

Russell Square Character Area Local Planning Policy

Draft December 2024

Version Control

Version #	Date	Action
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 *Russell Square 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 Russell Square 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 Russell Square Character Area, the extent of which is shown in Figure 1.

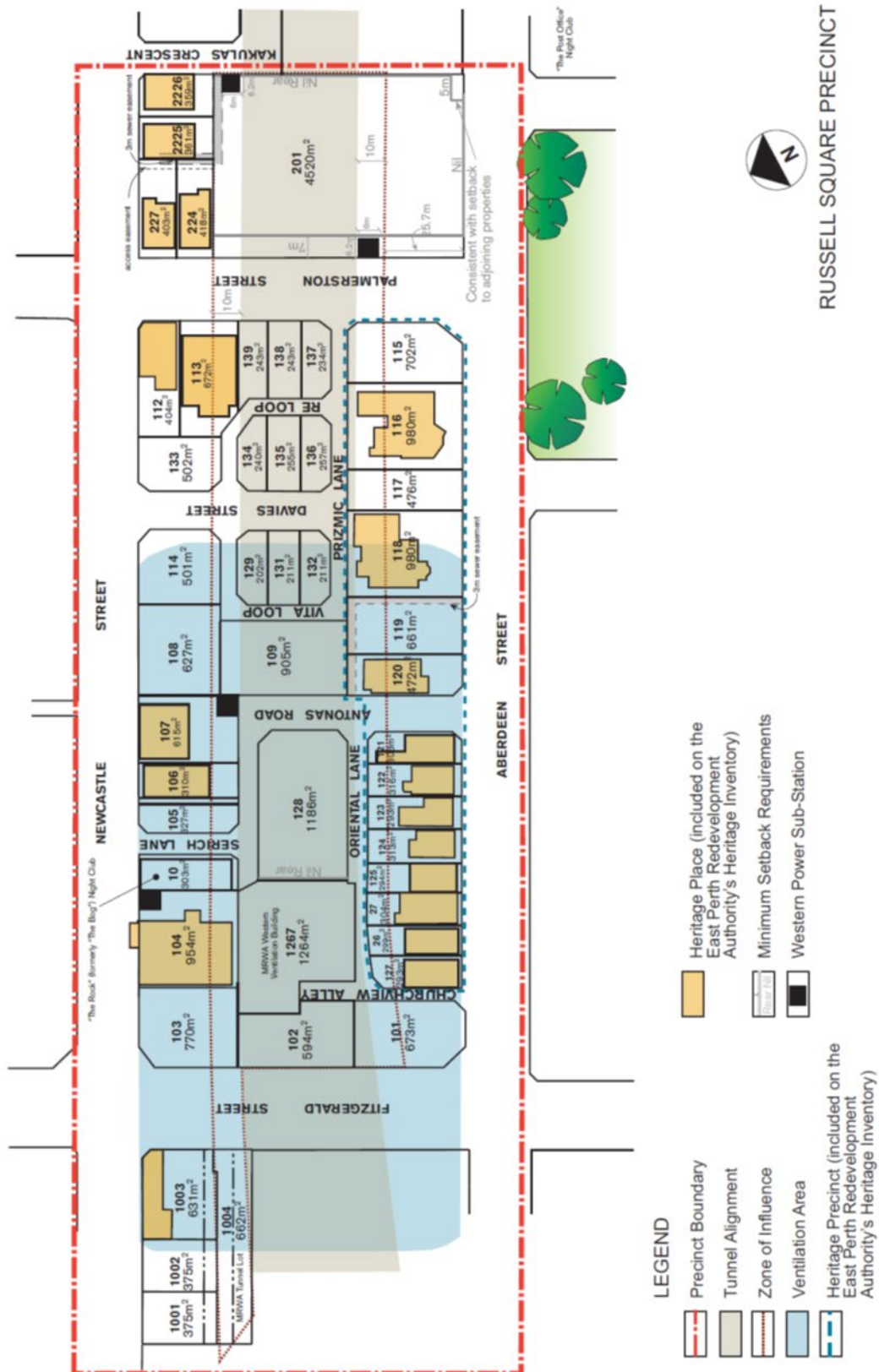


Figure 1. Russell Square Character Area

Note: The information shown on these diagrams, such as lot boundaries, lot sizes and the Tunnel Zone of Influence, is indicative only and subject to change. Please refer to the relevant Certificates of Title for the most up-to-date information.

