

FREQUENTLY ASKED QUESTIONS

Special Control Areas and Registers

How does the current planning framework coordinate development across lots?

The City's current planning framework includes 31 Special Control Areas (SCAs) and seven Minor Town Planning Schemes (MTPS). These are used to coordinate development across large or multiple lots (without amalgamation), including for designation of vehicle access and sharing of plot ratio and tenant car parking.

How does the LPS3 coordinate development across lots?

- The City's new planning framework introduces the following two Registers as the primary mechanism to facilitate the sharing of plot ratio and tenant car parking across multiple lots without amalgamation:
  - Register of Sharing of Plot Ratio: identifies the approved lots and any associated conditions.
  - Register of Sharing of Tenant Parking: identifies the approved lots and any associated conditions.
- These registers carry forward existing arrangements previously established through SCA's and MTPS's. New entries will only be included where supported by a development approval.
- The Registers will remain publicly accessible, consistent with current provisions. As they do not form part of LPS3, amendments to the Registers will not require a scheme amendment. This reduces administrative burden and can shorten project timeframes.

Why has this approach changed?

- Under the existing planning framework:
  - MTPS are legacy planning instruments and are no longer used in contemporary planning practice.
  - SCAs were established by a scheme amendment to formalise development arrangements (such as plot ratio sharing) that were approved through a development approval, due to the absence of discretion under the current scheme to vary plot ratio.
- This approach is no longer appropriate as there is no ability under the LPS Regulations to continue with this mechanism to coordinate development. It also added extra time and cost for landowners and developers.

What is Schedule 4 - Additional Site and Development Requirements?

- Several SCAs and MTPSs under the existing planning framework include provisions for public pedestrian access and open space. These provisions are retained in **Schedule 4 – Additional Site and Development Requirements** under LPS3 to ensure their ongoing application.
- Schedule 4 should be read in conjunction with the Additional Site and Development Requirements Plan, which spatially identifies the affected land.

What Special Control Areas are proposed under draft LPS3?

Draft LPS3 proposes two SCAs:

- SCA 1- Northbridge Special Entertainment Precinct
- SCA 2- Royal Perth Hospital Emergency Flight Path

These are identified on the Scheme Map.

SCA 1: Northbridge Special Entertainment Precinct

The Northbridge Special Entertainment Precinct establishes a precinct-wide maximum external noise level that development must be designed to attenuate to. This requirement applies to entertainment venues, student housing and short stay accommodation.

The provisions support the continued operation of existing entertainment venues while supporting the development of a mixed use precinct.

SCA 2: Royal Perth Hospital Emergency Flight Path

The Royal Perth Hospital Emergency Flight Path limits the height of development within the flight path to ensure the continued safe operation of the helicopter landing facility at Royal Perth Hospital.