

Hay Street Neighbourhood Centres Character Areas 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 *Hay Street Neighbourhood Centres Character Areas 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 Hay Street Neighbourhood Centres Character Areas.
- (b) Guide appropriate design outcomes for development within the character areas.

2.2 Application

This policy applies to all applications for development approval within the Hay Street West and Hay Street East Neighbourhood Centres Character Areas, the extent of which is shown in Figures 1 and 2.

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.

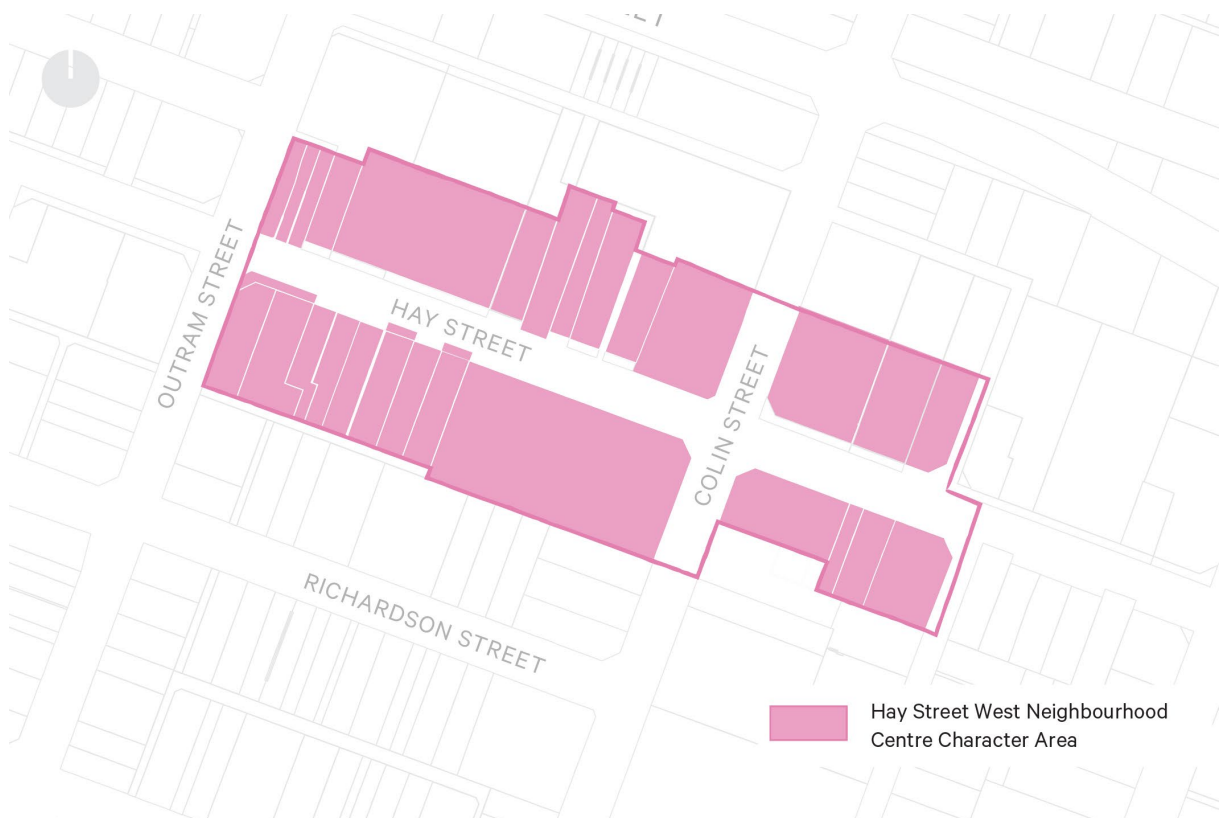


Figure 1. Hay Street West Neighbourhood Centre Character Area

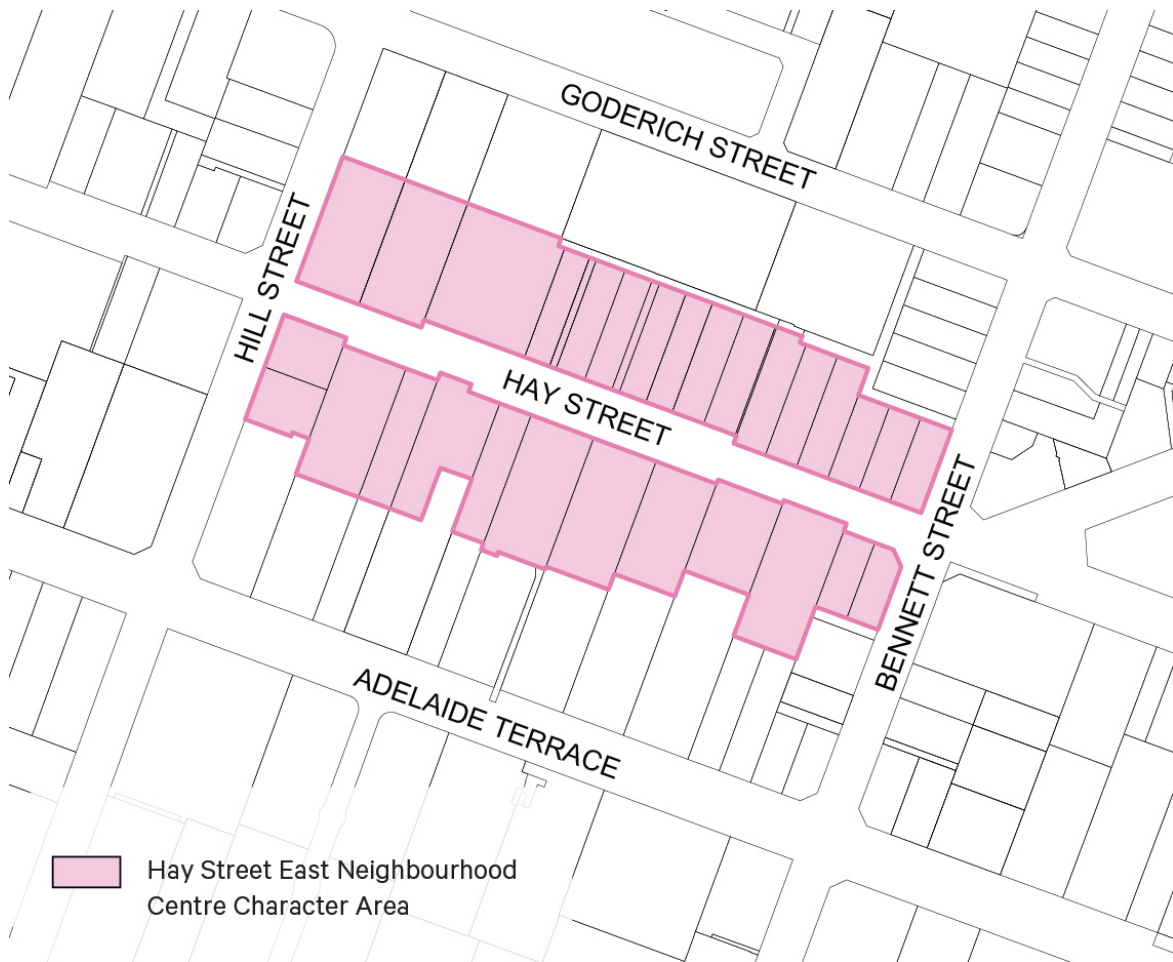


Figure 2. Hay Street East Neighbourhood Centre Character Area

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 Hay Street Neighbourhood Centres Character Areas, 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), 5.1.2(c), 5.1.2(d)
2.7 Building separation	Replace A2.7.1	5.1.2(a), 5.1.2(b), 5.1.2(c)
3.6 Public domain interface	Replace A3.6.2 A3.6.5 Delete A3.6.6	5.6.2(a) 5.4.2(a)
3.7 Pedestrian access and entries	Replace A3.7.1 A3.7.2	5.4.2(b) 5.4.2(d), 5.5.2(a), 5.5.2(b)
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	5.2.2(a), 5.2.2(b), 5.3.2(b) 5.2.2(a), 5.2.2(b) 5.5.2(a), 5.5.2(b), 5.5.2 (c)

3. Character Statement

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

Hay Street West Neighbourhood Centre Character Area

The Hay Street West Neighbourhood Centre Character Area comprises the West Perth neighbourhood centre which provides day-to-day amenities and uses for the local office workers and residents of West Perth. The area is defined by traditional fine grain shopfronts with low scale buildings generally built to the street and side lot boundaries. Awnings along the street provide for a comfortable pedestrian environment. Mature trees line the street edge aligning with the landscape character of the surrounding area. Landmark buildings such as the Ross Memorial Church and Graham Flats provide distinction through their setbacks from the street and landscaping, providing breathing space from the surrounding built form.

Hay Street East Neighbourhood Centre Character Area

