

The Quadrant Character Area Local Planning Policy

Draft December 2024

Version Control

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

Contents

1.	Citation	3
2.	Purpose and Application	3
2.1	Purpose.....	3
2.2	Application	3
2.3	Relationship to other Planning Documents	4
2.3.1	Relationship to the Residential Design Codes.....	4
3.	Provisions	5
3.1	Floor levels	5
3.1.1	Lots 101-104.....	5
3.1.2	Lot 105	5
3.1.3	Lots 106 to 115.....	5
3.2	Setbacks.....	5
3.3	Building Envelopes and Heights	7
3.3.1	Lots 101 – 104	8
3.3.2	Lot 105	9
3.3.3	Lot 106	10
3.3.4	Lot 107	11
3.3.5	Lots 108 and 109	11
3.3.6	Lots 110 to 115.....	12
3.4	Open Space.....	13
3.5	Access and Parking	13
3.6	Building Design	14
3.6.1	Privacy	14
3.6.2	Balconies	15
3.6.3	Terraces to Lots 101 - 104.....	15
3.6.4	Roof Form.....	15
3.6.5	Articulation, Detailing and Street Presence	15
3.7	Materials and Colours	15
3.7.1	Walls and Windows.....	15
3.7.2	Colour.....	16

3.7.3 Roofs and Shade Structure Covering.....16

3.8 Fences and Retaining Walls..... 16

3.8.1 River Frontage Fencing Infill.....17

3.8.2 Retaining wall to Lots 106 and 107 18

3.9 Landscape..... 18

3.10 Services..... 19

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

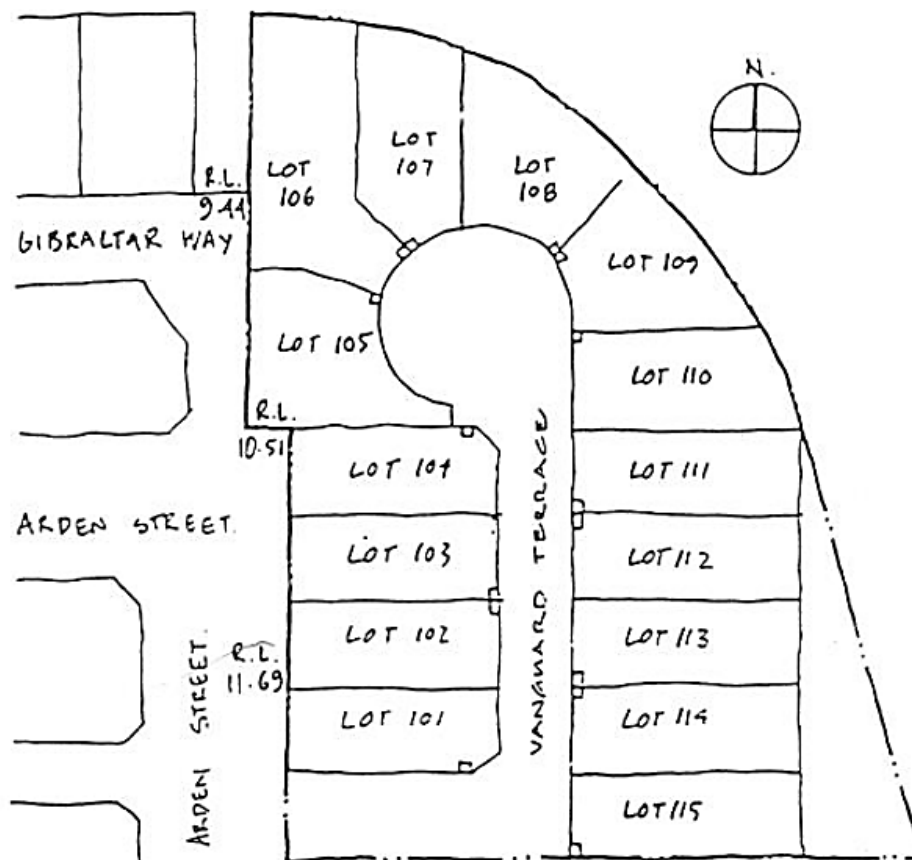


Figure 1. The Quadrant Character Area

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 Quadrant Character Area, this policy should be read in conjunction with the *Residential Design Codes Volume 1* (R-Codes Volume 1) and the *Residential Design (Variation of R-Codes) Local Planning Policy*.

This policy amends, replaces or augments the Deemed-to-Comply of the R-Codes Volume 1 as detailed in Table 1.

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	3.4
1.2 Trees and landscaping	Augment C1.2.1	3.9(c), 3.9(d)
1.4 Water management and conservation	Augment C1.4.1, C1.4.2	3.9(a), 3.10(d)
2.5 Utilities	Augment C2.5.1, C2.5.2 C3.5.3	3.10 (a), 3.10(b) 3.10(c)
3.2 Building height	Replace C3.2.1	3.3
3.3 Street setbacks	Replace C3.3.1, C3.3.2, C3.3.3, C3.3.4, C3.3.5, C3.3.6	3.2, 3.3(d), 3.3.1, 3.3.2, 3.3.3, 3.3.4, 3.3.5, 3.3.6, 3.6.2, 3.6.3
3.4 Lot boundary setbacks	Replace C3.4.1, C3.4.2, C3.4.3, C3.4.4, C3.4.5	3.2, 3.3(d), 3.3.1, 3.3.2, 3.3.3, 3.3.4, 3.3.5, 3.3.6
3.5 Site works and retaining walls	Augment C3.5.1, C3.5.2, C3.5.3	3.8(a), 3.8(c), 3.8(d), 3.8.2
3.6 Streetscape	Augment C3.6.1 C3.6.5	3.5(a), 3.6.5 3.5(d)

Design Element	Deemed-to-Comply Modification	Applicable Provision
	C3.6.7, C3.6.8, C3.6.9	3.8(e), 3.8(f), 3.8(g), 3.8(h), 3.8.1
3.7 Access	Replace C3.7.1	3.5(b), 3.5(c)

3. Provisions

3.1 Floor levels

- (a) Floor levels and site works are to comply with the following criteria to optimise views available from each site. The following stepping of levels is to be observed (all levels relate to A.H.D.):

3.1.1 Lots 101-104

- (a) Ground floor level shall be between 0 and 1.0m above the level of the centre of each lot measured at the Arden Street boundary.
- (b) Garage finished floor level (FFL) vary for each Lot due to the slope of the Vanguard Terrace. The FFL must not exceed 1m above the Vanguard Terrace boundary (measured at the centre the Vanguard Terrace boundary).