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 *New Northbridge 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 Russell Square 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
3.1 Site cover	Replace C3.1	4.1
3.2 Building height	Replace C3.2.1	4.1, 4.2.2(a), 4.4.1, 4.5.1(a)ii. 4.5.2(a)ii. 4.5.3(a)ii.
3.3 Street setbacks	Replace C3.3.1, C3.3.2, C3.3.3, C3.3.4, C3.3.5, C3.3.6	4.1, 4.2.2(a), 4.3.1(a), 4.4.1, 4.4.5(a) 4.5.1(a)i. 4.5.2(a)i. 4.5.3(a)i.
3.4 Lot boundary setbacks	Replace C3.4.1, C3.4.2, C3.4.3, C3.4.4, C3.4.5	4.1 4.2.2(a), 4.4.1, 4.5.1(a)i. 4.5.2(a)i. 4.5.3(a)i., 4.5.3(a)ix.
3.5 Site works and retaining walls	Augment C3.5.2	4.2.3, 4.4.6, 4.5.2(a)vii., 4.5.3(a)x.
3.6 Streetscape	Augment C3.6.1 Augment C3.6.7 C3.6.9	4.3.2, 4.4.2, 4.5.1(a)iii., 4.5.3(a)iii. 4.5.3(a)v. 4.4.4 4.5.2(a)vi.

3.7 Access	Augment C3.7.1	4.3.1(b) 4.4.5(b) 4.4.5(c) 4.5.1(a)iii. 4.5.2(a)iii. 4.5.3(a)iii.
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Table 2. Relationship to the R-Codes Volume 2

Design Element	Acceptable Outcome Modification	Applicable Provision
2.2 Building Height	Replace A2.2.1	4.1, 4.2.2(a), 4.4.1, 4.5.1(a)ii. 4.5.2(a)ii. 4.5.3(a)ii.
2.3 Street Setbacks	Replace A2.3.1	4.1, 4.2.2(a), 4.3.1(a), 4.4.1, 4.4.5(a) 4.5.1(a)i. 4.5.2(a)i. 4.5.3(a)i.
2.4 Side and Rear Setbacks	Replace A2.4.1	4.1 4.2.2(a), 4.4.1, 4.5.1(a)i. 4.5.2(a)i. 4.5.3(a)i., 4.5.3(a)ix.
3.6 Public Domain Interface	Replace A3.6.6 Augment A3.6.7	4.4.4 4.5.2(a)vi. 4.5.2(a)vi.
3.7 Pedestrian Access and Entries	Augment A3.7.3	4.3.2, 4.4.2, 4.5.3(a)iii. 4.5.3(a)v.
3.8 Vehicle Access	Augment A3.8.1	4.3.1(b) 4.4.5(b) 4.4.5(c) 4.5.1(a)iii. 4.5.2(a)iii. 4.5.3(a)iii.
4.10 Façade design	Replace A4.10.1 A4.10.3 A4.10.5 Delete A4.10.2	4.2.1 4.5.1(a)iv. 4.5.1(a)v. 4.5.2(a)iv. 4.5.2(a)v. 4.5.3(a)iv. 4.5.3(a)v.

3. Desired Character

The Russell Square Character Area has a rich social and cultural diversity with an emphasis on residential development providing single lot, multiple dwellings and mixed-use buildings. Compatible non-residential uses including small local shops, community facilities, recreational uses, restaurants, coffee shops, medical consulting rooms, service industries and small showrooms and workshops are encouraged.