The Hay Street East Neighbourhood Centre Character Area comprises the East Perth neighbourhood centre which provides day-to-day shopping, eating and service needs for local workers and residents of East Perth. The area is characterised by a mix of traditional low scale fine grain shopfronts and newer medium scale residential buildings generally built to the street and side lot boundaries. Buildings on the northern side of the street are typically older with a building height of 1-2 storeys and significant potential for redevelopment. Buildings on the southern side of the street are a mixture of older 1-2 storey buildings and newer residential apartments typically 8-10 storeys in height with less potential for redevelopment. There is a combination of buildings with awnings and buildings without awnings which does not provide for a cohesive or comfortable pedestrian environment. Future development should enhance the streetscape through high quality design, articulation and improvement in the interface between the public and private realm.

4. Objectives

- (a) To encourage high scale mixed use development with a low scale urban edge that supports the function of the areas as neighbourhood centres.
- (b) To create a high quality, active and interesting pedestrian environment.

5. Development Provisions

5.1 Building Heights and Setbacks

5.1.1. Objectives

- (a) To enable building heights to reflect the desired high scale character of the areas.
- (b) To provide a low scale building height along the street reflective of the existing scale of development in the areas.
- (c) To provide sunlight access to the footpath on the southern side of Hay Street, at all times between 12pm to 2pm on 21st August.
- (d) To provide a continuous building edge to the street to maximise opportunities for interaction between the private and public realm.
- (e) To ensure upper built form is setback from the street to reduce the impact of building bulk on the street.

- (f) To provide separation of upper built form to allow views to the sky and to provide 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 Tables 2 and 3 and Figures 3 to 8.
- (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 9.
- (c) Where a lot adjoins a laneway, variation of the upper built form side and rear setback requirements along that boundary may be considered where it can be demonstrated that sufficient building separation is achieved.
- (d) For narrow lots, variation of the upper built form side setback requirements may be considered where:
- appropriate visual privacy and outlook is achieved; and
 - provision of the required setbacks would unreasonably impact on the functionality of the building.

