

Terrace Road Character Area Local Planning Policy

Draft August 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.....	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	5
4. Objectives	5
5. Provisions.....	5
5.1 Building Heights and Setbacks	5
5.1.1 Objectives	5
5.1.2 Provisions.....	6
5.2 Roof Design	8
5.2.1 Objectives	8
5.2.2 Provisions.....	8
5.3 Materials and Finishes	9
5.3.1 Objectives	9
5.3.2 Provisions.....	9
5.4 Public Realm Interface	9
5.4.1 Objectives	9
5.4.2 Provisions.....	9
5.5 Vehicular Access and Parking	10
5.5.1 Objectives	10
5.5.2 Provisions.....	11
5.6 Landscaping	12
5.6.1 Objectives	12
5.6.2 Provisions.....	12

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 *Terrace Road 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 Terrace Road 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 Terrace Road 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. Terrace Road 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 Terrace Road Character Area, this policy should be read in conjunction with the *Residential Design Codes Volume 2* (R-Codes Volume 2) and the *Residential Design (Variation of R-Codes) Local Planning Policy*.

This policy amends, replaces or augments the Acceptable Outcomes of the R-Codes Volume 2 as detailed in Table 1. This policy also contains additional Objectives that augment the Element Objectives of the R-Codes Volume 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 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)
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	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	5.6.2(a) 5.6.2(b) 5.4.2(a) 5.4.2(e)
3.7 Pedestrian access and entries	Augment A3.7.1 A3.7.2	5.4.2(a) 5.4.2(b) 5.4.2(b)

	Replace A3.7.4	5.4.2(c)
3.8 Vehicle access	Replace A3.8.1 A3.8.2 Augment A3.8.5	5.5.2(c) 5.5.2(c) 5.5.2(d)
3.9 Car and bicycle parking	Replace A3.9.5 A3.9.6 A3.9.10	5.5.2(a) 5.5.2(b) 5.5.2(a) 5.5.2(b) 5.5.2(b)
4.10 Façade design	Delete A4.10.2 A4.10.5	
4.11 Roof design	Augment A4.11.1	5.2.2(a)

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 Terrace Road Character Area is comprised of high density residential development overlooking Langley Park and the Swan River. Older low-scale, walk-up brick apartments in the west of the area maintain a narrow built form, which is referenced in the vertical articulation of some of the newer buildings. The newer buildings are predominantly tower and podium style development comprised of contemporary building materials with a similar aesthetic. High-scale residential towers at the rear of properties step down to low-scale built form of up 4 storeys along the street with a minor street level setback used for landscaping. Many of these newer residential developments contain recreational uses such as tennis courts and swimming pools at the rear. Non-residential uses on the ground floor as well as outdoor dining provide for passive surveillance of Langley Park.

4. Objectives

- (a) To encourage high scale residential development which steps down to a low scale edge along Terrace Road.
- (b) To protect the amenity of Langley Park and support interaction between the public and private realm.

5. Provisions

5.1 Building Heights and Setbacks

5.1.1 Objectives

- (a) To provide a tiered graduation of building height from the north to the south of the character area reflective of the existing scale of development.
- (b) To provide sunlight access to a minimum of 50% of Langley Park, at all times between 10am to 2pm on 21st June.
- (c) To provide a continuous building edge along secondary streets and above ground level along Terrace Road, to maximise opportunities for interaction between the private and public realm.
- (d) To ensure that upper built form is setback from the street to reduce the impact of building bulk on Langley Park and to reflect the existing form of development.
- (e) To ensure upper built form is setback from the rear to allow for communal open space.
- (f) To provide sufficient space between buildings and along Terrace Road to accommodate high quality landscaping as well as outdoor dining.
- (g) To provide separation between buildings to maintain views to the Swan River.
- (h) To provide separation of upper built form to allow views to the sky and a high level of internal building amenity including access to natural light, ventilation and privacy.

5.1.2 Provisions

- (a) Building heights and setbacks shall be in accordance with Table 2, Figures 2, 3 and 4.
- (b) Where two or more buildings are proposed on a single development site, the upper built form shall be set back from each other as though there were a boundary between them. Refer to Figure 5.



