

# Proposed Partial Road Closure and Amendments to North East Precinct Structure Plan, Local Planning Policy 128 (NEP Design Guidelines) and Local Development Plan

## YOUR COMMUNITY – YOUR SAY

### Background

Lot 11578 is located on the corner of Shenton Road and Claremont Crescent. In the early 2010's, the lot had been identified for development of a regional Police Station, which was at the time supported by Council.

The proposal was to be facilitated under the North East Precinct (NEP) Structure Plan and through amalgamation of portions of road closure and land swaps (to extract Principal Shared Path incursions into the site). Council gained conditional approval for this subdivision/amalgamation to create a 2,223m<sup>2</sup> lot in 2012. WA Police subsequently determined that they would not proceed with a new Police Station on the site and the conditional subdivision approval lapsed.

Lot 11578 (and the associated road closure land) are contained in the Heritage Curtilage of the Claremont Railway Station and as such, are subject to special design considerations which are noted in the North East Precinct (NEP) Structure Plan and associated Design Guidelines and Detailed Area Plans adopted as Local Planning Policy 128 – NEP Design Guidelines (LPP128). It is proposed that a Detailed Area Plan (renamed Local Development Plan – LDP) be prepared for the site to guide development and that the NEP Structure Plan be amended to address land use options for the site.

The current NEP Structure Plan requirements identify that the site can be used for Retail Commercial uses and that the maximum height of development is to be determined within a Detailed Area Plan in consultation with the Town of Claremont.

### Proposals

#### Road Closure

The following proposed amendments to the North East Precinct Structure Plan and Local Planning Policy (including proposed Local Development Plan) requires the creation of a new lot through subdivision/amalgamation of Lot 11578 and associated land (including portions of the road reserve fronting Shenton Road at its intersection with Claremont Crescent). The northern frontage of the development site is proposed to be offset 1m (to the south) of the gas main as per the normal service alignment offset. Closure of the relative portion of the road reserve is required to be carried out in accordance with s.58 of the Land Administration Act 1997 (LA Act).

#### Amendments to NEP Structure Plan

Details of the amendments to the Structure Plan are contained in the Addendum to the Structure Plan and the NEP Design Guidelines (also attached) with the main points being as follows:

- Modify Figure 18 of the Structure Plan showing the existing 'Retail Commercial' uses allocated to the site to include 'Residential Community' uses and 'Public Open Space'.
- Modify the Target Dwelling Yield table in Figure 18 of the Structure Plan include a target of 42 dwellings for Lot 11578 (noting also the former addition of 46 dwellings on Lot 600 north of the Claremont Football Stadium) and a new Total target yield of 794 dwellings.
- Modify 7.4 Public Open Space Requirements
  - Figure 20 and 7.4.1 Public Open SpaceProvision of the Structure Plan to add 290m<sup>2</sup> Public Open Space for the Heritage Curtilage View Corridor together with modifications to Lot 512 to relocate 168m<sup>2</sup> and a new Total POS area of 6,981m<sup>2</sup> (16.22%).
- Include land use modifications to Lot 600 Davies Road ('Residential').

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- Extend the duration of the Structure Plan for a further five years from 25 August 2025 to expire on 25 August 2030.

## **Amendments to Local Planning Policy**

### **128 – NEP Design Guidelines and Proposed**

#### **Local Development Plan**

Details of the amendments to the NEP Design Guidelines are contained in the Addendum to the Structure Plan and the NEP Design Guidelines (also attached) with the main points being as follows:

- An amalgamation and re-subdivision proposal to create a 1,668m<sup>2</sup> development site at the intersection of Shenton Road and Claremont Crescent based on the previously approved subdivision plans proposed to support the former Police Hub proposal (modified to adjust the road widening area relative to the ATCO Gas Main, more recent infrastructure works in Claremont Crescent and the provision of a Heritage Curtilage view corridor contained in Public Open Space), including provision for a separate lot to contain the existing Principle Shared Path (PSP) encroachments into the site.
- Development with a base 3-4 storey height with 5-6 storeys over part setback behind the building facades.
- A front setback of 3m to main facades fronting Shenton Road (1m to balconies) with 1m setback to Claremont Crescent and nil setback to all remaining boundaries for the first four storeys.
- Upper floors (five and six) setback a further 2-3m from main building facades.
- All frontages to be well articulated with windows and balconies in preference to solid walls (except for railway/PSP frontages).
- Use of portion of the rear car park for parking, upgraded to current design standards and retention of trees where possible.
- Target yield of 42 dwellings, noting that the NEP Structure Plan and Design Guidelines do not apply a Residential Density Code, however based on the proposed maximum height of six storeys, the lot size of 1,600m<sup>2</sup> (approx.) and application of the R-AC3 code plot ratio of 2.0, a potential floorspace of 3,200m<sup>2</sup> would accommodate 42 dwellings at an average unit size of 75m<sup>2</sup>.
- Opportunity for a Public Transport Authority (PTA) extension of the existing heritage pedestrian bridge into the Public Open Space 292m<sup>2</sup> (approx.) site with fine industrial design detail and lift/ramp structure adjacent the rear entrance to The Goods Shed to improve accessibility to Claremont Station (subject to design detail of grades of 1:14 with landings or 1:20m).
- Development of the 292m<sup>2</sup> (approx.) Public Open Space between the development site and Goods Shed site and verge fronting Shenton Road with elements of soft and hard landscaping designed to improve pedestrian amenity through the area while at the same time respecting the view corridor for the Heritage Curtilage of the Claremont Railway Station through planting of deciduous trees.
- Modify Figure 1 – Illustrative Master Plan to add 'Residential Community' ground floor uses to Lot 11578 Shenton Road with the defined 1,600m<sup>2</sup> (approx.) site separated from Public Open Space and Goods Shed sites.
- Modify all references to 'Detailed Area Plan' to 'Local Development Plan' throughout the NEP Design Guidelines (including associated references in Figures 18, 19 and 20).