3.1.2 Lot 105

- (a) Main entrance to dwelling and garage is to be from Gibraltar Way. The garage Reduced Level is to be 10.30 (Refer to Figure 16).

3.1.3 Lots 106 to 115

- (a) The entrance floor and garage FFL shall be no more than 0.5m below the RL of the centre of each lot measured at the centre of the Vanguard Terrace boundary. At grade FFL's are acceptable.
- (b) All sectional and building envelopes are to be correspondingly interpreted as above.
- (c) In addition, Figures 6 and 12 (the sectional envelopes for Lots 105 and 108 and 109) are to reflect the setbacks stated in Table 2, relating to setbacks such that the building be a minimum of 2m from the respective boundaries for the purposes of averaging.
- (d) Dwellings must be designed so that footing loads do not surcharge onto neighbouring lots.

3.2 Setbacks

- (a) Setbacks shall be in accordance with Table 2.

Table 2. Building Setbacks

Lot	East	West	North	South
Lots 101-104 (also see Figure 3)				
Dwelling	9m	Nil	Nil	Nil

Terrace	5m	-	5m	-
Car parking	5m	-	-	-
Lot 105	3m average, but no closer then 2m from the boundary measured at 90 degrees from the boundary.	Nil	Nil	Nil
Lot 106	Nil	Nil	3m average, but no closer then 2m from the boundary measured at 90 degrees from the boundary.	0 for 7m wide garage (see Figures 7 & 8), and 6m for the remaining part of the dwelling
Lot 107	Nil	Nil	3m average, but no closer then 2m from the boundary measured at 90 degrees from the boundary.	Refer to Figures 9 & 10
Lots 108 & 109	-	Nil	3m average, but no closer then 2m from the boundary measured at 90 degrees from the boundary.	Refer to Figures 11 and 12
Lots 110-115	4m	5m	Nil	Nil
Note 1: No openings are allowed in walls having a nil set back from shared side boundaries. Note 2: No major openings are allowed in a wall which is set back less than 2m from the side boundary. For this purpose major openings are those with dimensions greater than 600 x 600mm. Note 3: Light courts are permitted inside boundaries. The maximum size permitted is 3m deep x 4.5m along the boundary and the minimum size is 1m deep and 3.6m along the boundary. Note 4: Side boundaries are defined as those boundaries shared with another lot. Note 5: The retaining wall built around the river side has been designed to accommodate structure being built up to 2m from the boundary. In some cases walls built between 2m and 3m from the boundary will need to be founded below the zone of influence of surcharge onto the retaining wall (Figure 2 refers). In these cases the footings of these walls are to be assessed and certified by a practicing structural engineer and will need to be lowered or piled to prevent surcharge onto the retaining wall.				

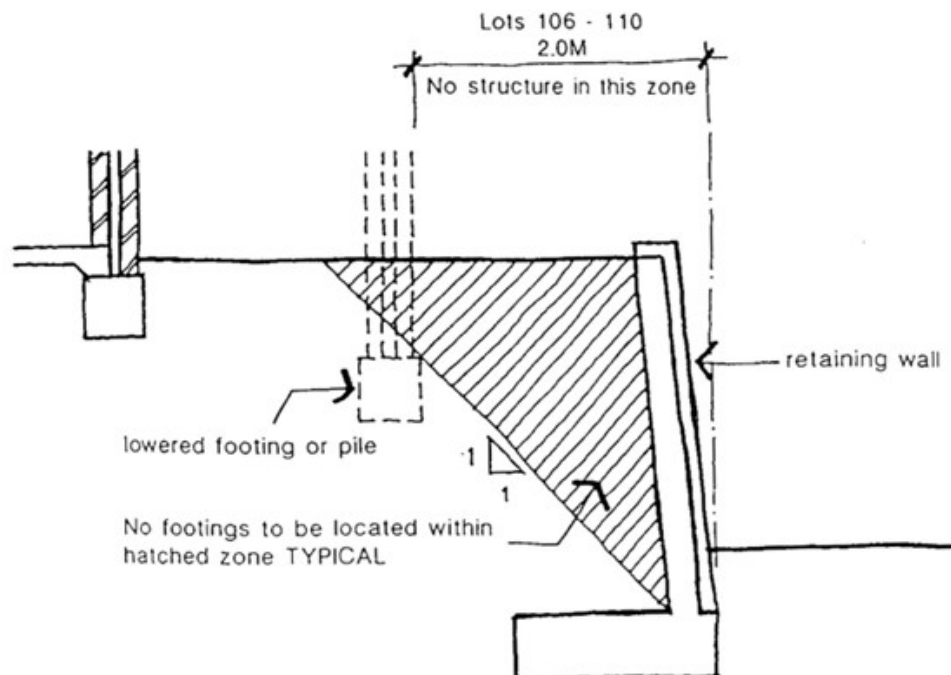


Figure 2. Refer to Note 5, affecting Lots 106 - 115, however, Lots 106 to 110 are most affected.

3.3 Building Envelopes and Heights

- (a) Building height and bulk shall be contained within the defined building envelope, with only minor projects allowed for such items as chimneys, finials, awnings, pergolas, balconies and small portions of bay and dormer windows. Generally building heights are to be two to three storeys plus attic space (attics which are wholly contained within the roof space are not defined as a storey). A building envelope is used for three reasons:
 - i. to give some certainty as to the bulk of neighbouring buildings;
 - ii. to ensure that new building will be of an appropriate residential scale; and
 - iii. to ensure that the visual bulk will be appropriate to the desired character of the area.
- (b) Buildings must be designed not to exceed 3 storeys plus a loft (refer to building envelope diagrams). Split level dwellings are permitted but may not exceed the 3 storeys plus loft requirement.
- (c) Lot 101 must incorporate a 3m x 3m truncation in the Building Envelope. Refer to Figure 3.
- (d) Building envelopes are depicted in Figures 2 to 6, as follows:
 - i. Figure 3 and 4: Lots 101 to 104
 - ii. Figure 5 and 6: Lot 105
 - iii. Figure 7 and 8: Lot 106
 - iv. Figure 9 and 10: Lot 107
 - v. Figure 11 and 12: Lot 108 and 109
 - vi. Figure 13, 14 and 15: 110 to 115

