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Planning Policy Manual – Part 1

Section 6.4
Terrace Road Design Policy

NOTE: Proposed Scheme Amendments Are Shown In Red – pg. 6

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1.0 OBJECTIVES

The intent of this policy is to encourage new development in the policy area which meets the following specific objectives:

- To provide for a wide variety of high density residential accommodation, including tourist and short stay accommodation, such as hotels, serviced apartments and hostels.
- To encourage a range of incidental and complimentary commercial uses adjacent to street frontages in order to increase the level of activity along both Terrace Road and the existing north/south streets.
- To encourage built form of a moderate scale which, while making a coherent contribution to the cityscape of Perth, also establishes an appropriately scaled edge to Langley Park, and minimises wind and overshadowing effects on Langley Park and adjoining land.
- To ensure that where development sites extend from Terrace Road to Adelaide Terrace the more intensive elements of development proposals are located towards Adelaide Terrace rather than Terrace Road.
- To promote, where possible, the amalgamation of sites to facilitate redevelopment.

2.0 POLICY AREA

This policy shall apply within the area designated on Figure 1.

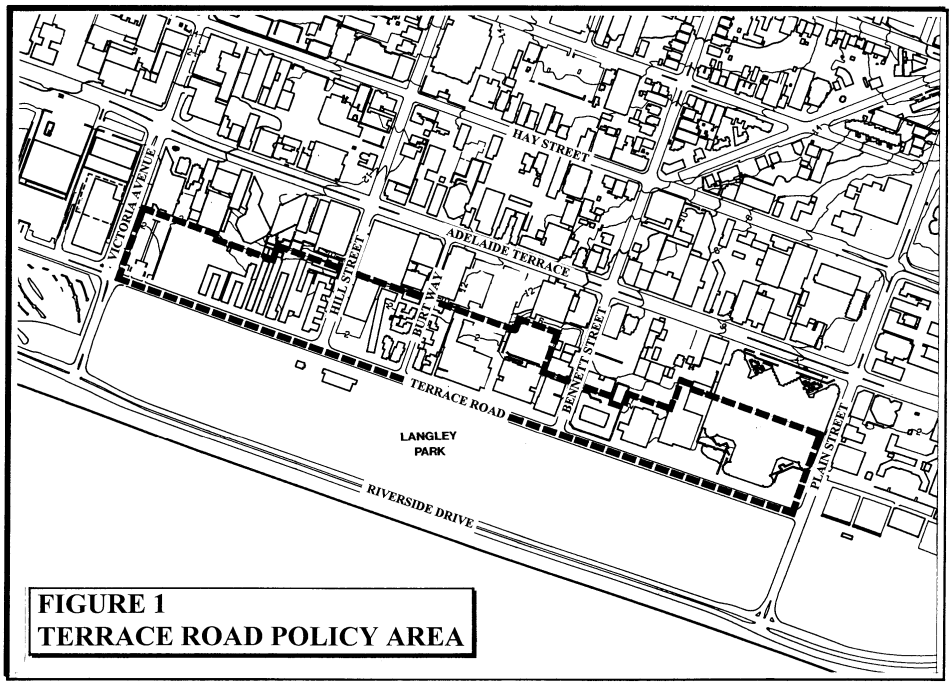


FIGURE 1
TERRACE ROAD POLICY AREA

3.0 POLICY AND GUIDELINES

3.1 Land Use

Objective:

- *To actively encourage a wide variety of high density residential development supported by a range of complimentary commercial uses along the Terrace Road frontage.*

Commercial uses which complement and support the residential uses of the area will be encouraged in the policy area where they fulfil the following criteria:

- Residential usage shall be maintained on the upper floors of buildings facing Terrace Road or other streets in the policy area (the top floors of two storey buildings, and the top two floors of two and three storey buildings).
- Uses such as kiosks, coffee shops, restaurants and local shops shall complement the residential uses in the area in the sense that a substantial proportion of their turnover could be expected to fulfil local demand.
- Office uses are either directly associated with a residence on the property (home offices) or small scale (maximum of 100m^2 per tenancy).

