to at least 2.2 million people by 2031, it is estimated that an additional 328,000 houses will be required and Directions 2031 advocates that 47 per cent of these additional houses be provided as infill development. Therefore the proposed Structure Plan for the subject site is considered to be directly aligned with the aspirations of Directions 2031 as the site is surrounded by existing urban areas and represents a significant infill development opportunity.

Directions 2031 takes this one step further by identifying urban expansion areas, taking into account various planning scenarios, opportunities and constraints and performance indicators to determine the appropriateness of rezoning certain areas.

This includes the Town of Claremont and sets a target of a further 2200 dwellings in the Town. Some of this additional capacity can be accommodated on this site. This estimate was reviewed in the 2012 WAPC Report Card on Directions 2031. A revised target of 760 additional dwellings was set taking into account the development yield of the NEP as estimated in 2011 (630 dwellings). Based on revisions to the Structure Plan and Detailed Area Plans (with an average dwelling size of 93m<sup>2</sup>), an additional 124 dwellings were targeted for development within the NEP under the 2012 proposal (total 754 dwellings). This effectively reduced the remnant dwelling target for the remainder of the Town to 636 dwellings. Given the WAPC did not support the inclusion of a minimum average dwelling size of 93m<sup>2</sup>, developers are now able to vary dwelling size to respond to market demand. As experienced in the most recently approved development for 95 apartments on Lot 503, the development yield increased 23% from the 2012 target of 77 dwellings. If this increased yield develops as a trend within the NEP, it is envisaged that the final development yield may rise by a further 125 dwellings to 879. This in turn will reduce the future target dwelling yields to be accommodated within the remainder of the Town to 511. It is noted that these calculations take into account revisions to the development yield to the Federation of WA Police and Community Youth Centres subdivision from 56 apartments and 14 single houses (total 70 dwellings) down to 29 single dwellings."

**5.3 Sustainability Objectives:** Replace 8<sup>th</sup> dot point with "Retention of significant vegetation (subject to further investigation)".