## **Frequently Asked Questions**

### **What is the North East Precinct (NEP) Structure Plan?**

The NEP Structure Plan guides the development of Claremont on the Park – land surrounding and adjacent to the Claremont Football oval.

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The Structure Plan was initially approved in August 2010 and has been developed by LandCorp (now DevelopmentWA) on behalf of the contributing landowners in accordance with the Structure Plan, Design Guidelines, Detailed Area Plans (now known as Local Development Plans) for each development site and a Development Contribution Plan.

The Structure Plan has been predominantly developed, with three sites (including Lot 11578 Shenton Road) remaining for development. The current Structure Plan is due to expire on 25 August 2025 and requires a five-year extension to allow completion of development under the Plan.

### **What is Council's commitment to the Structure Plan?**

Council owned a couple of sites within the Structure Plan area (inclusive of Lot 11578 Shenton Road) and has an obligation to proportionately contribute to the cost of infrastructure development under the Structure Plan in July 2025. The proposal will allow Council to pay its contribution to the Development Contribution Plan for the Structure Plan works and also build its financial assets for reinvestment in the Town's assets and facilities.

### **How will these proposals assist Council in satisfying its commitments to the North East Precinct Structure Plan and associated Developer Contribution Plan?**

The proposed road closure will assist in establishing a new development site (together with Public Open Space). The new site and preparation of the Local Development Plan will determine the final site valuation to allow Council to consider its options for disposal under a Business Plan.

### **What is a Local Development Plan?**

A Local Development Plan (LDP) provides development guidelines for the future development of the site (height, setbacks and façade treatments). In this case, the LDP also sets up a portion of Public Open Space and proposals for improvements in access to the Claremont

Railway Station pedestrian bridge and landscaping designed to enhance the heritage curtilage of the Station and contributes land to the Principle Shared Path at the rear of the site.

### **What is a Business Plan?**

A Business Plan is legally required to establish the process of disposing Council's land assets.

### **Who develops the proposed Public Open Space?**

Development of the Public Open Space is to be negotiated between DevelopmentWA and Council.

### **Who is responsible for the development of the Claremont Railway Station pedestrian bridge?**

The Public Transport Authority has an obligation to upgrade access to Claremont Station and this proposal provides for an option to extend and upgrade the existing heritage pedestrian bridge.

**How can I make comment on the proposals?** You are welcome to make a submission to the Town of Claremont on these proposals. The Town will review the submissions and refer a recommendation on how each aspect of the proposal will proceed.

The road closure element is subject to approval by the Minister for Local Government on recommendation of Council.

The resubdivision of the site is to be considered by the Western Australian Planning Commission and Department of Planning, Lands and Heritage on recommendation of Council and other servicing authorities.

Amendments to the Structure Plan are to be considered by the Department of Planning, Lands and Heritage.

Council is responsible for consideration of the Local Development plan and Business Plan.

Development of the site in accordance with the proposed requirements will be the responsibility of the landowner and subject to Development Approval, most

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likely issued by the Joint Development Assessment Panel of the Western Australian Planning Commission.

## **When will Council reconsider this matter?**

On conclusion of advertising of the proposals, all submissions will be referred to Council with a recommendation on how to proceed. Timing for Council consideration will depend on the number of submissions received and work involved in responding to any issues raised. It is envisaged that the matters will be referred to Council for consideration in October or November 2025.

## **Can I present my views directly to Council?**

Once a Council report on these matters has been completed and scheduled for a Council meeting, you will be advised. All respondents will be advised of the Council meeting date and provided an opportunity to make a submission at the Council meeting.

