

North Cove Character Area Local Planning Policy

Draft December 2024

Version Control

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2	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 *North Cove 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 North Cove 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 North Cove Character Area (Lots 1-90), the extent of which is shown in Figure 1.

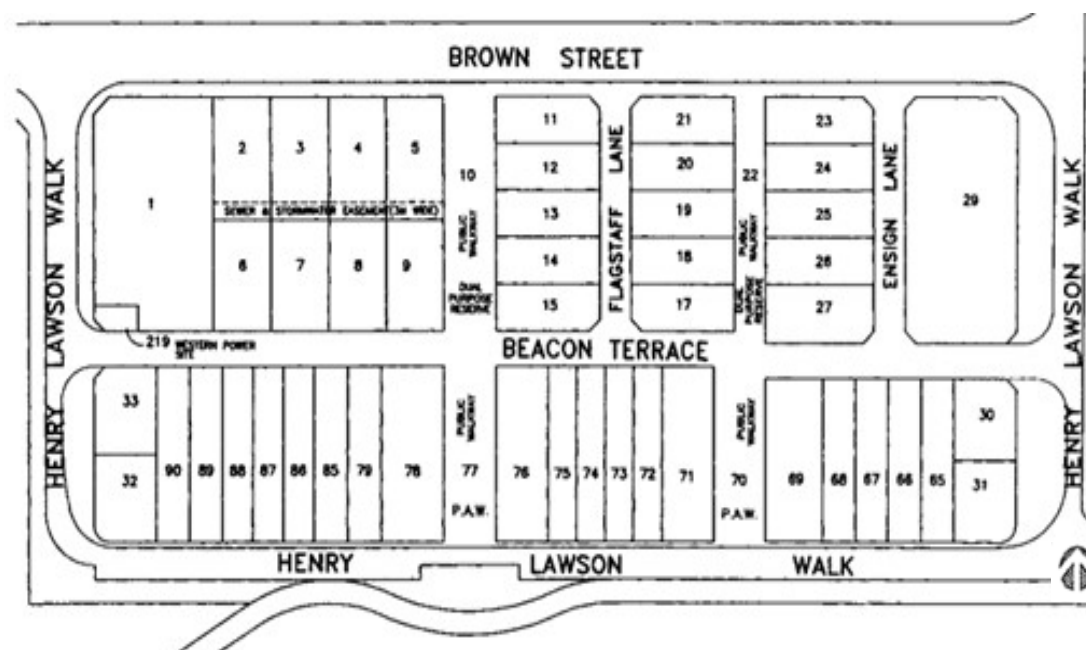


Figure 1. North Cove Character Area

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 North Cove 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 (Variation of R-Codes) 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.

Table 1. Relationship to the R-Codes Volume 1

Design Element	Deemed-to-Comply Modification	Applicable Provision
1.1 Private Open Space	Replace C1.1.1, C1.1.3	3.3
1.2 Trees and landscaping	Augment C1.2.1, C1.2.4	3.8(c), 3.8(d)
1.4 Water management and conservation	Augment C1.4.1, C1.4.2	3.9(d)
2.1 Size and layout of dwellings	Replace C2.1.6	3.10.3(a)ii
3.2 Building height	Replace C3.2.1	3.2
3.3 Street setbacks	Replace C3.3.1, 3.3.2, C3.3.3, C3.3.4, C3.3.5, C3.3.6	3.1, 3.10.3(a)iv.
3.4 Lot boundary setbacks	Augment C3.4.1, C3.4.2	3.1, 3.2
3.6 Streetscape	Augment C3.6.5, C3.6.6 Replace C3.6.7, C3.6.8	3.5.5(h) 3.7(b), 3.7(c)
3.7 Access	Replace C3.7.1	3.4
1.1 Site area (Part D)	Delete C1.1.7, C1.1.8	

