

# Kings Park Road Character Area Local Planning Policy

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## Version Control

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

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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 *Kings Park 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 Kings Park 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 Kings Park 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. Kings Park 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.

It is noted that a portion of this character area is affected by a Clause 32 resolution area under the Metropolitan Region Scheme, relating to the Parliament House Precinct Policy, 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 Kings Park 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<br>A2.2.1                                         | 5.1.2(a)                                                 |
| 2.3 Street setbacks                 | Replace<br>A2.3.1                                         | 5.1.2(a) 5.1.2(e)                                        |
| 2.4 Side and rear setbacks          | Replace<br>A2.4.1                                         | 5.1.2(a) 5.1.2(c) 5.1.2(d)                               |
| 2.7 Building separation             | Replace<br>A2.7.1                                         | 5.1.2(a) 5.1.2(b)                                        |
| 3.3 Tree canopy and deep soil areas | Augment<br>A3.3.4<br>A3.3.5<br>Delete<br>A3.3.6<br>A3.3.7 | 5.6.2(a) 5.6.2(b) 5.6.2(c)<br>5.6.2(a) 5.6.2(b) 5.6.2(c) |
| 3.6 Public domain interface         | Replace<br>A3.6.2<br>A3.6.5                               | 5.5.2(a)<br>5.3.2(b)                                     |

|                                   |                                         |                                           |
|-----------------------------------|-----------------------------------------|-------------------------------------------|
|                                   | A3.6.6                                  | 5.4.2(a) 5.4.2(b)                         |
| 3.7 Pedestrian access and entries | Augment<br>A3.7.1<br>A3.7.2             | 5.3.2(a)<br>5.3.2(c)                      |
| 3.8 Vehicle access                | Replace<br>A3.8.1<br>A3.8.5             | 5.5.2(b)<br>5.5.2(b)                      |
| 3.9 Car and bicycle parking       | Replace<br>A3.9.5<br>A3.9.6<br>A3.9.10  | 5.5.2(a)<br>5.5.2(a)<br>5.1.2(e) 5.5.2(a) |
| 4.10 Façade design                | Replace<br>A4.10.6<br>Delete<br>A4.10.2 | 5.3.2(e)                                  |

## 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 Kings Park Road Character Area overlooks Kings Park and is situated along Kings Park Road, a tree-lined, wide boulevard and major entry point into the city. The area accommodates high scale mixed use development with larger floorplates within a landscape setting. Building entries are clearly distinguishable. A large proportion of the area is serviced by rear laneways providing for a high quality pedestrian experience along Kings Park Road uninterrupted by vehicles.*

## 4. Objectives

- (a) To encourage high scale prominent buildings within a high quality pedestrian and landscaped setting reflective of the area's importance as a key gateway to the city and Kings Park.

## 5. Provisions

### 5.1 Building Heights and Setbacks

#### 5.1.1 Objectives

- (a) To enable building heights to reflect the desired high scale character and prominence of the area and its role as a key gateway to the city and Kings Park.
- (b) To provide a high level of internal building amenity including access to natural light, ventilation and privacy by maintaining built form separation.
- (c) To provide sufficient space between buildings and 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) 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.
- (d) For lots less than 17 metres wide, variation to the side setback requirement may be considered for the lower built form where it can be demonstrated that the objectives can be achieved. Upper built form may not be achievable on narrow lots.
- (e) 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

|                                          | Lower Built Form    | Upper Built Form           |
|------------------------------------------|---------------------|----------------------------|
| <b>Maximum Building Height</b>           | 12 storeys (44.1m*) | No prescribed height limit |
| <b>Minimum Street Setbacks</b>           | 4.5m                | 9.5m                       |
| <b>Minimum Secondary Street Setbacks</b> | 3m                  | 8m                         |
| <b>Minimum Side and Rear Setbacks</b>    | 4m                  | 8m                         |
| Notes:                                   |                     |                            |
| * plus maximum 600mm for roof structure  |                     |                            |

