

PLNG10 TRANSITIONAL USE POLICY

POLICY:

OBJECTIVE:

To enable the consideration of temporary uses in an area undergoing redevelopment or regeneration in accordance with an endorsed structure plan, local development plan or Town Planning Scheme provisions.

POLICY STATEMENT:

1. In areas of the Town undergoing transition to an agreed planning direction as identified by an adopted structure plan, local development plan or Scheme provisions, (eg Burswood Peninsula and the Causeway Precinct) uses will be considered for approval for a temporary period of up to 10 years, as deemed appropriate, based on the following criteria:
 - (i) The use provides an interim service or facility that benefits the community;
 - (ii) The use provides activation and passive surveillance;
 - (iii) The use promotes economic development of the area by utilising otherwise vacant property/building during the interim period;
 - (iv) The use promotes social interaction and community development;
 - (v) The use is appropriate in the precinct in which it is located and is a use that Council has the ability to approve;
 - (vi) The use promotes the principles of transit oriented development and/or modal shift; and
 - (vii) The use does not replicate a similar use permanently approved in proximity to the proposed use.
2. Where a development meets the criteria in (1) above, Council may vary relevant development standards and provisions at the Scheme or Local Planning Policies in order to facilitate development including exercising discretion under Clause 29 'Determination of Non-Complying Applications' of Town Planning Scheme No.1.

PROCEDURE: None

RELATED POLICES:

DELEGATION:

No

AUTHORITY

Council Meeting 10 October 2017

REVIEW: