

Brown and Kensington Streets Character Area Local Planning Policy

Draft September 2024

Version Control

Version #	Date	Action
1	Date of Adoption (00/00/00)	Adopted
2	Date of Amendment	Amended
3	Date of Amendment	Amended

Contents

Contents	1
1. Citation.....	3
2. Purpose and Application	3
2.1 Purpose	3
2.2 Application	3
2.3 Relationship to other Planning Documents	4
2.3.1. Relationship to the Residential Design Codes	4
3. Character Statement	5
4. Objectives	6
5. Development Provisions.....	6
5.1 Building Heights and Setbacks	6
5.1.1 Objectives.....	6
5.1.2 Provisions	6
5.2 Articulation and Detailing	8
5.2.1 Objectives.....	8
5.2.2 Provisions	9
5.3 Materials and Finishes	9
5.3.1 Objectives.....	9
5.3.2 Provisions	10
5.4 Public Realm Interface	10
5.4.1 Objectives.....	10
5.4.2 Provisions	10
5.5 Vehicular Access and Parking	11
5.5.1 Objectives.....	11
5.5.2 Provisions	12
5.6 Landscaping	12

5.6.1	Objectives.....	12
5.6.2	Provisions	12
5.7	Public Access Way	13
5.7.1	Objectives.....	13
5.7.2	Provisions	13

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 *Brown and Kensington Streets 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 unique to the Brown and Kensington Streets 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 Brown and Kensington Streets Character Area, the extent of which is shown in Figure 1.

This policy is structured to provide both objectives and provisions. Development must align with the objectives. The provisions provide a means of fulfilling the objectives. Variations to the provisions may be considered where consistent with the relevant objectives.

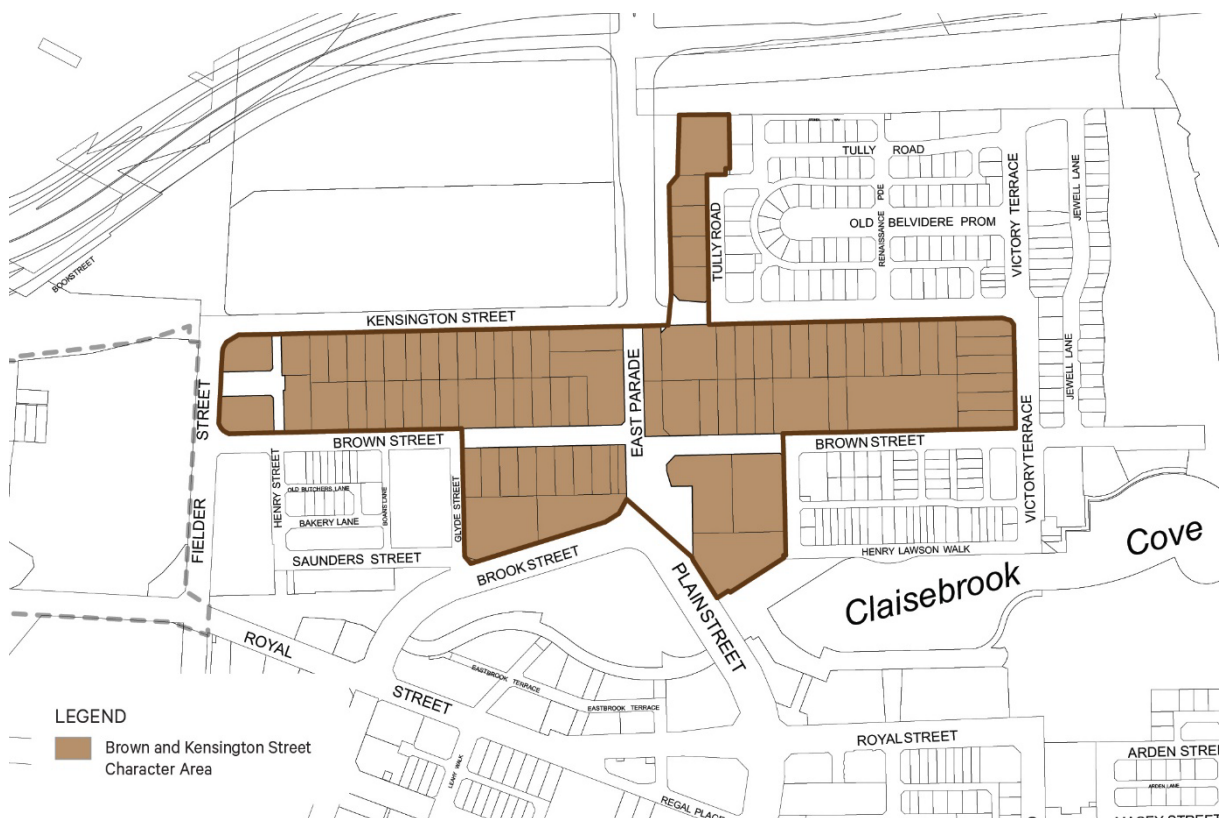


Figure 1. Brown and Kensington Streets Character Area

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.