Buildings are to be quality, contemporary in design and of low to moderate height. It is intended that single residential dwellings within the character area should be representative of the traditional Northbridge character and inner city housing styles, as has been built in other areas of Northbridge. New dwellings are encouraged to have two storey elements, with similar volumes, proportions, and details such as verandahs and fenestration patterns as the adjoining properties. These elements are however, encouraged to be expressed in a contemporary form. Landmark buildings at street intersections should act as gateways to the character area.

The character area contains buildings included on the local government's Heritage List, the State Register of Heritage Places and within a State Heritage Precinct. Development adjacent to heritage buildings should acknowledge the scale and rhythm, proportions of fenestrations, height and building setbacks of the adjoining buildings or street, but contemporary design responses as outlined in this policy are considered appropriate.

Development fronting onto Russell Square must provide adequate surveillance and activation of the parkland. Lots 115 and 201 are key sites opposite Russell Square and are to be developed from two to three storeys and two to four storeys respectively, to take advantage of views over the Square.

4. Development Provisions

4.1 Summary Information

- (a) The development provisions are set out for each lot in Table 3, including site cover, setbacks, and building height requirements.

Table 3. Summary of Development Provisions

LOT NO	MAX. SITE COVERAGE	SETBACKS			HEIGHT	TUNNEL ALIGNMENT	HERITAGE	OTHER
		FRONT MIN.	SIDE MIN.	REAR MIN.				
10	100%	Nil	Nil	Nil	3 storeys up to 12m	See Note 1		
26	70%	2.5m	See 4.4.1	2m	See 4.4.1	See Note 1	See 4.4	
27	70%	2.5m	See 4.4.1	2m	See 4.4.1	See Note 1	See 4.4	
101	80%		See 4.2.2		3 storeys up to 12m	See Note 1		
102	80%		See 4.2.2		3 storeys up to 12m	See Note 1		
103	100%	Nil	Nil	Nil	3 storeys up to 12m	See Note 1		
104	100%	Nil	Nil	Nil	3 storeys up to 12m	See Note 1	See 4.4	See Note 2
105	100%	Nil	Nil	Nil	3 storeys up to 12m	See Note 1		
106	100%	Nil	Nil	Nil	See 4.2.2	See Note 1	See 4.4	