3.2 Density/Plot Ratio

Objectives:

- *To establish an intensive inner city residential environment of quality.*
- *To ensure that the intensity of development assists in achieving the built form objectives of this policy.*
- *Where development sites extend from Terrace Road to Adelaide Terrace to ensure development responds to its urban context by establishing more intensive development elements towards Adelaide Terrace.*

3.3 Built Form

Objectives:

- *Built form should make a coherent contribution to the cityscape of Perth. It should create a graded increase in the scale of the built fabric from the buildings along Terrace Road to the more intensive development characterising Adelaide Terrace.*
- *Built form should establish an appropriately scaled, and generally continuous, urban edge to Langley Park.*
- *The built form should actively facilitate the inclusion of commercial uses along Terrace Road and existing north/south streets in order to create an active frontage to the street.*
- *The continuity of the urban edge should be maintained on north/south streets.*

3.3.1 Height (see Figure 2)

In order to achieve the objectives set out above the following height guidelines have been established:

In the area of sites located within ten metres of street boundaries:

Maximum 14 metres. Minimum 6 metres.

The minimum (two storeys) is the minimum required to establish an effective urban edge along Terrace Road. The maximum (four storeys) will ensure that Langley Park is not overshadowed, and that views from the rear of the site over such buildings will not be unacceptably infringed.

Over the remainder of sites:

Maximum 52 metres (subject to the setback requirements set out in clause 3.3.2).

This maximum reflects the height of the highest existing building on Terrace Road. It also constitutes an appropriate intermediate height between the proposed urban edge on Terrace Road and the higher buildings on Adelaide Terrace, and when combined with setback provisions will ensure that Langley Park is not unacceptably overshadowed.

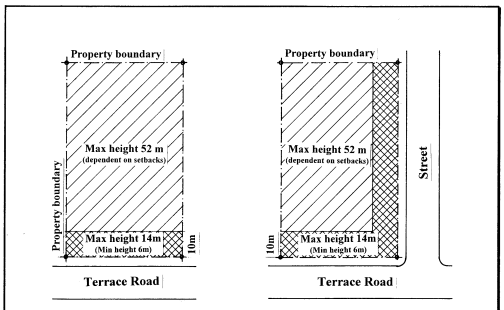


FIGURE 2
HEIGHT GUIDELINES

All heights shall be measured from the existing footpath level on Terrace Road at the centre of the site.

Where the heights specified in this Policy are inconsistent with the heights specified in Special Control Area No. 33 – Royal Perth Hospital Flight Path Protection under City Planning Scheme No. 2, whichever are the lower heights shall apply.

3.3.2 Setbacks (See Figure 3)

This policy establishes setback provisions by creating building envelopes. This approach has been used to provide flexibility in maximising plot ratio, ensure solar access and limit the impacts of development on adjoining lots.

Street Setbacks

In order to strengthen the streetscapes in the area by reinforcing the edge condition buildings will generally be required to be built up to the street boundary.

Where breaks in the continuity of the urban edge are necessary they shall be limited to less than 25% of the length of the front boundary (up to a maximum of 15 metres), or preferably be provided within the building envelope.

Limited setbacks may be provided on the ground floor if they support active commercial use such as restaurants and are provided within the building envelope.

Beyond 10m from the Terrace Road boundary the setback will be established by the angle required to minimise winter overshadowing of Langley Park. This line will be 34 degrees measured from a point 30m beyond the front property boundary (see Figure 3).

Side and Rear Setbacks

In order to strengthen the streetscapes in the area by reinforcing the edge condition on Terrace Road, nil side setbacks will be encouraged within 10m of street boundaries.

Over the remainder of the site side and rear setbacks will be established by an angle which seeks to minimise impacts on, and overshadowing of, adjoining properties, while facilitating solar access to development facing Terrace Road. This line will be 75 degrees measured from the relevant property boundary (see Figure 3).

In addition to the above, any part of a building in excess of 10m from the street boundary will have a minimum setback of 3m.

Semi-basement parking may be built up to the side boundary if it does not protrude more than 1.5 metres above the current ground level.

