

Harbourside Character Area Local Planning Policy

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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 *Harbourside 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 of the Harbourside 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 Harbourside Character Area, the extent of which is shown in Figure 1.

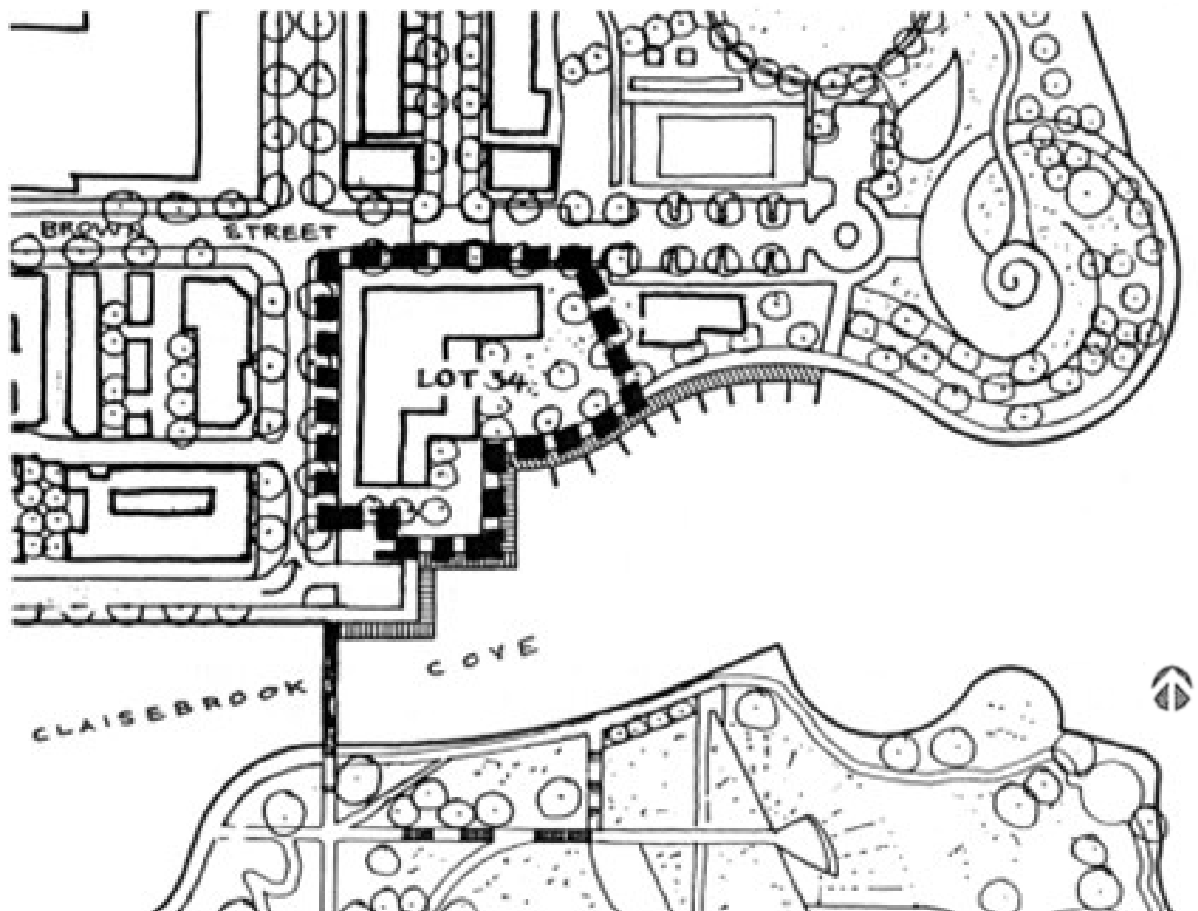


Figure 1. Harbourside Character Area

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, including the *Claisebrook Village Local Planning Policy*.

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 Harbourside 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.

Table 1. Relationship to the R-Codes Volume 2

Design Element	Acceptable Outcome Modification	Applicable Provision
2.2 Building Height	Replace A2.2.1	4.2
2.3 Street Setbacks	Replace A2.3.1	4.1
2.4 Side and rear setbacks	Replace A2.4.1	4.1, 4.2
3.6 Public domain interface	Replace A3.6.6	4.7(d)
3.7 Pedestrian access and entries	Augment A3.7.1	4.4.1(a)
3.8 Vehicle Access	Augment A3.8.1	4.4.2(a)
3.9 Car and bicycle parking	Augment A3.9.1 A3.9.10	4.4.4(a) 4.4.3(a)
4.4 Private Open Space and Balconies	Replace A4.4.1	4.3(b)
4.10 Façade Design	Replace A4.10.1, A4.10.3	4.5.1, 4.5.3, 4.5.4, 4.5.4, 4.5.5, 4.6.1, 4.6.2

Design Element	Acceptable Outcome Modification	Applicable Provision
	Replace A4.10.4 Delete A4.10.3	4.10(a), 4.10(b)
4.11 Roof Design	Augment A4.11.1	4.5.6, 4.6.3
4.12 Landscape Design	Augment A4.12.1	4.8(b)
4.18 Utilities	Augment A4.12.2, A4.18.3	4.10

3. Character Statement

The character area is one of the most prominently located, key-note sites, being the closest development site to the Swan River. It has unobstructed views over the river to Burswood and beyond, as well as overlooking the entrance to the Claisebrook Cove and Victoria Gardens to the south. The site also flanks the main entry to the foreshore park.