Table 2. Relationship to the R-Codes Volume 2

Design Element	Acceptable Outcome Modification	Applicable Provision
2.2 Building Height	Replace A2.2.1	3.2, 3.10.1(b)
2.3 Street Setbacks	Replace A2.3.1	3.1
2.4 Side and rear setbacks	Replace A2.4.1, A2.4.2	3.1
2.7 Building separation	Replace A2.7.1	3.1
3.3 Tree Canopy and Deep Soil Areas	Augment A3.3.5	3.8(c)

Design Element	Acceptable Outcome Modification	Applicable Provision
3.6 Public domain interface	Augment A3.6.1 Replace A3.6.6	3.4.1(a) 3.7
3.8 Vehicle Access	Replace A3.8.1	3.4.1(a), 3.4.1(b)
4.7 Pedestrian Access and Entries	Augment A3.7.1	3.4.1
4.8 Dwelling Mix	Replace A4.8.1	3.10.1(a)
4.10 Façade Design	Replace A4.10.1, A4.10.3 Replace 4.10.4 Delete 4.10.2	3.5.5, 3.5.6, 3.6.1, 3.6.2, 3.6.3, 3.10.1(d) 3.9
4.11 Roof Design	Replace A4.11.1	3.5.4
4.12 Landscape Design	Augment A4.12.2	3.8(c)
4.18 Utilities	Augment A4.18.1, A4.18.3	3.9

3. Provisions

3.1 Setbacks

- (a) Setbacks shall be in accordance with Table 3. Setbacks are measured at right angles from the relevant boundary to the closest section of wall.

Table 3. Building Setbacks

Boundary	Minimum setback	Maximum setback
Lots 1 and 29		
All lot boundaries	3m setback to all boundaries except: - Minor projections of 4m wide x 2m deep permitted in accordance with Figure 2. - Major openings shall be set back 6m from adjoining lot(s).	
Lots 2-9, 11-15, 17-21, 23-27 inclusive		
Brown Street	Nil	3m
Beacon Terrace	Nil	3m
Side	Nil	-
Public Walkway (PAW and Dual-Purpose Reserve)	Nil	3m
Ensign Lane and Flagstaff Lane	Nil	Nil
Lots 30-33, 65-69, 71-76, 78, 79, 85-90 inclusive		
Henry Lawson Walk (south leg)	4m	4m

Boundary	Minimum setback	Maximum setback
Henry Lawson Walk (east and west legs)	Nil	1.5m
Beacon Terrace (all lots except 30 and 33)	Nil	Nil
Beacon Terrace (lots 30 and 33 only)	Nil	Nil
Side	Nil	Nil
PAW	Nil	(refer to Figure 3)