**6.0 Development Guiding Principles:** Superseded by Design Guidelines and Detailed Area Plans.

**6.3 Built Form and Public Realm:** Superseded by amended Structure Plan and Detailed Area Plan.

**6.3.1 Height and Bulk:** Superseded by Detailed Area Plan.

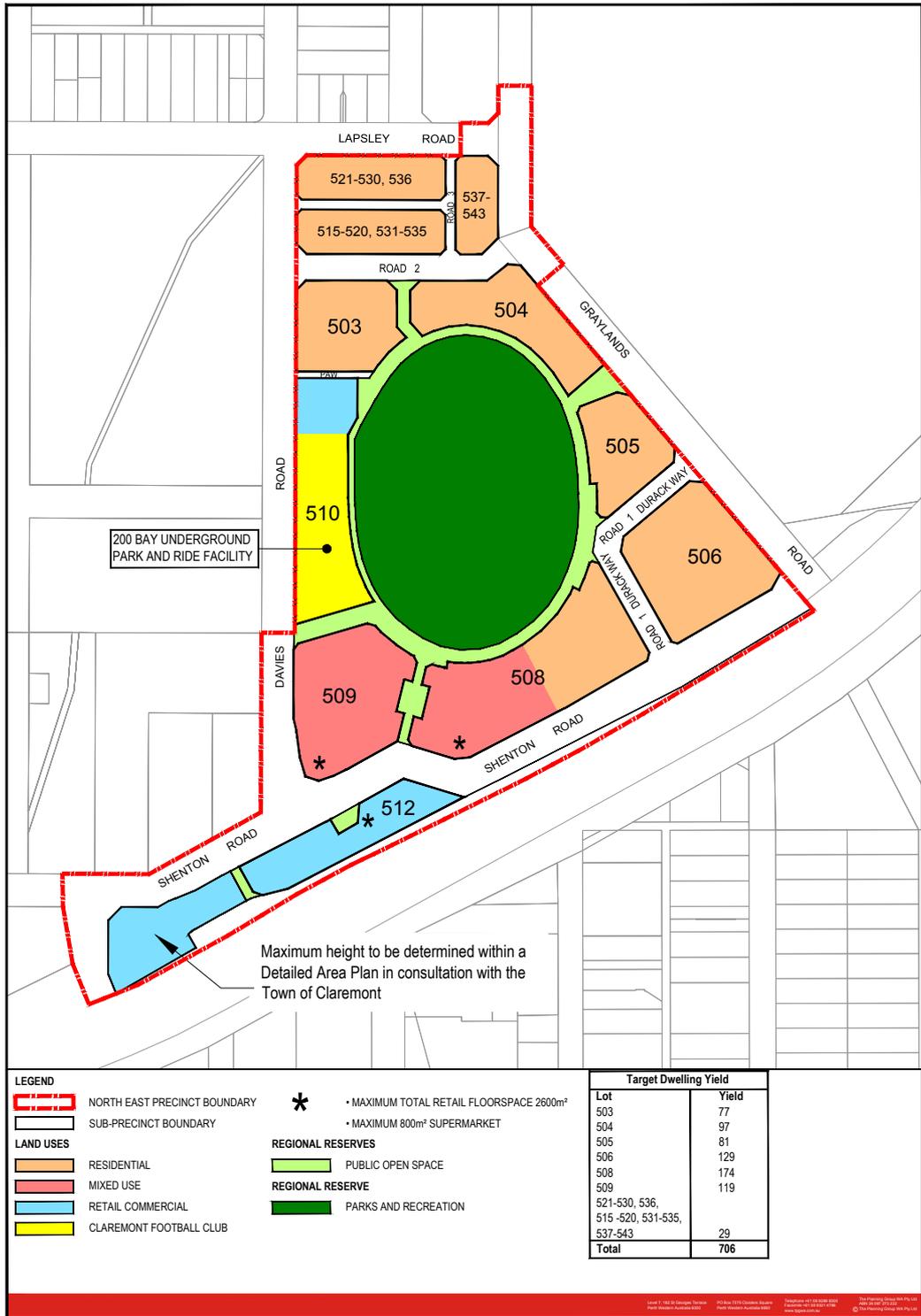
**6.3.3 Interface/ Interaction with the Oval:** Replace 3<sup>rd</sup> paragraph:

“Development immediately abutting the outer ring are encouraged to provide outdoor living areas and activity, supplemented by balconies, to maintain excellent surveillance opportunities over the oval.”

