

CITY OF SOUTH PERTH

# SCHEME AMENDMENT NO. 63

PRESTON STREET NEIGHBOURHOOD CENTRE  
SUMMARY



# Scheme Amendment No. 63

Feedback is invited on a proposal (amendment) to modify the town planning requirements for land in the Preston Street Neighbourhood Centre. The amendment proposes requirements that would apply to new buildings in the area. These requirements relate to matters such as building height, density, land use and parking.

This document provides a **summary** of the amendment. It highlights the important components of the amendment relating to the process, development requirements and expected outcomes. Visit [yoursay.southperth.wa.gov.au](https://yoursay.southperth.wa.gov.au) to review all of the information relating to the amendment.

## Amendment process

The City's Town Planning Scheme No. 6 (the Scheme) controls development throughout the City of South Perth.

The amendment requests that the controls in the Scheme be changed. The amendment is not a proposal for a new building. If the amendment is adopted, the owners of land in the amendment area could lodge a development application (for a new building) in the future.

The table below indicates the steps leading to the lodgement of the amendment with the City of South Perth and the steps remaining in the amendment process.

<b>2018</b>	Proponents undertake preliminary community engagement known as 'Preston Street Revival'.
<b>July 2019</b>	Amendment submitted to City of South Perth.
<b>July-August 2019</b>	City of South Perth consults with landowners within amendment area.
<b>October 2019</b>	Council agrees to consult with wider community.
<b>January-March 2020</b>	Public consultation with the wider neighbourhood (60 days).
<b>Mid 2020</b>	Outcomes of public consultation considered and final recommendation made at a Council meeting.
<b>TBD</b>	Minister for Planning determines amendment.

A report describing the outcomes of the initial consultation with the landowners directly within the amendment area is available on the City's website: [southperth.wa.gov.au/council-meetings](https://southperth.wa.gov.au/council-meetings) (refer minutes of meeting 15 October 2019).

## Amendment area

The amendment relates to land around the Preston Street Neighbourhood Centre, as shown on the map below.



**Site 'S'** The site of the Cygnet Theatre and surrounding land, including land fronting Mary Street and Eric Street.

**Site 'R'** The 'Como Centre' site including the existing Como IGA and Karalee Tavern.

**Other Sites** The remainder of land in the street block bound by Eric Street, Labouchere Road, Preston Street and Mary Street, Como (depicted in blue).

## About the amendment

The amendment was submitted to the City of South Perth on behalf of some of the landowners within the Preston Street Neighbourhood Centre.

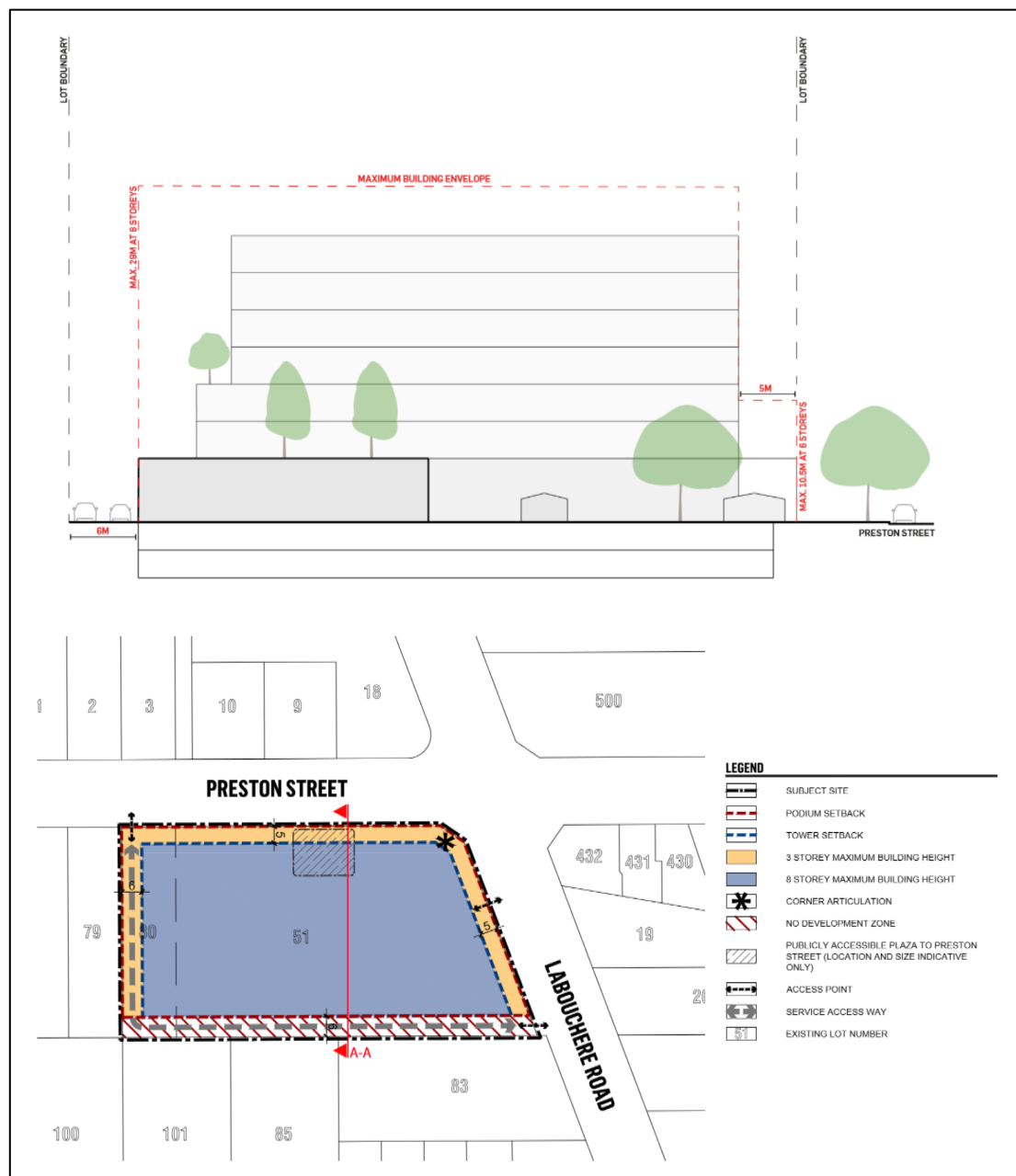
In summary, the amendment proposes:

