

Mount Street Character Area Local Planning Policy

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Version Control

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1	Date of Adoption (00/00/00)	Adopted
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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 *Mount Street 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 Mount Street 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 Mount Street 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.

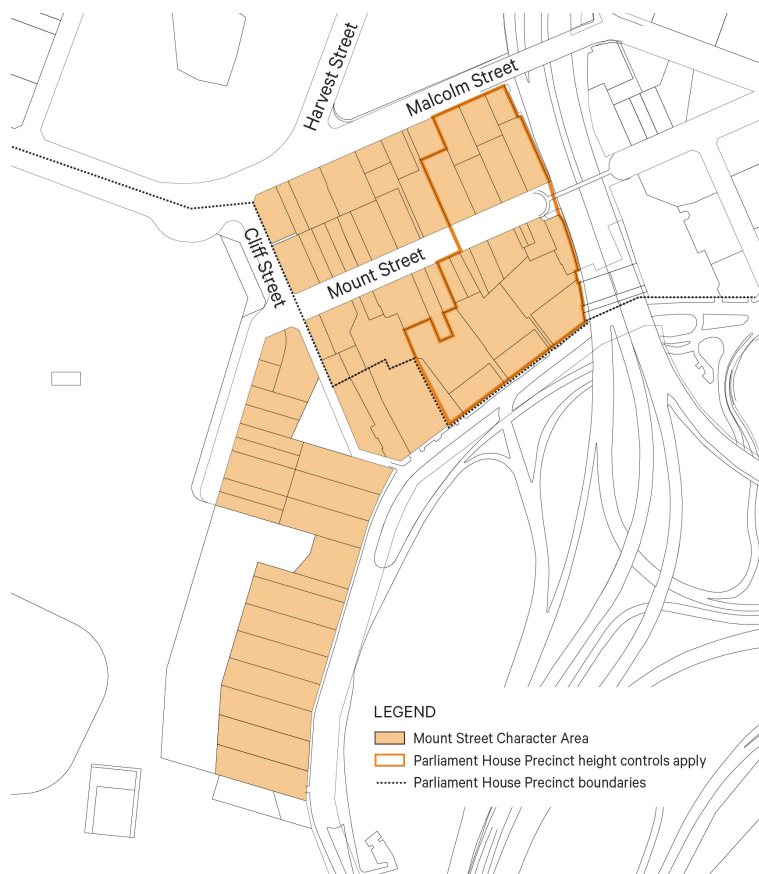


Figure 1. Mount Street Character Area

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.

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. Development of these lots indicated in Figure 1 shall have regard to the requirements of the Parliament House Precinct Policy.

A portion of this character area is also located in a bushfire prone area. For development of lots in the bushfire prone area, *State Planning Policy 3.7 Bushfire* and associated Planning for Bushfire Guidelines apply.

2.3.1. Relationship to the Residential Design Codes

For residential development within the Mount Street 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 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	Replace C1.2.2 C1.2.4	5.6.2(a) 5.6.2(c)
3.2 Building height	Replace C3.2.1	5.1.2(a)
3.3 Street setbacks	Replace C3.3.1 C3.3.2 C3.3.3 C3.3.4 C3.3.5 C3.3.6	5.1.2(a) 5.1.2(a) 5.1.2(a) 5.1.2(a) 5.1.2(a) 5.1.2(a)
3.4 Lot boundary setbacks	Replace C3.4.1	5.1.2(a), 5.1.2(c)

Design Element	Acceptable Deemed to Comply Modification	Applicable Provision
	C3.4.2 C3.4.3 C3.4.4 C3.4.5	5.1.2(a), 5.1.2(c) 5.1.2(a), 5.1.2(c) 5.1.2(a), 5.1.2(c) 5.1.2(a), 5.1.2(c)
3.5 Site works and retaining walls	Augment C3.5.2	5.4.2(b)
3.6 Streetscape	Augment C3.6.5 Replace C3.6.7 C3.6.8 C3.6.9	5.5.2(b) 5.4.2(a) 5.4.2(a) 5.4.2(a)
3.7 Access	Replace C3.7.3ii.	5.5.2(d)

