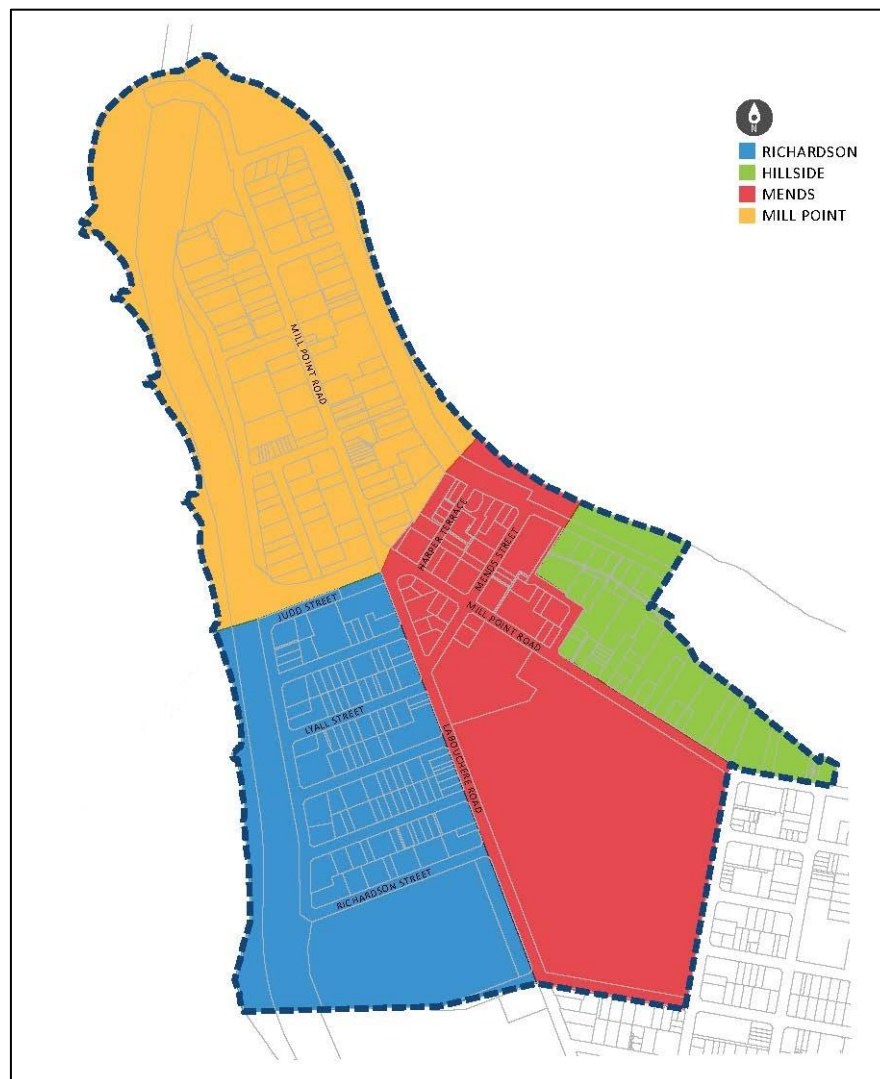


Schedule of Modifications

City of South Perth – Draft South Perth Activity Centre Plan

The draft South Perth Activity Centre Plan shall be modified as follows:

1. Modify the first line of column two on page 6 of the ACP as follows:
The ~~draft~~ ACP comprises:
2. Modify Figure 1 to remove unnecessary detail from the underlying cadastral map and depict the boundary between the Mends and Hillside Character Areas to follow Darley Street, Ray Street and the laneway separating Lots 113 (No. 81-85) and 36 (No. 87) South Perth Esplanade as per the following map:



3. Modify Part 1 section 3.1.3 as follows:
For ground floor uses:
 - Preferred ground floor activity and uses for the character area as set out in Schedule 9B or 13 (as applicable);
 - Street type as ~~outlined shown in~~ on Plan 2; and
 - Street ~~frontage interface~~ type as ~~outlined shown in~~ on Plan 3

4. Modify Part 1 section 3.1.4 as follows:

*To ensure the ongoing provision of non-residential space and that growth in residential population corresponds with growth in local services and employment opportunities, the minimum ratios in Table 1 apply for non-residential **or adaptable** development within character areas across the ACP area.*

Adaptable floor space for this provision shall be in accordance with section 4.3.5 of this ACP.

Calculation of plot ratio for this provision excludes car parking and associated circulation space.