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 Brown and Kensington Streets Character Area, this policy should be read in conjunction 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. This policy also contains additional Objectives that augment the Design Principles and Element Objectives of the R-Codes Volumes 1 and 2 and provide specific guidance to ensure that residential development aligns with the local context and characteristics of this character area.

Table 1 – Relationship to the R-Codes Volume 1

Design Element	Acceptable Deemed to Comply Modification	Applicable Provision
1.2 Trees and Landscaping	Delete C1.2.1 C1.2.2 C1.2.6	5.6.2(a), 5.6.2(b), 5.6.2(c) 5.6.2(a), 5.6.2(b), 5.6.2(c) 5.6.2(a), 5.6.2(c)
2.3 Parking	Augment C2.3.1 C2.3.4 and C2.3.5	5.5.2(a) 5.5.2(a)
2.5 Utilities	Augment C2.5.2	5.5.2(a)
3.3 Street setbacks	Replace C3.3.1 C3.3.2 C3.3.3 C3.3.4	5.1.2(a) 5.1.2(a) 5.1.2(a) 5.1.2(a)
3.4 Lot boundary setbacks	Delete C3.4.1	5.1.2(a), 5.1.2(c)
3.7 Access	Delete C3.7.7	5.4.2(e), 5.4.2(f), 5.4.2(g)

Table 2. Relationship to the R-Codes Volume 2

Design Element	Acceptable Outcome Modification	Applicable Provision
2.2 Building height	Replace A2.2.1	5.1.2(a)
2.3 Street setbacks	Replace A2.3.1	5.1.2(a)
2.4 Side and rear setbacks	Replace A2.4.1	5.1.2(a), 5.1.2(b), 5.1.2(c), 5.1.2(d)
2.7 Building separation	Replace A2.7.1	5.1.2(a), 5.1.2(b)
3.3 Tree canopy and deep soil areas	Augment A3.3.4 A3.3.5 Delete A3.3.6 A3.3.7	5.6.2(a), 5.6.2(b), 5.6.2(c) 5.6.2(a), 5.6.2(b), 5.6.2(c)
3.6 Public domain interface	Replace A3.6.2 A3.6.5 A3.6.6	5.5.2(a) 5.4.2(a) 5.4.2(f)
3.7 Pedestrian access and entries	Augment A3.7.1	5.4.2(a)
3.8 Vehicle access	Replace A3.8.1 A3.8.2 A3.8.5	5.5.2(b) 5.5.2(a) 5.5.2(b)
3.9 Car and bicycle parking	Replace A3.9.5 A3.9.6 A3.9.10	5.5.2(a) 5.5.2(a) 5.5.2(a)
4.10 Façade design	Replace A4.10.1 A4.10.3 Delete A4.10.2	5.2.2(a), 5.2.2(b) 5.2.2(a), 5.2.2(b)

3. Character Statement

The objectives of this policy have been informed by the following character statement which articulates the unique built and landscape elements that create a special sense of place and streetscape within the character area.

The Brown and Kensington Streets Character Area forms part of the Claisebrook neighbourhood. The character area is largely comprised of simple utilitarian light industrial/warehouses with a few newer low and medium density residential developments. The area is expected to maintain its mixed-use nature, with a greater emphasis on residential development to accommodate the City's increasing population. Future development in the area is intended to enhance the existing mature tree lined streets through generous street building setbacks and off-street at grade parking making way for landscaping and deep soil plantings. The palette and materials of new development will be complementary to, and enhance the established face brick, painted render and natural stone masonry buildings.

4. Objectives

- (a) To encourage low-medium scale mixed use development within a high-quality pedestrian and landscaped setting.
- (b) To preserve and respect the material character of the area.
- (c) To enable pedestrian connectivity through the neighbourhood and continuation of the north-south pedestrian access.

5. Development Provisions

5.1 Building Heights and Setbacks

5.1.1 Objectives

- (a) To enable building heights to reflect the desired low-medium scale character of the area.
- (b) To provide a high level of internal building amenity including access to natural light and ventilation by maintaining built form separation.
- (c) To provide sufficient space along the street to accommodate high quality landscaping.

5.1.2 Provisions

- (a) Building heights and setbacks shall be in accordance with Table 2, Figures 2 and 3.
- (b) Where two or more buildings are proposed on a single development site, they shall be set back from each other as though there were a boundary between them. Refer to Figure 4.
- (c) For narrow lots, variation of the side setback requirement may be considered where:
 - i. appropriate visual privacy and outlook is achieved; and
 - ii. provision of the required setbacks would unreasonably impact on the functionality of the building.
- (d) Basements constructed within the street setback area shall be setback a minimum of 3 metres from the street and shall be wholly located below natural ground level of the adjacent boundary.