Figure 2. Maximum building heights

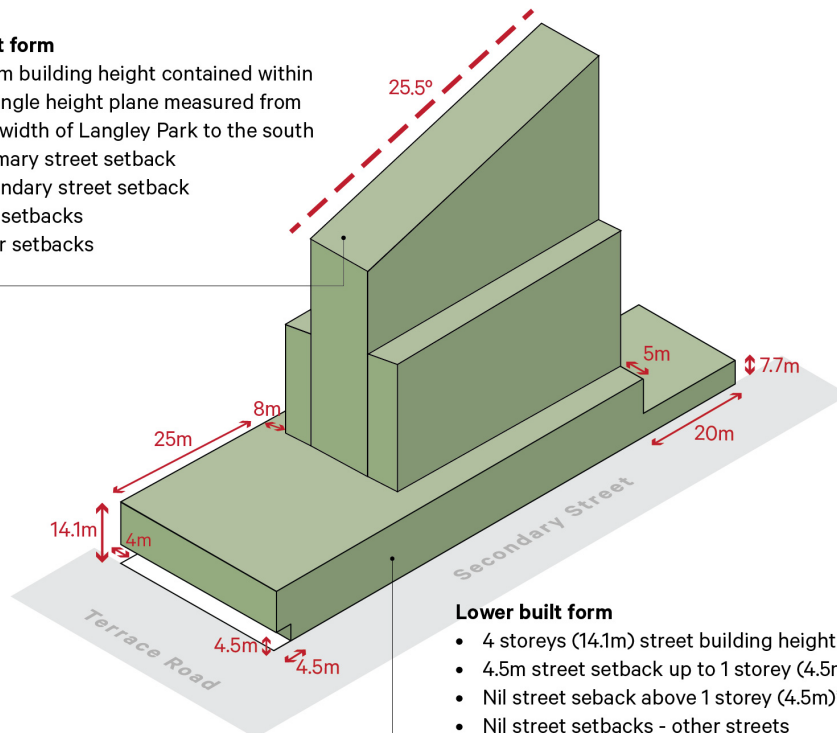
Table 2. Building Heights and Setbacks

	Lower Built Form	Upper Built Form
Maximum Building Height	4 storeys (14.1m*)	Additional building height to be within a 25.5 degree angle height plane measured from half the width of Langley Park directly to the south of the lot.
Minimum Street Setbacks	Terrace Road: Up to 1 storey (4.5m): 4.5m	25m
Minimum Secondary Street Setbacks	Above 1 storey (4.5m): Nil <i>Note: columns and supporting structures at the ground floor may have a nil setback</i>	Up to 12 storeys (39.7m): 5m Above 12 storeys (39.7m): 10m

	Other streets: Nil	
Minimum Side Setbacks	4m	Up to 12 storeys (39.7m): 4m Above 12 storeys (39.7m): 8m
Minimum Rear Setback	Up to 2 storeys (7.7m): Nil Above 2 storeys (7.7m): 20m	20m
Notes: * plus maximum 600mm for roof structure		

Upper built form

- Maximum building height contained within a 25.5° angle height plane measured from half the width of Langley Park to the south
- 25m primary street setback
- 5m secondary street setback
- 8m side setbacks
- 20m rear setbacks

**Lower built form**

- 4 storeys (14.1m) street building height*
- 4.5m street setback up to 1 storey (4.5m)* - Terrace Road
- Nil street setback above 1 storey (4.5m)* - Terrace Road
- Nil street setbacks - other streets
- 4m side setbacks
- Nil rear setbacks up to 2 storeys (7.7m)*
- 20m rear setbacks above 2 storeys (7.7m)*

*plus maximum 600mm for roof structure

Figure 3. Building heights and setbacks

Lower built form

- 4.5m street setback up to 4.5m in height
 - Terrace Road
- 4 storeys (14.1m) street building height
- Nil street setback above 4.5m in height
 - Terrace Road
- 4m side setback