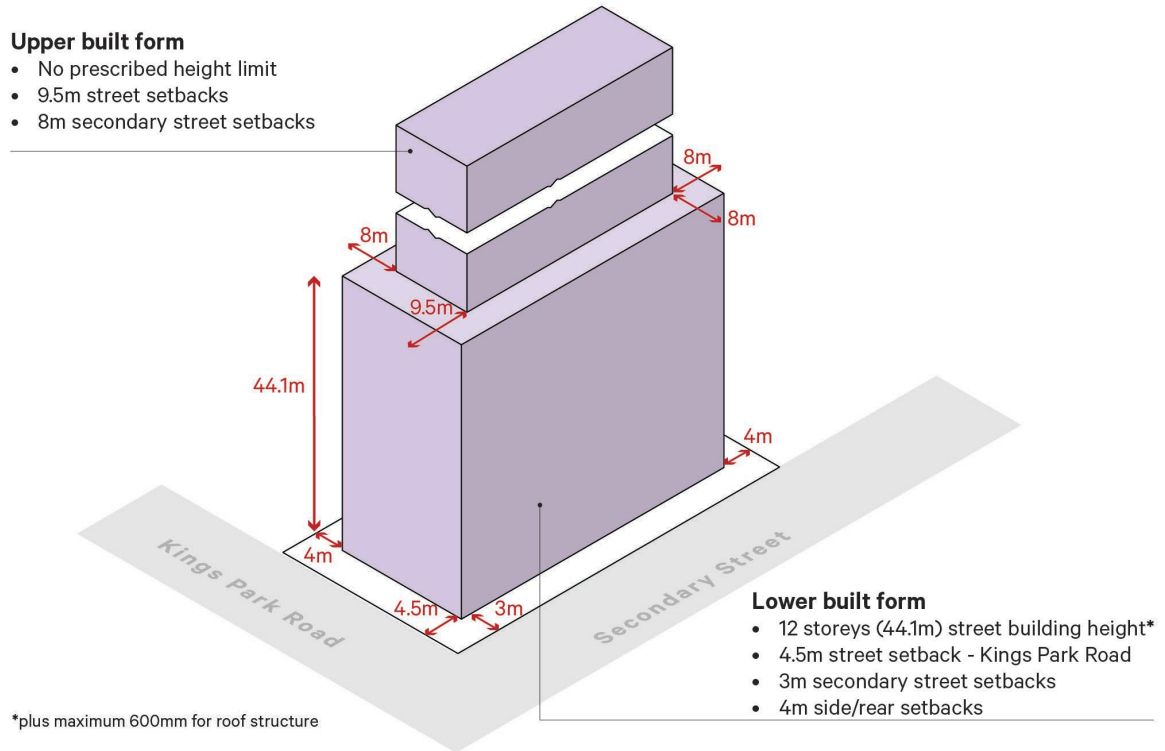


Figure 3. Building heights and setbacks

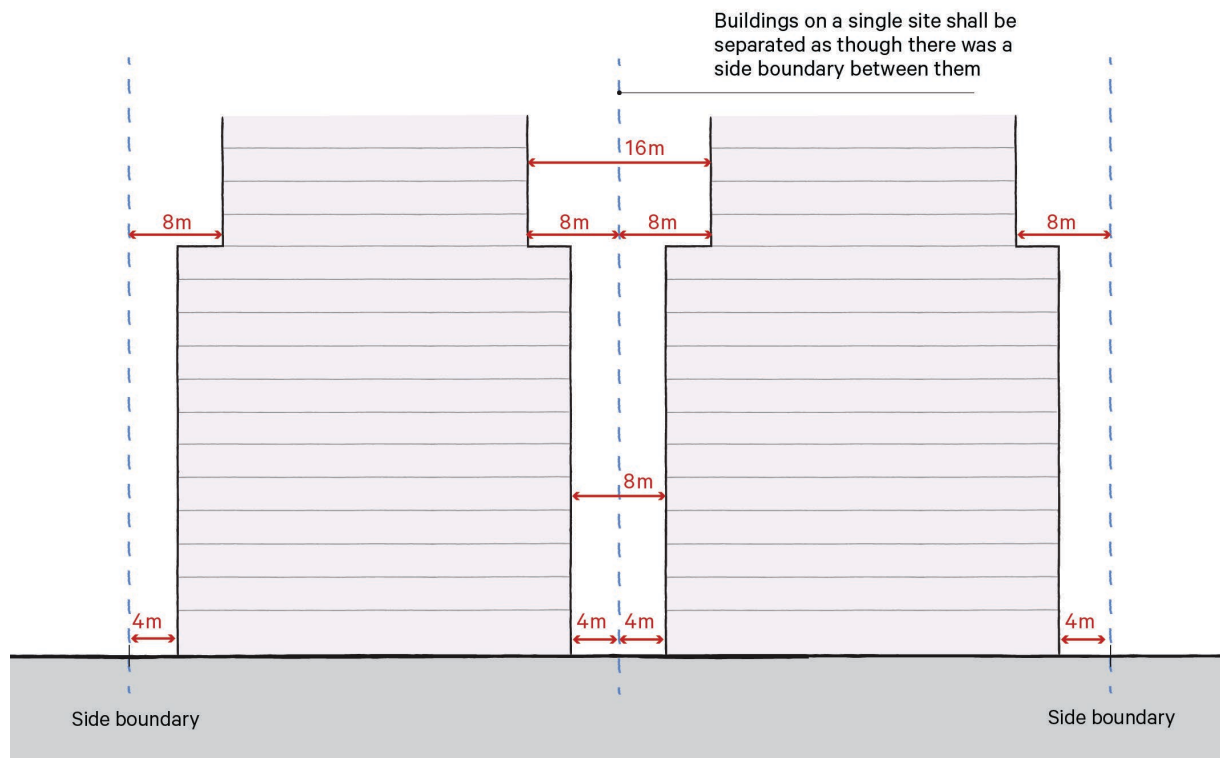


Figure 4. Separation between two buildings on the same development site

## 5.2 Materials and Finishes

### 5.2.1 Objectives

- (a) To encourage the use of materials and finishes that reflect the prominence of the area and its role as a key gateway to the city and Kings Park.

### 5.2.2 Provisions

- (a) Buildings shall have a balance of solid and open (glazed) materials.
- (b) Buildings shall include high-quality materials that are durable and long lasting.
- (c) Colours and materials shall provide interest and diversity at street level.
- (d) Walls and letterboxes shall be constructed with colours and materials that complement the main building.

## 5.3 Public Realm Interface

### 5.3.1 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.

### 5.3.2 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, colours, or materials.
- (d) Corner buildings shall emphasise their prominent corner location by addressing 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.
- (g) Walls shall allow for clear sightlines between the building and the street.
- (h) A statement of address, building or company name shall be provided on the street building façade or wall to assist with orientation.