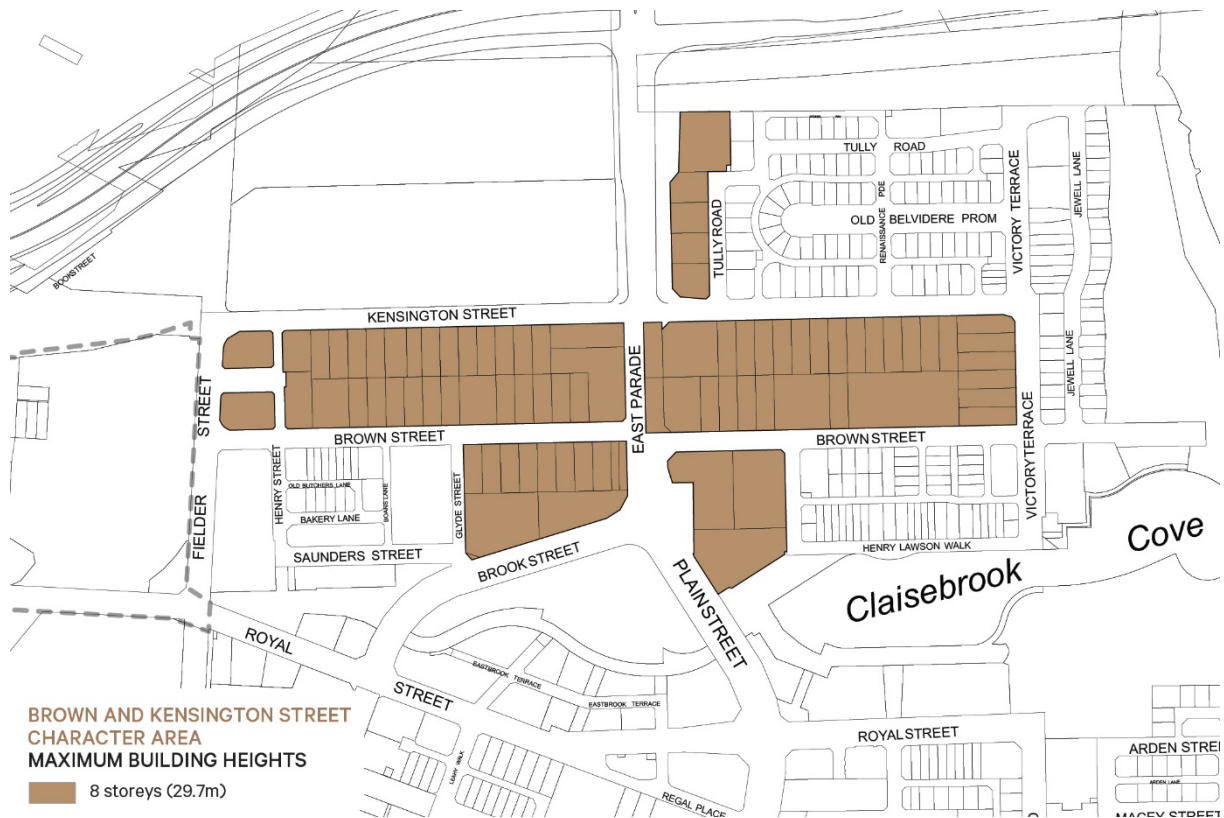


Figure 2. Maximum building heights

Table 2. Building Heights and Setbacks

	Built Form
Maximum Building Height	8 storeys (29.7m*)
Minimum Street Setback	4.5m
Minimum Secondary Street Setback	3m
Minimum Side and Rear Setbacks	Nil – up to 3 storeys (11.7m) 4m – above 3 storeys
Notes:	
* plus maximum 600mm for roof structure	

Upper built form

- 8 storeys (29.7m) maximum building height
- 4.5m street setbacks
- 4m side/rear setbacks