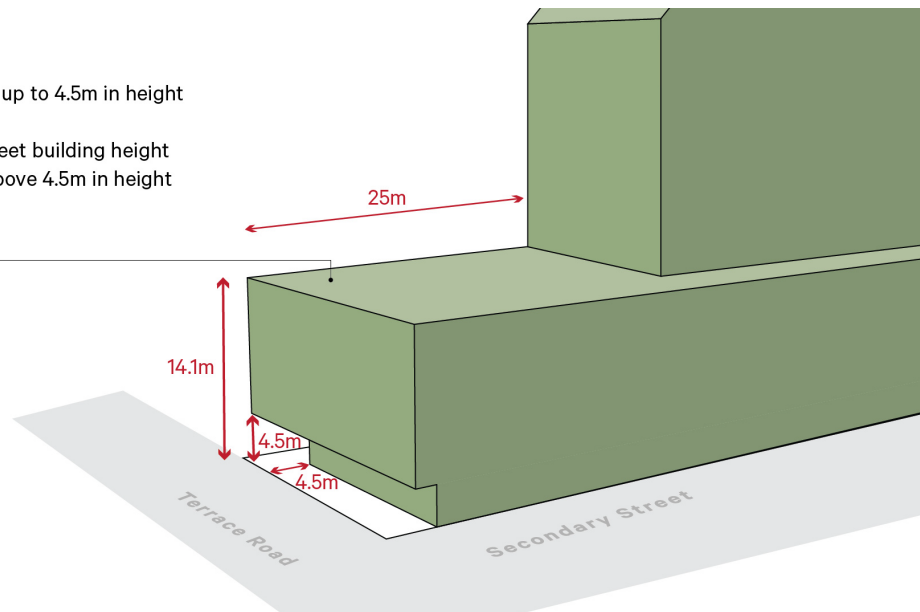


Figure 4. Lower built form building heights and setbacks

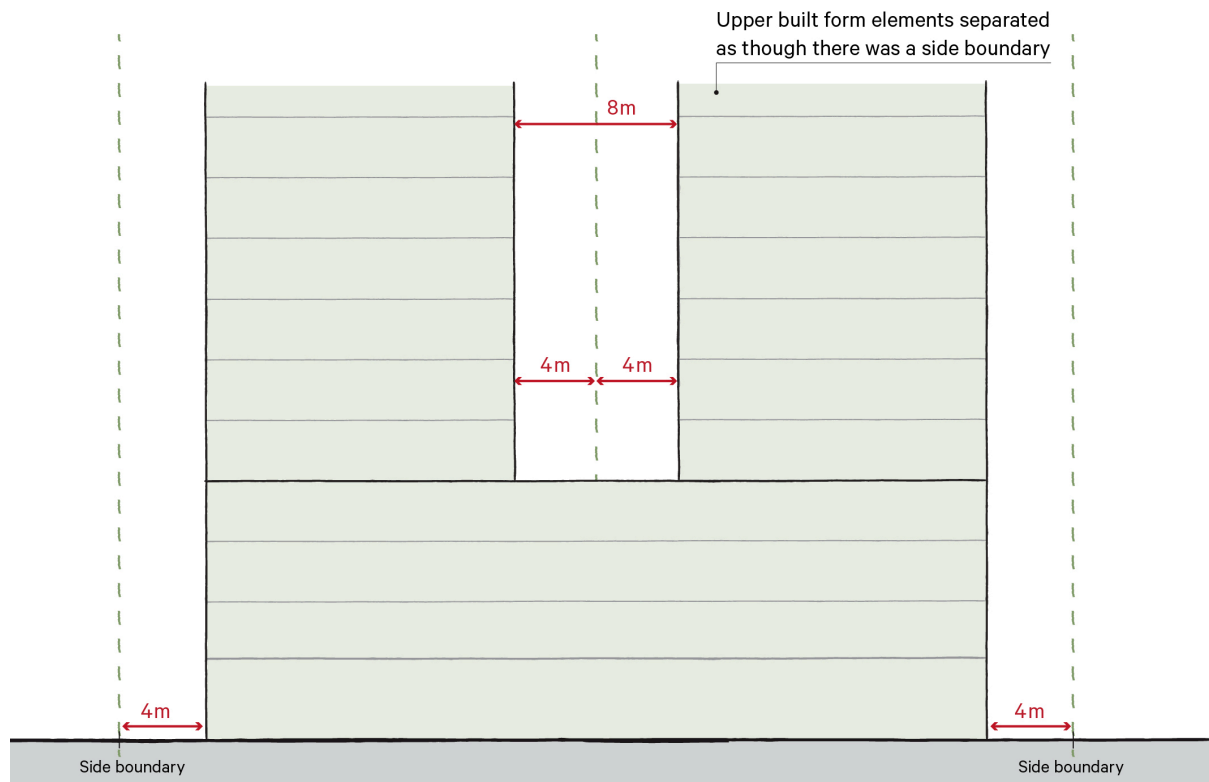


Figure 5. Separation between two buildings on the same development site

5.2 Roof Design

5.2.1 Objectives

- 5.2.2 To ensure that roof design adds visual interest to the city skyline to reflect the prominence of the area and high visibility from Langley Park, the Swan River and beyond. **Provisions**

- (a) Buildings shall incorporate innovative well designed rooftops that are integrated into the building and provide an attractive feature when viewed from the street, surrounding buildings and from afar. Refer to Figure 6.

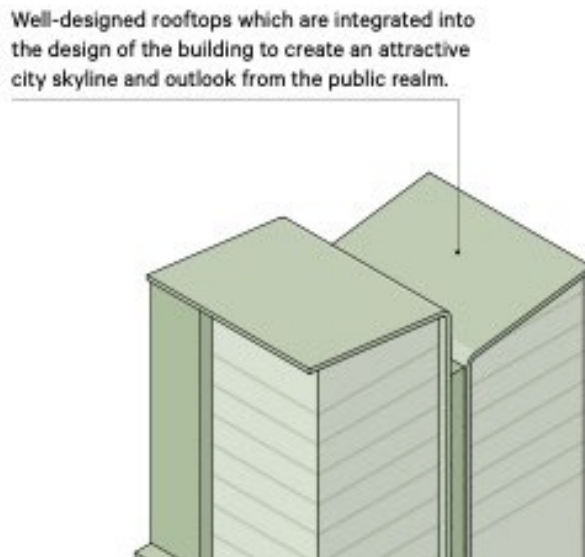


Figure 6. Example of rooftop that is integrated into the building and contributes to an attractive city skyline

5.3 Materials and Finishes

5.3.1 Objectives

- (a) To ensure that materials and finishes reflect the prominence of the area and high visibility from Langley Park, the Swan River and beyond.

5.3.2 Provisions

- (a) Buildings shall include high-quality contemporary materials and finishes that are durable and long lasting.
- (b) Colours and materials shall provide visual interest and be complementary to existing development.
- (c) External fixtures such as letterboxes shall be constructed with colours and materials that complement the main building.

5.4 Public Realm Interface

5.4.1 Objectives

- (a) To ensure building pedestrian entry points are clearly visible and easily accessible from the street.
- (b) To maintain visual connection between the building, the street and Langley Park.
- (c) To ensure that development contributes to activation and passive surveillance of the street and Langley Park.

5.4.2 Provisions

- (a) The main building pedestrian entry shall match the level of the adjoining footpath level. Any change in ground floor level must occur inside the building and shall be no more than 1 metre above the adjoining footpath level. Refer to Figure 7.
- (b) Building pedestrian entries shall be visually prominent and highlighted through design features such as minor projections, decorative features, colours, or materials.
- (c) Buildings shall provide clear, separate pedestrian and vehicular entries.
- (d) Buildings shall have clear glazing at street level. Reflective or obscured glass at street level is not permitted.
- (e) Structures including walls within the street setback area will generally not be supported.
- (f) Any walls along the Terrace Road lot boundary shall have a maximum height of 0.6 metres above the adjoining footpath level.
- (g) Outdoor dining is encouraged and supported within the street setback area.