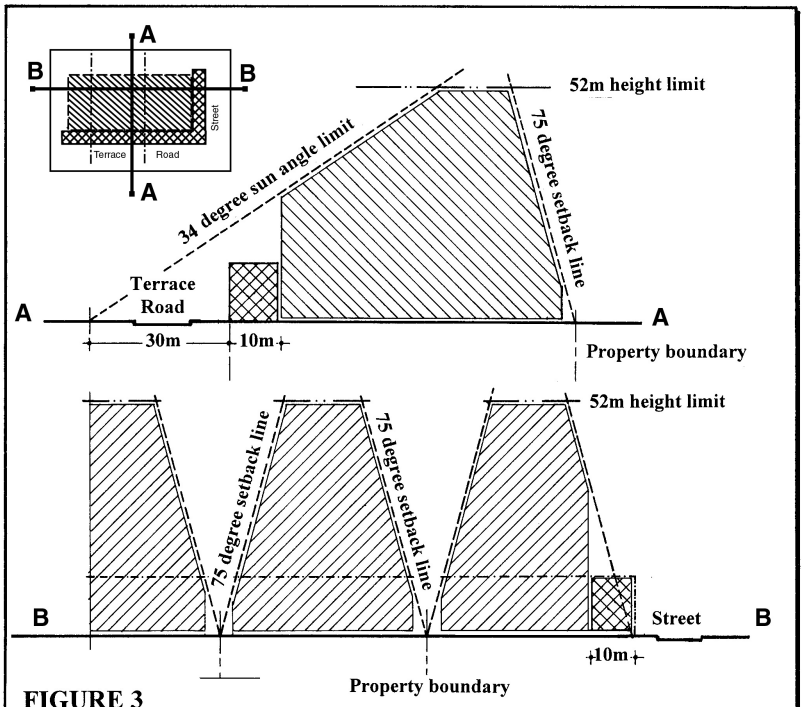


FIGURE 3
SETBACK PROVISIONS

3.4 Building Design

Objective

- *To encourage buildings which in both their form and materials make a positive contribution to this important city-front location.*
- *To foster innovative contemporary design which provides a high standard of residential amenity.*

3.4.1 Context

New developments shall seek to:

- Establish, in the context of other new buildings facing the park, a coherent and integrated urban edge to Langley Park.
- Create a tiered gradation of height from Terrace Road, to higher development towards the rear of the site and finally to the still higher development characterising Adelaide Terrace.
- Establish a built fabric characterised by formal continuity of the urban edge along Terrace Road and more informal variety of built form towards the rear of sites.

Where amalgamation provides large sites the buildings at the rear of such sites shall be differentiated into a series of perceptually separate structures (particularly above four storeys) rather than provided in the form of long east/west slab blocks.

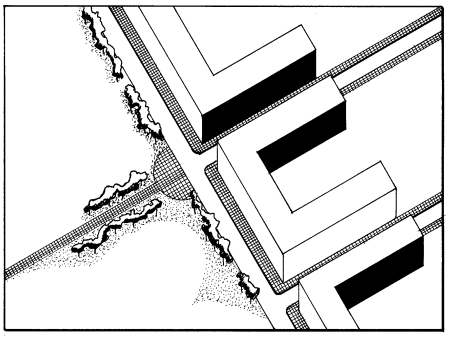
- Taller buildings within developments should generally be characterised by rectangular forms rather than attempt to literally interpret the building envelope.

3.4.2 Relationship to Street

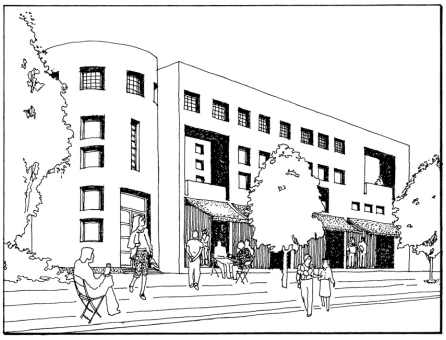
Buildings are to address the street, with facades generally parallel to the street, windows facing the street, and with clearly definable entry points visible and accessed from the street.

Buildings should establish an interesting and attractive edge to the public domain with ground floor uses which promote activity and informal surveillance of the street. Blank walls and roller shutters are to be avoided.

Balconies over the footpath will be permitted subject to the provisions of City of Perth Local Laws covering Awnings and Verandahs over Streets.