Table 2. Building Heights and Setbacks - Hay Street West Neighbourhood Centre Character Area

	Lower Built Form		Upper Built Form	
	North of Hay Street	South of Hay Street	North of Hay Street	South of Hay Street
Maximum Building Height	3 storeys (11.7m*)		Additional building height to be within a 40 degree angle height plane measured from 4m off the boundary of the property on the southern side of Hay Street	20 storeys (72.9m*)
Minimum Primary Street Setbacks	Nil		As defined by angled height plane	Up to 16 storeys (58.5m): 5m Above 16 storeys (58.5m): 10m
Minimum Secondary Street Setbacks	Nil		Up to 16 storeys (58.5m): 5m Above 16 storeys (58.5m): 10m	
Minimum Side and Rear Setbacks	Nil		Up to 16 storeys (58.5m): 4m Above 16 storeys (58.5m): 8m	
Notes:				
* plus maximum 600mm for roof structure				

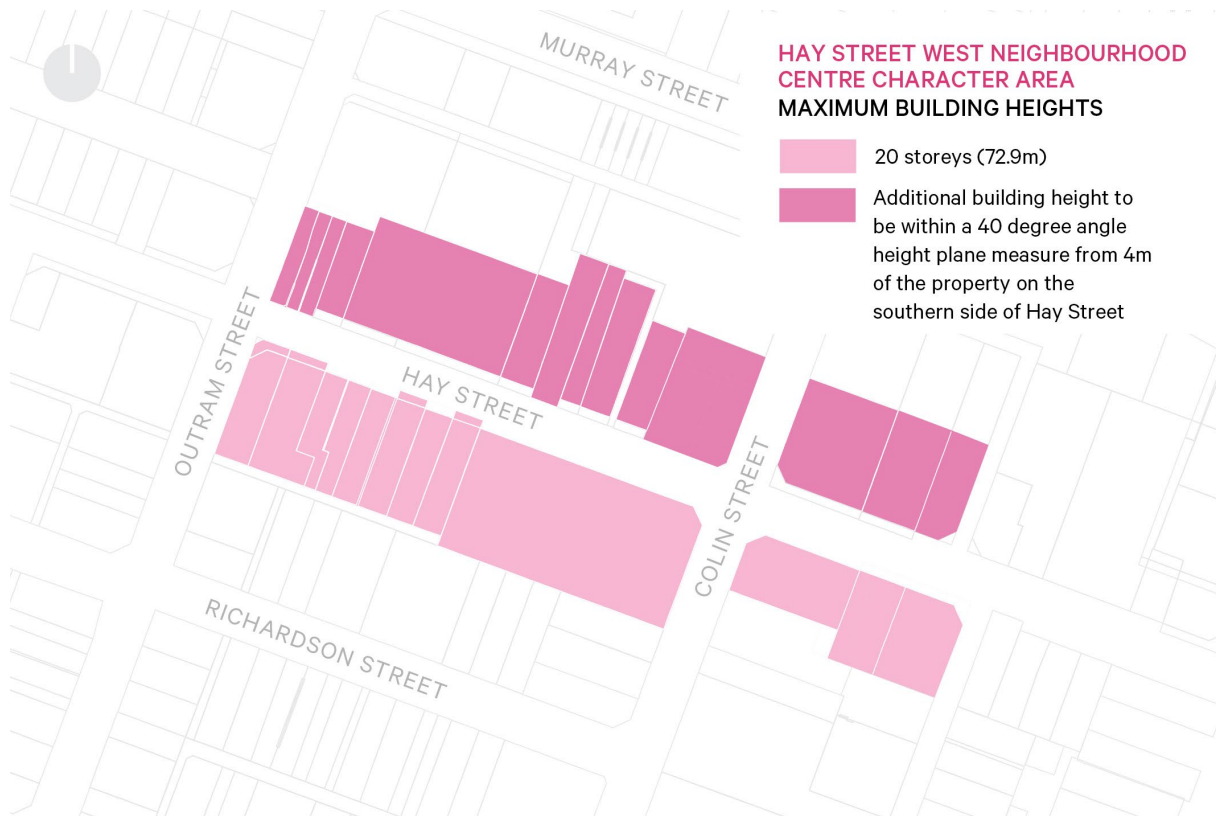
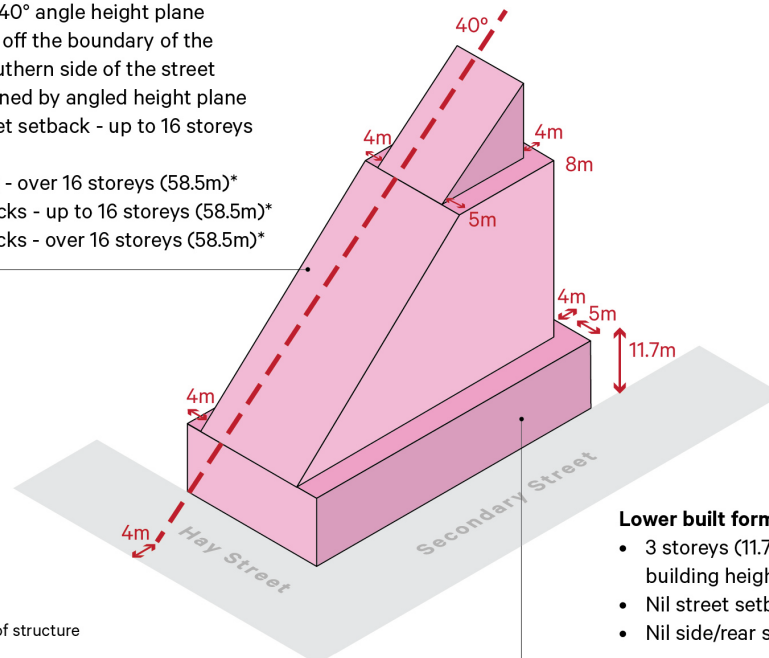