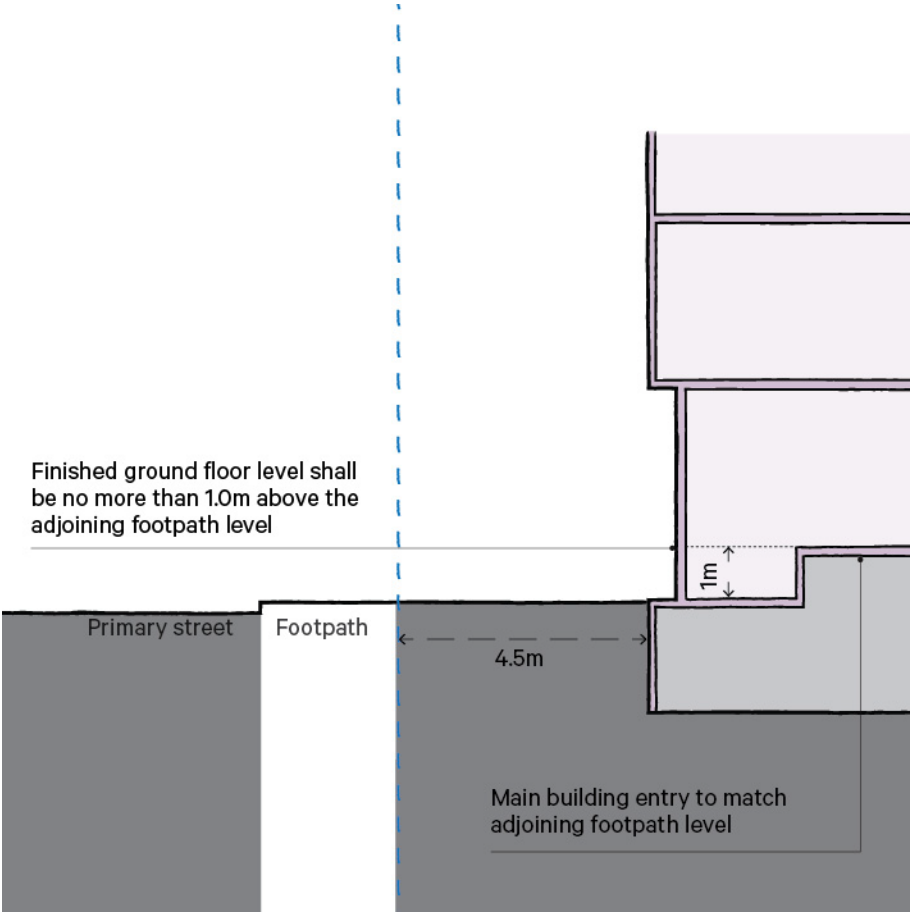


Figure 6. Building entries and ground floor levels

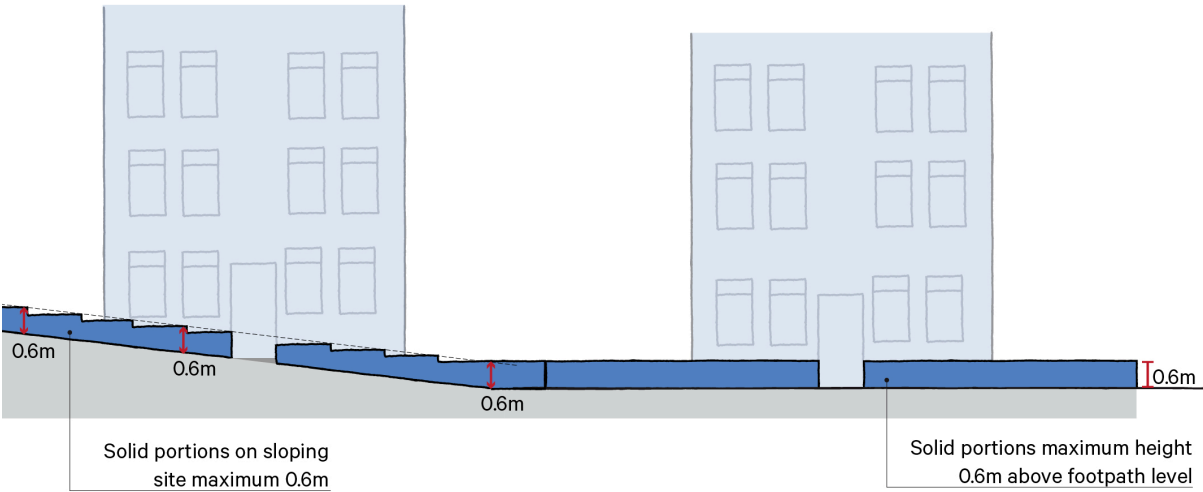


Figure 7. Walls within the street setback area

## 5.4 Vehicular Access and Parking

### 5.4.1 Objectives

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

### 5.4.2 Provisions

- (a) Car parking areas should 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) Vehicular access shall be taken from a laneway where possible. Vehicular access from Kings Park Road will only be supported where there are no alternative options. In this instance, driveways are to be a maximum of 6m wide at the street boundary.