3.3.1 Lots 101 – 104

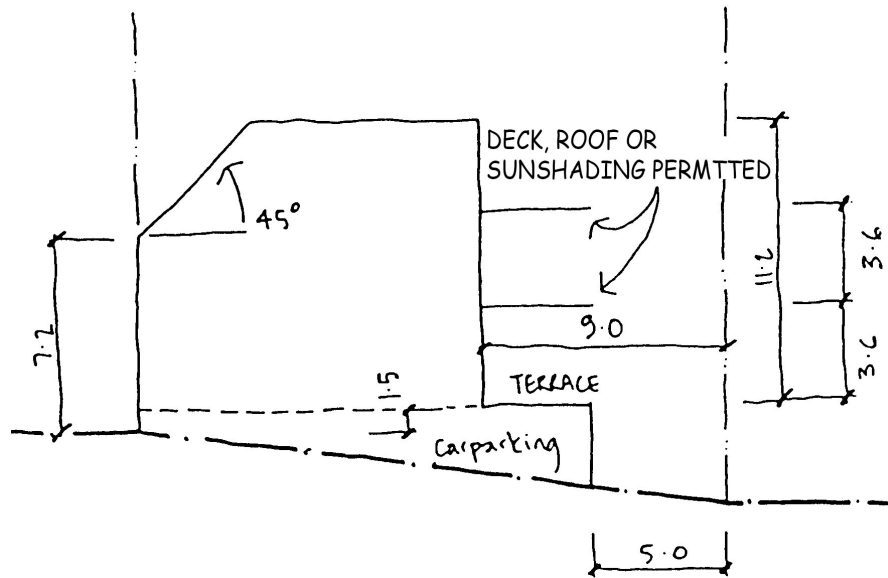


Figure 3. Sectional envelope for Lots 101-104. Refer also to Section 3.6.4 titled 'Terraces to Lots 101 - 104'

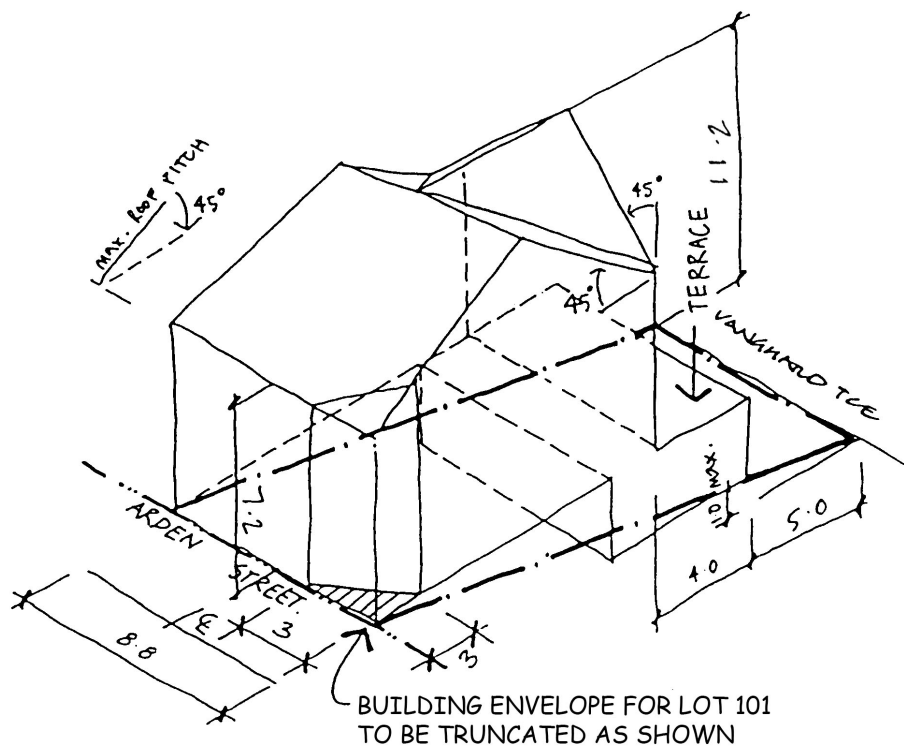


Figure 4. Diagrammatic representation of building envelope for Lots 101-104.