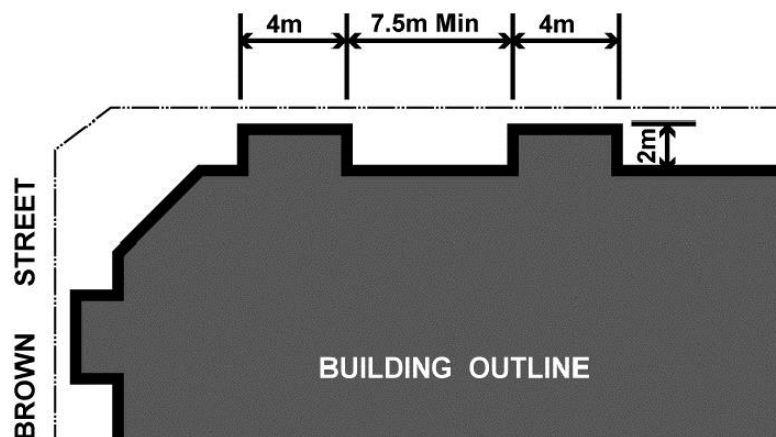


Figure 2. Permitted intrusion into setback for Lots 1 & 29

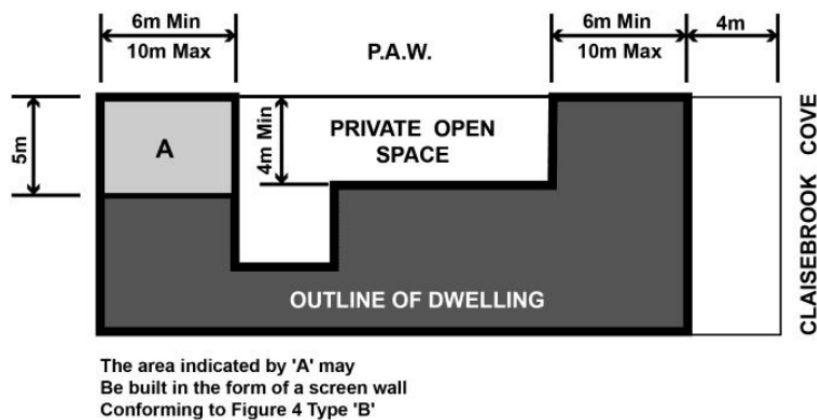


Figure 3. Private open space location Lot 69, 71, 76 and 78 (not to scale)

3.2 Building Envelopes and Heights

- (a) Buildings are to be contained within building envelopes depicted in Figures 4 to 8, as follows:
- Figure 4: Lots 1 and 29
 - Figure 5: Lots 2-9
 - Figure 6: Lots 11-15, 17-21 and 23-27
 - Figure 7: Lots 30-33

v. Figure 8: Lots 65-69, 71-76, 78, 79, 85-90

- (b) Generally building heights are to be two to three storey varying from 5.5m to 9.5m plus usable roof space (4.5m maximum), in the form of loft, attic or roof terrace (see buildings envelope for approximate measures and height). Basement structures are not permitted, with the exception of Lots 1 and 29 where basement or undercroft parking is encouraged.

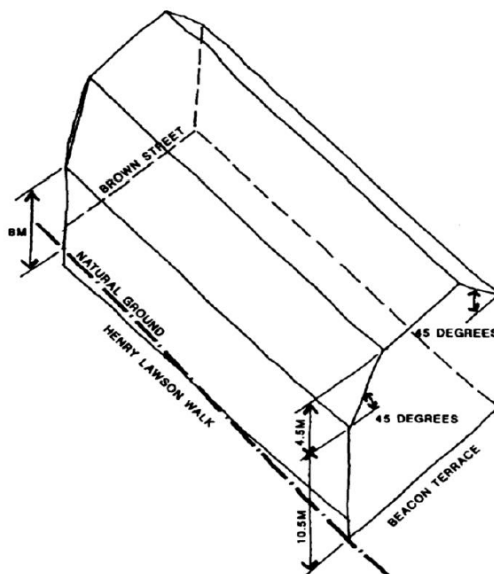


Figure 4. Building envelope for Lots 1 and 29

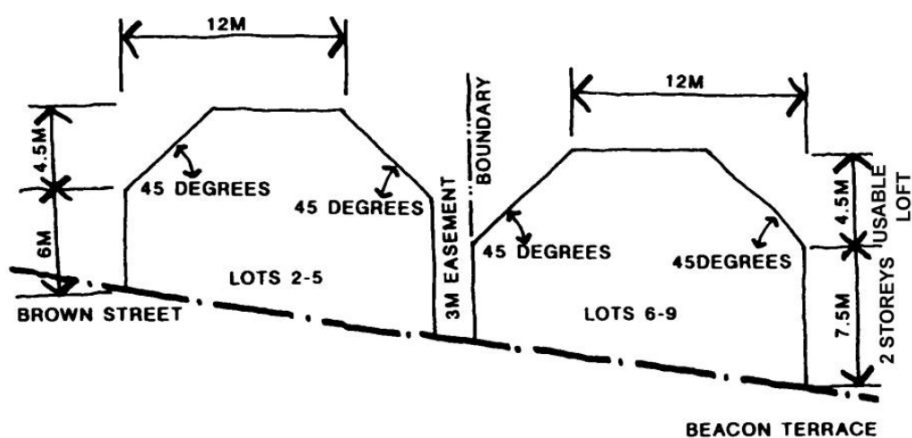


Figure 5. Building envelope for Lots 2-9.

