

LOCAL PLANNING POLICY

GEORGE STREET MIXED USE PRECINCT NEW DEVELOPMENT CONTRIBUTION TO THE MANAGEMENT OF ACCESS AND PARKING

Adopted Council Meeting held on 19 July 2011

This Policy is adopted pursuant to Part 2 of the Town of East Fremantle Town Planning Scheme No. 3 (3 December 2004)

OBJECTIVE

The objectives of this policy are:

1. Establish a clear, consistent and equitable framework for the application of contributions from new development towards a defined parking strategy.
2. Provide for the sustainable co-existence of a mix of land uses including residential, retail, recreational, commercial and entertainment uses.
3. Contribute to the effective management of future access and parking demands in the Precinct to the benefit of commercial and residential land users.
4. Assist in the protection of the amenity of existing and future residents within (and near) the mixed-use precinct.
5. Facilitate the establishment of mixed use, commercial and residential developments where adequate on site parking provisions cannot be established.

INTRODUCTION

The George Street Precinct is developing as a vibrant mixed use precinct in accordance with the Town's strategic and statutory planning objectives and such has been the rate of progress it is necessary to consider additional measures to the provisions of TPS No 3 if businesses are too thrive and residential amenity is to be protected in accordance with the Town's planning objectives.

The existing amenity and streetscape character support the commercial and residential development potential and attractiveness of the Precinct. However because of the prevailing existing building stock and small lots, very limited on-site parking capacity is available to service commercial and residential uses. Parking and access provisions are required which will protect the existing streetscape character whilst facilitating the sustainable growth of a designated range of uses and protect the residential amenity in the precinct and surrounding areas.

POLICY PROVISIONS

- 3.1 This policy shall apply to all new development and proposals for change of use and redevelopment within the George Street Mixed Use Precinct as defined on the Town of East Fremantle Town Planning Scheme No 3, Town Planning Scheme Map No.1.
- 3.2 Contributions will be required at the rate of \$9,000¹ per space for each space not provided on site, after onsite and immediately adjacent on-street parking spaces (where it

¹ The rate shall be subject to escalation at the annual rate of the C.P.I. for each year, or part there of, from the date of the adoption of this Policy until the date of planning approval.

is determined that these can be attributed to meet the parking demand of the development) have been deducted from the estimated parking space requirement. The contribution will be required as a condition of Planning Approval and payment will be required prior to the grant of a building licence.

- 3.3 Contributions will be held in trust by the Town and used for the purposes of funding the development of a strategy plan and works and activities in support of Parking and Access Management. Contributions will be refunded in the event the Plan and/or works do not proceed.
- 3.4 Council may at its discretion vary the applicable rate of the Contribution in recognition of any site specific issues associated with a development proposal. In considering any variation in the applicable rate of Contribution Council shall have regard to those matters contained in Clause 5.8, 7.5 and 10.2 of the Town Planning Scheme No.3.

DRAFT CONDITION OF PLANNING APPROVAL

The Policy shall be implemented by the application of the following condition of Planning Approval.

Prior to the grant of a building licence the owner of the land shall pay to the Town of East Fremantle (Town) \$..... representing the owner's contribution (Contribution) to works and activities undertaken in the management of Parking and Access in the George Street Precinct and surrounding residential areas. No use the subject of this approval may be commenced prior to the receipt of the Contribution by the Town.

The Contribution is to be held in a reserve fund by the Town, and may be used for the purposes of funding in whole or in part the development of a strategy plan and carrying out works and actions consequent on the Plan.