Given the site's prominence, development is to be high quality with the potential to perform a landmark function. The topography of the site provides the opportunity to create more casual, public oriented activities and character on the southern and eastern sides adjoining the Cove and the foreshore park, with a more formal, urban character to the north and west where the development relates to other buildings and becomes an important element in the local streetscape.

The integration of artwork to create a sense of place is encouraged. Examples of opportunities for integrating artworks into the development include detailing to walls, balustrades and railings, paving, shade structures, seating, bins, bollards, drinking fountains, lighting, building fittings, entry treatments and signage.

4. Development Provisions

4.1 Setbacks

- (a) The building is to be set back a minimum of 4m from all boundaries except the western boundary and the corner truncation boundary, from which the setback is 6m. No building is permitted within the drainage easement. Figure 2 refers.
- (b) It is expected that the development will not extend to the limits implied by the setbacks for the full length of every frontage, i.e, the setbacks are not intended to depict a building footprint. Courtyards and articulated frontages are expected.

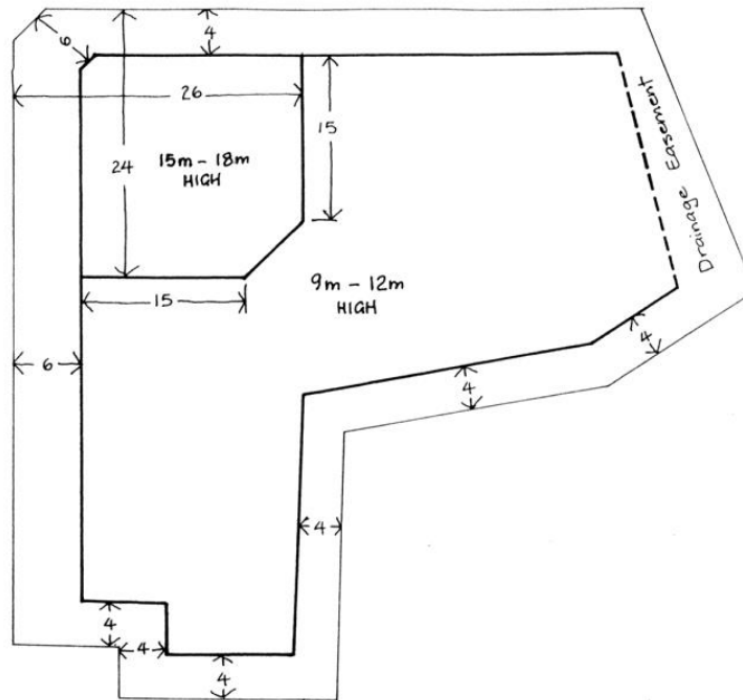


Figure 2. Building setbacks

4.2 Building Envelopes and Height

- (a) The building height and bulk is to be contained within a building envelope, with only minor projections allowed for such items as chimneys, finials, pergolas, small portions of bay and dormer windows, and approved landmark features which in the opinion of the local government contribute to the character and identity of the area.
- (b) The maximum envelope height is measured at the setback line from the finished ground level of the highest adjacent street or path level. Figure 3 refers.
- (c) The building envelope for this site is measured by drawing a line 9m high at the setback line and projecting from that point at an angle of 45 degrees (to a point 12m high). This allows three storeys plus roof space above the starting ground level. A smaller area at the northwest corner of the lot may be increased to 12m, projecting at 45 degrees (to a maximum of 18m high 5 storey plus usable roof), measured from the finished level of the footpath in Brown Street adjacent to the site. This allows five storeys plus roof space. Figure 2 describes the dimensions of this area, which may be varied by negotiation provided that the bulk does not exceed that possible with the dimensions as shown.
- (d) The building envelope defines the limits of building bulk. It is not intended that the building profile should mirror that of the envelope.