**6.3.5 Plaza Design:** Superseded by Design Guidelines, DAP and Landscape Master Plan.

**6.4 Public Open Space:** Superseded by Design Guidelines, DAP and Landscape Master Plan.

**7.0 Structure Plan:** Replace Figure 18:

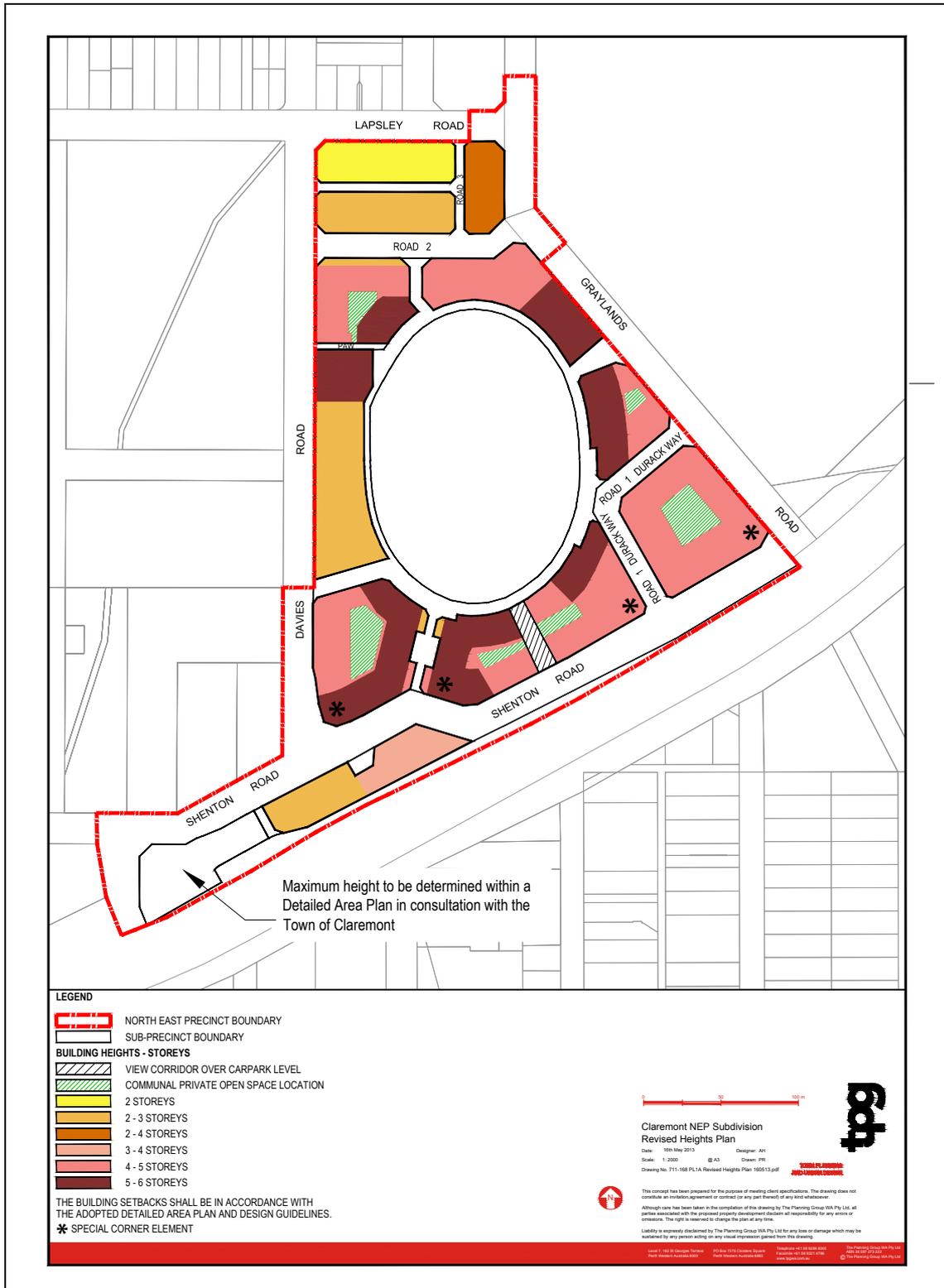


### 7.1 Land Use and Yields:

- 1<sup>st</sup> Paragraph: Replace reference to two-storey townhouse development with two to four storey.
- 2<sup>nd</sup> Paragraph: Replace with: "The Structure Plan provides for 29 single lots averaging 216 square metres and a minimum target apartment yield in the order of 677 apartments. Flexibility on apartment yield should be maintained with final apartment yields determined by market demands, the built form response and capped car parking ratios controlled through the Detailed Area Plans and Design Guidelines."
- 7<sup>th</sup> Paragraph: Delete 1st bullet point.