Table 2. Relationship to the R-Codes Volume 2

Design Element	Acceptable Outcome Modification	Applicable Provisions
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 A2.4.2	5.1.2(a), 5.1.2(b), 5.1.2(c) 5.1.2(a), 5.1.2(b), 5.1.2(c)
2.7 Building separation	Replace A2.7.1	5.1.2(a), 5.1.2(b), 5.1.2(c)
3.3 Tree canopy and deep soil areas	Augment A3.3.4 Delete A3.3.6	5.6.2(a), 5.6.2(b), 5.6.2(c)
3.6 Public domain interface	Replace A3.6.6	5.4.2(a)
3.7 Pedestrian access and entries	Augment A3.7.1	5.3.2(a) 5.3.2(b)

Design Element	Acceptable Outcome Modification	Applicable Provisions
	A3.7.2	5.3.2(a)
3.8 Vehicle access	Augment A3.8.5	5.5.2(d)
3.9 Car and bicycle parking	Replace A3.9.5 A3.9.6	5.5.2(a) 5.5.2(a)
4.10 Façade design	Delete A4.10.2	

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 Mount Street Character Area is a leafy inner city residential neighbourhood set within the steep slope of the Mount Eliza escarpment, with streets shaded by mature trees with large canopies. The area predominantly features low-medium rise apartment buildings, with side setbacks creating visual gaps through to the escarpment, the Swan River, Kings Park and city. Buildings along Mount Street West and Malcolm Street respond to the topography, with landscaped street setbacks. Buildings along Mounts Bay Road have a reduced or nil street setback. Building materials largely comprise of natural stone, cement render and painted render, with older lower rise buildings comprising of face brick, natural stone and red terracotta roof tile.

4. Objectives

- (a) To encourage low-medium scale residential development, along with medium scale mixed-use development along Mounts Bay Road, within a high-quality landscaped setting.
- (b) To preserve and protect the natural form of the Mount Eliza escarpment, ensuring development respects the visual prominence of the escarpment.
- (c) To ensure the quality of landscaping and street interface is reflective of the importance of the area as a key gateway to the city and Kings Park.

5. Development Provisions

5.1 Building Heights and Setbacks

5.1.1 Objectives

- (a) To ensure buildings heights and setbacks preserve and protect the visual prominence of the Mount Eliza escarpment and Kings Park.

- (b) To provide separation between buildings to ensure a high level of internal building amenity including access to natural light, ventilation and privacy.
- (c) To provide sufficient space between buildings and along the street to accommodate high quality landscaping.
- (d) To provide sufficient space between buildings to enable views towards the escarpment and the Swan River.
- (e) To ensure buildings respond to the topography of the area.

5.1.2 Provisions

- (a) Building heights and setbacks shall be in accordance with Table 3, Figures 2, 3, 4 and 5.
- (b) Where two or more buildings are proposed on a single development site, they shall be separated from each other as though there was a lot boundary between them. Refer to Figure 6.
- (c) For lots less than 15 metres wide, variations to the side setback requirement may be considered where it can be demonstrated that the objectives of this policy are met.

