

St Georges Terrace Character Area Local Planning Policy

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Version Control

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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 *St Georges Terrace 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 St Georges Terrace 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 St Georges Terrace 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. St Georges Terrace 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.

The *Hay Street Mall Heritage Area Local Planning Policy* applies to the southern portion of the following lots which fall within the character area:

- Lot 50 (No. 647-653) Hay Street Mall, Perth, comprising Certificate of Title 1042/150.
- Lot 500 (No. 671-681) Hay Street Mall, Perth, comprising Certificate of Title 1565/560.

It should be noted that a portion of this character area is affected by a Notice of Resolution under Clause 28 of the Metropolitan Region Scheme, relating to the Parliament House Precinct Policy (WAPC 1985), as shown in Figure 1. Where this policy is inconsistent with the Parliament House Precinct Policy, the Parliament House Precinct Policy prevails to the extent of any inconsistency.

2.3.1 Relationship to the Residential Design Codes

For residential development within the St Georges Terrace Character Area, this policy should be read in conjunction with the *Residential Design Codes Volume 2* (R-Codes Volume 2) and the *Residential Design 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) 5.1.2(b)
2.3 Street setbacks	Replace A2.3.1	5.1.2(a)
2.4 Side and rear setbacks	Replace A2.4.1 A2.4.2	5.1.2(a) 5.1.2(e) 5.1.2(f) 5.1.2(a) 5.1.2(e) 5.1.2(f)
2.7 Building separation	Replace A2.7.1	5.1.2(a) 5.1.2(e) 5.1.2(f)
3.6 Public domain interface	Replace A3.6.2 A3.6.5 Delete	5.6.2(a) 5.5.2(a)

	A3.6.1 A3.6.6	
3.7 Pedestrian access and entries	Replace A3.7.1 A3.7.2	5.5.2(b) 5.5.2(c)
3.8 Vehicle access	Replace A3.8.1 A3.8.2	5.6.2(b) 5.6.2(b)
3.9 Car and bicycle parking	Replace A3.9.5 A3.9.6	5.6.2(a) 5.6.2(a)
4.10 Façade design	Replace A4.10.1 A4.10.3 A4.10.5 Delete A4.10.2 A4.10.5	5.2.2(a) 5.2.2(b) 5.4.2(b) 5.2.2(a) 5.2.2(b)
4.11 Roof design	Augment A4.11.1	5.3.2(a)

3. Character Statement

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

The St Georges Terrace Character Area is defined by Perth's landmark office towers which sit on the ridge line of St Georges Terrace, creating an atmosphere of prosperity and status. High scale and medium scale buildings of glass and concrete sit amongst older masonry developments. Buildings are built to the street boundary framing the wide terrace creating an urban edge at street level, with the exception of urban plazas and spaces dotted along the terrace. Ground floor lobbies are grand and expansive in area and volume and are important threshold spaces that provide visual and physical connections to the street. Ground floor tenancies provide retail and food offerings for city workers. The traditional grid pattern of streets with frequent mid-block pedestrian connections, allows for key north-south movement to major transport hubs and provide views to the Swan River and Elizabeth Quay.

4. Objectives

- (a) To encourage high scale landmark buildings with a medium scale urban edge that emphasise the ridge line and prominence of St Georges Terrace and reflect the area's importance as the primary centre of business for Greater Perth and the State.

5. Development Provisions

5.1 Building Heights and Setbacks

5.1.1 Objectives

- (a) To enable building heights to reflect the prominent scale of development along the St Georges Terrace ridgeline.
- (b) To provide a low to medium scale lower built form generally reflective of the existing scale of development along the street.
- (c) To ensure that lower built form provides a continuous building edge to the street, with the exception of urban spaces and pedestrian links, to maximise opportunities for interaction between the private and public realm.
- (d) To ensure upper built form is setback from the street to reduce the impact of building bulk and wind on the street.
- (e) 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 and 3.
- (b) Where a side or rear setback is proposed in the lower built form, it must create a functional space between buildings.
- (c) Where a street setback is proposed in the lower built form, it must create a functional urban space.
- (d) Urban spaces and pedestrian links shall be provided in accordance with the provisions of the *General Design Local Planning Policy* or the *Bonus Plot Ratio Local Planning Policy*.
- (e) 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 4.
- (f) Where a lot adjoins a laneway, variation of the side and rear setback requirements along that boundary may be considered where it can be demonstrated that sufficient building separation is achieved.