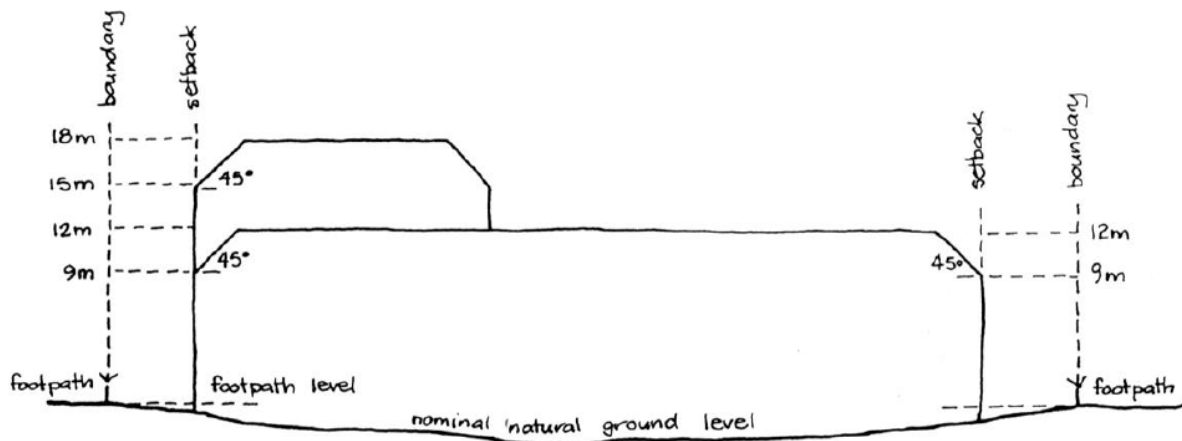


Figure 2. Building envelope

4.3 Open Space

- (a) Open space is not required to be provided for non-residential development, however consideration should be given to creating an amenable operating and working environment for all occupants and visitors.
- (b) For residential uses, an area of private open space directly accessible from a living area is required for each dwelling. This open space may be at ground level, or in the case of multiple residential development provided in the form of balconies, terraces or decks. All private open space is to be of usable area and dimensions. As a guide, ground level open space should have minimum dimensions of 4m x 4m, while balconies should have a minimum dimension of 1.5m.

4.4 Access and Parking

4.4.1 Pedestrian Access

- (a) The site's configuration and topography create the opportunity to provide separate access arrangements for the public and private components of development on the subject site, with access to public activities concentrated on the southern side from the adjacent boardwalk, and access to private elements taken mainly from Brown Street or Henry Lawson Walk. Pedestrian access to and within the site is otherwise unrestricted. The building design should enable easy identification of pedestrian entrances.

4.4.2 Vehicle Access

- (a) Vehicle access to the site for parking and servicing purposes is from Brown Street only and is limited to within 20m of the easternmost boundary, measured along the Brown Street boundary. Consideration should be given to utilising the drainage easement for vehicle access.

4.4.3 Parking

- (a) The site's topography creates the opportunity to provide parking in a basement or undercroft configuration concealed from public view and accessed from Brown Street as described above.

4.4.4 Bicycles

- (a) Provision is to be made for secure private bicycle parking and other appropriate end-of-trip facilities to support bicycle use by residents and workers within the development. Suitable bicycle parking facilities for use by visitors should also be considered.

4.5 Building Design

4.5.1 Balconies

- (a) The inclusion of balconies and terraces to take advantage of views to the Swan River, Claisebrook Cove and the foreshore parklands is encouraged. Balconies can also be used to assist in the composition, articulation, and visual interest of the development. They should be of usable dimensions and wherever possible enhanced by weather protection.

4.5.2 Privacy

- (a) Site layout and levels should be used to separate potentially conflicting uses and activities, and the public and private domains where necessary.
- (b) Construction materials and techniques should be used to minimise noise transition between uses, and in the case of residential development balcony and window locations and designs should avoid overlooking of neighbouring windows and private open spaces.

4.5.3 Blank Walls

- (a) Blank walls abutting pedestrian ways and other public spaces are to be kept to a minimum. Such walls should be detailed to provide visual interest and human scale.

4.5.4 Detail

- (a) The public faces of the development should be detailed to provide visual richness and variety, reduce the visual bulk of building mass, and contribute to providing the development with an identity which is appropriate to its setting and expresses its function/s.
- (b) Because of its location, the development will be subject to public exposure on all sides, and therefore needs to present a "front" of appropriate quality from all viewpoints. Service functions and other potentially less attractive building elements and activities should therefore be internalised or otherwise concealed wherever possible.

4.5.5 Articulation and Corners

- (a) The development should be articulated (broken down into elements which establish a legible rhythm or pattern, especially at pedestrian level). Projections such as canopies and balconies, window placements and configurations, and building entries should be used to provide visual interest, an interplay of light and shade, and contribute to a finer grained development scale.
- (b) Corner sites such as this one tend to be the most prominent. Buildings situated at intersections play a special role in defining the quality and status of the adjoining public spaces and are often landmarks which can assist in an understanding of the local environment and patterns of use and activity. Special treatments to mark the corner may include additional floor height, a distinct roof form, articulation of corner wall elements or similar features.