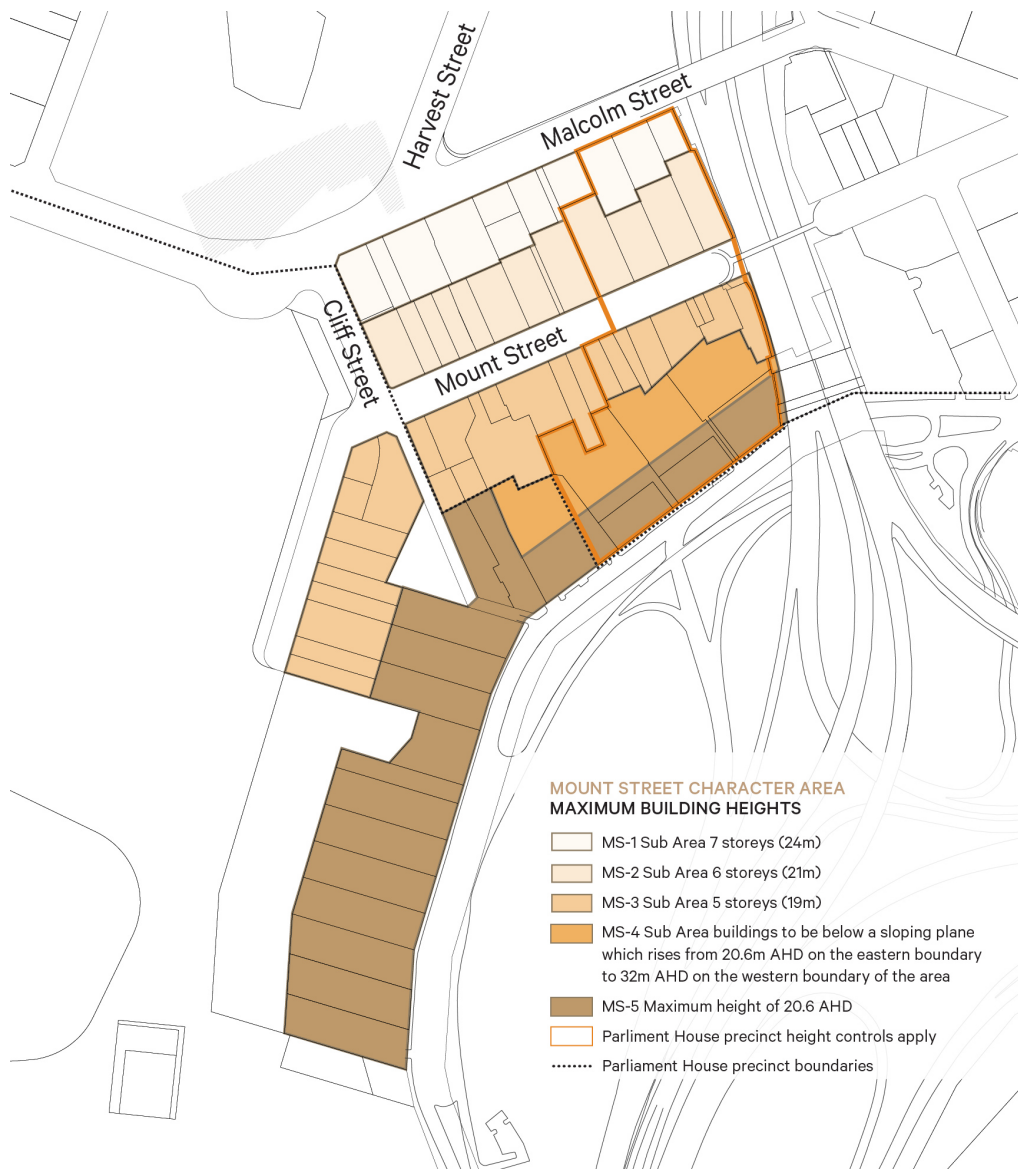


Figure 2. Maximum building heights

Table 3. Building Heights and Setbacks for the Mount Street Character Area

	Sub Area				
	MS-1	MS-2	MS-3**	MS-4**	MS-5**
Maximum Building Height	7 storeys (24m*)	6 storeys (21m*)	5 storeys (19m*)	Below a sloping plane which rises from 20.6m AHD on the eastern boundary of the sub-area to 32m AHD on the western boundary of the sub-area.	Maximum height of 20.6m AHD.
Minimum Primary Street Setbacks	4.5m			Nil	Nil
Minimum Secondary Street Setbacks	3m				
Minimum Side Setbacks	3m				
Minimum Rear Setbacks	3m		Nil to the escarpment line as indicated in Appendix 1.	To be consistent with the rear setback of the existing building, as indicated in Appendix 1***.	