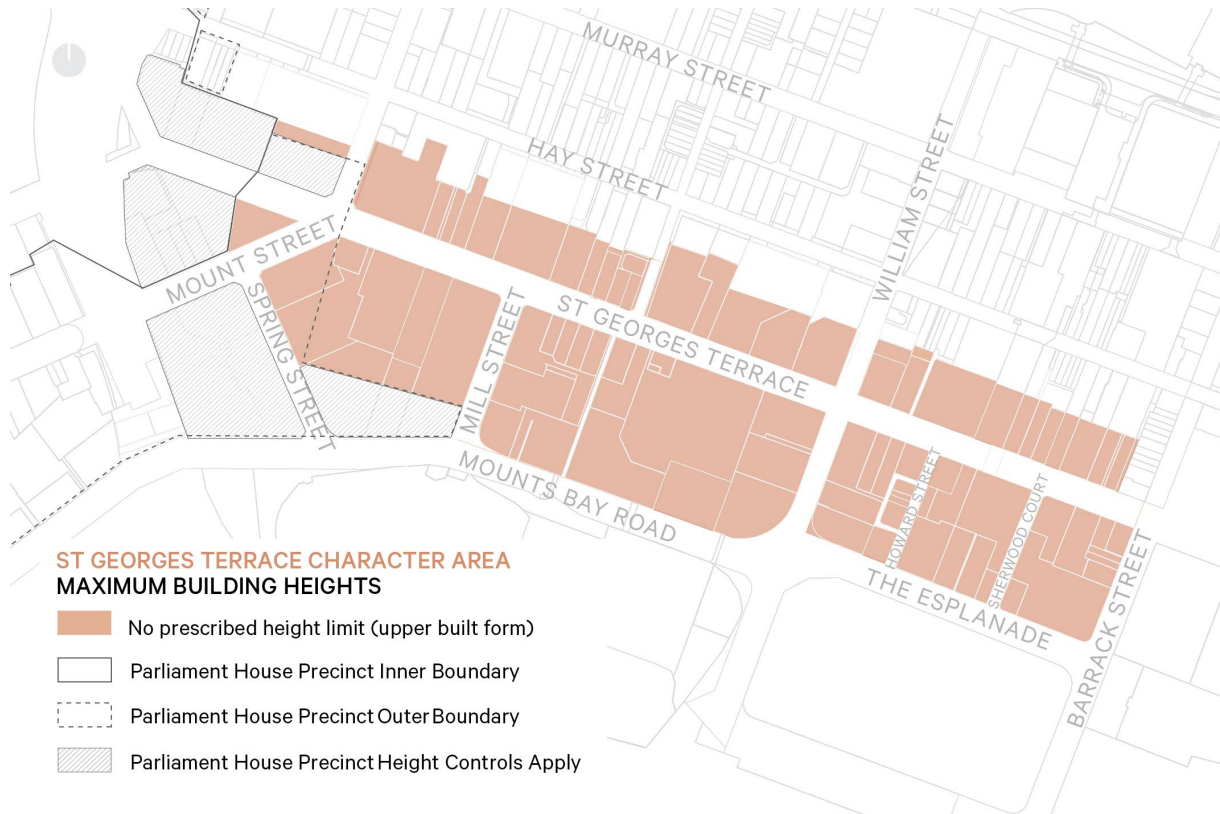


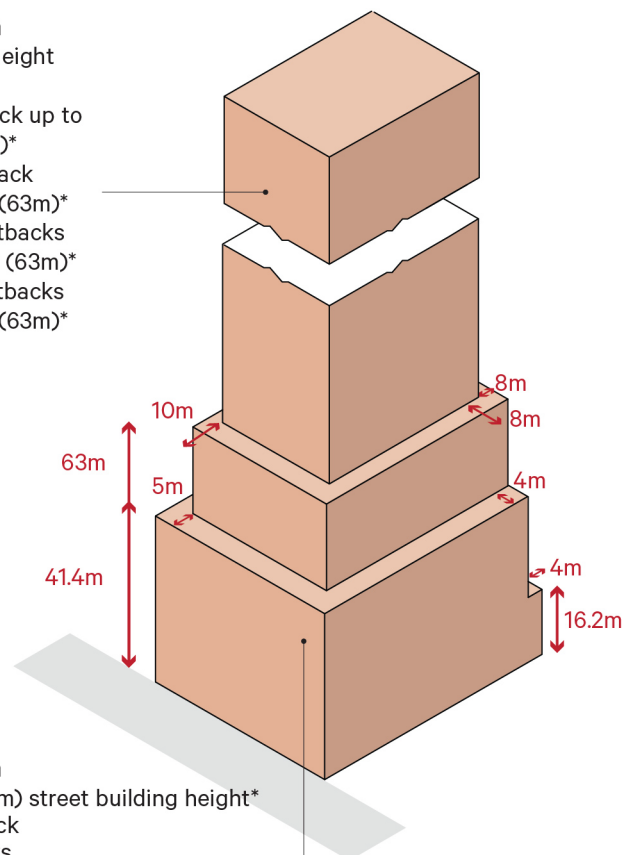
Figure 2. Maximum building heights

Table 2. Building Heights and Setbacks for the St Georges Terrace Character Area

	Lower Built Form	Upper Built Form
Maximum Building Height	10 storeys (41.4m*)	No prescribed height limit**
Minimum Street Setbacks	Nil	Up to 16 storeys (63m): 5m Above 16 storeys (63m): 10m
Minimum Side Setbacks	Nil	Up to 16 storeys (63m): 4m Above 16 storeys (63m): 8m
Minimum Rear Setbacks	Up to 3 storeys (16.2m): Nil Above 3 storeys (16.2m): 4m	
Notes: * plus maximum 600mm for roof structure ** Perth Airport Height Constraints apply		

Upper built form

- No prescribed height limit
- 5m street setback up to 16 storeys (63m)*
- 10m street setback over 16 storeys (63m)*
- 4m side/rear setbacks up to 16 storeys (63m)*
- 8m side/rear setbacks over 16 storeys (63m)*



Lower built form

- 10 storeys (41.4m) street building height*
- Nil street setback
- Nil side setbacks
- Nil rear setback up to 3 storeys (16.2m)*
- 4m rear setback over 3 storeys (16.2m)*