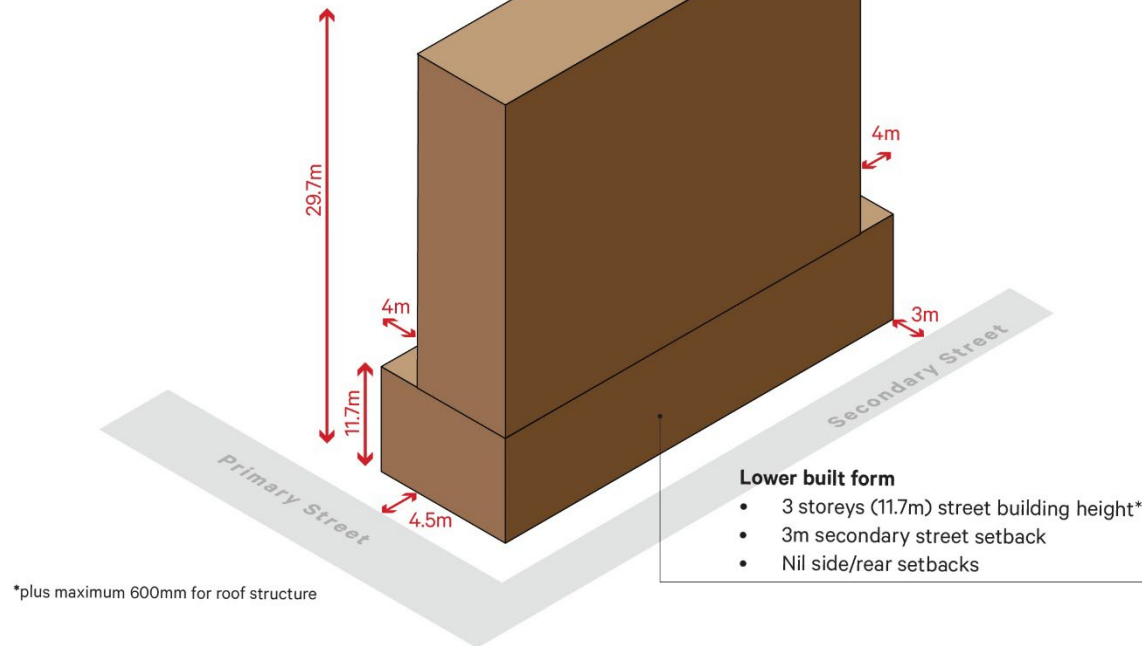


Figure 3. Building heights and setbacks

Upper built form buildings to be separated as though there were a boundary between them

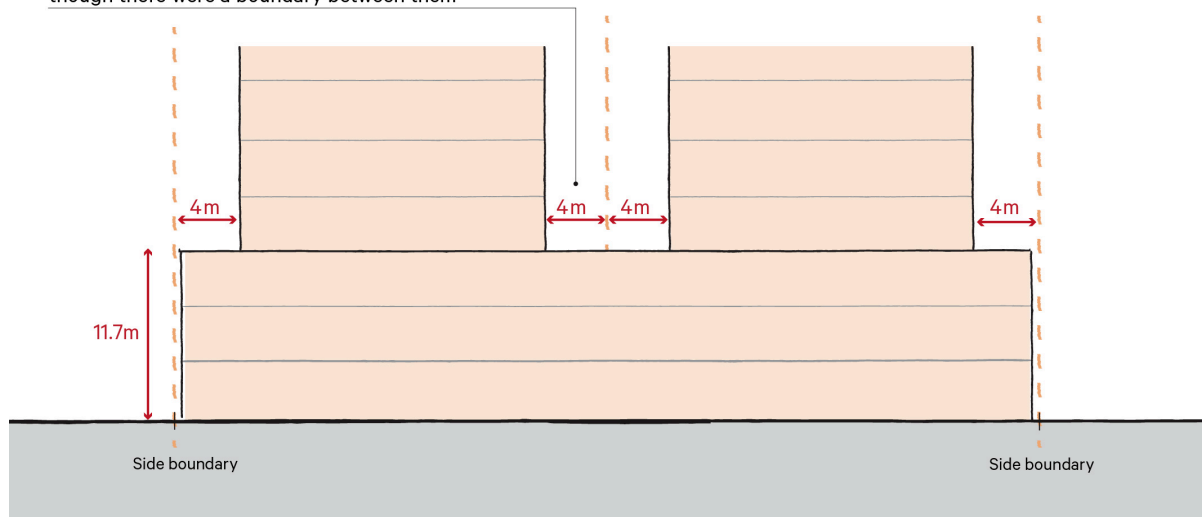


Figure 4. Separation between two buildings on the same development site

5.2 Articulation and Detailing

5.2.1 Objectives

- To ensure building articulation reflects the traditional streetscape rhythm, narrow lot frontages, and vertical articulation within the area and street.

- (b) To ensure buildings on corner sites are articulated to create visual prominence and a point of difference within the streetscape.

5.2.2 Provisions

- (a) Street building facades shall be articulated to reflect a vertical emphasis. Street building facades wider than 30m are to be articulated in 10m to 15m wide vertical bands or bays to achieve a finer grain of built form and reduce the overall appearance of bulk and width. Refer to Figure 5.
- (b) Windows are to have a vertical proportion. Where the overall window opening shape is of a horizontal nature, glazing shall be broken up to reflect the required vertical proportion.
- (c) Buildings shall be designed to allow for passive surveillance of adjoining public spaces. Blank walls abutting a public space must be minimised. Walls facing a public space shall be detailed to provide visual interest.
- (d) Corner buildings shall include additional articulation and detailing that emphasise and accentuate the street corner.
- (e) Balconies facing East Parade shall not project beyond the primary plane of the street building facade.