Figure 3. Maximum building heights – Hay Street West Neighbourhood Centre Character Area

Upper built form

- Building height above the lower built form to be contained within a 40° angle height plane measured from 4m off the boundary of the property on the southern side of the street
- Street setback defined by angled height plane
- 5m secondary street setback - up to 16 storeys (58.5m)*
- 10m street setback - over 16 storeys (58.5m)*
- 4m side/rear setbacks - up to 16 storeys (58.5m)*
- 8m side/rear setbacks - over 16 storeys (58.5m)*

*plus maximum 600mm for roof structure



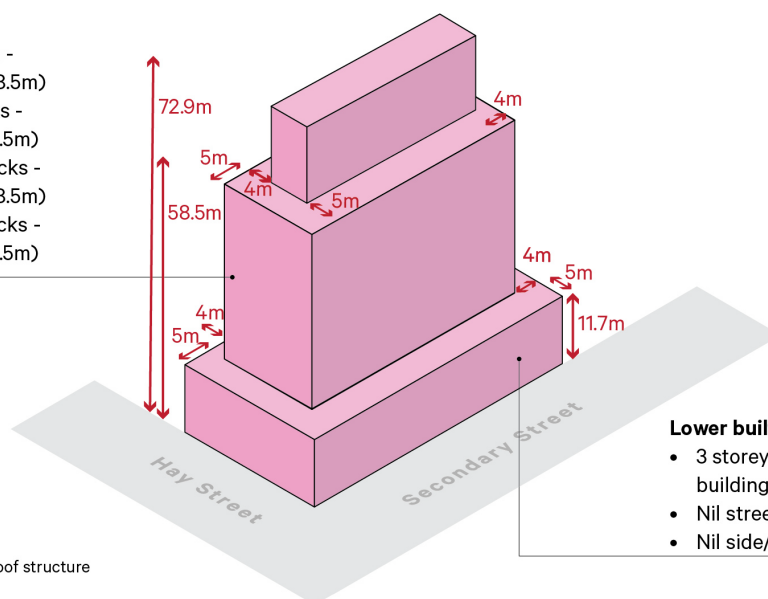
Lower built form

- 3 storeys (11.7m) street building height*
- Nil street setback
- Nil side/rear setbacks

Figure 4. Building heights and setbacks for the Hay Street West Neighbourhood Centre Character Area – north of Hay Street

Upper built form

- 20 storeys (72.9m)
- 5m street setbacks - up to 16 storeys (58.5m)
- 10m street setbacks - over 16 storeys (58.5m)
- 4m side/rear setbacks - up to 16 storeys (58.5m)
- 8m side/rear setbacks - over 16 storeys (58.5m)

**Lower built form**

- 3 storeys (11.7m) street building height*
- Nil street setback
- Nil side/rear setbacks

*plus maximum 600mm for roof structure

Figure 5. Building heights and setbacks for the Hay Street West Neighbourhood Centre Character Area – south of Hay Street

Table 3. Building Heights and Setbacks - Hay Street East Neighbourhood Centre Character Area

	Lower Built Form		Upper Built Form	
	North of Hay Street	South of Hay Street	North of Hay Street	South of Hay Street
Maximum Building Height	3 storeys (11.7m*)		Additional building height to be within a 40 degree angle height plane measured from 4m off the boundary of the property on the southern side of Hay Street	No prescribed height limit
Minimum Primary Street Setbacks	Nil		As defined by the angled height plane	Up to 16 storeys (58.5m): 5m Above 16 storeys (58.5m): 10m
Minimum Secondary Street Setbacks	Nil		Up to 16 storeys (58.5m): 5m Above 16 storeys (58.5m): 10m	
Minimum Side and Rear Setbacks	Nil		Up to 16 storeys (58.5m): 4m Above 16 storeys (58.5m): 8m	
Notes:				
* plus maximum 600mm for roof structure				