LOT NO	MAX. SITE COVERAGE	SETBACKS			HEIGHT	TUNNEL ALIGNMENT	HERITAGE	OTHER
		FRONT MIN.	SIDE MIN.	REAR MIN.				
107	100%	Nil	Nil	Nil	See 4.2.2	See Note 1	See 4.4	See Note 2
108	80%		See 4.2.2		2 storeys up to 9m	See Note 1		
109	See 4.5.1							
112	No additional development to site permitted							
113	No additional development to site permitted							
114	80%		See 4.2.2		2 storeys up to 9m	See Note 1		
115	70%	5m	See 4.4.1	Nil	See 4.4.1	See Note 1	See 4.4	See 4.4.3 & 4.4.4
116	No additional development to site permitted							
117	70%	8m	See 4.4.1	Nil	See 4.4.1	See Note 1	See 4.4	
118	No additional development to site permitted							
119	70%	8m	See 4.4.1	See 4.4.1	See 4.4.1	See Note 1	See 4.4	
120	No additional development to site permitted							
121	70%	2.5m	See 4.4.1	Nil	See 4.4.1	See Note 1	See 4.4	See 4.2.3
122	70%	2.5m	See 4.4.1	Nil	See 4.4.1	See Note 1	See 4.4	See 4.2.3
123	70%	2.5m	See 4.4.1	Nil	See 4.2.2	See Note 1	See 4.4	See 4.2.3
124	70%	2.5m	See 4.4.1	Nil	See 4.4.1	See Note 1	See 4.4	See 4.2.3
125	70%	2.5m	See 4.4.1	Nil	See 4.4.1	See Note 1	See 4.4	See 4.2.3
127	70%	2.5m	See 4.4.1	Nil	See 4.2.2	See Note 1	See 4.4	
128	70%	See 4.5.2 and 4.2.3						
129	80%	2m	Nil	1m	2 storeys up to 9m	See Note 1		
131	80%	2m	Nil	1m	2 storeys up to 9m	See Note 1		
132	80%	2m	Nil	1m	2 storeys up to 9m	See Note 1		
133	80%	See 4.2.2			2 storeys up to 9m	See Note 1		
134	80%	2m	Nil	1m	2 storeys up to 9m	See Note 1		
135	80%	2m	Nil	1m	2 storeys up to 9m	See Note 1		
136	80%	2m	Nil	1m	2 storeys up to 9m	See Note 1		
137	80%	2m	Nil	1m	2 storeys up to 9m	See Note 1		
138	80%	2m	Nil	1m	2 storeys up to 9m	See Note 1		
139	80%	2m	Nil	1m	2 storeys up to 9m	See Note 1		
201	70%	See 4.5.3						
224	70%	See 4.4.1			See 4.4.1		See 4.4	
227	70%	See 4.4.1			Nil	See 4.4		See 4.4
1001	100%	Nil	Nil	Nil	2 storeys up to 9m	See Note 1		
1002	100%	Nil	Nil	Nil	2 storeys up to 9m	See Note 1		
1003	100%	Nil	Nil	Nil	2 storeys up to 9m	See Note 1	See 4.4	
1004	N/A	N/A			N/A			
1267	N/A	N/A			N/A			
2225	70%	See 4.4.1			See 4.4.1		See 4.4	
2226	70%	See 4.4.1	Nil	See 4.4.1		See 4.4		
Note 1: Refer to Section 4.14 of the <i>New Northbridge Local Planning Policy</i>								
Note 2: Refer to section 4.11 of the <i>New Northbridge Local Planning Policy</i>								

4.2 Building Design

4.2.1 Building Appearance and Streetscape

- (a) Building elevations should be articulated to provide visual interest and detail to the development. The street or 'public face' of the building should be detailed to provide visual richness and variety, highlight rhythms, reduce apparent bulk and enhance its individual identity. This can be achieved through the use of colour, texture and materials, surface modelling and the integration of art. The height of proposed development in relation to existing buildings plays an integral role in the establishment of consistent rhythm of the streetscape.
- (b) Elements such as awnings, balconies and windows are encouraged. The entrance to buildings should be clearly defined. Dwellings should be designed to encourage passive surveillance of the public realm from living areas and balconies. This enables 'eyes on the street', helping reduce the occurrence of antisocial behaviour.
- (c) Building materials have the potential to significantly impact upon the overall character of an area. It is important that the materials utilised within the character area reflect the desired character outlined in Section 3. A mixture of building materials to be utilised within the character area should reflect and continue the established building materials utilised by the original buildings within the area. Materials include red brick, rendered construction, corrugated metal, terracotta, iron and steel roofing. Colour should be in-keeping with the style of the development and be used to accentuate features of the building.

4.2.2 Setbacks and Height

- (a) Building setbacks and heights shall be within the parameters detailed in Table 3, and:
 - i. Where lots have more than one street frontage, the front setback shall be the street to which the shortest boundary adjoining (with the exception of Lot 201).
 - ii. Where not specified in 4.1, side setbacks shall be assessed with consideration being given to compliance with solar access requirements and impact upon the privacy of adjoining properties. Development on terrace lots (Lot 129, 131, 132 and 134-139) is encouraged to be built from side boundary to side boundary (i.e. nil setback).
 - iii. Rear setbacks are as specified in 5.1 and shown in Figure 1 where appropriate. Generally, a nil rear setback is permitted through the character area.