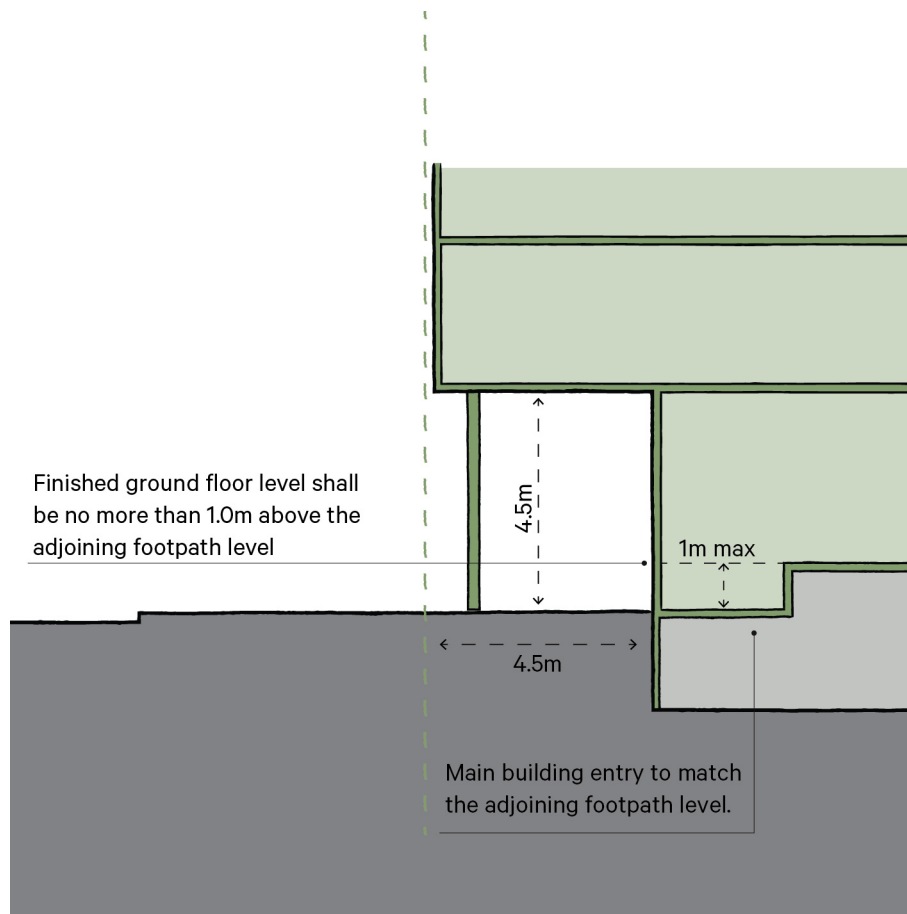


Figure 7. Building entries and ground floor levels

5.5 Vehicular Access and Parking

5.5.1 Objectives

- (a) To ensure car parking is not visible from the street, public realm or other buildings.
- (b) To minimise disruption to the pedestrian experience along Terrace Road.

5.5.2 Provisions

- (a) Car parking areas shall be incorporated within the building. 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) Basement car parking shall not protrude more than 1 metre above natural ground level and shall be setback a minimum of 10 metres from Terrace Road. Basement car parking must not be visible from Terrace Road and must be screened from view. Refer to Figure 9.
- (c) Vehicular access shall be taken from secondary streets or laneways where possible. Vehicular access from the street will only be supported where there are no alternative options.
- (d) Driveways shall be a maximum of 6 metres wide.