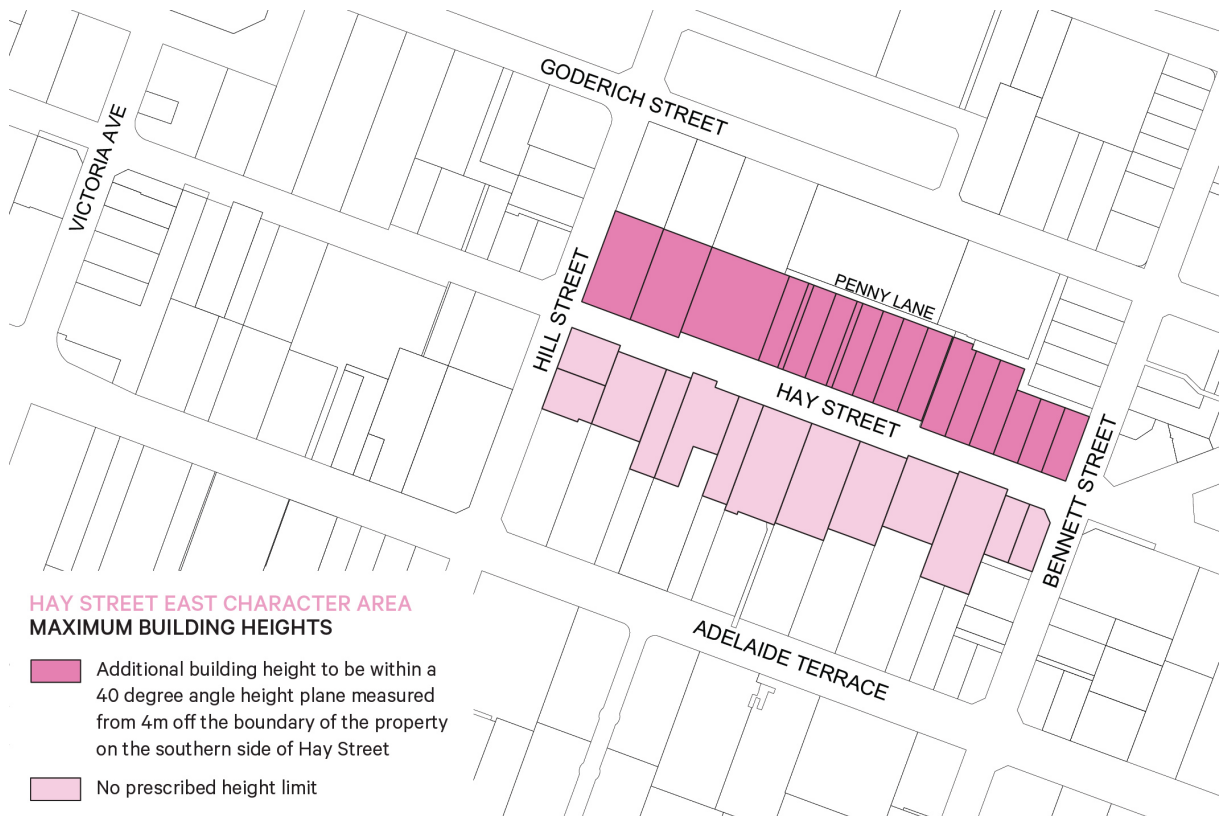
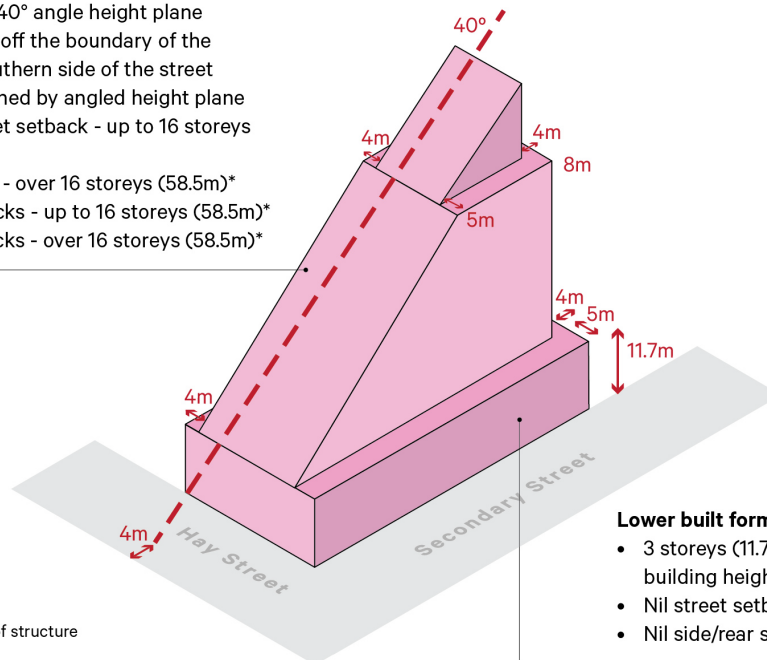


Figure 6. Maximum building heights – Hay Street East Neighbourhood Centre Character Area

Upper built form

- Building height above the lower built form to be contained within a 40° angle height plane measured from 4m off the boundary of the property on the southern side of the street
- Street setback defined by angled height plane
- 5m secondary street setback - up to 16 storeys (58.5m)*
- 10m street setback - over 16 storeys (58.5m)*
- 4m side/rear setbacks - up to 16 storeys (58.5m)*
- 8m side/rear setbacks - over 16 storeys (58.5m)*

*plus maximum 600mm for roof structure



Lower built form

- 3 storeys (11.7m) street building height*
- Nil street setback
- Nil side/rear setbacks

Figure 7. Building heights and setbacks for the Hay Street East Neighbourhood Centre Character Area – north of Hay Street

Upper built form

- No prescribed height limit
- 5m street setback - up to 16 storeys (58.5m)
- 10m street setback - over 16 storeys (58.5m)
- 4m side/rear setbacks - up to 16 storeys (58.5m)
- 8m side/rear setbacks - over 16 storeys (58.5m)

