

Constitution Hill South Character Area Local Planning Policy

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Version Control

Version #	Date	Action
1	Date of Adoption (00/00/00)	Adopted
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Contents

1. Citation 2

2. Purpose and Application 2

2.1 Purpose..... 2

2.2 Application 2

2.3 Relationship to other Planning Documents 3

2.3.1 Relationship to the Residential Design Codes.....3

3. Character Statement 4

4. Provisions 4

4.1 Setbacks..... 4

4.2 Building Envelopes and Heights 5

4.3 Access and Parking 6

4.4 Building Design 6

4.4.1 Articulation, Detailing and Street Presence 6

4.4.2 Roof Form.....6

4.4.3 Walls and Windows.....6

4.4.4 Garage Roof Decks 6

1. Citation

This is a local planning policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This policy may be cited as the *Constitution Hill South Character Area Local Planning Policy*.

2. Purpose and Application

2.1 Purpose

The purpose of this policy is to:

- (a) Define the boundaries of and the characteristics of the Constitution Hill South Character Area.
- (b) Guide appropriate design outcomes for development within the character area.

2.2 Application

This policy applies to all applications for development approval within the Constitution Hill South Character Area, as shown in Figure 1.

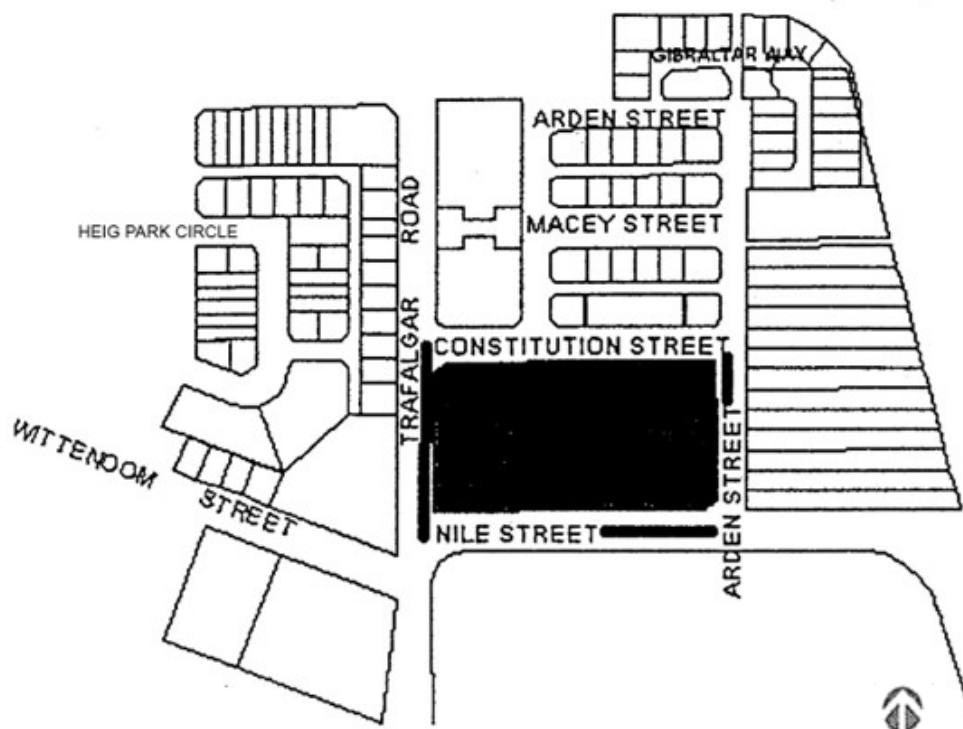


Figure 1. Constitution Hill South Character Area

2.3 Relationship to other Planning Documents

This policy should be read in conjunction with the City of Perth *Local Planning Scheme No. 3* (LPS3) and other relevant local planning policies, including the *Claisebrook Village Local Planning Policy*.

Where this policy is inconsistent with LPS3, the provisions of LPS3 prevail to the extent of any inconsistency.

Where this policy is inconsistent with other relevant local planning policies, the provisions of this policy prevail to the extent of any inconsistency.

2.3.1 Relationship to the Residential Design Codes

For residential development within the Constitution Hill South Character Area, this policy should be read in conjunction with the *Residential Design Codes Volume 1 and 2* (R-Codes Volume 1 and 2) and the *Residential Design (Variation of R-Codes) Local Planning Policy*.

This policy amends, replaces or augments the Deemed-to-Comply and Acceptable Outcomes of the R-Codes Volume 1 and 2 as detailed in Tables 1 and 2.