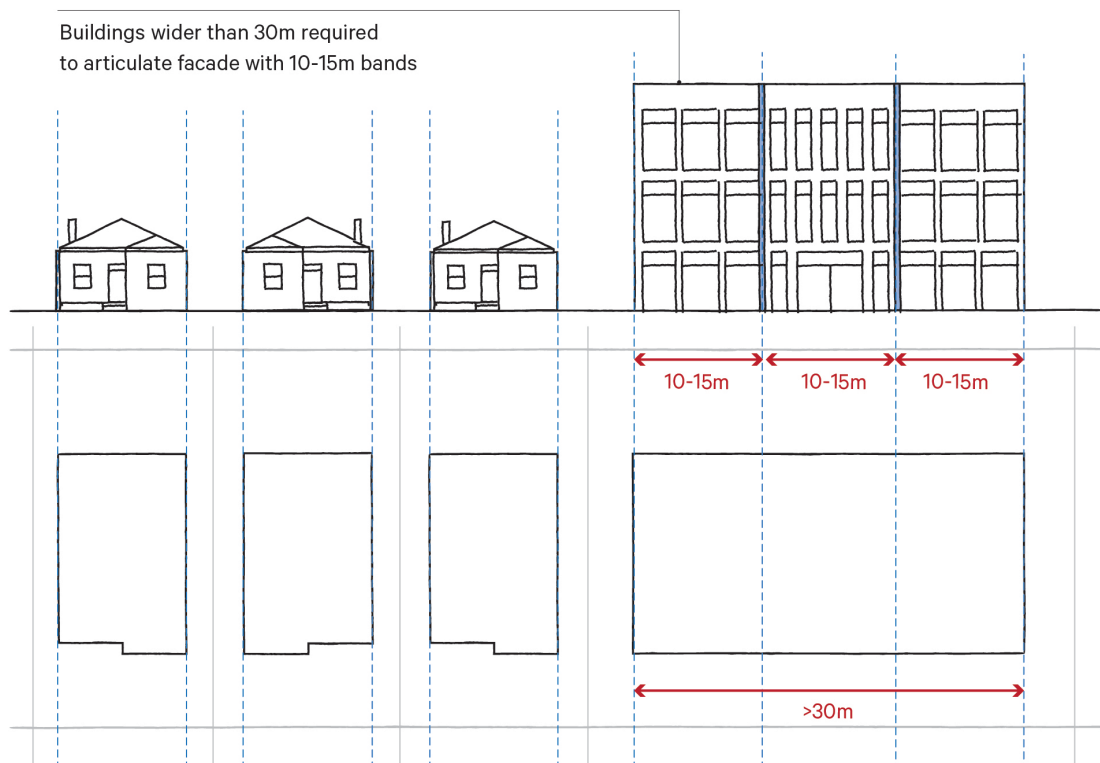


Figure 5. Vertical articulation of buildings

5.3 Materials and Finishes

5.3.1 Objectives

- (a) To ensure materials and finishes are high quality and complement the traditional materials and finishes of the area.

5.3.2 Provisions

- (a) Reflective, tinted, or obscured glass is not permitted at street level.
- (b) Buildings shall include high-quality materials that are durable and long lasting.
- (c) Building materials and exterior finishes shall be of, or complementary to the established painted render, natural stone masonry, rendered concrete and face brickwork finishes within the area.
- (d) Buildings shall have a balance of solid and open (glazed) construction.
- (e) Walls and letterboxes shall be constructed with colours and materials that complement the main building.

5.4 Public Realm Interface

5.4.1 Objectives

- (a) To provide for buildings in a landscape setting.
- (b) To ensure building entry points are clearly visible and easily accessible from the street.
- (c) To maintain visual connection between the building and the street.

5.4.2 Provisions

- (a) The main building entry shall match the level of the adjoining footpath level. Any change in ground floor level must occur inside the building.
- (b) The finished ground floor level of buildings shall be no more than 1 metre above the adjoining footpath level. Refer to Figure 6.
- (c) Building entries shall be visually prominent and highlighted through design features such as shallow recesses, minor projections, decorative features, awnings, colours, or materials.
- (d) Corner buildings shall address both street frontages.
- (e) Structures within the street setback area will generally not be supported.
- (f) Walls within the street setback area shall have a maximum height of 0.6 metres above the adjoining footpath level. Refer to Figure 7.