Notes:

plus maximum 600mm for roof structure**the maximum building height is measured from the level of the existing footpath at the centre of the front boundary of the property.*****rear setbacks in Appendix 1 are indicative only. A survey is required to be undertaken for any development to confirm existing setbacks.**Development within the Parliament House Precinct shall also have regard to the building height controls in the Parliament House Precinct.*

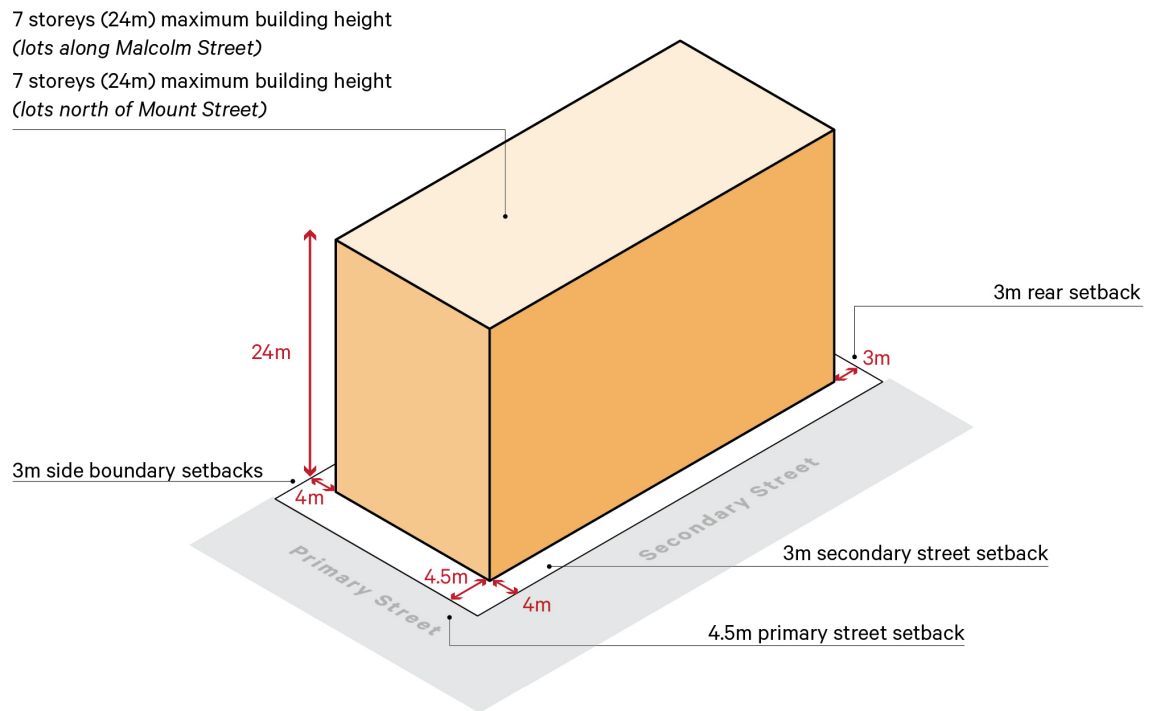


Figure 3. Building heights and setbacks for lots in Sub Area MS-1 and MS-2

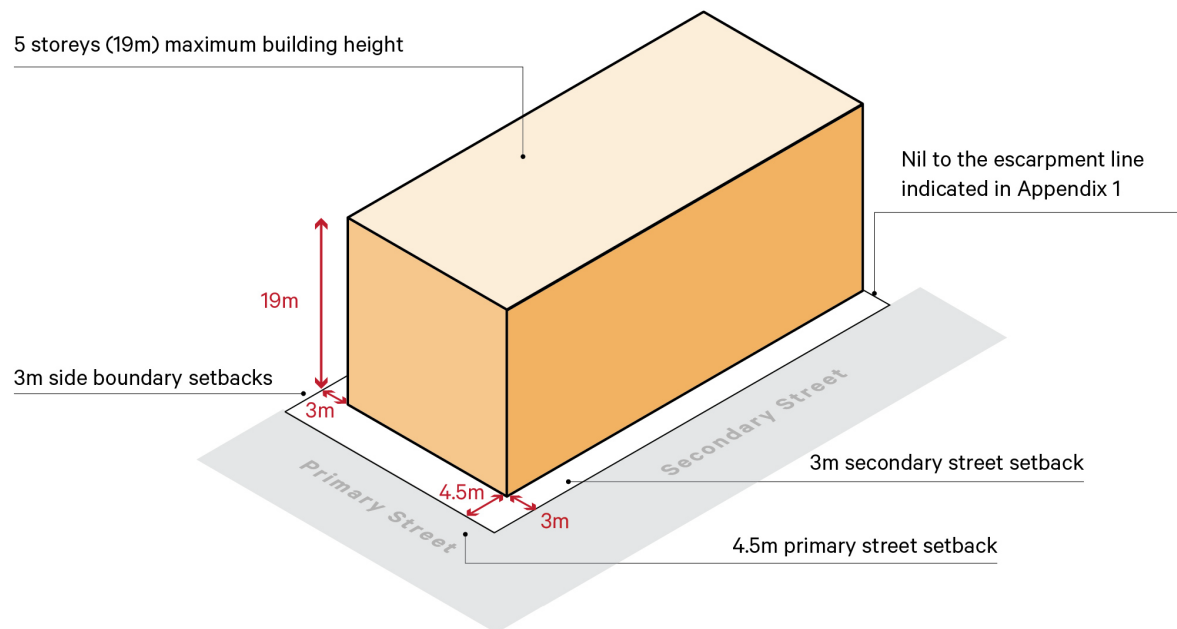


Figure 4. Building heights and setbacks provisions for lots in Sub Area MS-3

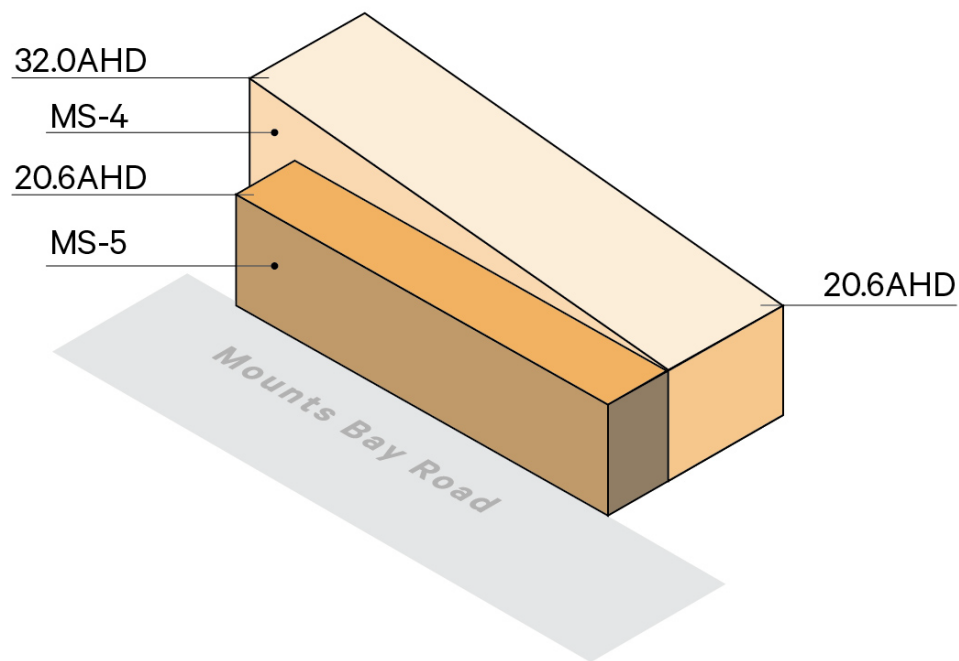


Figure 5. Building heights for lots in Sub Area MS-4 and MS-5.



Figure 6. Separation between two buildings on the same development site

5.2 Materials and Finishes

5.2.1 Objectives

- (a) To ensure that materials and finishes are high quality and complement the material and finishes throughout the character area.

5.2.2 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.

5.3 Public Realm Interface

5.3.1 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 and the street.

5.3.2 Provisions

- (a) The main building pedestrian entry shall match the level of the adjoining footpath where practicable or respond to the topography of the site.
- (b) Building entries to be visually prominent and of a scale that is proportionate to the building as a whole.
- (c) Buildings shall provide clear, separate pedestrian and vehicular entries.