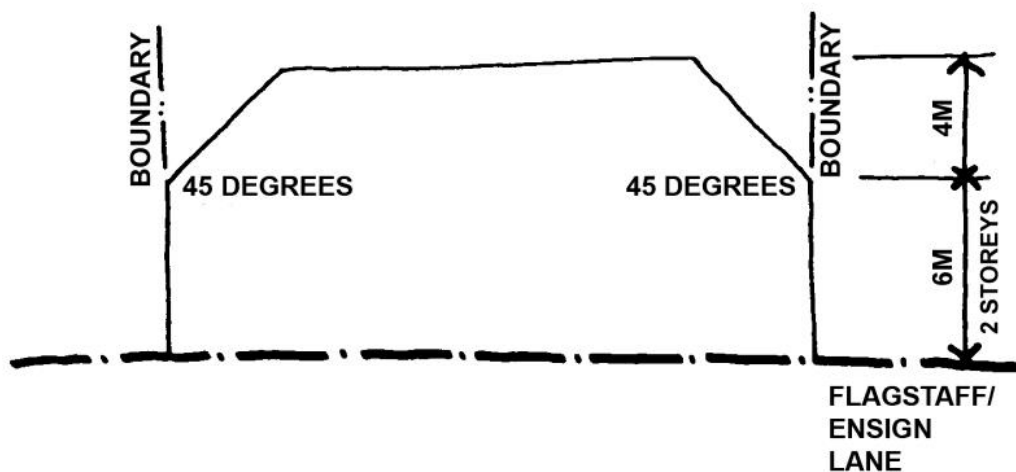


Figure 6. Building envelope for Lots 11-15, 17-21, 23-27.

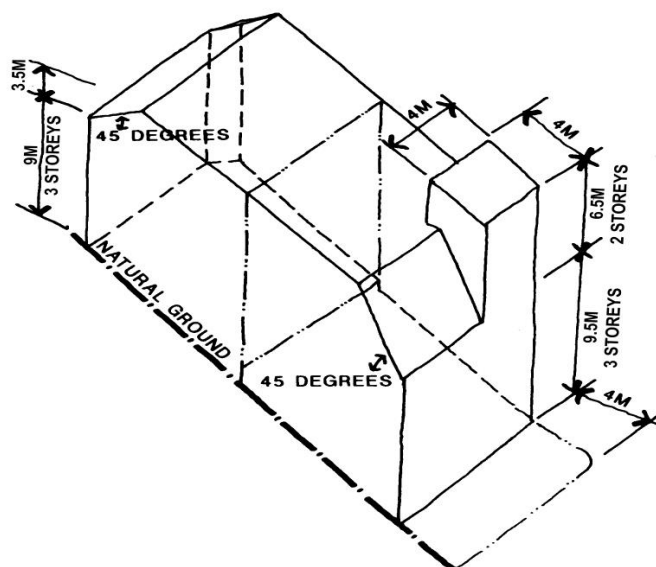


Figure 7. Building Envelope for Lots 30-33.