*plus maximum 600mm for roof structure

Figure 3. Building heights and setbacks

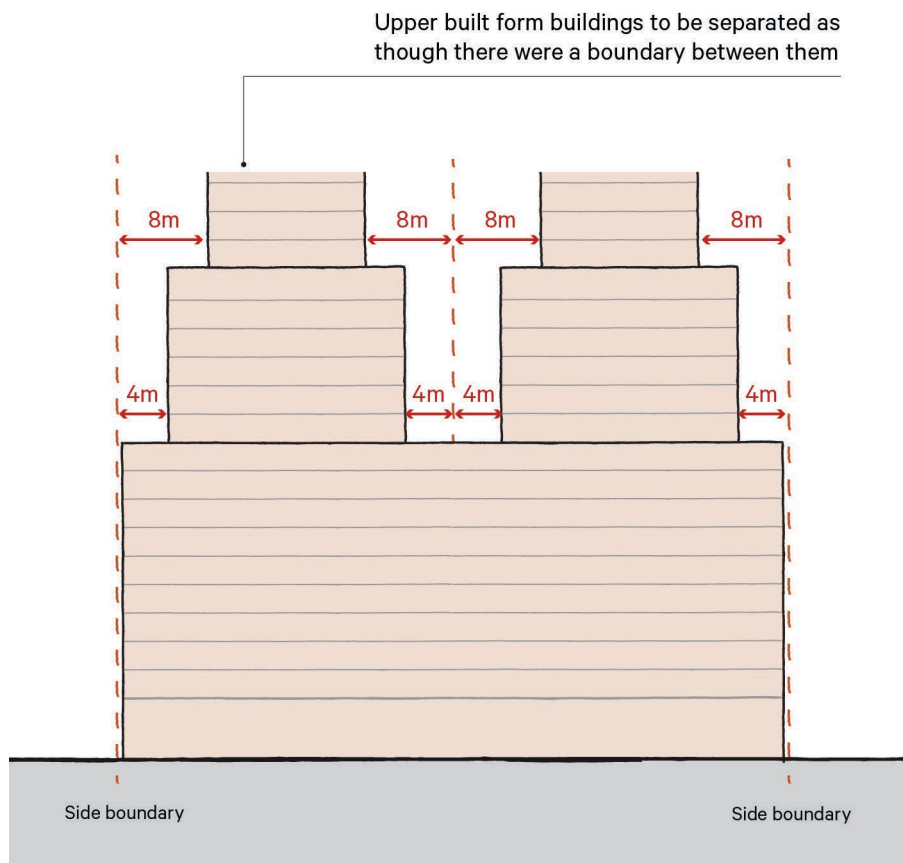


Figure 4. Separation between two buildings on the same development site

5.2 Articulation and Detailing

5.2.1 Objectives

- (a) To encourage building articulation that contributes to an interesting pedestrian environment.
- (b) To encourage buildings on corner sites to accentuate the street corner.

5.2.2 Provisions

- (a) Lower built form street façades shall be articulated to provide visual interest at street level.
- (b) Corner buildings shall include articulation and detailing of the street façade that accentuates the street corner.

5.3 Roof Design

5.3.1 Objectives

- (a) To encourage roof forms that add visual interest to the city skyline.

5.3.2 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 5.

Upper built form

Well-designed rooftops add visual interest to the skyline

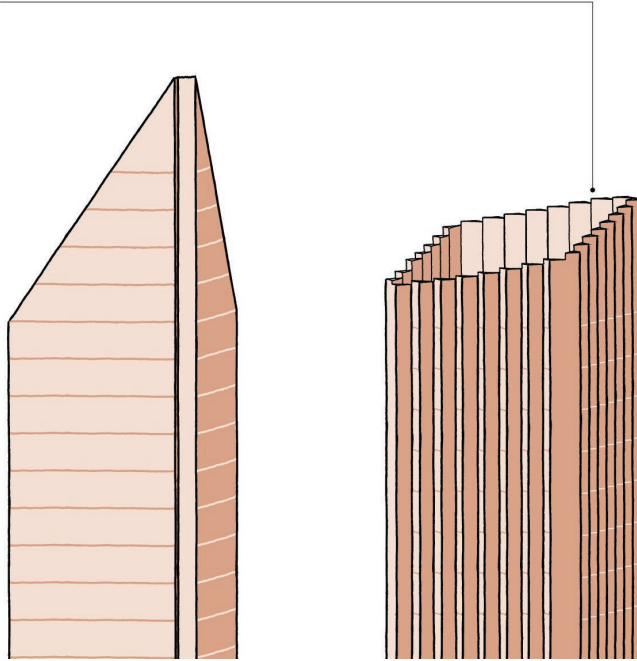


Figure 5. Examples of rooftops that are integrated into the building and contribute to an attractive city skyline

5.4 Materials and Finishes

5.4.1 Objectives

- (a) To encourage the use of materials and finishes that reflect the prosperity of the area and its role as Perth's primary centre of business.