5.4 Fences and Walls

5.4.1 Objectives

- (a) To ensure buildings visually connect with the street with minimal obstructions, enabling landscaping in street setback areas to contribute to the streetscape setting.
- (b) To ensure fencing on or near the escarpment line is not visually prominent.

5.4.2 Provisions

- (a) Fencing within the street setback area shall be in accordance with the *General Design Local Planning Policy* or *Residential Design Local Planning Policy* (as applicable). Variation to these requirements may be considered to accommodate the topography of a lot and where it can be demonstrated that the objectives of this policy are met.
- (b) Fencing and retaining walls within 3 metres of the escarpment line shown in Appendix 1 shall be a maximum height of 1.5 metres.

5.5 Vehicular Access and Car Parking

5.5.1 Objectives

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

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 from the public realm.
- (b) Vehicle entries are to be integrated into the design of the building. Vehicle entries shall not be located on walls parallel to the street unless they are set back at least 2m from the main building facade.
- (c) The location of vehicle entries and vehicular parking areas are to respond to the natural topography of the site and minimise the impact of vehicle entries on the street frontage.
- (d) Vehicle access driveways shall be a maximum of 4 metres wide at the street boundary, with the exception of properties along Mounts Bay Road, which shall be a maximum of 6 metres wide at the street boundary.

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 ensure landscaped areas have sufficient area and volume to sustain healthy plant and tree growth.
- (c) 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. Most of the required deep soil area shall be located in the street setback area. Refer to Figure 7.
- (b) Soft landscaping shall have a minimum soil depth and width of 1 metre.
- (c) Clause 3.3 (tree canopy and deep soil areas) of the R-Codes Volume 2 applies to both residential and non-residential development.

Note: Where applicable, compliance with Fire Break Notices issued under Section 33 of the Bush Fires Act 1954, may be required.

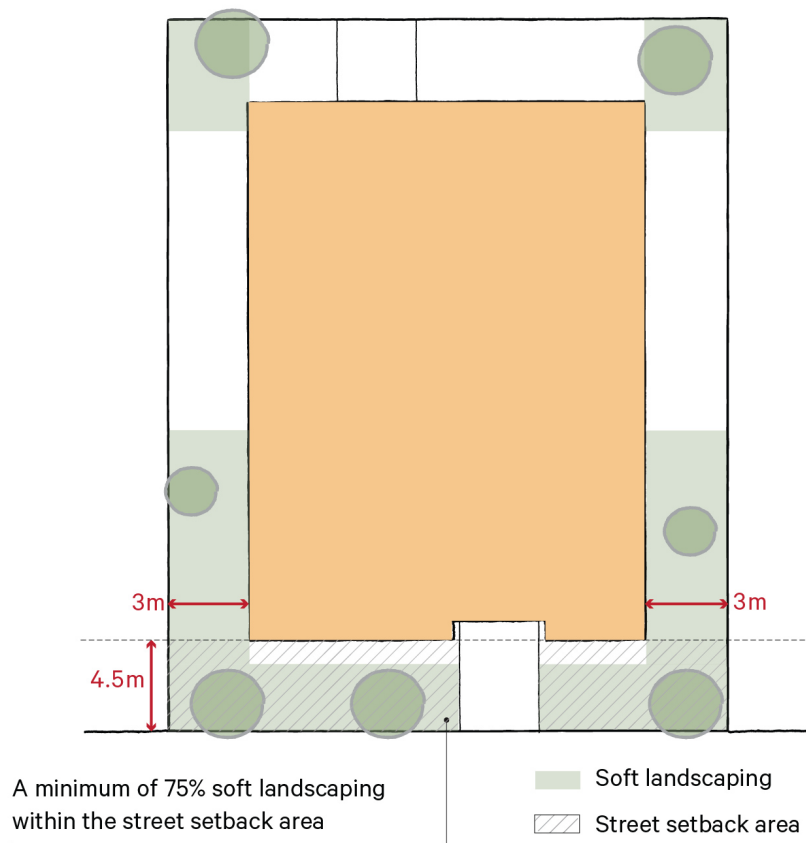


Figure 7. Landscaping requirements

6. Appendix 1