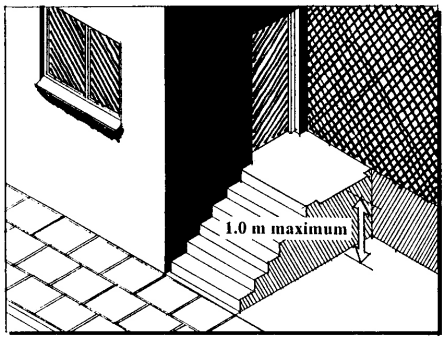
"a consistent urban edge will strengthen the legibility of the public domain"



"maintaining an active edge to Terrace Road"

3.4.3 Ground Floor Levels

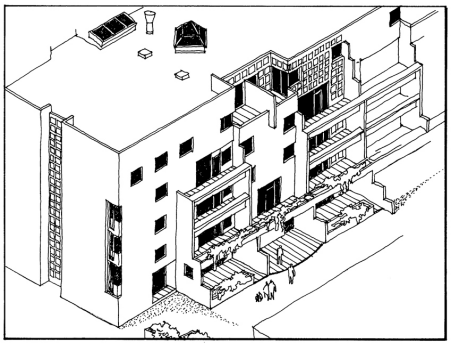
In order to maintain an interactive relationship with the street in buildings facing Terrace Road or other streets in the policy area, the ground floor shall not be more than 1.0 metres above the existing pavement level.



"maintaining a relationship between ground floor uses and the street"

3.4.4 Articulation and Modelling

Buildings shall be articulated to break up their perceived bulk. Detail design should be used to add complexity and interest in complementing the overall design. Unsympathetic contrasts of scale and materials should be avoided.



"articulating buildings to provide identity and reduce bulk"

3.4.5 Skyline

New developments, and particularly the taller components of developments, should incorporate well designed rooftops which add visual interest to the city skyline. Roof level service structures shall be integrated into the building design.

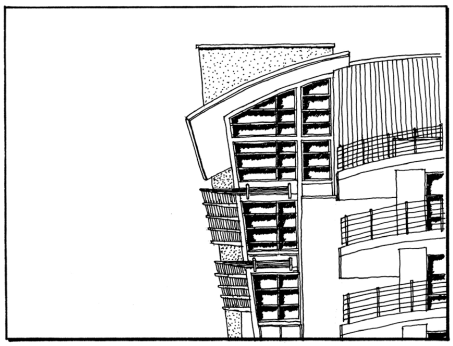
Roof top design should also give consideration to appearance when viewed from properties on Adelaide Terrace.

3.4.6 Materials

New buildings are not expected to imitate the materials, finishes or colours of the existing area.

The emphasis will be on the blending of new buildings along Terrace Road to establish an urban edge characterised by complementary materials and finishes.

A variety of contemporary materials will be encouraged subject to the above criteria although large expanses of reflective glass will be discouraged.



"providing interest through articulation and detailing"

3.4.7 Heritage

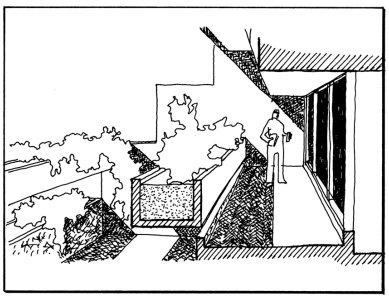
Where existing buildings are deemed by the local government to have cultural heritage significance and included on the Heritage List the local government will, where practicable, seek to conserve or enhance such buildings in whole or in part by granting modifications to development requirements under the provisions of the City Planning Scheme and clause 12 of the Deemed Provisions.

The design of buildings on sites adjoining properties of heritage significance shall as far as possible compliment, without miming or copying, the built character of such items in terms of scale, building form, materials, external finishes and colour.

3.5 Environment and Amenity

Objective:

- *To ensure that new buildings do not substantively diminish the environmental amenity of existing and potential development within the policy area.*
- *To ensure any overshadowing of Langley Park is minimised.*
- *To ensure that substantial areas of landscaped relief are provided within the built environment.*



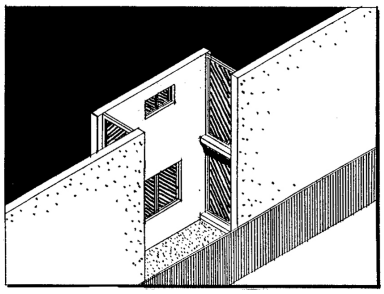
"the screening of balconies will reduce overlooking"

3.5.1 Visual Privacy

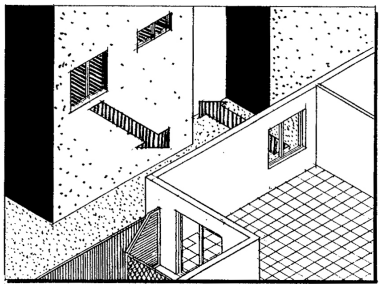
While overlooking of public shared space is encouraged to promote security, overlooking of windows (particularly bedroom windows) and private open space should be avoided as far as is practicable.

Overlooking shall be reduced to a minimum through the arrangement of windows and the use of screening devices such as:

- vegetation
- lattice screens to balconies
- side window screens
- canopy projections
- high level windows, and
- obscure glass to non-habitable rooms.



"setting windows in from the external wall increases privacy"



"offsetting major openings will reduce visual intrusion"

3.5.2 Acoustic Privacy

Construction materials and techniques used shall enhance acoustic privacy between buildings.

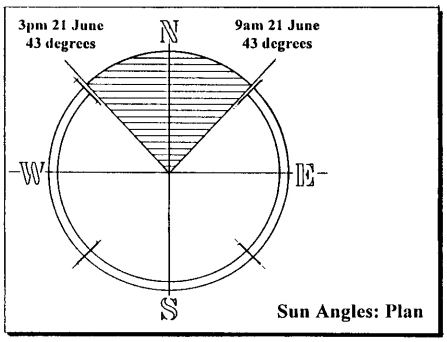
3.5.3 Overshadowing

The effect of any new development will be considered in terms of the potential overshadowing of residential units within the development, existing buildings and private and public outdoor spaces on neighbouring property, and Langley Park.

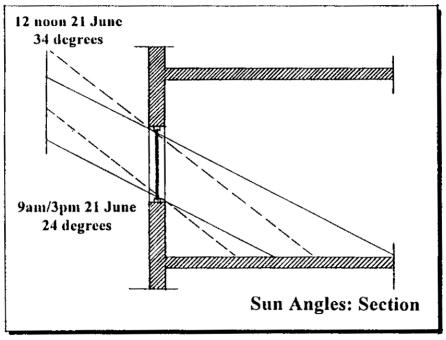
Development shall maintain at least two hours direct sunlight between 9.00am and 3.00pm on 21 June to a habitable room of each residential unit, and shall not reduce the solar access of residential units on neighbouring properties below this same standard.

For any development which would overshadow any residential property the applicant will be required to provide shadow diagrams showing the effect of the proposal on neighbouring properties at 9.00am, 12 noon and 3.00pm on the 21 June.

Winter overshadowing of Langley Park shall be limited under the provisions of the setback provisions established by clause 3.3.2.



"ensuring adequate winter sun reaches residential units"



3.5.4 Landscaping

Where possible in ground planting should be provided along the side and rear boundaries to help screen new development from surrounding buildings, and trees should be planted in open car parking areas to provide shade.

The open space requirements of the R - Codes may be relaxed subject to the provision of external private open space to each residential unit (this may be in the form of balconies and terraces), and an area of mature trees (other than landscaped parking areas) to provide landscaped relief within the built environment.

3.5.5 Energy Efficiency

Building design should seek to reduce energy consumption by siting buildings to maximise solar access, the utilisation of appropriate external shading, thermal insulation of roofs, the use of solar hot water heating, and appropriate landscaping.

4.0 GENERAL PROVISIONS

4.1 R - Codes

Where this policy does not explicitly establish development standards the provisions of the R - Codes shall be applied.

4.2 Variations to the Policy Provisions

The local government, in dealing with an application within the policy area, may relax any relevant requirements of the R - Codes where such relaxations will comply with either the general objectives or specific provisions of this policy.

The local government, in dealing with an application within the policy area, may relax specific provisions of the policy where it is of the opinion that the proposed development fulfils the objectives of the policy, conserves a place of cultural heritage significance, does not adversely affect the amenity of the area and complies with the provisions of Special Control Area No. 33 – Royal Perth Hospital Flight Path Protection under City Planning Scheme No. 2.

REFERENCE TO RELATED PLANNING MATERIAL:

Precinct:

Precinct Plan P13 Adelaide Precinct

Policy:

Residential Development Policy

Parking and Access Policy

Strategies:

Public Places Enhancement Strategy.

APPENDIX 1

Glossary of Terms

TERM	DEFINITION
Acoustic Privacy	The seclusion of residential units from the impacts of intrusive externally generated noise.
Amenity	Defined in the Deemed Provisions.
Articulation	The division or disaggregation of a building distinct segments or parts with a clear delineation of the joints between the constituent parts.
Building Envelopes	Indicative three dimensional constructs which delineate the extremities of potential building development on any particular site.
Built Form	The configuration of the aggregate of all buildings, structures, etc which make up the physical environment of the locality.
Bulk	The size or mass of a building; generally referring to structures which in their immediate context appear relatively large.
Complimentary Commercial Use	A commercial use which draws a substantial proportion of its turnover from the demand of residents in the immediate locality.
Complimentary Materials	Materials which have an affinity, general resemblance, or perceptual relationship with other materials located in the immediate vicinity.
Conserve	All the processes of looking after a place so as to retain its cultural significance.
Contemporary Design	A design which is modern and of its time.
Context	The environment within which a building is located. The context is relevant in that much of the building's significance or impact is derived from its relationship with, or its effect on, its environs.
Contrasts of Scale	Substantial differences between the relative size of buildings or structures. Generally refers to buildings or parts of buildings, which are large or overbearing in comparison with their context or what is generally accepted.
Contribution to Cityscape	Buildings which while making a legible individual contribution to the built form of the city, augment or enhance the overall fabric of the city by harmonising with the character of the existing fabric.
Cultural Significance	Aesthetic, historic, scientific or social value for past, present, or future generations.
Graded Increase in Scale (includes tiered gradation)	Built fabric characterised by successive stepping up from lower buildings at the front to higher buildings at the rear.
Heritage	Buildings, structures or places having aesthetic, historic, scientific or social value for past, present or future generations.
Home Offices	The carrying on of any business conducted in a dwelling, or by the occupier of a dwelling within the boundaries of the lot upon which the dwelling is constructed. Such businesses should not, however, include those involving the sale or hire of any goods.
Incidental Commercial Use	A small scale use which forms a minor and subordinate

TERM	DEFINITION
	component of the dominant residential use within the locality.
Intensity (of development)	Development characterised by buildings which are, in comparative terms, of a large scale both in height and bulk, and are located in close proximity to their neighbours.
Interactive (relationship with the street)	Building which in areas abutting the street contain uses which provide surveillance of, and bring interest to, the street.
Legibility	Urban fabric which, through the clarity of its organization, and its wealth of distinguishing features, may be easily read and comprehended.
Mass	The overall size of bulk of a building.
Modelling	A wall or building which is sculptured in relief and thus characterised by extensive shadow patterns.
Non-Habitable Rooms	A room such as a bathroom, laundry, toilet or other spaces of a specialised nature occupied neither frequently or for extended periods.
Overshadowing	Structures or buildings which block the access of direct sunlight to habitable areas of surrounding buildings or public and private open space.
R - Codes	Defined in the Deemed Provisions.
Scale	Relative size. A large scale building is big in comparison with its context or what is generally accepted.
Screen	To conceal or obscure from view.
Skyline	The city's outline. This is most easily seen at dawn or dusk as a dark profile thrown up against the lighter background of the sky.
Solar Access	Areas penetrated by sunlight over extended periods of time during both summer and winter.
Streetscape	The perceptive quality of a street established by the buildings which line it, and the additional elements which are contained within the spatial frame formed by those buildings.
Undercroft	An open area located below the ground floor of a building and usually used for parking, storage and other such services.
Urban Edge	A contiguous set or grouping of buildings which establish a clear perceptual boundary between the built fabric and the public domain.
Visual Privacy	The isolation of residential units and external private open space from the intrusive overlooking of residents of neighbouring properties.