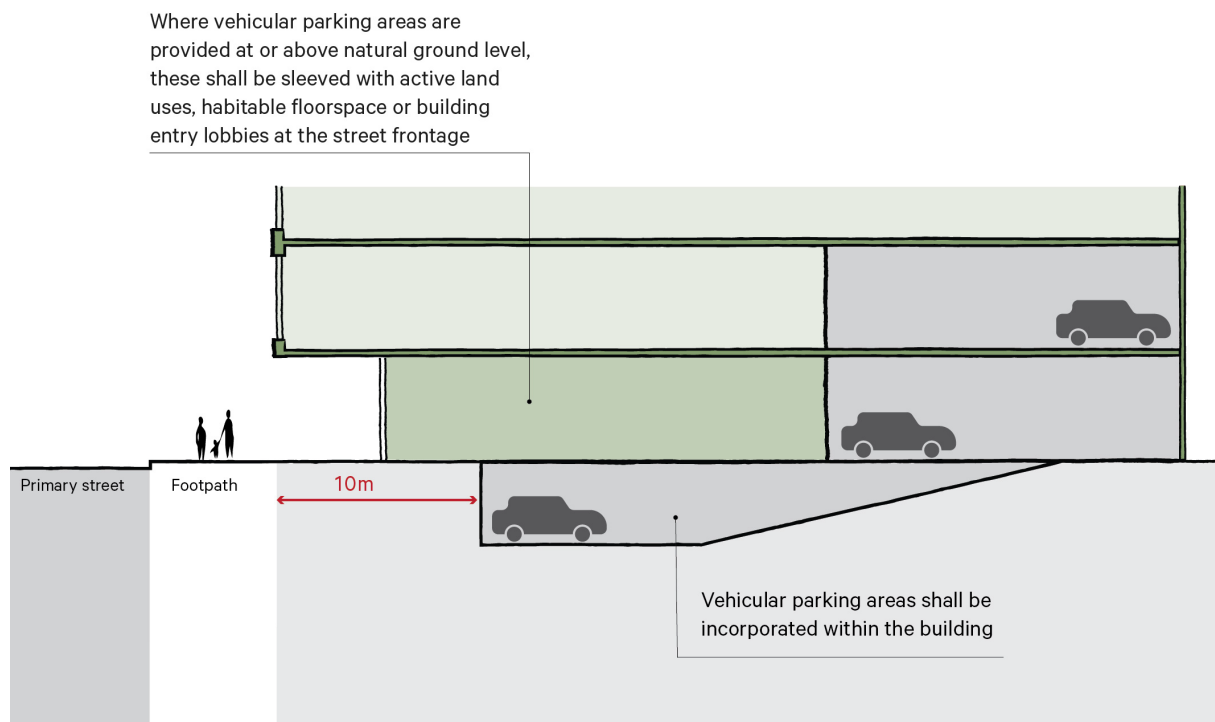


Figure 8. Vehicular parking areas to be sleeved at the street frontage

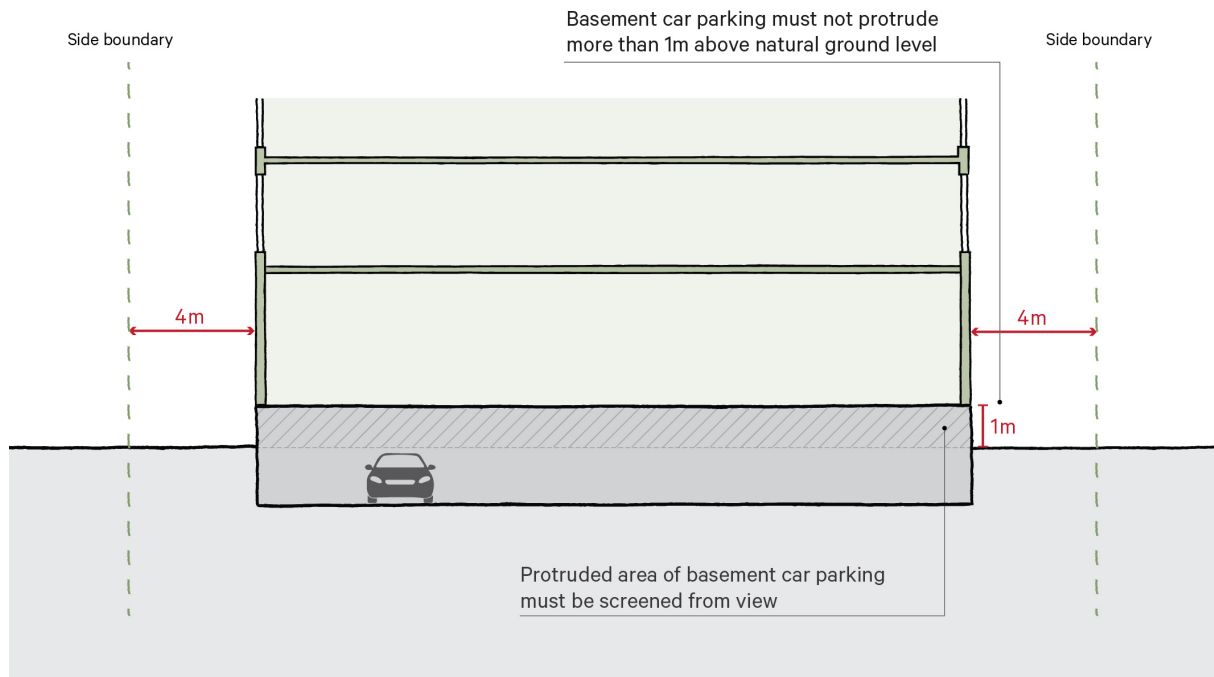


Figure 9. Basement car parking

5.6 Landscaping

5.6.1 Objectives

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

5.6.2 Provisions

- A minimum 1.5 metre wide soft landscaped area (or equivalent provided within the street setback area) shall be provided within the Terrace Road street setback area. Refer to Figure 10.