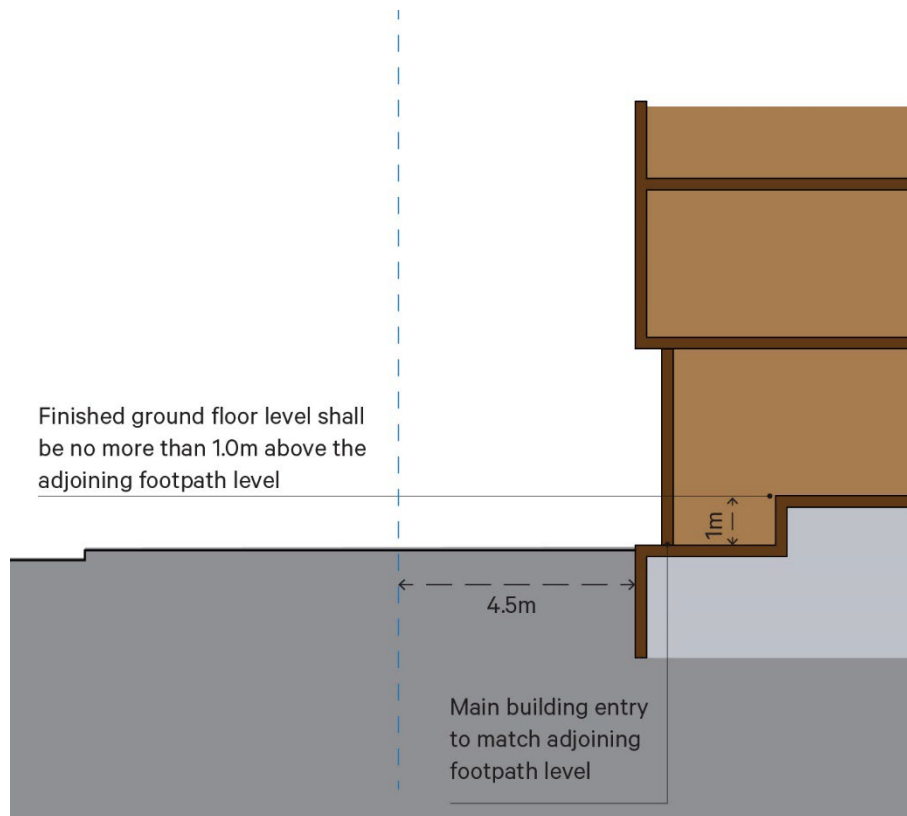


Figure 6. Building entries and ground floor levels

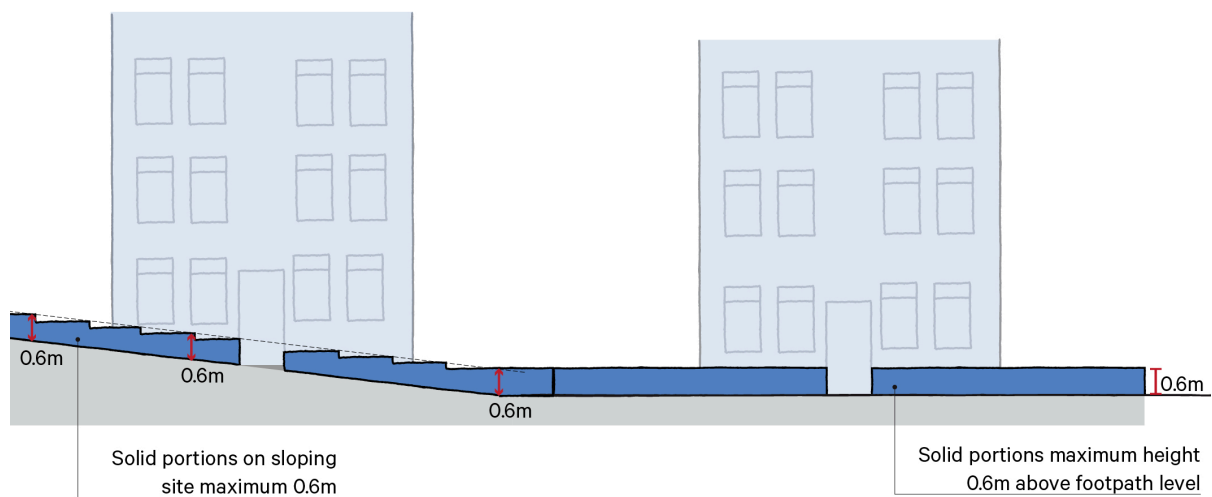


Figure 7. Walls within the street setback area

5.5 Vehicular Access and Parking

5.5.1 Objectives

- (a) To ensure car parking is not visible from the street or public realm.

- (b) To minimise disruption to the pedestrian experience along streets within the character area.

5.5.2 Provisions

- (a) Car parking areas should be incorporated within the building (preferably in a basement). Car parking areas located at, or above natural ground level shall be sleeved along the street with building entry lobbies or habitable or lettable floorspace. Refer to Figure 8.
- (b) Driveways shall be a maximum of 6m wide at the street boundary.