5.4.2 Provisions

- (a) Buildings shall include high-quality materials and finishes that are durable and long lasting.
- (b) Colours and materials shall provide interest at street level.
- (c) Materials and finishes of the upper built form shall contribute to the prominence of the character area.

5.5 Public Realm Interface

5.5.1 Objectives

- (a) To encourage expansive and visually prominent building lobbies.
- (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.

5.5.2 Provisions

- (a) The finished ground floor level of buildings shall match the adjoining footpath level. Refer to Figure 6.
- (b) Pedestrian access to the ground floor level of the building shall be from the street and in the case of corner buildings pedestrian access shall be provided from all streets.
- (c) Building entries and lobbies shall be visually prominent and have a minimum floor to floor height of 9m. Refer to Figure 6.
- (d) A minimum of 75% of each ground floor street façade area of a building shall be provided with clear glazed windows. Reflective, tinted or obscured glass at street level is not permitted.

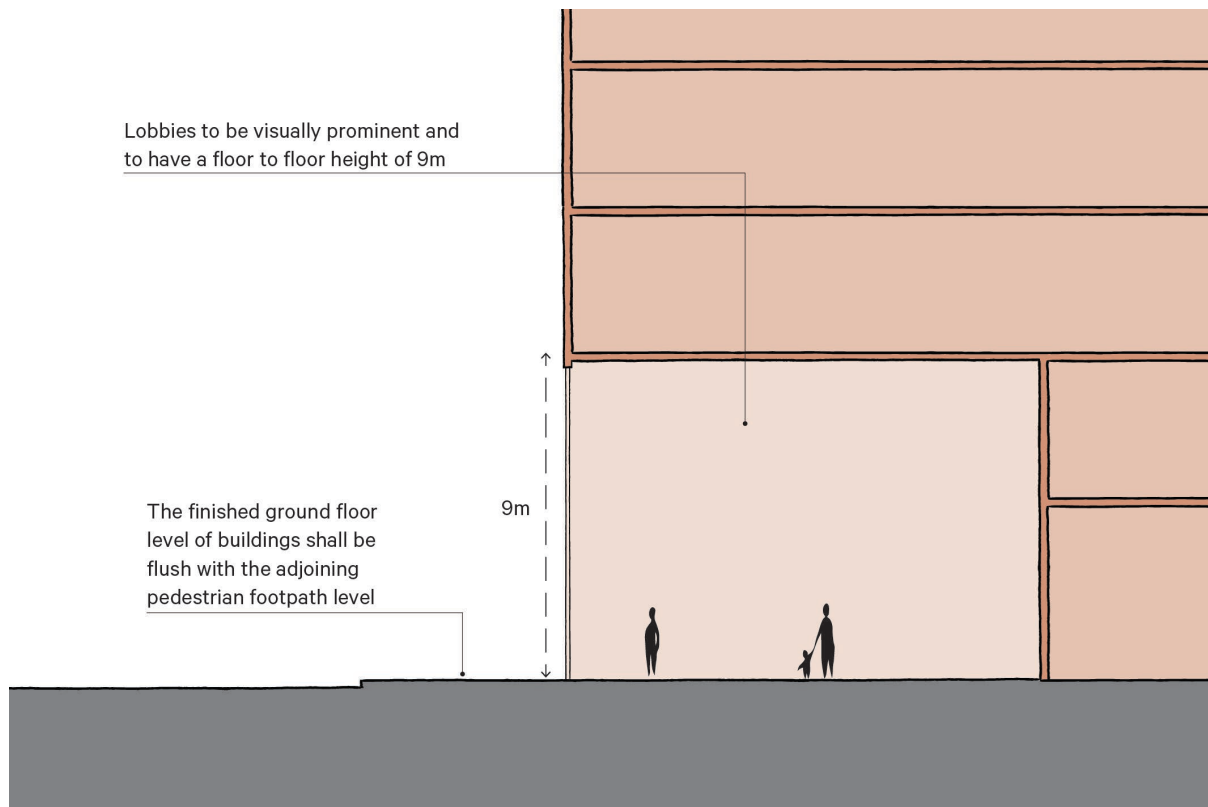


Figure 6. Building entries and ground floor levels

5.6 Vehicular Access and Parking

5.6.1 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 St Georges Terrace.