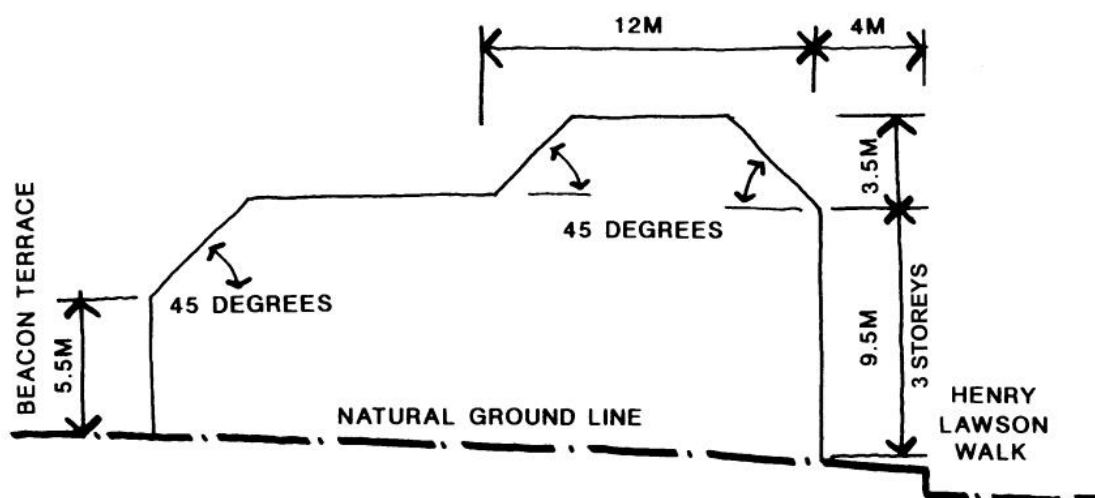


Figure 8. Building envelope for Lots 65-69, 71-76, 78, 79, 85-90.

3.3 Open Space

- (a) All private open space is to be of usable area and dimension. All dwellings other than apartments must have access to ground level private open space with a minimum dimension of 4m, in addition to any required front setback.
- (b) The provision of additional private open space is encouraged. This may be provided as balcony, deck or roof terrace.
- (c) Where possible private open space is to be north facing and directly accessible from a living area within the dwelling.
- (d) Roof terraces greater than 4m x 4m in dimension must have a pitched roof or shade structure covering the majority of the terrace, in keeping with the scale and elevation of the dwelling, to add visual interest, reduce its apparent scale and assist with climate control.
- (e) Juliette balconies are permitted but will not be included in private open space calculations.
- (f) All private open space must be designed to minimise overlooking of adjoining properties, provide privacy to users and permit adjoining properties to share the available views.

3.4 Access and Parking

3.4.1 Lots 1 and 29

- (a) Major pedestrian access is to be from Henry Lawson Walk. Vehicle access for Lot 1 is to be from Beacon Terrace.
- (b) Vehicle access for Lot 29 is to be from Beacon Terrace or Ensign Lane.

3.4.2 Lots 2-5

- (a) Pedestrian access is to be from, and the building is to 'front' Brown Street. Vehicle access is to be from Beacon Terrace with garage doors at the boundary.

3.4.3 Lots 6-9

- (a) Pedestrian access is to be from, and the building is to 'front' Beacon Terrace. Vehicle access is to be from Beacon Terrace with garage doors at the boundary.

3.4.4 Lots 11-27

- (a) Pedestrian access is to be from, and the building is to 'front' the PAW.
- (b) Vehicle access is to be from Ensign/Flagstaff Lane with garage doors at the boundary.

3.4.5 Lots 3-33

- (a) Pedestrian access is to be from Henry Lawson Walk.
- (b) Vehicle access is to be from Beacon Terrace for Lots 30 and 33, and Henry Lawson Walk for Lots 31 and 32.

3.4.6 Lots 65-69, 71-76, 78, 79, 58-90

- (a) Pedestrian access is to be from Henry Lawson Walk.

- (b) Vehicle access is to be from Beacon Terrace.
- (c) Car parking must be adequately screened from the street.

3.4.7 Crossovers

- (a) Vehicle crossovers are to be constructed to the local government's specifications at the developer's expense.

3.5 Building Design

3.5.1 Maximum and Minimum Structural Ground Floor Levels (Lots 11-15, 17-21, 23-27)

- (a) The maximum structural ground floor level (SGFL) may not exceed the mean parking lane levels (measured by averaging the surveyed reduced levels of the rear corners of the Lot) plus 100mm. The minimum SGFL of a particular Lot may not be lower than the maximum SGFL for its immediate downhill neighbouring Lot.
- (b) Each dwelling must be designed to retain the earth within its site boundaries and must not cause adjoining owners to compromise the design of their dwellings such that retaining structure is required in excess of what would otherwise be required for them to achieve the maximum and minimum SGFL for their Lot.
- (c) The local government will assess variations to this requirement where it can be demonstrated that improved amenity may be provided to the applicant and adjoining owners by an alternative solution.
- (d) Vehicle parking transition ramps as required must be accommodated within the property boundary.