Table 1. Relationship to the R-Codes Volume 1

Design Element	Deemed-to-Comply Modification	Applicable Provision
3.2 Building height	Replace C3.2.1	4.2(a)
3.3 Street setbacks	Replace C3.3.1, C3.3.2	4.1(a)
3.4 Lot boundary setbacks	Augment C3.4.1, C3.4.2, C3.4.4	4.1(a)
3.6 Streetscape	Augment C3.6.1	4.3(b) 4.4.1, 4.4.3
3.7 Pedestrian access and entries	Augment A3.7.1	4.3(b)

Table 2. Relationship to the R-Codes Volume 2

Design Element	Acceptable Outcome Modification	Applicable Provision
2.2 Building Height	Replace A2.2.1	4.2(a)
2.3 Street Setbacks	Replace A2.3.1	4.1(a)
2.4 Side and rear setbacks	Replace A2.4.1	4.1(a)
3.7 Pedestrian access and entries	Augment A3.7.1	4.3(b)

3.9 Car and bicycle parking	Replaces A3.9.3	4.3(a)
4.10 Façade Design	Augment A4.10.1	4.4
4.11 Roof Design	Augment A4.11.1	4.4.2(a)

3. Character Statement

As the highest land adjacent to the river, the area offers the best views, contours and northerly aspect suitable for residential development. At the southern portion end of the character area, Nile Street enjoys uninterrupted views from Gloucester Park and the river to the south and south-east.

The site is characterised by a number of single residential lots and apartment buildings. Buildings are generally two to four storeys, with older single residential buildings generally being one to two storeys, with high ceilings and pitched roofs. A mix of materials is present.

New development should complement the residential diversity and built form of the character area. Materials in new development should primarily be of a solid construction nature such as brickwork, stone masonry or rendered concrete type materials, with lighter materials used for suspended, lightweight or cantilevered building elements such as awnings, feature panels, roof sections and balconies.

The primary objectives for the character area are to encourage viable development that complements the urban form and prominent location of the area, and to encourage development of land adjacent to the East Perth Cemetery to frame a continuous built up frontage.

4. Development Provisions

4.1 Setbacks

- (a) Setbacks shall be in accordance with Table 3 and Figure 2. Setbacks are measured at right angles from the relevant boundary to the closest section of wall.

Table 3. Building Setbacks

Boundary	Minimum setback	Average setback
Constitution Street	3m ¹	-
Arden Street	Nil	2m
Nile Street	Nil	-
Trafalgar Road	2.5m	-
Side	Nil	-
Notes: Garages will be allowed to be constructed to a nil setback. A maximum of one double width garage (max. 7m) and crossover will be permitted on each lot.		

Balconies may project by up to 2m beyond the building setback line or to the lot boundary, whichever is lesser.

Other than those stated above, setbacks are to be in accordance with the R-Codes.

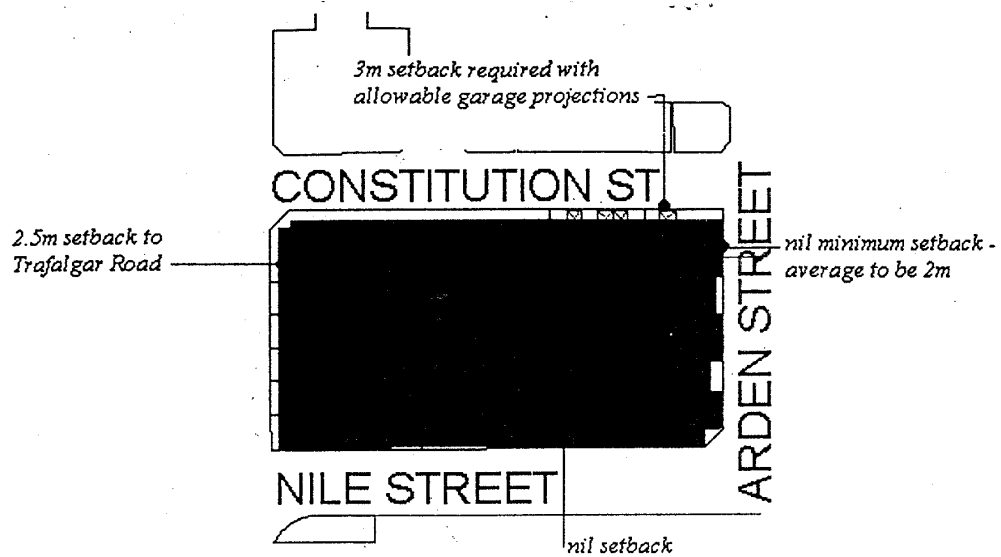


Figure 2. Setbacks

4.2 Building Envelopes and Heights

- (a) Building height and bulk will be required to be contained within building envelopes. In general, building height will be from two storeys (6m) to four storeys (12m). Only minor projections will be allowed through building envelopes for such items as chimneys, awnings, pergolas, balconies and small portions of bay and dormer windows.