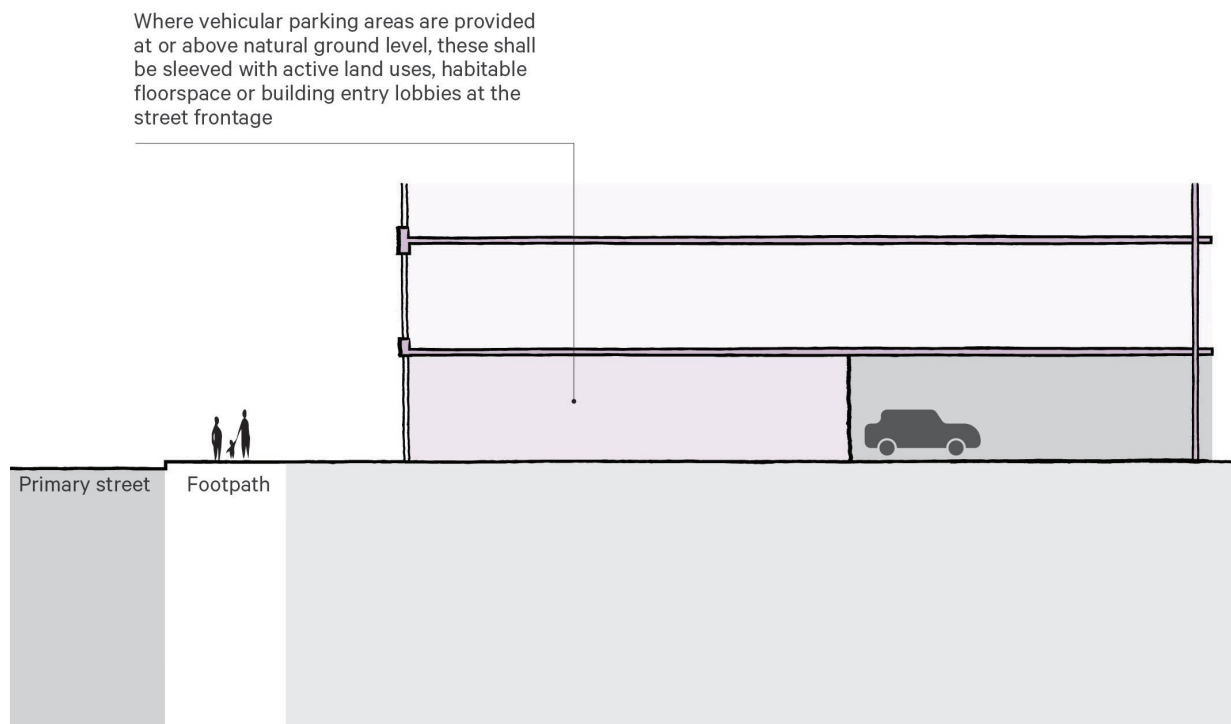


Figure 8. Vehicular parking areas to be sleeved at the street frontage

## 5.5 Landscaping

### 5.5.1 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.

### 5.5.2 Provisions

- (a) A minimum of 25% of the total site area shall comprise soft landscaping, located predominantly in the front third of the lot. Refer to Figure 9.

- (b) 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 9.
- (c) The soft landscaping area shall have a minimum soil depth of 1 metre to accommodate large shrubs.
- (d) Clause 3.3 (tree canopy and deep soil areas) of the R-Codes Volume 2 applies to both residential and non-residential development.

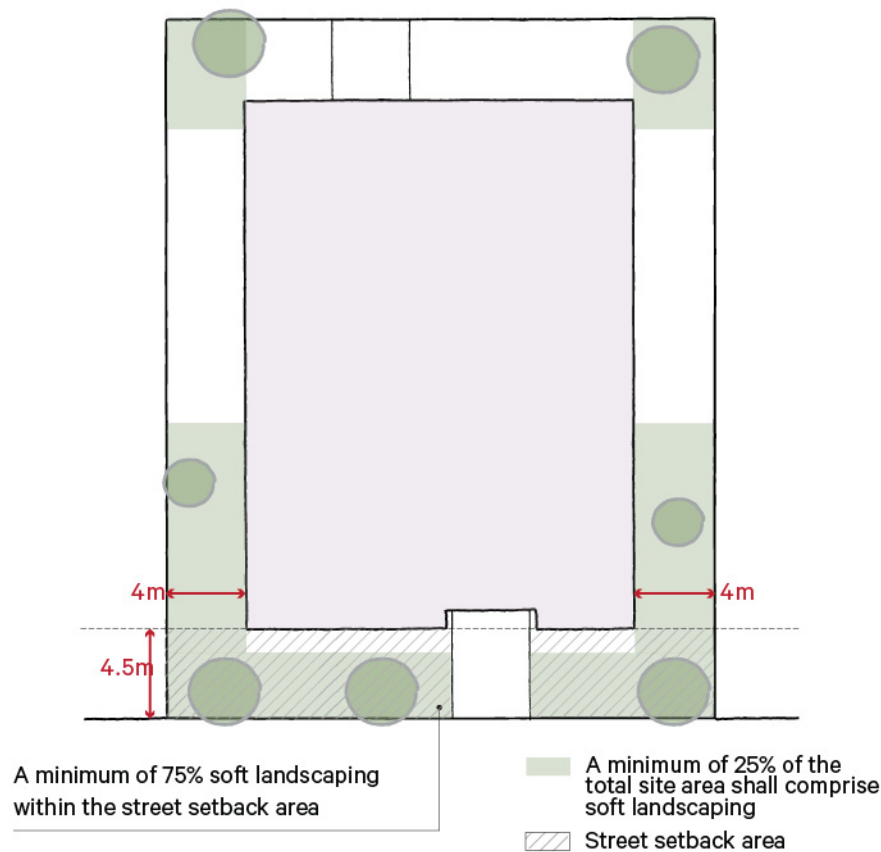


Figure 9. Landscaping requirements