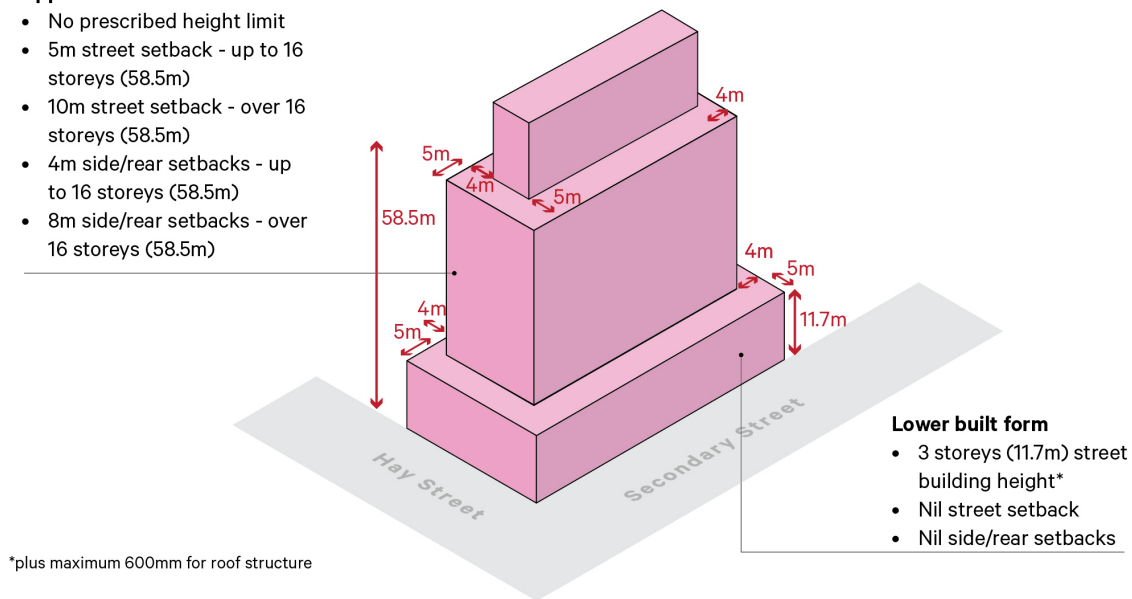


Figure 8. Building heights and setbacks for the Hay Street East Neighbourhood Centre Character Area – south of Hay Street

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

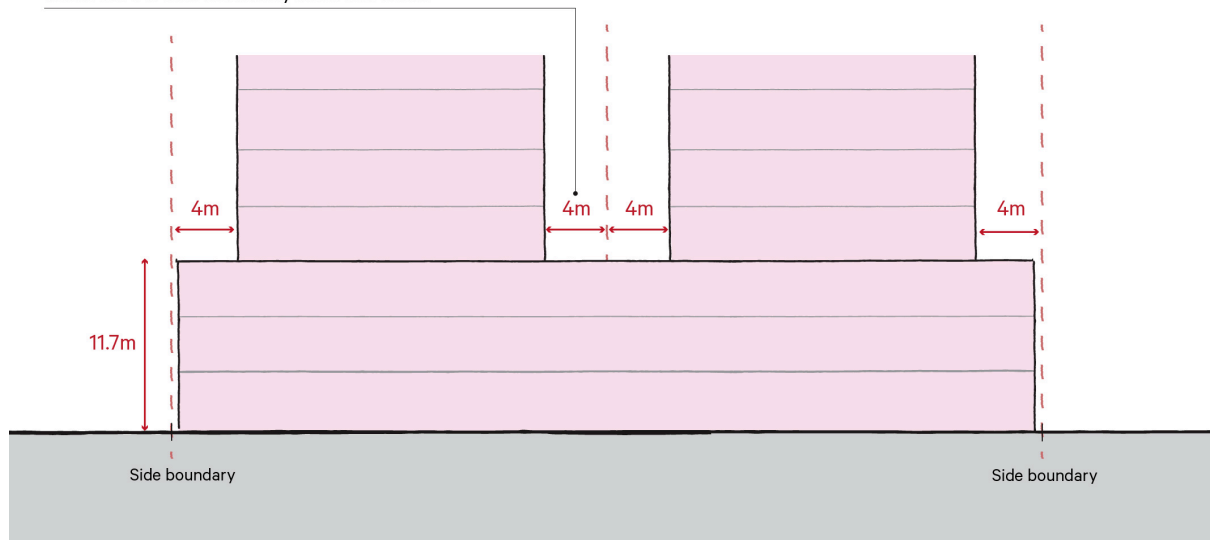


Figure 9. Separation between two buildings on the same development site

5.2 Articulation and Detailing

5.2.1 Objectives

- To provide building articulation that reflects the established streetscape rhythm and contributes to a rich and interesting pedestrian environment.
- To ensure buildings on corner sites accentuate the street corner.

5.2.2 Provisions

- (a) Street building façades shall be articulated to reflect the vertical emphasis of the traditional shopfronts within the streetscape. Refer to Figure 10.
- (b) Corner buildings shall include articulation and detailing on the street façades to accentuates the street corner.