3.5.2 Privacy

- (a) A high standard of acoustic and visual privacy is expected with particular attention to:
 - i. construction materials and techniques to reduce noise transmission between dwellings;
 - ii. site and dwelling layout to separate potentially conflicting uses;
 - iii. balcony and window location and design to avoid overlooking neighbouring windows and private open space;
 - iv. building design should contribute to the creation of a safe environment by avoiding the formation of "blind" spaces which cannot be seen from inside the most used rooms.

3.5.3 Balconies

- (a) The inclusion of balconies to take advantage of views to the water and parkland is encouraged. Balconies can also assist the composition, articulation, and visual interest of buildings. They should be of usable dimensions with a minimum dimension of 1.5m and wherever possible be enhanced by the provision of shading from summer sun.

3.5.4 Roof Form

- (a) Where it is visible from public areas and streets the majority of the roof pitch is to be between 30 to 45 degrees. A shallower pitch is acceptable for verandahs and canopies, small areas of skillion roofs, and small areas of flat roofs where screened behind parapets.
- (b) The use of dormer/attic windows, verandahs and awnings is encouraged to reduce the apparent scale of development, add visual interest and assist with climate control.

3.5.5 Articulation, Detailing and Street Presence

- (a) Building design is to enhance individual dwelling identity for all housing types.
- (b) Dwelling must present a 'front' to public spaces. The plan layout should enable casual surveillance of the Lot and surrounds from habitable rooms and balconies.
- (c) Buildings are to provide a modulated street frontage with an articulated facade and use of elements such as verandahs, balconies, awnings, dormers and window projections to provide visual interest and establish a fine-grained scale to development.
- (d) Generally, detailing should provide visual richness and variety, interest and identity and assist in reducing the visual bulk of building mass.
- (e) Detailing is generally to provide a visual richness and variety, interest and identity and assist in reducing the visual bulk of building mass.
- (f) Buildings on corner lots are to address both frontages, with special treatment encouraged to mark corners and link streets e.g. additional floor height, distinct roof form, articulation of corner wall elements, variation in materials and colours, special balcony treatments.
- (g) Corner sites tend to be the most prominent and buildings situated at the intersections of roads/lanes/pedestrian accessways play a special role in defining the quality of the adjoining public spaces and are often landmarks which assist people's understanding of the local environment. Extra height at corners through the use of decorative parapets, tower elements or similar features is encouraged to help give prominence to these buildings. In approved instances, a "tower element" may take the form of an additional storey if the local government is satisfied that it contributes to the landmark quality of the building.
- (h) Garages (particularly doors), carports and fencing are to be detailed so as to reduce their visual impact and add interest at the pedestrian level.

3.5.6 Blank Walls

- (a) Blank walls abutting or facing public spaces are to be kept to a minimum. Walls are to be detailed to provide visual interest and pedestrian scale.

3.6 Materials and Colours

3.6.1 Walls and Windows

- (a) Walls are to be red or terracotta coloured brick, limestone, or similarly coloured masonry, or rendered walls.
- (b) Render may be paint finished in ochres, reds and traditional wash colours.
- (c) Timber and lightweight cladding, paint finished or stained, is acceptable on upper floors and as a minor element at ground floor level.

- (d) The well considered use of more than one material and use of more than one finish is encouraged as it adds variety and reduces perceived building bulk. Finishes that separate ground and upper floors or parts of upper floors are encouraged.
- (e) Reflective glass or dark tinted glass is not permitted.

3.6.2 Colour

- (a) Well considered colour schemes are encouraged, as distinct from predominantly monochrome colour schemes.
- (b) Trim colours which enhance and complement the wall and roof colours are preferred.
- (c) The local government retains the right of final decision on the acceptability of a colour scheme.

3.6.3 Roofs and Shade Structure Covering

- (a) Roof materials are to be selected from within the following colour range: tiles in autumn or terracotta tones; shingles in slate grey; corrugated metal decking in Colorbond Surfemist, Paperbark, Classic Cream, Dune, Evening Haze, Pale Eucalypt, Shale Grey or comparable colours.
- (b) A Zinalume finish is acceptable only where it can be demonstrated that glare and reflectivity will not be a problem to neighbours and surrounding activities, including those on the opposite shore of the river.
- (c) Shade cloth and profiled clear acrylic roof sheeting are not permitted in locations visible from public areas.