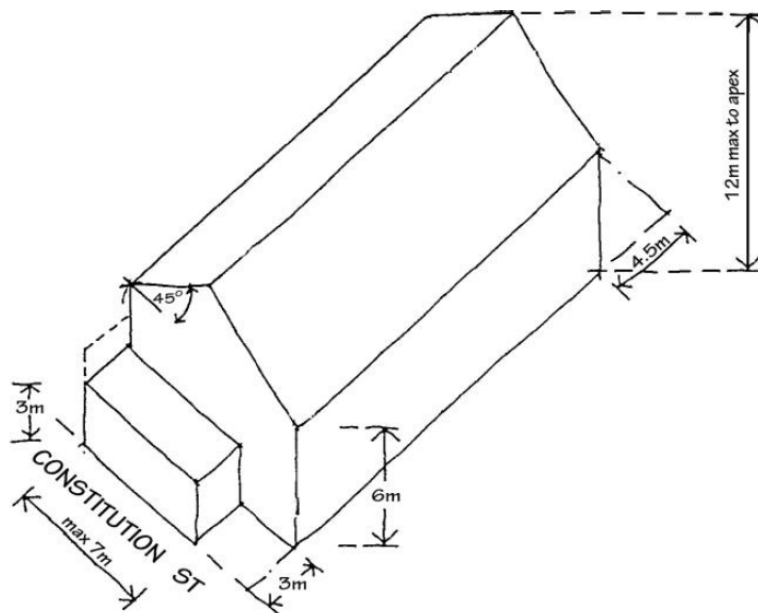


Figure 3. Building Envelope

4.3 Access and Parking

- (a) Garage parking (as opposed to carports) will be required for single residential lots facing Constitution Street.
- (b) Undercroft or basement parking concealed from public view is generally preferred, although open air car parking at the rear of larger sites will be considered. (Refer also to 4.4.4 Garage Roof Decks).
- (c) At-grade pedestrian access for all users into buildings is to be provided from street frontages. Safe and attractive pedestrian access into buildings is also to be provided from any car park on site. Generally, one crossover only will be allowed for each lot.

4.4 Building Design

4.4.1 Articulation, Detailing and Street Presence

- (a) Buildings should respect the scale of the street or place and of their neighbours. The buildings should also be sympathetic in scale, massing and proportions to adjacent buildings of heritage significance.
- (b) Buildings will be assessed for their contribution to the legibility and identity of East Perth, the public-private interface, streetscapes, grain and sense of place. Aspects such as roof line, materials and the scale and massing of buildings will be carefully considered by the local government in the assessment of development applications.
- (c) The use of courtyards and/or balconies is encouraged to provide amenity for residential development where required, and to take advantage of any views. All elevations are to be well detailed and are to relate to a pedestrian scale.

4.4.2 Roof Form

- (a) Roofs should generally be expressed in a way which complements the architectural style of the building, which provides clear silhouettes and minimises visual clutter. Roofs should be pitched between 30° and 45°. Roof materials should be tiles in autumn or terracotta tones, flat profile slate shingles or corrugated metal decking in light colour tones.

4.4.3 Walls and Windows

- (a) Blank walls abutting a public space must be minimised. Walls are to be detailed to provide visual interest and pedestrian scale. Proportions of solid wall to openings should reflect the scale of adjacent spaces.
- (b) Colours and materials for walls are to be predominantly red brick, limestone and similarly coloured masonry or rendered walls, with painted cladding acceptable on upper levels.
- (c) Windows are to have a vertical or square proportion. Where the overall window opening shape is of a horizontal nature, glazing shall be broken up to reflect the required square or vertical proportion. Reflective or dark tinted glass is not permitted.

4.4.4 Garage Roof Decks

- (a) Steep sloping lots fronting Constitution Street may be provided the opportunity to create a garage roof deck. This would only be considered as acceptable where roof

deck levels relate to internal floor levels of the dwelling and where any impact on adjoining development, particularly in terms of privacy, is satisfactorily addressed. Such deck space at a nil side setback, for example, would be required to be screened to a height of 1.8m.