3.3.2 Lot 105

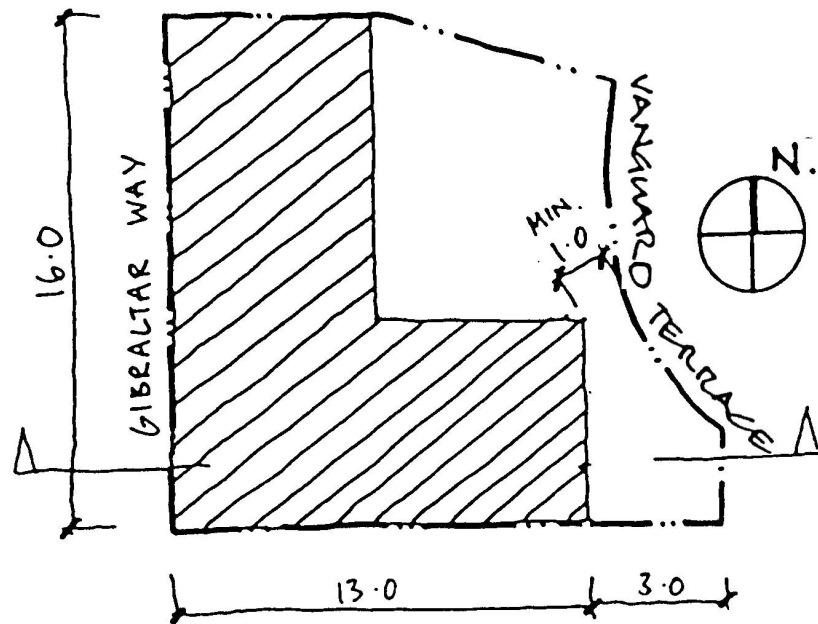


Figure 5. Plan Envelope for Lot 105

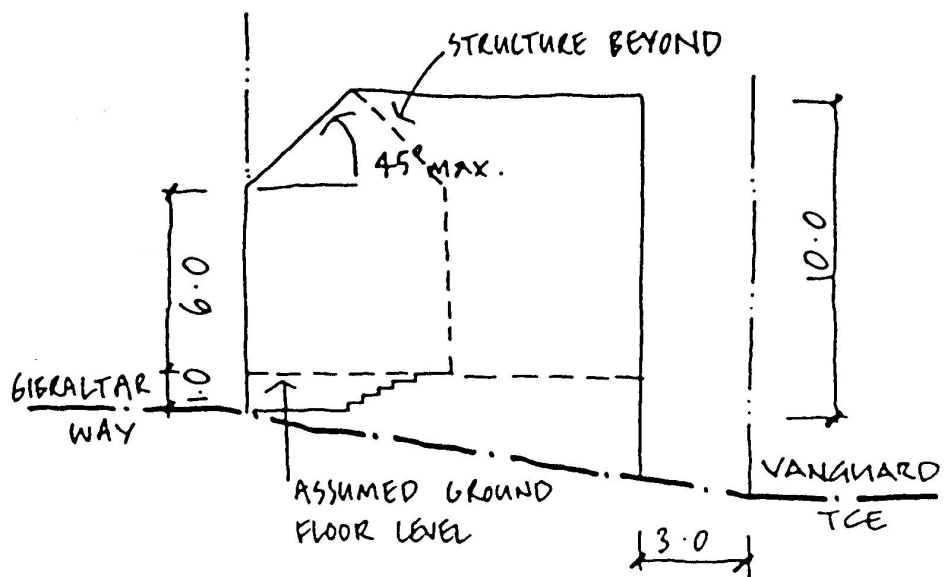


Figure 6. Sectional Envelope for Lot 105

3.3.3 Lot 106

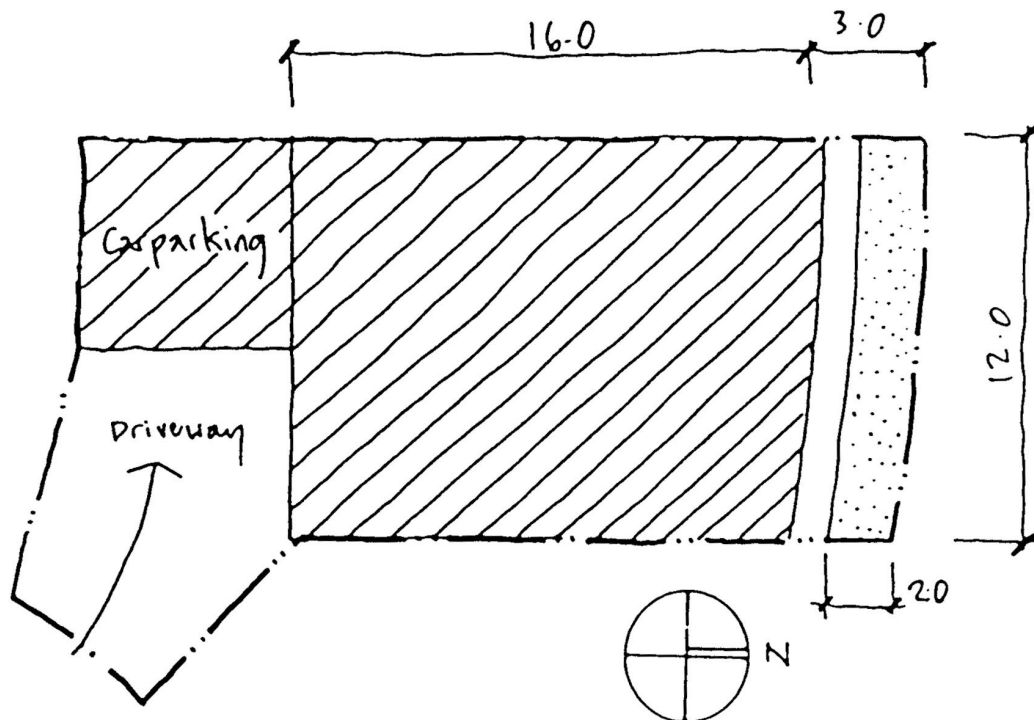


Figure 7. Plan and diagrammatic representation of building envelope for Lot 106

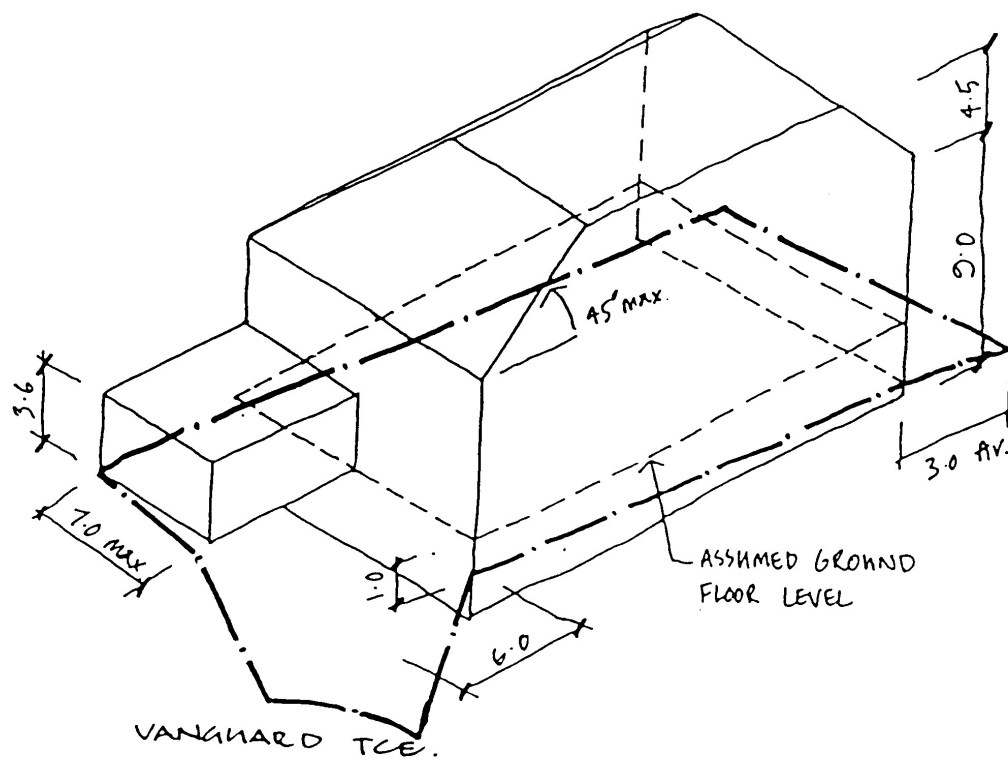


Figure 8. Diagrammatic representation of Building Envelope for Lot 106

3.3.4 Lot 107

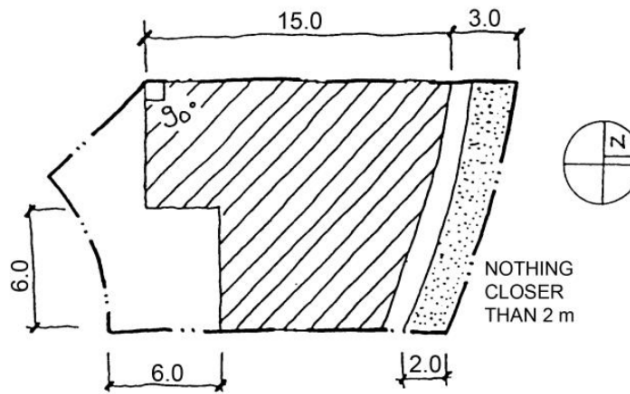


Figure 9. Plan of building envelope for Lot 107

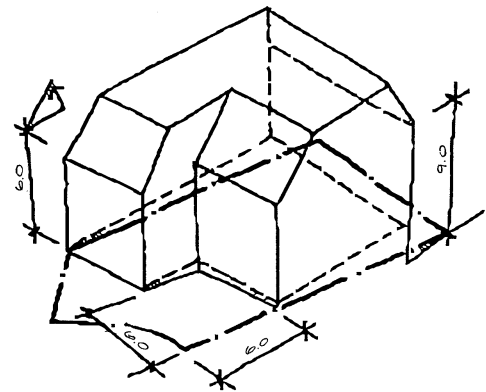


Figure 10. Diagrammatic representation of building envelope for Lot 107

3.3.5 Lots 108 and 109

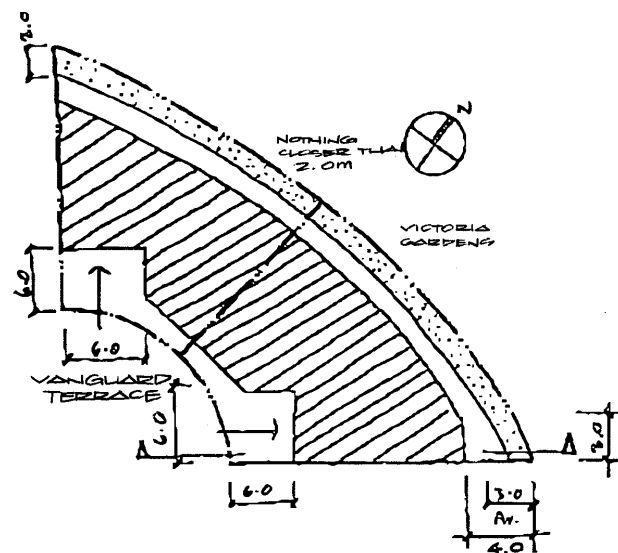


Figure 11. Plan Envelope for Lots 108 & 109

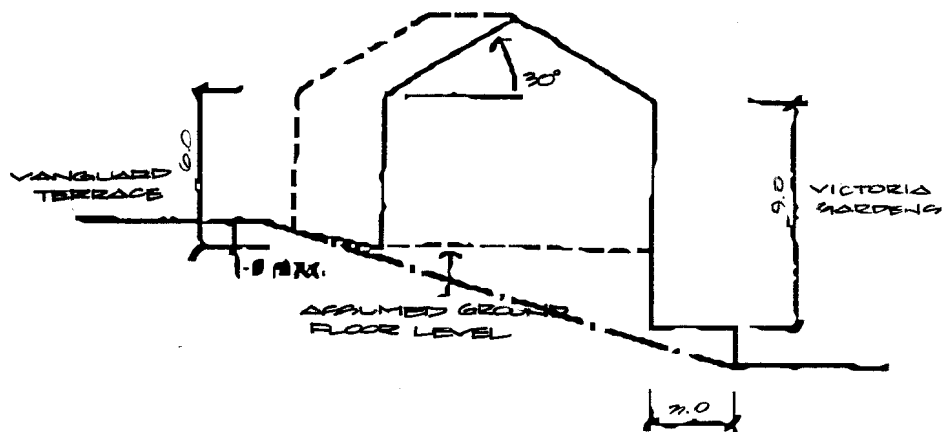


Figure 12. Sectional envelope for Lots 108 and 109