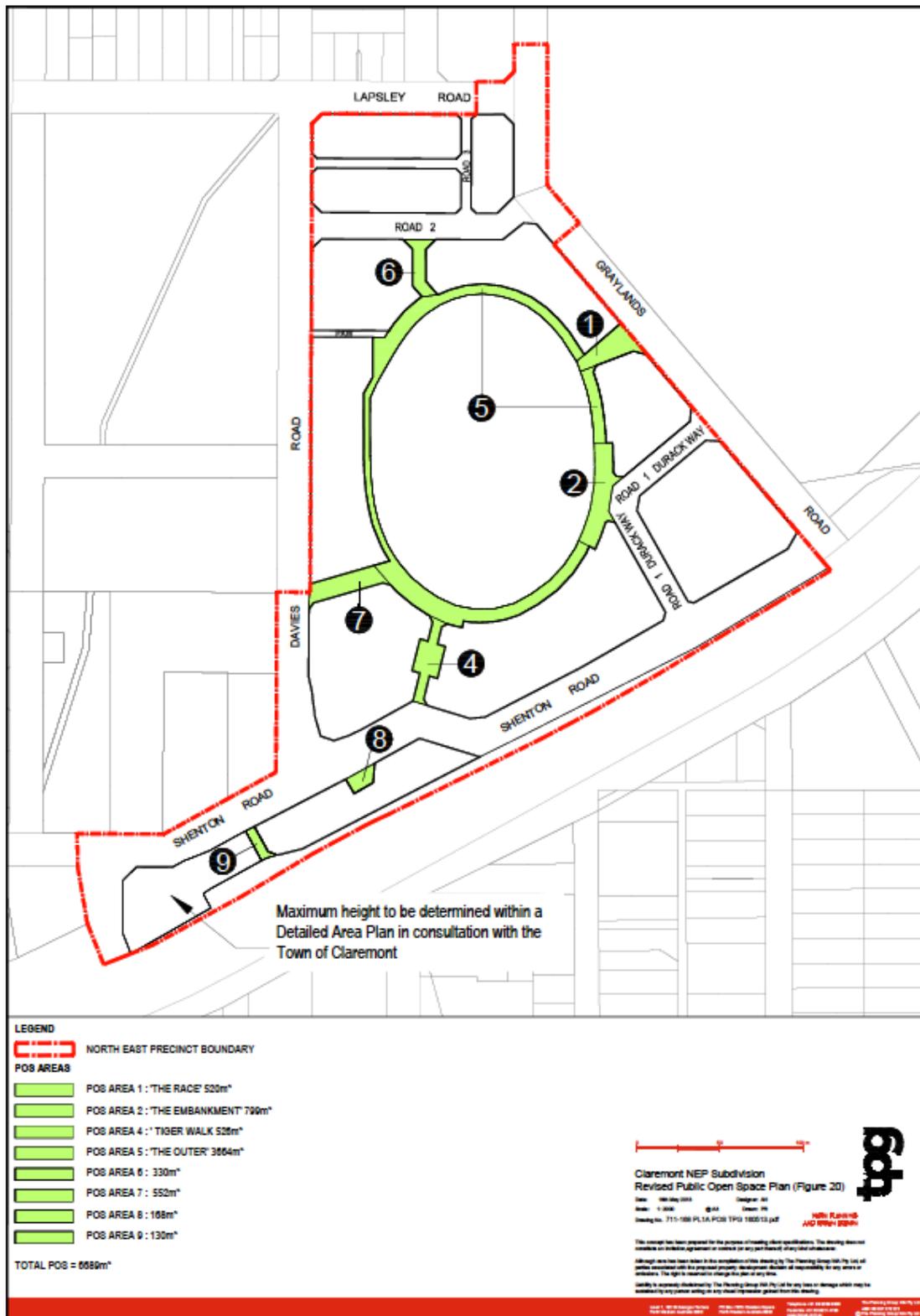
## 7.2 Building Height:

- Replace 2<sup>nd</sup> Paragraph with: “ The built form proposed is based on a low rise to low/medium rise development outcome, including two to three and four storey dwellings and predominantly four to five storey apartments, with six storeys in discrete locations with associated raised special corner elements where identified.”
- Replace Figure 19:



#### 7.4. Public Open Space Requirements:

- Text superseded by Design Guidelines, DAP and Landscape Master Plan.
- Replace Figure 20:



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#### 7.4.1 Public Open Space Provision: Replace the POS schedule:

Gross Residential Area (area north of Shenton Road) as per Claremont NEP Structure Plan:

Total	7.1909ha
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Less Deductions:

Claremont Football Club Land	5000m <sup>2</sup>
Parks and Recreation Reserve	2.0768ha
Ground Floor Retail and Commercial (GLA)	3093m <sup>2</sup>

Net Residential Area	4.3048ha
10% Public Open Space	4304.8m <sup>2</sup>

POS Provided:

POS Area 1	520m <sup>2</sup>
POS Area 2	799m <sup>2</sup>
POS Area 3	0m <sup>2</sup> (Removed)
POS Area 4	526m <sup>2</sup>
POS Area 5	3664m <sup>2</sup>
POS Area 6	330m <sup>2</sup>
POS Area 7	552m <sup>2</sup>
POS Area 8	168m <sup>2</sup>
POS Area 9	130m <sup>2</sup>
Total	6,689m <sup>2</sup> = 15.54%

**7.5 Development Precincts:** With exception to discussion and identification of uses under the Structure Plan, the text is superseded by Design Guidelines, DAP and Landscape Master Plan.

**8.0 Design Guidelines and Detailed Area Plans:** Insert the following paragraph after last dot point ('zero lot line'):

*"Where inconsistencies arise between the Detailed Area Plans and the Design Guidelines relative to this Structure Plan, the requirements of the Detailed Area Plans and Design Guidelines shall prevail."*