- A minimum of 10% of the total site area shall comprise soft landscaping, located between buildings and in the Terrace Road street setback area. Refer to Figure 9.
- The soft landscaping area shall have a minimum soil depth of 1 metre.
- Clause 3.3 (tree canopy and deep soil areas) of the R-Codes Volume 2 applies to both residential and non-residential development.

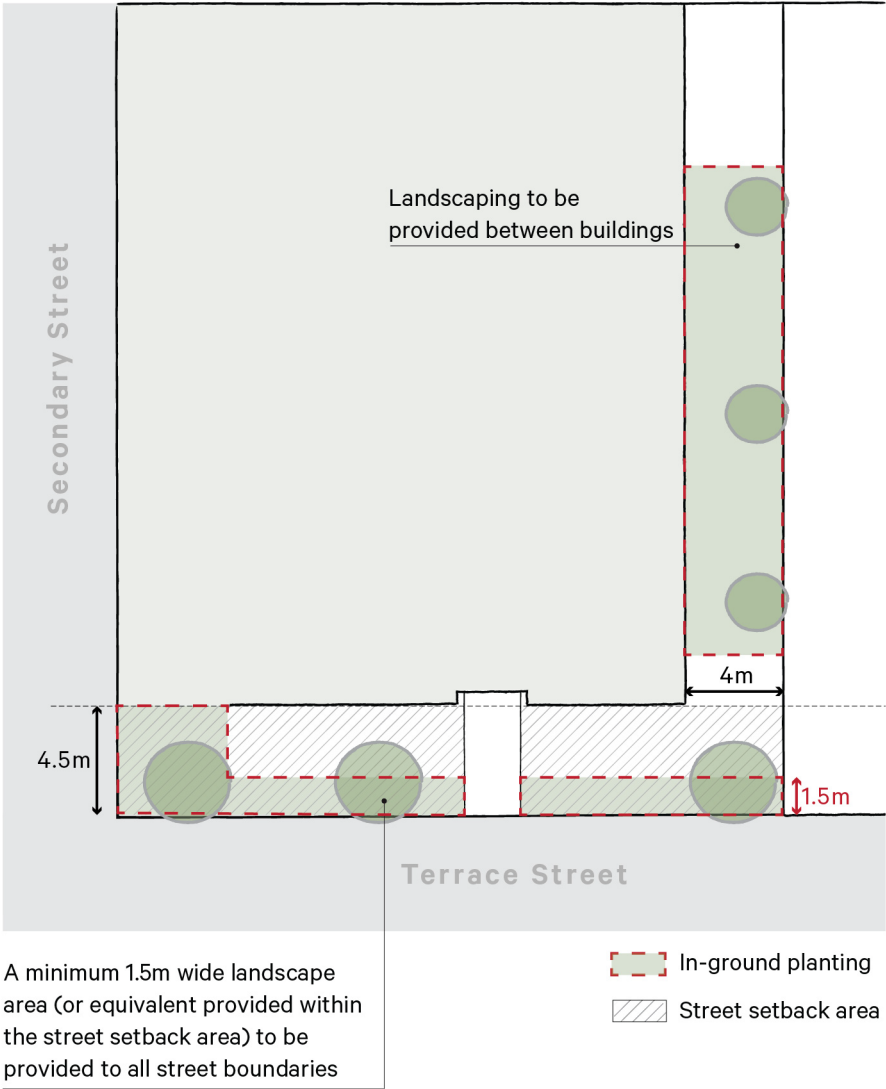


Figure 10. Landscaping requirements