



Claisebrook Village

AN **epra** PROJECT

Stage Two Normalisation of Claisebrook Village

May 2009

EPRA is currently preparing for the Stage Two Normalisation of Claisebrook Village, in which planning control for the areas defined will be returned to the City of Perth.

On 17 January 2002, 73 per cent of the original Redevelopment Area was normalised, and this second stage will see a further 12 per cent returned to the local authority. The process will take approximately six months to complete.

1. What is normalisation?

Normalisation involves returning Planning Authority for the area to the City of Perth and restoring 'normal' status. Essentially, normalisation means EPRA will no longer be the Planning Authority for the area.

2. What area is affected by normalisation?

The areas within Stage One and Two normalisation are outlined in the attached map. Stage One was normalised back to the City on 17 January 2002.

3. What happened before normalisation?

EPRA was established in 1991, with responsibility through its Act for the planning and redevelopment of the East Perth Redevelopment Area, which included full planning jurisdiction in place of the City of Perth. In other words, planning approvals for development were required from EPRA rather than the City of Perth.

4. What is Planning Authority?

Planning Authority is the power to prepare and administer a Town Planning or Redevelopment Scheme. This Scheme requires planning approval to be obtained for all developments prior to the commencement of any work.

5. What will change after normalisation?

The normalisation will see the EPRA Scheme repealed and the City of Perth's Town Planning Scheme reinstated, meaning Planning Authority will be returned to the City of Perth. All planning applications will need to be lodged with the City. EPRA will no longer play any role in processing planning applications for land in the normalised area. The Redevelopment Scheme provisions will continue to be applicable until amended by the City of Perth.

6. When will normalisation occur?

The normalisation process has already started and will take six months to complete. It is expected that the process will be completed late 2009.

7. How will normalisation affect residents?

Normalisation will not affect residents unless they plan to make modifications to their property in the future, in which case a planning application would be lodged with the City of Perth instead of EPRA.



Claisebrook Village

AN **epra** PROJECT

8. How will normalisation affect businesses?

Normalisation will not affect businesses unless they plan to make modifications to their property in the future, in which case a planning application would be lodged with the City of Perth instead of EPRA.

9. How will normalisation affect developers?

Projects already commenced will not be affected by normalisation. They will need to be completed in accordance with the planning approvals already given. Once normalisation occurs planning applications for new development projects will need to be lodged with the City of Perth.

10. How will normalisation affect incomplete projects?

Normalisation will not affect incomplete projects.

11. Why is normalisation occurring?

EPRA's authority was only intended to cover the duration of the redevelopment project. As areas are completed, they are returned to the jurisdiction of the City of Perth.

12. When will the remainder of the Claisebrook Village project be normalised?

The remainder of the Claisebrook Village project will be normalised as redevelopment work is completed over the next three to five years.

13. How will normalisation affect day-to-day council services?

These services will not be affected. Rubbish collection, maintenance of public areas and other services will continue to be provided by the City of Perth, in the same way it has been during the redevelopment project.

14. How will normalisation affect approvals, building licenses and general enquiries throughout planning and development related issues?

After normalisation everything to do with planning approvals will be the responsibility of the City of Perth. The City already has responsibility for building licenses, sign licenses and demolition licenses.

15. What will be the future role of EPRA?

EPRA will have no planning jurisdiction in the normalised area, although it may provide advice and assistance to the City of Perth.

EPRA will continue to work on the remaining portions of the Claisebrook Village project and on its other projects, including The Link, Perth Cultural Centre, Riverside, New Northbridge, and East Perth Power Station.

For more information on the normalisation process, please contact:

Ryan Keys, EPRA, 9222 8000

Sally Peters, City of Perth, 9461 3348

or visit EPRA at 12 Lindsay Street, Perth or at www.epra.wa.gov.au