5. Modify Table 1 in Part 1 as follows:

*Table 1: Minimum Non-Residential **or Adaptable** Plot Ratio*

CHARACTER AREA	MINIMUM NON-RESIDENTIAL OR ADAPTABLE PLOT RATIO
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6. Modify Part 1 section 4.1.1 by adding the following:

EXPLANATORY NOTE

Building height limits are expressed in metres in Schedule 9B to provide certainty regarding the maximum permissible height of buildings. The number of storeys that is possible depends on the height of each storey, which can vary depending on the use and design of each building. Development requirement 4.3.5.1 of this ACP sets minimum floor to ceiling heights for development in the ACP area.

Table 2 provides an approximate number of storeys that may be developed under the building height limits in Schedule 9B. The number of storeys is calculated as 4.5m for first storey and 3.3m for all subsequent storeys.

Table 2: Approximate number of storeys under Schedule 9B building height limits

Typology	Primary	Tier 1	Tier 2
Low	14.4m (4 storeys)	17.5m (5 storeys)	-
Low-Med	17.7m (5 storeys)	30.9m (9 storeys)	-
Med	24.3m (7 storeys)	37.5m (11 storeys)	60.6m (18 storeys)
Med-High	37.5m (11 storeys)	57.3m (17 storeys)	90.3m (27 storeys)
High	50.7m (15 storeys)	77.1m (23 storeys)	123.3m (37 storeys)

And renumber all subsequent tables accordingly.

7. Modify Part 1 by replacing the word “podium”, wherever it occurs, with the word “base”.

8. Add a new development requirement 4.1.2.3 as follows:

4.1.2.3 Use of street setback areas

Street setback areas are not to be used for car parking.

And renumber development requirements 4.1.2.3 and 4.1.2.4 accordingly.

9. Modify development requirement 4.1.2.4 as follows:

4.1.2.4 ~~Podium~~ Base Side ~~and~~ Rear Setback Variation

Where permitted in accordance with Provision 5, Element 3.3 of Schedule 9B, ~~podium~~ base side ~~and~~ rear setbacks may be varied down to nil within the Mill Point, Hillside and Richardson character areas where it can be demonstrated that the variation does not have a detrimental impact on ~~the adjacent properties~~, streetscape character ~~and~~ or local amenity.

10. Add a new development requirement 4.1.2.6 as follows:

4.1.2.6 Street elevations - maximum length of walls

The elevation(s) of the base fronting any street shall not exceed a wall length of 20 metres without modulation in the form of a setback or projection with a depth of at least 3 metres and a length of at least 3 metres.

11. Modify Part 1 section 4.1.3 as follows:

4.1.3 Tower Setbacks, ~~and~~ Separation ~~and~~ Orientation

12. Add a new development requirement 4.1.3.2 as follows:

4.1.3.2 Tower Orientation

The orientation of towers shall optimise daylight and solar access, provide attractive outlooks from habitable rooms and private open spaces within the development, and minimise overlooking, overshadowing, loss of significant views and significant loss of amenity for neighbouring properties.

In determining whether this requirement is satisfied, the local government shall give equal consideration to impacts of the proposed tower(s) within the development and for neighbouring properties.

For the purpose of this requirement a tower elevation that is less than 20 metres in depth will generally be considered to be an acceptable outcome.

13. Modify development requirement 4.3.1.3 as follows:

The definition of private, semi-public and public space is clear in ~~mixed-streets~~ semi-active street interfaces.

14. Modify Objective ii of Part 1 section 4.3.2 as follows:

To ensure that new development responds sensitively to places within the ACP area that are listed on the local government's heritage list, ~~and State Registered Heritage Places~~, and does not adversely affect the character of a heritage place.

15. Add the following table to Part 1 section 4.3.2:

Table 3: State Registered Heritage Places

State Registered Heritage Places
P4795 Narrows Bridge
P2394 Old Mill
P2390 South Perth Police Station (fmr)
P2389 Old Mill Theatre
P2393 Old Council Offices
P2392 Windsor Hotel
P4689 Stidworthy Residence (fmr)

And renumber all subsequent tables in Part 1 accordingly.

16. Add a new objective under Part 1 section 4.3.3 as follows:

vi. To ensure that development does not have a significant negative impact on the amenity of Perth Zoo.

17. Modify development requirement 4.3.3.4 as follows:

- a. New development shall not cast a shadow over more than 80% of any ~~adjoining~~ lot for more than 2 hours between 9am and 3pm on 21 June.*
- b. Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties on 21 June.*
- c. Shadow diagrams are to be submitted demonstrating compliance with both requirements (a) and (b) as part of the development application.*

18. Add a new development requirement 4.3.3.5 as follows:

4.3.3.5 Overshadowing of Perth Zoo

Development shall not cast a shadow over more than 5% of the Perth Zoo for more than 2 hours between 9am and 3pm on 21 June.

19. Modify Part 1 section 4.3.4 by adding the following objective:

iv. To encourage the incorporation of water sensitive urban design principles in new development to improve water management, natural features and public open space, and to reduce flooding risk.

20. Modify development requirement 4.3.4.1 as follows:

All development to which the City of South Perth Local Planning Policy P350.01

Environmentally Sustainable Building Design (as amended) applies shall achieve and provide certification of at least a four star green star rating under the relevant Green Star rating tool.

21. Modify development requirement 4.3.4.3 as follows:

All development sites shall include at least 12% of the site area at ground level allocated and designed for deep soil zones, suitable for accommodating mature trees, and with a minimum dimension of 6.0 metres.

This allocation may be reduced to 8% where an existing tree worthy of retention is proposed to be retained either on the development site or on a neighbouring property when the deep soil zone protects greater than 30% of the dripline of the tree.

22. Add a new development requirement 4.3.4.6 as follows:

4.3.4.6 Water Sensitive Urban Design

All development should incorporate water sensitive design principles and consider integrated water cycle management, including water supply and efficiency, groundwater, stormwater, wastewater, flooding, waterways and wetlands, consistent with the Better Urban Water Management (WAPC, 2008) framework (as amended).

23. Add a new development requirement 4.3.4.7 as follows:

4.3.4.7 Flood Protection

All development shall have adequate flood protection from at least a 1 in 100 (1%) Annual Exceedance Probability (AEP) flood and shall not detrimentally impact on the existing flooding regime of the area.

In considering this requirement, the local government shall have consideration of the cumulative impact of individual developments on the floodplain.

24. Modify development requirement 4.3.6.4 as follows:

All development with a value of \$4 million or greater shall contribute towards public art in accordance with the City of South Perth Local Planning Policy P316 Developer Contribution for Public Art and Public Art Spaces (as amended).

25. Modify development requirement 4.3.8.2 as follows:

Crossovers to on-site parking shall be limited to one per development.

For sites with more than one street frontage, additional crossovers may be considered where it can be demonstrated that the Objectives of Clause 4.3.8 will be satisfied, and provided that a maximum of one crossover is provided per street frontage.

Direct vehicular access from Mends Street, Mill Point Road and Labouchere Road should be avoided wherever possible.

26. Modify development requirement 5.3.5 as follows:

Lyall Street, ~~Charles Richardson~~ Street and Mends Street should be redesigned to incorporate the Department of Transport's "Safe Active Streets" principles in order to establish an integrated and connected cycle network.

27. Add the following text before development requirement 6.3.1:

The exact location of private pocket parks and mid-block links is to be determined as development progresses.

28. Modify development requirement 6.3.2 as follows:

*Private mid-block links are to be located **generally** as identified in Plan 5 and must:*

And add the following after the existing text:

The exact location of mid-block links is to be determined as development progresses.

29. Modify Plan 1 to remove unnecessary detail from the underlying cadastral map and to depict the boundary between the Mends and Hillside Character Areas to follow Darley Street, Ray Street and the laneway separating Lots 113 and 36 South Perth Esplanade, as per the following map:



30. Modify Plan 2 to remove unnecessary detail from the underlying cadastral map and to remove the character area boundaries, as per the following map:



31. Modify Plan 3 to remove unnecessary detail from the underlying cadastral map and to remove the indication of a Passive Street Interface from the southern boundary of Lot 11 Stone Street, as per the following map:



32. Modify Plan 4 to remove unnecessary detail from the underlying cadastral map and to replace the text “Safe Access Streets” in the legend with “Safe Active Streets”, as per the following map:



33. Modify Plan 5 to remove unnecessary detail from the underlying cadastral map and to show greater colour contrast between the different categories of public space shown on the map and to add the text “(indicative locations only)” after “PUBLIC SPACE ON PRIVATE LAND” in the legend, as per the following map:



34. Modify Part B Figure 12 to reflect the split of growth by character area accounting for the modifications made to Part 1 of the ACP and to Amendment No. 61.
35. Modify the second paragraph of Part B section 7.1.3 to refer to Figure 17.
36. Modify the heading of Part B section 7.3.6 as follows:
7.3.6 Key Issue: Ensuring Design Quality