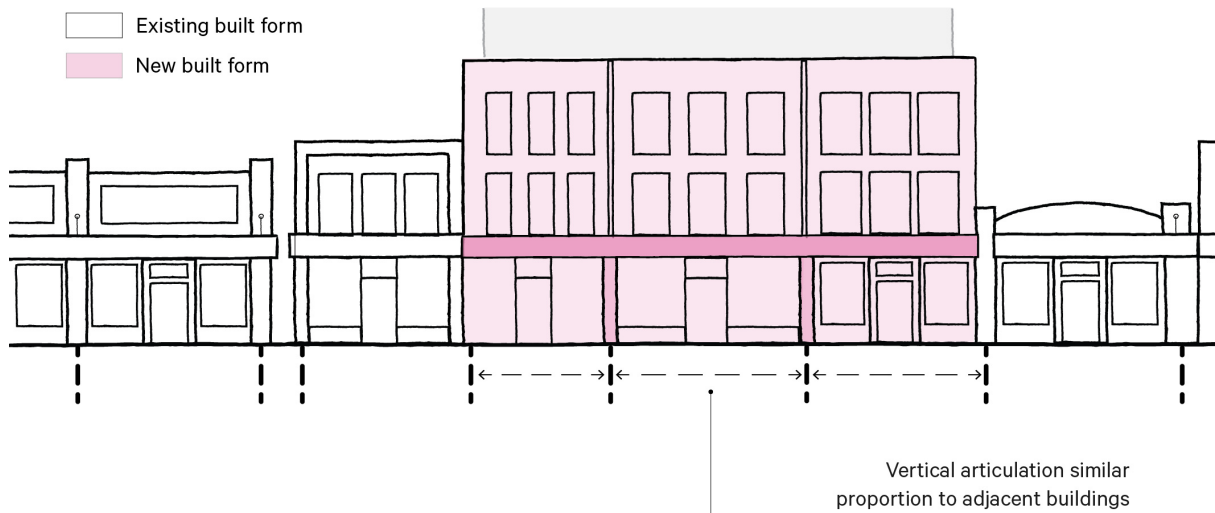


Figure 10. Articulation of buildings

5.3 Materials and Finishes

5.3.1 Objectives

- (a) To ensure that materials and finishes create interest and diversity within the streetscape.

5.3.2 Provisions

- (a) Buildings shall include high-quality materials and finishes that are durable and long lasting.
- (b) Colours and materials shall provide visual interest and be complementary to existing developments in the area.

5.4 Public Realm Interface

5.4.1 Objectives

- (a) To ensure building entry points are clearly visible and easily accessible from the street.
- (b) To maintain visual connection between the building and the street.

5.4.2 Provisions

- (a) The finished ground floor level of buildings shall match the adjoining footpath level. Refer to Figures 11 and 12.
- (b) Pedestrian access to the ground floor shall be from the street frontage. Pedestrian access from a laneway or arcade is only permitted where there is no street frontage, or where it is additional to the main entry from the street. Refer to Figure 11.

- (c) Pedestrian access to upper levels of buildings may be taken from the street frontage, or from a laneway or arcade.
- (d) Building entries shall be visually prominent and highlighted through design features such as shallow recesses, splayed windows, minor projections, decorative features, awnings, colours, or materials. Refer to Figures 11 and 12.
- (e) A minimum of 75% of each ground floor street façade area shall be provided as clear glazed windows. These windows shall be broken up with frames to reduce large expanses of glass. Window sills and stall risers shall be no more than 800mm above the adjoining footpath level. Reflective, tinted or obscured glass at street level is not permitted. Refer to Figure 12.

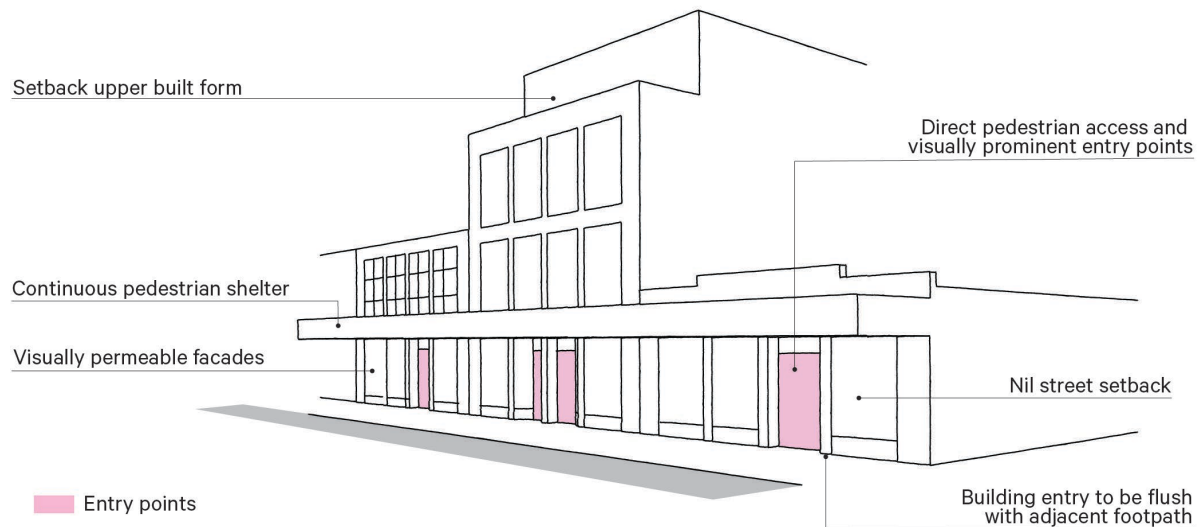


Figure 11. Public realm interface



Figure 12. Glazing requirements

5.5 Pedestrian Shelter

5.5.1 Objectives

- (a) To provide weather protection that creates a comfortable pedestrian environment.

5.5.2 Provisions

- (a) Buildings shall provide continuous awnings over the adjoining footpath. Refer to Figure 13.
- (b) Pedestrian shelter shall be designed in accordance with the provisions of the *General Design Local Planning Policy*.
- (c) Colonnades are generally not supported. Provision and design of any colonnades shall be in accordance with the *Hay Street Pedestrian Walkway and Road Reserve Widening Policy*.