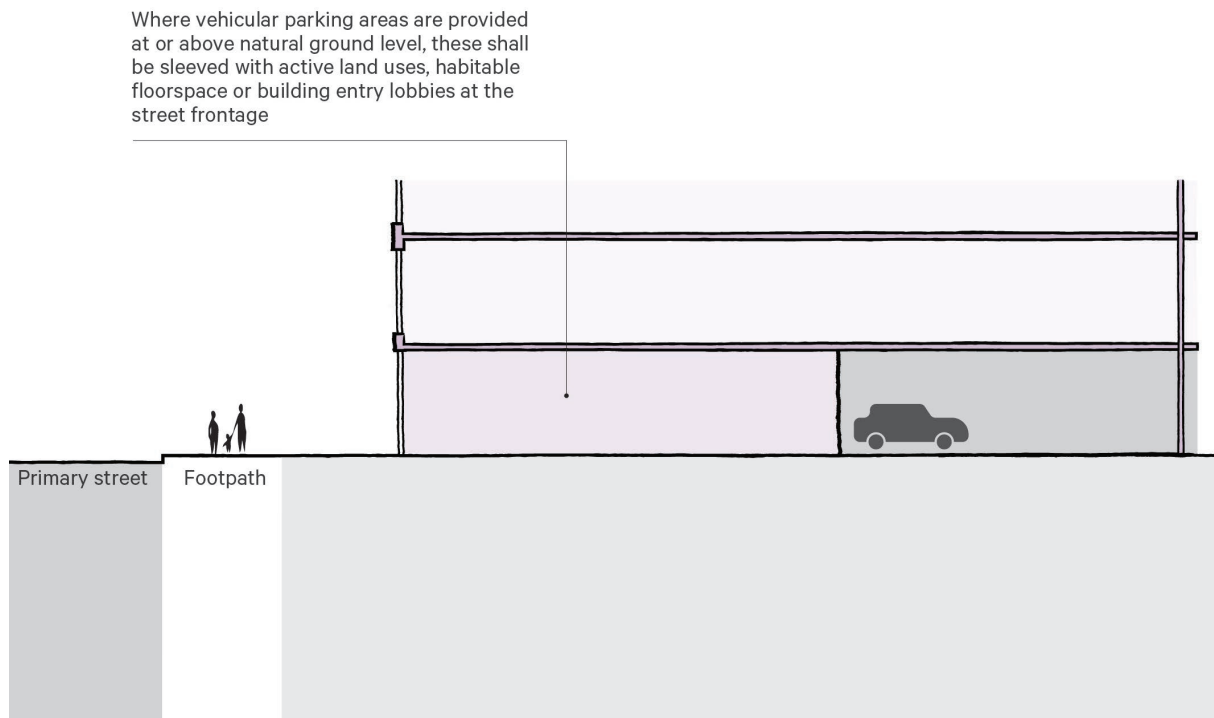


Figure 8. Vehicular parking areas to be sleeved at the street frontage

5.6 Landscaping

5.6.1 Objectives

- (a) To provide high quality landscaping that contributes to an attractive streetscape and enhances the private realm.
- (b) To encourage the retention and provision of trees as part of the landscaping in the area.

5.6.2 Provisions

- (a) A minimum of 75% of the required street setback area shall comprise soft landscaping. The majority of the required deep soil area shall be located in the street setback area. Refer to Figure 10.
- (b) The soft landscaping area shall have a minimum soil depth of 1 metre to accommodate large shrubs.
- (c) Clause 3.3 (tree canopy and deep soil areas) of the R-Codes Volume 2 applies to both residential and non-residential development.