3.7 Fences and Retaining Walls

- (a) Retaining walls to be a maximum of 1.2m high above finished ground level, with a height not exceeding 0.6m preferred. No retaining walls are permitted on the Henry Lawson Walk boundary. Designs which minimise the height of retaining walls for dwellings are sought, particularly adjacent to PAW's where a close relationship between internal and external finished levels is desirable.
- (b) Retaining walls and fences are to be limestone detailed to match the existing public walling to the edge of Henry Lawson Walk. A standard fencing style of capped limestone piers to 2m high, with a fence base course of limestone and infill wrought iron or metal railings to maximum 1.8m high is to be used. Refer also Figure 9.
- (c) Solid limestone panels of fencing are permitted adjacent to the nominated area of private open space. In such cases, the extent of solid fencing should not exceed 50% of the lot width for that dwelling.

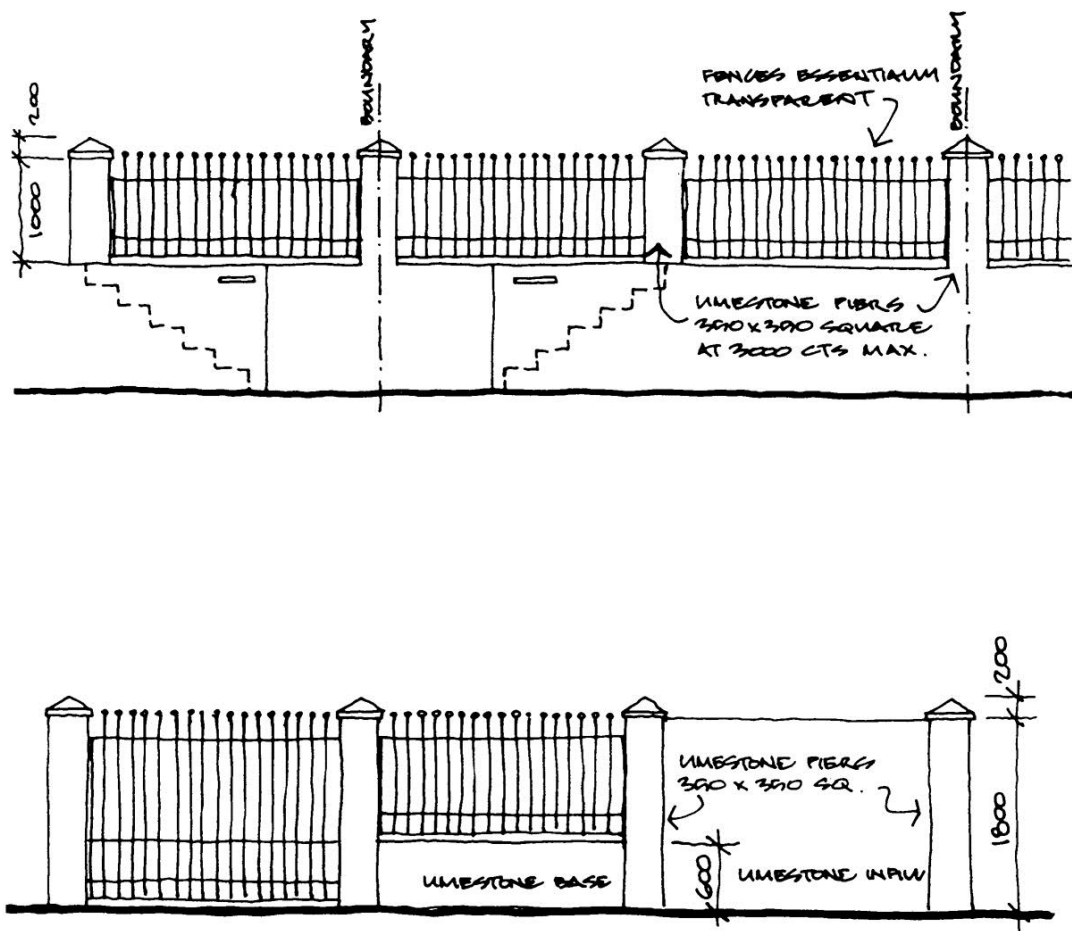


Figure 2. Retaining Walls and Fences

3.8 Landscape

- Permeable segmental paving is to be used for all hard surfaces in order to increase on-site water absorption.
- Where paving inside a Lot abuts and is visible from paved surfaces in streets or mews, the new paving should be coordinated in colour, texture and scale with the surface in the public area.
- Trees should be suitable to ensure the mature tree size, form and scale will relate to, but not overwhelm the building mass.
- A detailed landscape plan is to be submitted with each building permit application.
- Owners should note that trees used within public spaces such as the PAWs are likely to overhang property boundaries once they are mature. The local government is only responsible for cleaning leaves etc. which fall within public areas only.

3.9 Services

- A service easement area is defined for most lots and all meters and connections are located within it. All such fittings are to be integrated into the overall landscape and building design. Building over these easements is not permitted.
- All piped and wired services, air conditioners, clothes drying areas and hot water storage tanks are to be concealed from street and public area view.

- (c) Solar panels and solar water heaters may be visible where they are in the same plane as the roof and there is no alternative location that can provide a similar level of solar efficiency.
- (d) A Stormwater Drainage Plan is to be provided with all building permit applications. All stormwater is to be discharged to the stormwater connection provided on-site.

3.10 Special lot requirements

3.10.1 Lots 1 and 29 (Multiple Dwelling Sites)