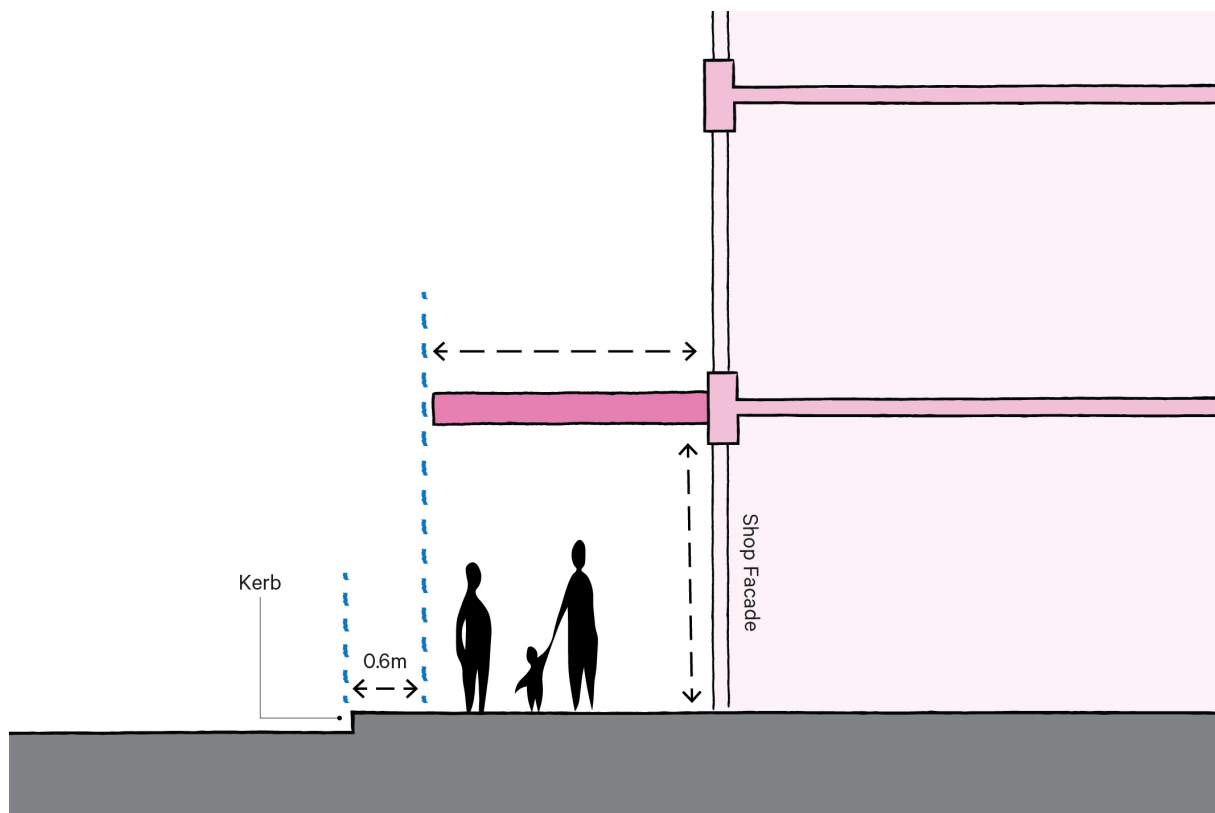


Figure 13. Continuous pedestrian shelter provided over the adjoining footpath

5.6 Vehicular Access and Parking

5.6.1 Objectives

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

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 14.

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

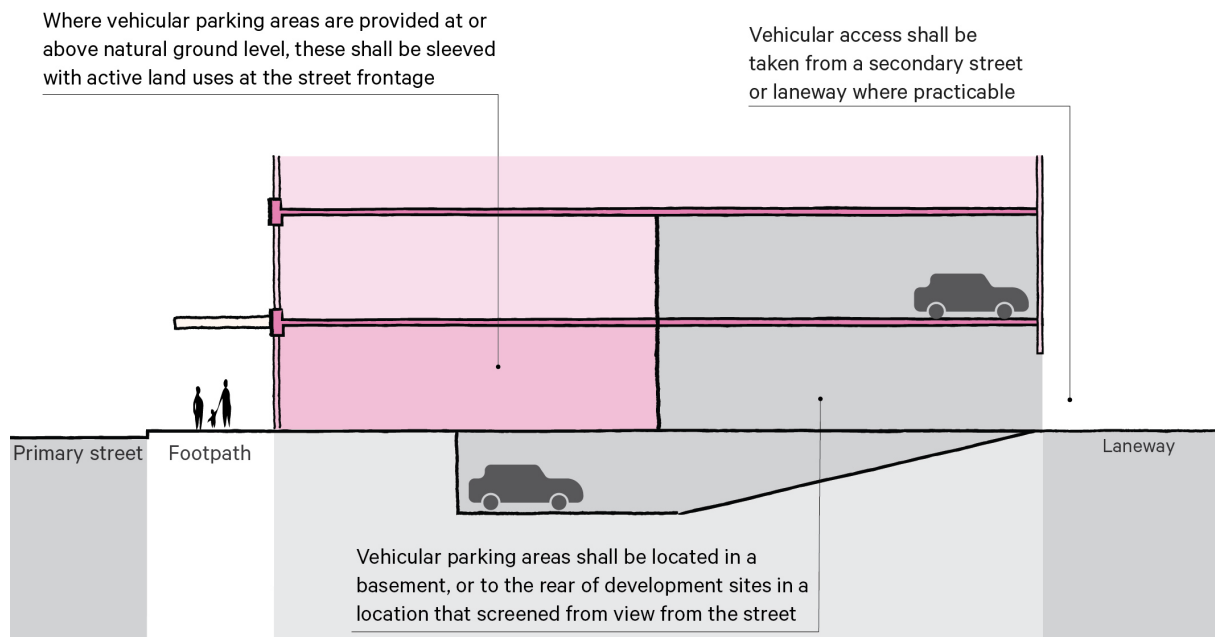


Figure 14. Vehicular parking areas to be sleeved at street frontages