3.3.6 Lots 110 to 115

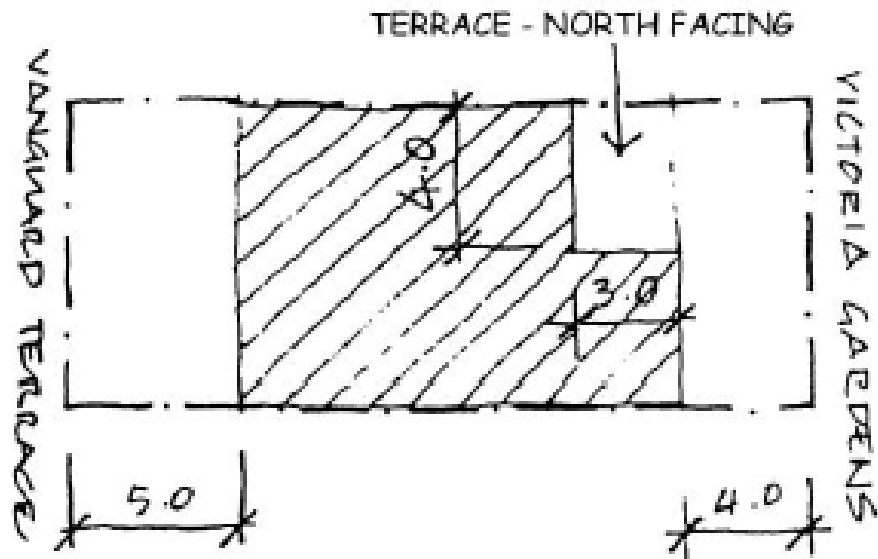


Figure 13. Plan and sectional envelope for Lots 110-115

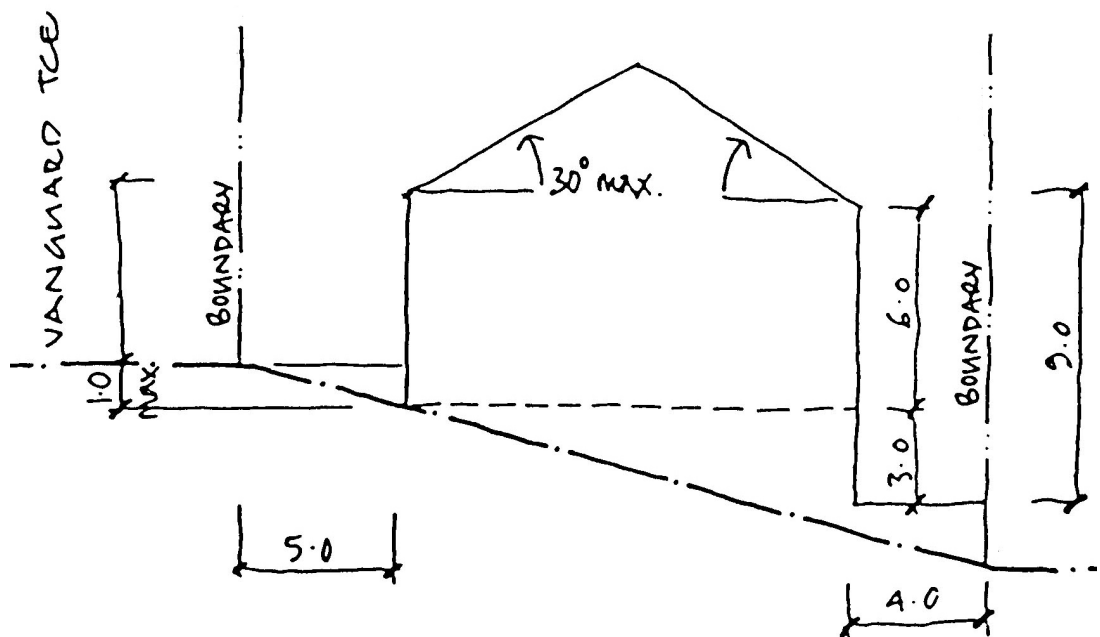


Figure 14. Sectional Envelope for Lots 110 - 115

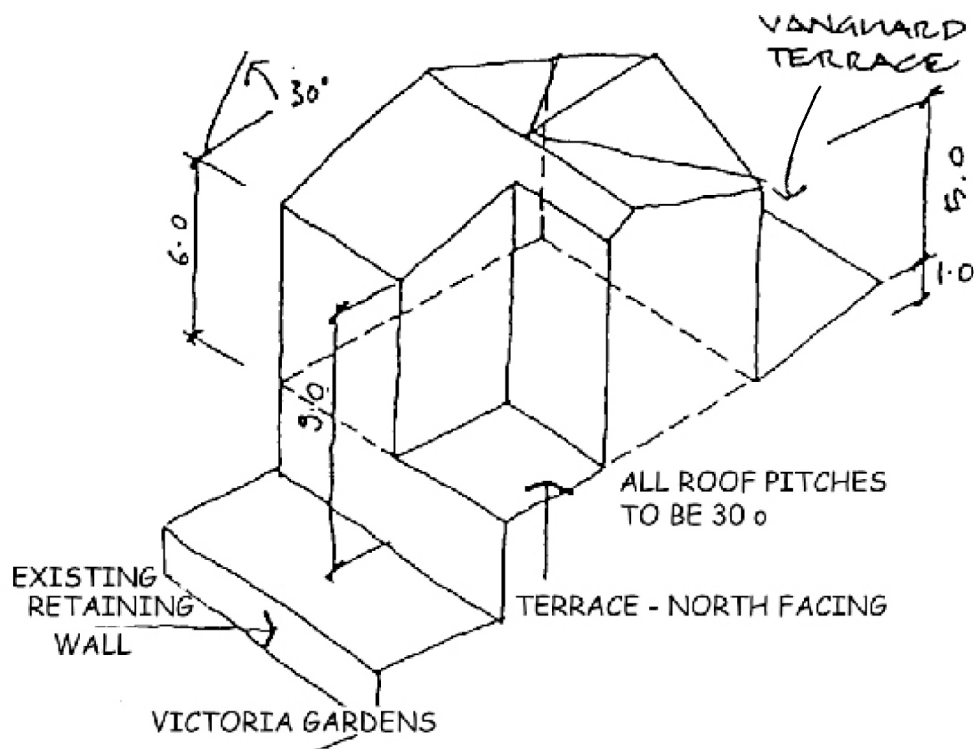


Figure 15. Diagrammatic representations of building envelope for Lots 110-115

3.4 Open Space

- (a) North facing open space is to be provided for each dwelling, directly accessible from a living area.
- (b) All dwellings shall provide an open space area of 4m x 4m irrespective of location.
- (c) Private open space may be at ground level or provided as a balcony, terrace or deck.
- (d) All private open space is to be of adequate area and dimension. As a guide, ground level private open space should have an area with a minimum dimension of 4m, whilst a balcony should have a minimum dimension of 1.5m.
- (e) All open space must be designed to minimise overlooking of adjoining properties, providing privacy to users and permit adjoining properties to share the available view.

3.5 Access and Parking

- (a) Pedestrian access to front doors for Lots 101-104 must be off Arden Street, and from Vanguard Terrace for Lots 106-115. Lot 105 must have pedestrian access to a front door off Gibraltar Way.
- (b) Provide vehicle access to Lot 105 off Gibraltar Way.
- (c) Provide all vehicle access to Lots 101-104 and 106-115 with direct opening of garage doors to Vanguard Terrace. See indicative parking locations in Figure 16.
- (d) Minimise the extent of street frontage given over to car access. Garage width may not exceed 6.5m internally.
- (e) All on-site parking is to be concealed from view of neighbouring lots.