- Recoding of Site 'R' (broadly the 'Como Centre') to allow for re-development of the site up to a maximum height of 29 metres (8 storeys).
- Recoding of Site 'S' (broadly the land around the Cygnet Theatre) to allow for re-development of the site up to a maximum height of up to 47 metres (13 storeys), subject to specific development criteria relating to setbacks, public benefits and solar access;
- Increase the maximum building height limit for 'Other Sites' from 10.5 metres to 14 metres (generally 4 storeys);
- Introduce requirements for Site 'R' and Site 'S' to make provision for/or payment towards upgrading of the public realm along Preston Street and the conservation of the Cygnet Theatre building; and,
- Additional permitted land uses (such as apartments, shops and offices) specific to Site 'R' and Site 'S' and modifications to parking requirements.

## Building height and setbacks

**Summary of current requirements for Site 'R':** Buildings up to 2 storeys, 1.5 metre setback to street boundaries, nil (zero) setback to side boundaries.

**Summary of proposed requirements for Site 'R':** The amendment would allow for the development of a building up to 29 metres (8 storeys). The lower levels of the building could be built up to the street boundaries at Preston Street and Labouchere Road. After the third storey, the building would need to be setback at least 5.0 metre from Preston Street and Labouchere Road and 6.0 metres from the western boundary of the site. All levels must be setback a minimum of 6.0 metres from the southern boundary of the site. **Figure 1** below depicts how the heights and setback provisions on the site would control the scale of buildings on the site. The indicative site section shows how a building could sit within these limits.



**Figure 1:** Indicative site section and site plan for Site 'R' (images supplied by Urbis Pty Ltd for conceptual purposes only).



**Summary of current requirements for Site 'S':** Buildings up to 3 storeys, 1.5 metre setback to street boundaries, nil (zero) setback to side boundaries.

**Summary of proposed requirements for Site 'S':** The lower levels of the building could be built up to the street boundaries at Preston Street, Mary Street and Labouchere Road but setback at least 2.0 metre from Eric Street. These lower levels could be built up to 4 storeys to Mary Street, Labouchere Road and 3 storeys along Preston Street. Additional requirements limit buildings near the Cygnet theatre building to 1 storey.

Above the lower levels of the site, tower(s) would be permitted up to a maximum height of 47 metres (13 storeys). Buildings up to this height must be set back far enough away from Preston Street to ensure (at noon on the winter solstice) light access is retained to the southern side of Preston Street.

Buildings would be permitted to be built to side boundaries up to 3 storeys, with the exception of the boundary to No. 171 Labouchere Road, where existing buildings are built close to the boundary and a 6.0 metre setback is required. Above 10.5 metres, each part of the building would then be set back to safeguard light access, acoustic privacy, ventilation and access to outlook. Tower setbacks would be proportional to building height, meaning a taller building would normally be setback further from the boundary.

Lower levels to Eric Street could be built up to 4 storeys. Tower(s) up to 8 storeys (29 metres) can be built on land fronting Eric Street but they must be setback at least 20 metres from the street boundary.



**Figure 2:** Site plan and indicative site section for Site 'S' (images supplied by Element for conceptual purposes only).

**Figure 3** (below) provides an indication of how buildings could be developed within the limits specified in the amendment. This sketch is provided for indicative purposes only and should be recognised as one possible outcome for development under the amendment.