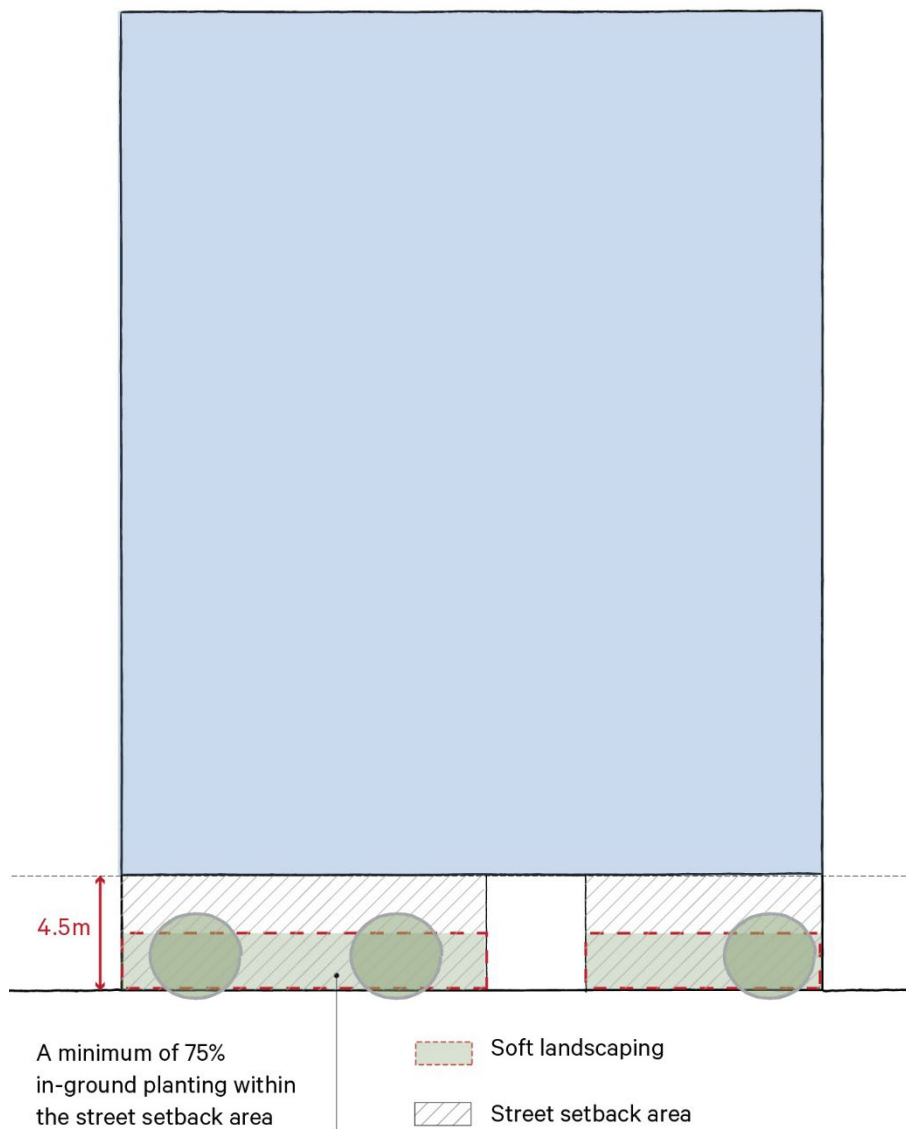


Figure 9. Landscaping requirements

5.7 Public Access Way

5.7.1 Objectives

- (a) To provide a continuation of the north-south pedestrian access way from Claisebrook Cove to Renaissance Avenue, consistent in scale with the pedestrian access way from Brown Street, Beacon Terrace, and Henry Lawson Walk.

5.7.2 Provisions

- (a) A public access way shall be created between Lot 100 Brown Street, and Lot 45 and Lot 46 Kensington Street.
- (b) The public access way shall be 6 metres wide.
- (c) A minimum 1800mm wide paved footpath shall be provided for the full length of the public access way.

- (d) Buildings adjacent to the public access way shall be orientated and designed to provide for passive surveillance of the public access way.

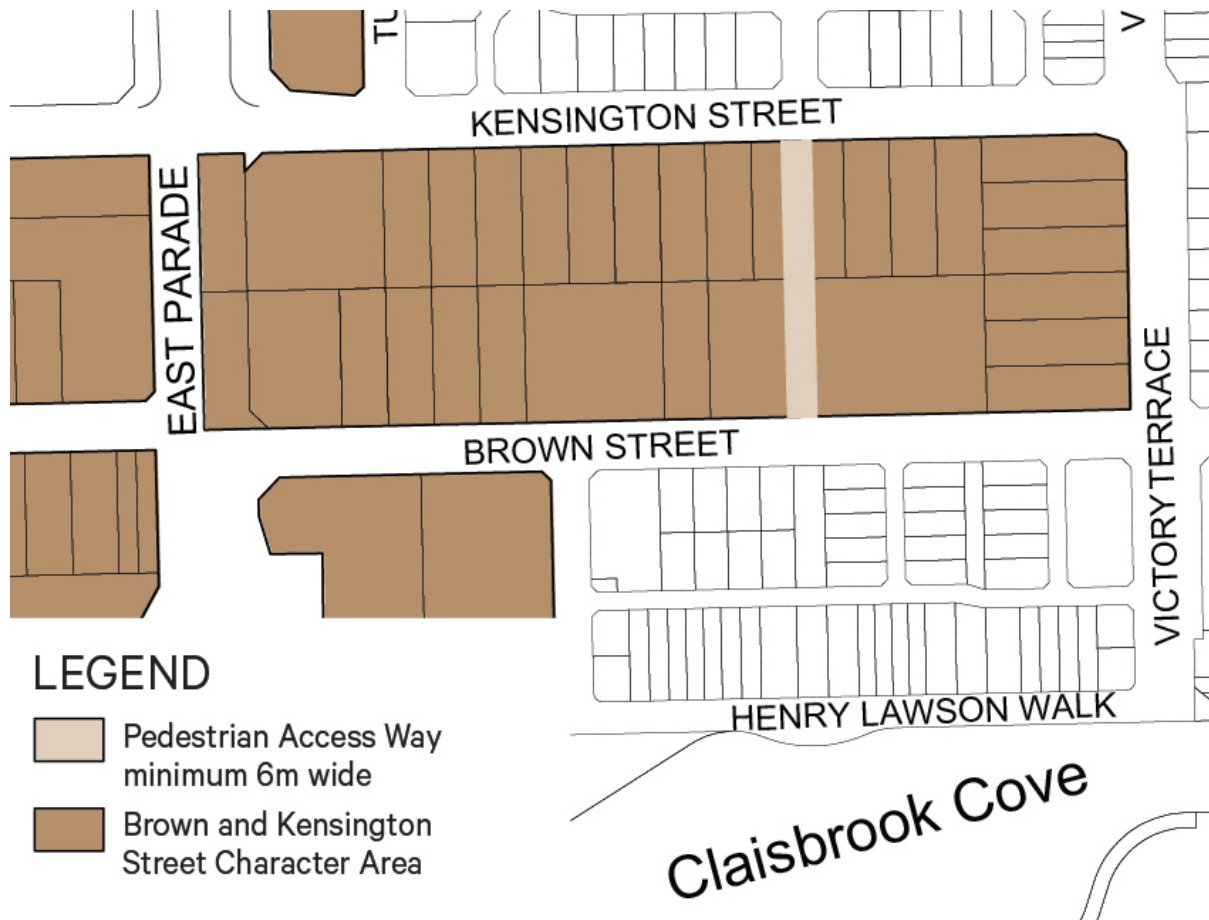


Figure 10. Public Access Way