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

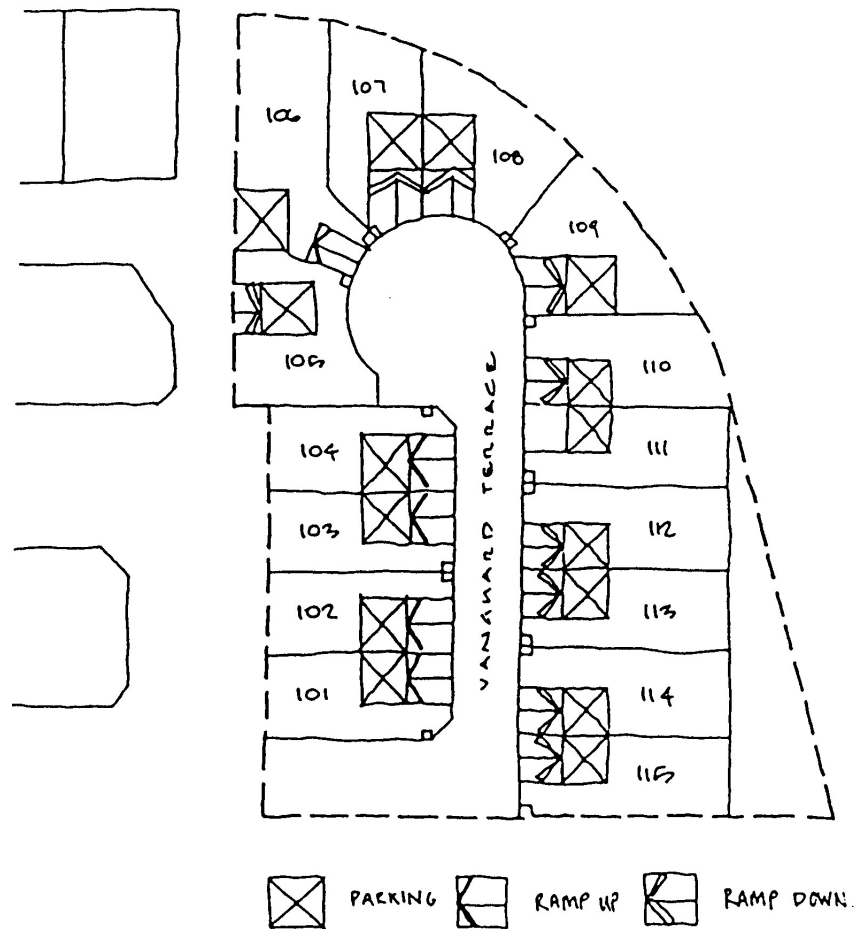


Figure 16. Indicative parking location

3.6 Building Design

3.6.1 Privacy

- (a) A high standard of acoustic and visual privacy is expected with particular attention to:
- construction materials and techniques to reduce noise transmission between dwellings;
 - site and dwelling layout to separate potentially conflicting activity areas;
 - balcony and window location and design to avoid overlooking neighbouring windows and private open space; and
 - the creation of a safe environment by avoiding the formation of exterior spaces which cannot be seen from living areas.

3.6.2 Balconies

- (a) The inclusion of balconies to take advantage of views is encouraged. Balconies should be of useable dimensions with a minimum depth of 1.5m and (unless otherwise stated) may project up to 1m beyond the building setback line but not beyond the property boundary.
- (b) Balconies must be individually expressed and must not dominate the building façade.
- (c) Juliette balconies to a maximum depth of 750mm but will not be included in private open space calculations.

3.6.3 Terraces to Lots 101 - 104

- (a) Terraces forming roofs over the lowest level in the dwelling may project up to 4m beyond the building envelope provided their orientation is towards the river (see Figure 2).

3.6.4 Roof Form

- (a) Where visible from public areas the roof pitch for Lots 101-106 shall be between 30-45 degrees, with a shallower pitch acceptable for verandahs and canopies, small areas of skillion roofs, and small areas of flat roofs where screened behind parapets. The roof pitch for dwellings on all other lots is to be 30 degrees.
- (b) The use of dormer/attic windows, verandahs and awnings are encouraged to reduce the apparent scale of development, add visual interest and assist with climate control.

3.6.5 Articulation, Detailing and Street Presence

- (a) Building design is to enhance individual dwelling identity.
- (b) Dwellings are to address streets and other public areas including Victoria Gardens and the foreshore reserve rather than frontages dominated by blank walls and/or garages.
- (c) Dwelling layout is to enable casual surveillance from habitable rooms and balconies.
- (d) 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.
- (e) Detailing is generally to provide visual richness and variety, interest and identity and assist in reducing the visual bulk of building mass.
- (f) Detail garages (particularly doors), carports and parking areas to reduce their visual impact and add interest at the pedestrian level.

3.7 Materials and Colours

3.7.1 Walls and Windows

- (a) Wall materials are to be predominantly red or terracotta coloured brick or similarly coloured masonry, limestone or render finish walls. Lightweight painted or stained cladding is acceptable on upper floors and as a minor element at ground floor level. Cream coloured face bricks are not permitted.
- (b) The considered combination of more than one material or use of more than one finish is encouraged as it adds variety, reduces perceived building bulk and is becoming

characteristic of development in the precinct. Finishes that separate ground and upper floors or parts of upper floors are encouraged. Reflective glass or dark tinted glass is not permitted.

- (c) All window and door shutters if fitted must be operable.

3.7.2 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.

3.7.3 Roofs and Shade Structure Covering

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

3.8 Fences and Retaining Walls

- (a) Heights of dividing fences shall not exceed 2m above the natural ground level of the adjacent lot.
- (b) Dividing fences must be constructed from limestone as indicated by Figure 17.
- (c) Materials and colours of retaining walls and solid components of fences to match dwelling.
- (d) Retaining walls to be a maximum of 1.2m high when measured from the pedestrian zone of adjacent streets or public spaces.
- (e) Where fences front streets or pedestrian accessways and exceed 1.2m height, provide infill panels of 50% visually transparent painted timber or metal designs.
- (f) Fencing style to streets and public open space of capped piers (to match existing detail) maximum 2m high, with a fence base course of matching material minimum 0.45m high, and infill panels to maximum 1.8m high.
- (g) Solid panels of fencing are permitted where the only area of private open space is to the public street frontage, or the only portion of north facing private open space fronts the street. In such cases, the extent of solid fencing should not exceed 50% of the lot width for that particular dwelling.
- (h) Point two regarding dividing fences being constructed from limestone relates to lots 106-115 only. Dividing fences for Lots 101-105 are to be in materials and colours to match the dwelling. All dividing fences are to be constructed as indicated by Figure 17.