5.6.2 Provisions

- (a) Car parking areas shall 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 7.

- (b) Vehicular access shall be taken from a laneway or secondary street where possible. Vehicular access from St Georges Terrace will only be supported where there are no alternative options.

Where vehicular parking areas are provided at or above natural ground level, these shall be sleeved with active land uses, habitable floorspace or building entry lobbies at the street frontages

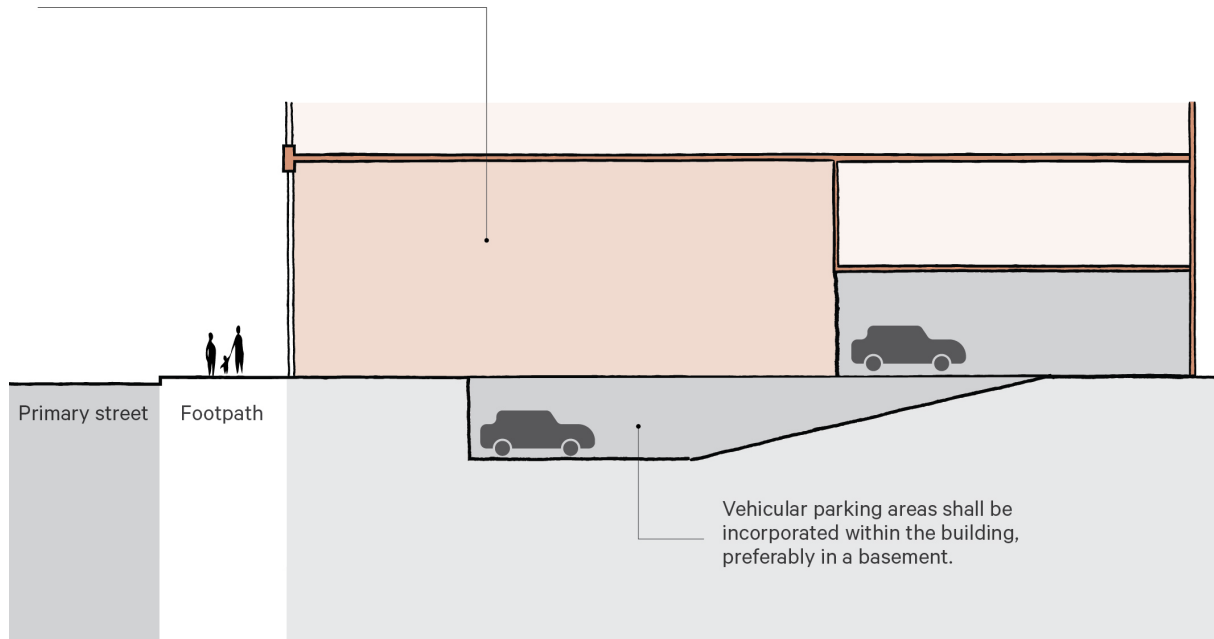


Figure 7. Vehicular parking areas to be sleeved at the street frontages

5.7 Mid-Block Pedestrian Connections

5.7.1 Objectives

- (a) To protect the secondary network of pedestrian laneways, malls, and arcades, including the retention of existing mid-block pedestrian connections within the character area.

5.7.2 Provisions

- (a) Existing mid-block pedestrian connections shall be retained as part of any proposed redevelopment.