4.5.6 Roof Form

- (a) All main roofs should be pitched, with a slope of between 30 and 45 degrees where visible from public spaces and streets, however a shallower pitch can be used for awnings and canopies, and small areas of skillion roofs. Flat roofs will generally only be considered where they are screened behind parapets.

4.5.7 Security

- (a) The design of the development should contribute to the creation of a safe environment by avoiding the formation of blind spaces which cannot be overlooked from other frequently used internal and external areas. The site generally, and public spaces and walkways in particular, should be well lit.

4.6 Materials and Colours

4.6.1 Walls and Windows

- (a) Walls are to be red or terracotta coloured brick, limestone, similarly coloured masonry, or rendered walls. Render may be paint finished in ochres, reds, and traditional colour washes.
- (b) Trim colours which enhance and complement the wall and roof colours are preferred.
- (c) Timber and lightweight cladding paint finished or stained is acceptable on upper floors and as a minor element at ground level.
- (d) Combinations of more than one material or finish are encouraged to add variety, reduce perceived building bulk and distinguish between different levels and functions within the overall development.
- (e) The use of reflective, dark tinted glass is not permitted. In addition, obscure glass is not permitted on ground floor windows adjoining pedestrian or public spaces and should be avoided on other windows as far as possible. External shade structures, building design and orientation should be used wherever necessary to protect windows from the summer sun.

4.6.2 Colours

- (a) Colour schemes which make use of a well-considered range of colours are preferred to predominantly monochrome colour schemes.
- (b) Trim colours which complement and enhance the selected wall and roof colours are preferred.
- (c) A detailed schedule of colours is required to be submitted for approval by the local government prior to the issue of a building permit.

4.6.3 Roofs

- (a) Roof materials are to be selected from within the following range: flat profile tiles in autumn or terracotta tones; shingles in slate grey; corrugated metal decking in Colorbond Surfmist, Paperbark, Classic cream, Dune, Shale Grey or Evening Haze.

4.7 Fences and Retaining Walls

- (a) If retaining walls are required, they should be a maximum of 1.2m above the finished ground level when measured from any adjacent pedestrian zone. A maximum height of

0.6m is preferred. The combined height of any fences and retaining walls is not to exceed 2m when measured from the adjacent pedestrian space.

- (b) Where walls and fences are an extension of a retaining wall, there should be an integration of materials and style.
- (c) The choice of materials for retaining walls and fencing should be compatible with those used in the landscaping of Claisebrook Cove and surrounds, with limestone preferred.
- (d) The preferred style of fencing is capped piers to 2m high, with a matching fence base course, and infill wrought iron or metal railings to a maximum of 1.8m. Solid fence panels are to be avoided unless absolutely necessary to provide privacy to private open space or to screen a service area.

4.8 Landscape

- (a) In order to maximise on-site absorption and reduce run-off, permeable segmental paving should be used for all hard surfaces.
- (b) Paving within the development is to complement that in Brown Street, Henry Lawson Walk and surrounding Claisebrook Cove, using similar sized paving modules, texture, colour and detailing. Landscape themes and planting should be consistent with the Claisebrook Cove landscape development generally, and also have regard to the landscape treatment being implemented for the adjacent foreshore park to the east. Planting schemes should have regard to the mature form and scale of trees and plants, and their ultimate relationship to and impact upon the development and its spaces.
- (c) All development applications should include a general indication of the proposed landscape treatment for the site. A detailed landscape design proposal will be required to be submitted and accepted before the local government is prepared to support the issue of a building permit for any development on the subject site.

4.9 Integration of Art

- (a) The involvement of artists in designing a new development can enrich the design response and contribute to the creation of a sense of place in the local environment. Consequently, the use of artists as part of the design team for new development is strongly encouraged, especially where, as in the case of the subject site, the development will have an important relationship with the public domain and public activity areas.
- (b) Examples of opportunities for integrating artworks into the development include detailing to walls, balustrades and railings, paving, shade structures, seating, bins, bollards, drinking fountains, lighting, building fittings, entry treatments and signage.

4.10 Services

- (a) All piped and wired services, air conditioners, clothes drying areas, bin stores and water storage tanks are to be concealed from public view.
- (b) Solar panels and solar water heaters may be visible provided that they are in the same plane as the roof and there is no alternative location that can provide a similar level of solar efficiency.
- (c) It will be a requirement for this development that an electricity sub-station be provided within it with capacity not only for the development but also for the proposed parkland and residential development to the north of the site, and for the lot to the east. The local

government will pay for the cost of providing the additional capacity. The developer should liaise with the local government regarding the amount of additional capacity required prior to enter.