# CLAREMONT NORTH EAST PRECINCT STRUCTURE PLAN (AND NEP DESIGN GUIDELINES) ADDENDUM – 2 JULY 2025

## Background

The Claremont North East Precinct Structure Plan (NEP) was endorsed by the Town of Claremont in 2008 and by the Western Australian Planning Commission (WAPC) in June 2010. As detailed in the NEP Structure Plan Addendum of 10 October 2014, the Structure Plan has been reviewed. Additionally, Design Guidelines and Detailed Area Plans have been approved which guide development of land within the NEP.

Development of the NEP has substantially progressed since the approval of the NEP. Development of the precinct is nearing completion and the area has been recognised as a successful transit oriented development.

In April 2025, the Council resolved to undertake a number of actions including initiating a road closure and advertising a number of amendments to the planning framework to facilitate future development of Lot 11578 (and also to acknowledge other minor approved variations to development requirements for other sites in the precinct - Lot 512 Shenton Road and Lot 600 Davies Road).

Lot 11578 is located on the corner of Shenton Road and Claremont Crescent to the north west of the Claremont Railway Station and currently contains a range of improvements including at grade car parking, the Principal Share Path encroachments and a number of trees. It has been identified that Lot 11578 can accommodate future residential and community uses consistent with the overall vision and intent for the NEP.

## Role and Purpose of this Document

This addendum outlines the key statutory changes to the NEP Structure Plan and NEP Design Guidelines which are proposed as part of the Council decision of April 2025.

## Key Statutory Modifications to the Structure Plan

1. Modify Figure 18 of the Structure Plan to:
  - a. show the proposed new Lot 11578 and Public Open Space lot boundaries at the intersection of Shenton Road and Claremont Crescent,
  - b. change the use of Lot 11578 from 'Retail Commercial' to 'Residential Community' and 'Public Open Space',
  - c. acknowledge the previously approved change of use of Lot 600 Davies Road from 'Retail Commercial' to 'Residential', and

- d. acknowledge the previously approved NEP variation to allow the relocation of the centrally located 'Public Open Space' on Lot 512 Shenton Road to the south-western corner of the site.
2. Modify the Target Dwelling Yield table in Figure 18 of the Structure Plan to;
  - a. include the changes required as part of the 10 October 2014 Addendum,
  - b. include a target of 42 dwellings for Lot 11578,
  - c. note the addition of 46 dwellings on Lot 600 Davies Road north of the Claremont Football Stadium, and
  - d. Update the Total target yield to 794 dwellings.
3. Modify 7.2 Building Heights of the Structure Plan – Figure 19 to:
  - a. show the proposed new Lot 11578 and Public Open Space lot boundaries at the intersection of Shenton Road and Claremont Crescent,
  - b. show the building heights for Lot 11578 as 3 - 4 storeys around the perimeter and 5 - 6 storeys in the centre, and
  - c. modify the building heights for Lot 512 Shenton Road to acknowledge the previously approved NEP variation to the location of Public Open Space to the south-western corner of the site.
4. Modify 7.4 Public Open Space Requirements of the Structure Plan – Figure 20 and 7.4.1 Public Open Space Provision to:
  - a. include the changes required as part of the 10 October 2014 Addendum,
  - b. show the proposed new Lot 11578 and Public Open Space lot boundaries at the intersection of Shenton Road and Claremont Crescent,
  - c. add 290m<sup>2</sup> Public Open Space for the Heritage Curtilage View Corridor associated with Lot 11578,
  - d. Note modifications to Lot 512 to relocate the centrally located 168m<sup>2</sup> Public Open Space to the south-western corner of the site, and
  - e. Update the Total POS area to 6,979m<sup>2</sup> (16.2%).
5. Modify all references to 'Detailed Area Plan' to 'Local Development Plan' throughout the Structure Plan.
6. Removal of associated references to 'Maximum height to be determined within a Detailed Area Plan in consultation with the Town of Claremont' relative to Lot 11578 in Figures 18, 19 and 20).
7. Extend the duration of the Structure Plan for a further five years from 25 August 2025 to expire on 25 August 2030.

## Key Modifications to the NEP Design Guidelines

There are a number of associated amendments proposed to the NEP Design Guidelines extending from the Structure Plan amendments as follows:

1. Modify all references to 'Detailed Area Plan' throughout the NEP Design Guidelines to 'Local Development Plan'.

2. Modify Figure 1- Illustrative master Plan to add 'Residential Community' ground floor uses to Lot 11578 Shenton Road within the defined 1,668m<sup>2</sup> site separated from the Public Open Space and Goods Shed sites.
3. Include a Local Development Plan for the area of Lot 11578 (and associated Public Open Space) south-east of the intersection of Shenton Road and Claremont Crescent.
4. Include maximum building heights on the proposed new Lot 11578 of a 'Minimum 3 storeys & Maximum 4 storeys on the perimeter and a Minimum 5 storeys & Maximum 6 storeys in the centre'.
5. Provide for a maximum development yield of 42 dwellings on the proposed Lot 11578 Residential Community development site.