*Figure 3: Indicative aerial sketch of potential outcome (image supplied by Element for conceptual purposes only).*

**Summary of current requirements for ‘Other Sites’:** Buildings up to 3 storeys, setbacks to side boundaries depending on the height of the building. Sites coded R80.

**Summary of proposed requirements for ‘Other Sites’:** Sites recoded up to R100 and height limits increased to 14.0 metres (generally 4 storeys). All other built-form requirements in accordance with the R-Codes.

## Land Use

The amendment would allow a range of uses on Site ‘R’ and parts of Site ‘S’ including apartments, offices, shops, small liquor store, aged or dependant persons dwellings and aged care facilities, small bar, student housing and accommodation. Uses such as restaurants are already permitted in this area. A ‘cinema/theatre’ use is specifically permitted on Site ‘S’ to allow for the existing Cygnet Theatre.

## Parking

The amendment includes minor modifications to the existing parking requirements applicable in Preston Street. For ‘Shop’ and ‘Liquor Store (Small)’ 4 bays per 100 square metres of floor space is proposed. For ‘Restaurant’, ‘Tavern’ and ‘Small Bar’, 1 bay per 20 square metres of floor space is proposed.

## Public Benefits

The amendment proposes changes to planning requirements that will allow for larger buildings on each site. In recognition that larger buildings may have a greater impact on the surrounding area, and to ensure Preston Street remains a vibrant place into the future, a series of public benefits are required by the proposed amendment.

### Public Benefits on Site 'S' and Site 'R'

- Construction of a public plaza adjacent to the Cygnet Theatre and/or within Site 'R' that is publicly accessible and maintained by the landowner (see Figure 4 below); and,
- Upgrades to the surface treatment, street furniture and landscaping along Preston Street, adjacent to each site.

On Site 'S' only, given the greater overall height sought, it is suggested that:

- Conservation of the Cygnet Theatre building be undertaken;
- Achieve a 5 star Green Star (sustainability) rating across all buildings;
- A percentage of new apartments to be built in accordance with Liveable Housing Design Guidelines standards (national guidelines to improve home accessibility for a range of occupant groups).

Public benefits are not required for development on sites other than Site 'S' or Site 'R'.



**Figure 4:** Indicative perspective of public plaza adjacent to Cygnet Theatre building. (Image supplied for conceptual purposes only).



## Supporting information

In addition to the information included in this Summary Document, the amendment is accompanied by a number of supporting studies. These studies are summarised below.

Visit [yoursay.southperth.wa.gov.au](https://yoursay.southperth.wa.gov.au) to review copies of these documents;

<b>Amendment Report</b>	Applicant's amendment report that sets out the planning justification for the elements of the proposed amendment.
<b>Sustainability Options Paper</b>	Identification of initiatives and outcomes that could be implemented in the private and public realm in Preston Street to improve its long term environmental sustainability.
<b>Retail Needs Review</b>	Analysis of the likely retail and non-residential floor space demand in the Preston Street Neighbourhood Centre into the future. The report considers how the amendment could service this demand.
<b>Traffic Impact Assessment</b>	Assessment of the potential future impact on the surrounding road network arising from larger development on sites in the amendment area.
<b>Servicing (Infrastructure) Report</b>	Analysis of any servicing infrastructure (water, power, telecommunications, stormwater) capacity in the area.
<b>Heritage Impact Statement</b>	Assessment to identify what controls are necessary to include in the amendment to ensure any new development conserves the Cygnet Theatre building.
<b>Place Blueprint</b>	Document outlining community priorities emerging from the consultation undertaken by the applicant, known as 'Preston Street Revival'.



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## Find out more

Documents setting out and explaining the amendment are available for inspection at the City's Civic Centre and the South Perth and Manning Libraries. You can learn more about the amendment at a community drop in sessions scheduled at the following times:

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**Preston Street** Between Labouchere Road and Mary Street, Como  
10am – 12pm, Saturday 8 February.

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**Civic Centre** Reception Room, Cnr Sandgate Street and South Terrace, South Perth  
4.30pm – 7.00pm, Wednesday 19 February  
9.30am-11.30am, Tuesday 10 March

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If you can't make the drop in sessions, you can arrange to meet planning staff during business hours at any time.

## Have Your Say

The amendment is being advertised to the wider community so that you can have your say on the proposed changes. Your feedback will be considered and help influence the recommendation the City makes to the State Government before the amendment is determined.

You can provide feedback via the following:

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**Online** Visit [yoursay.southperth.wa.gov.au](https://yoursay.southperth.wa.gov.au) to complete the online submission form.

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**In writing** Addressed to the Chief Executive Officer  
City of South Perth  
Cnr Sandgate St & South Tce, South Perth WA 6151.

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All written and email submissions must include the amendment number (Amendment No. 63), the property affected, and details of the submission.