- (a) Dwellings must be designed to suit a variety of household types.
- (b) Building height is not to exceed three storeys plus loft and undercroft parking, with a minimum of two storeys.
- (c) Dwelling design which maximises the view potential for all dwellings is encouraged.
- (d) The design and architectural style of the buildings must be cognisant of the Australian climate.

3.10.2 Lots 12, 14, 24, 26, 65, 68, 72, 75, 79, 87 and 90

- (a) These lots are to accommodate a street light fitting to be installed by the local government at a height of 3m above pavement level and attached to the wall of the dwelling/structure on the boundary of the roadway being lit. These fittings are to be mounted and located in a position to be determined by the local government to provide street lighting for Ensign Lane, Flagstaff Lane and Beacon Terrace.

3.10.3 Lots 31, 32, 65-69, 71-76 and 78-90

- (a) The south elevation to buildings on these lots is seen to be important and must be carefully considered. The design must follow the principles outlined below:
 - i. The height of roof ridges, pitching points, gutters, eaves, parapets, and floor levels shall either match the adjoining property or vary by a minimum of 600mm.
 - ii. The minimum ground floor to first floor height is 3m. A minimum of two storeys is required.
 - iii. Roofs sharing the same pitching point as the adjoining property and in the same plane should match the roof pitch of the adjoining property.
 - iv. Balconies and decks may protrude into the front setback by 1m but, if protruded, must be 2m deep. If this option is adopted, the face of the building may be located 1m behind the setback line.
 - v. Overall window opening proportion must be vertical or square. Horizontally proportioned window openings are acceptable only if they are integral to the elevation and minor element of the overall composition of the elevation.
 - vi. Chimneys are seen to be important elements in the overall streetscape and are encouraged. Chimneys should have cowls or contain some shape and form to the chimney capping.
 - vii. Door and window shutters if fitted must be operable.
 - viii. Aluminium lace or cast-iron lace is not permitted.

- ix. Fences along Henry Lawson Walk may not exceed 1m in height and must match the detail shown on Figure 9.

3.10.4 Lots 69, 71, 76 and 78

- (a) The design of buildings on these Lots must address the PAW and private open space must be situated on the PAW side of the block. The building form must span the full width of the block at Henry Lawson Walk and address the corner as shown in Figure 3 to provide a book end for the Lots being the PAWs.