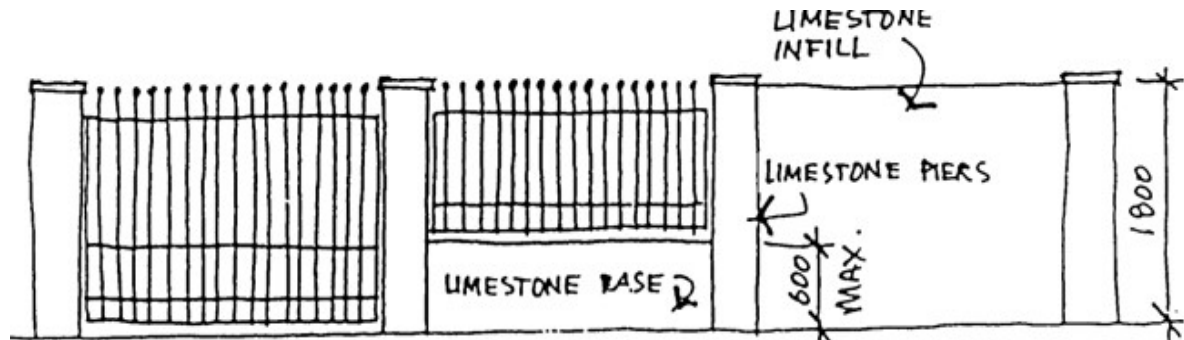


Figure 17. Typical Fencing Style and Heights

3.8.1 River Frontage Fencing Infill

- (a) The river frontage retaining wall (Lots 106-115) has been constructed to retain the earth of each lot above the natural ground level of the river foreshore. There are substantial limestone faced concrete piers at regular intervals. Infill to these fences must comply with the following:
- Infill must be constructed from metal tube (circular or square) and metal rod.
 - Infill must be powder coat finished or paint finished in gloss black colour.
 - Infill must conform to the requirements of Figure 18 which provides 3 options. Fencing infill for each lot must be consistent with ONE of these three options.
 - Treatment to the top of each picket and fence post must conform to Figure 19.
 - Treatment to the top of each picket and fence post that conforms with Figure 20 is not permitted.

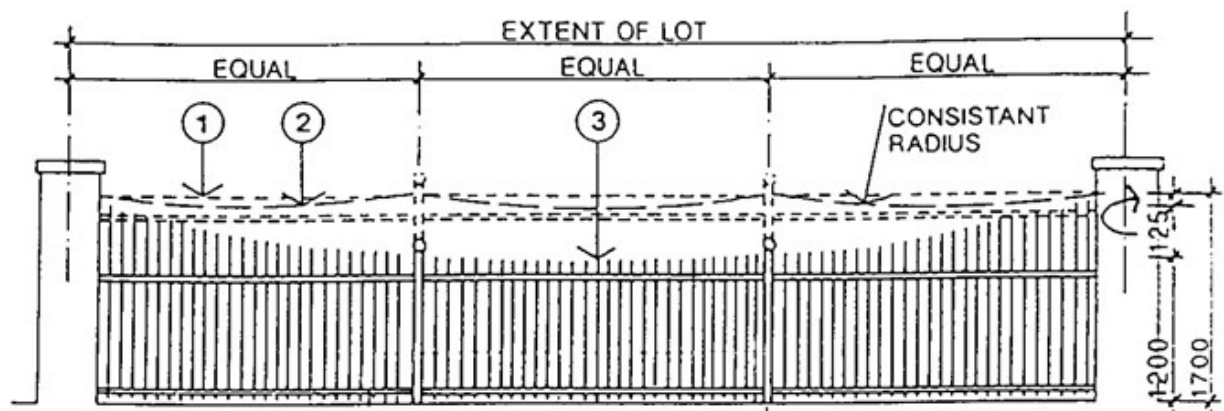


Figure 18. Fencing Infill

Note: For Lots 106, 107, 108 and 109 three intermediate posts are required at equal spaces with four bays of infill as shown

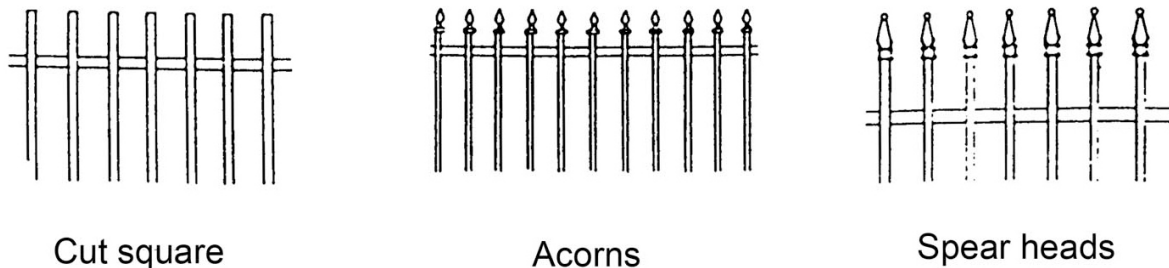


Figure 19. Permitted Picket Top Treatments

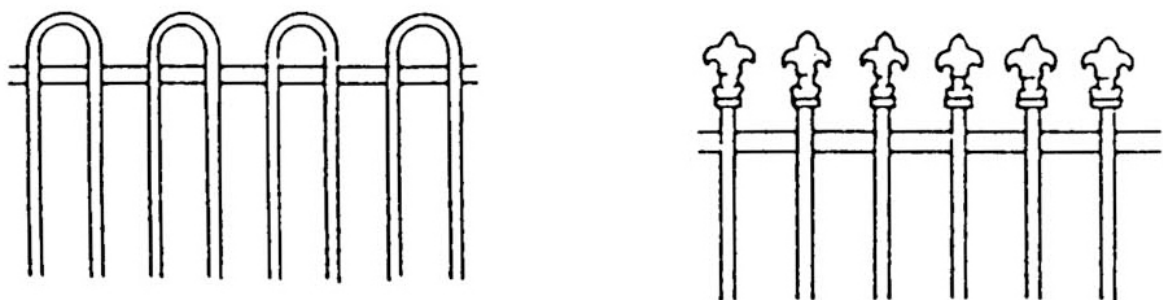


Figure 20. Non-Permitted Picket Top Treatments

3.8.2 Retaining wall to Lots 106 and 107

- (a) A retaining wall is required to Lot 106 along the boundary of Lot 107 and is to be constructed by, and at the cost of, the owner of Lot 106.
- (b) The wall is to be faced where visible in natural limestone and designed to visually match the retaining wall fronting Victoria Gardens to the north of Lots 106 and 107.
- (c) No construction other than for footings is to occur below the existing common level. Normal boundary conditions apply to footing construction. The owner of Lot 106 is to provide the retaining wall along the boundary to accommodate the final levels to Lot 106 without affecting Lot 107.

3.9 Landscape

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

3.10 Services

- (a) A service easement area is defined for each lot 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.
- (b) 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 Sewerage and Drainage Plan is to be provided with all building permit applications as special stormwater conditions may apply.