4.2.3 Finished Floor Levels

- (a) Lots 121-125 and 128 shall have a minimum finished floor level of 16.9m AHD at their boundaries with Oriental Lane.

4.3 Carparking and Access

4.3.1 Vehicle Access, Gates, Carports and Garages

- (a) Where vehicle access gates, carports or garages are required to be located at the rear of a lot, they must be set back 1m from the rear boundary with a 45 degree truncation from the structure to the boundary. Rooms or studios above the garage are actively encouraged to promote surveillance of the rear laneway. These rooms or studios may be cantilevered out to the boundary line. The floor level of the garage or carport

(excluding grouped/multiple dwelling lots) must be within 200mm of the finished floor of the laneway at the boundary.

- (b) All vehicular access should be via rear lanes/roads with the exception of Lots 103, 104, 201, 224, 1001, 1002, 1003 and 2225.

4.3.2 Pedestrian Access

- (a) Development on Lots 101, 103, 105, 114, 115, 128, 133, 201 and 1003 should address all street frontages. Whilst the development should address all streets, the main pedestrian access should be from the following streets:
 - i. Lots 103, 105, 114, 133 and 1003 – Newcastle Street;
 - ii. Lots 101, 115 and 201 – Aberdeen Street;
 - iii. Lot 128 – Antonas Road.

4.4 Heritage Listed Properties

- (a) Heritage listed properties include:
 - i. State Register of Heritage Places: Lots 112, 113 and 1003.
 - ii. State Heritage Precinct: Lots 26, 27, 115-125 and 127 (Aberdeen Street).

The above properties are afforded protection under the Heritage of Western Australia Act 1990. This means that all development proposals for these properties must be referred to the Heritage Council of Western Australia for advice prior to being determined and that advice must be complied with.
- (b) The local government's List: Lots 26, 27, 104, 106, 107, 112, 113, 116, 118, 120-125, 127, 224, 227, 1003, 2225 and 2226.

4.4.1 Setbacks and Heights

- (a) Development on Lots 26, 27, 121-125, 127, 224, 227, 2225 and 2226 that either contain or adjoin buildings of heritage significance should aim to maintain the established streetscape in terms of building setbacks, existing building heights and presentation. Building setbacks and heights shall be within the parameters detailed in 5.1 – Summary Information, and:
 - i. Side setbacks:
 - Lots 115, 117 and 119 should be reflective of the side setbacks of adjoining properties.
 - Lot 119 must maintain a 3m setback to the eastern boundary to accommodate a sewer easement. The first floor of development may be cantilevered over the easement, whilst maintaining a side setback that is reflective of setbacks of adjoining properties.
 - Lot 2226 must maintain a 1.5m setback to the western boundary to accommodate a sewer easement. This easement must not be built on, but may be used for car parking.
 - Side setbacks for new development on lots containing existing buildings should maintain the setback established by that building.

ii. Rear setbacks:

- Lot 119 shall maintain a 3m rear setback to accommodate a sewer easement. This easement must not be built on, but may be used for car parking.
- Lot 224 shall maintain a 3m rear setback to accommodate a vehicular access and sewer easement. This easement area must not be built on and must be kept clear to ensure access to Lots 224, 2225 and 2226 is maintained at all times.

iii. Building height:

- Building height to Lots 115, 117 and 119 fronting Aberdeen Street are to reflect the existing height of adjoining heritage buildings when viewed from the street. Generally, this will be achieved through limiting building heights to two storeys up to 9m in height. In addition, new development is encouraged to use the existing adjoining building height references (such as string coursings, window head/sill heights, etc.).
- Additional development on lots containing existing buildings (Lots 106, 107, 121-125, 127, 224, 227, 2225 and 2226) shall be restricted to the rear of the building in order to maintain the rhythm of the streetscape. Where additional development may be achieved it shall be limited to a height of two storeys up to 9m at the rear of the lot to protect the existing streetscape. Development to the rear of Lot 2225 adjoining Newcastle Street shall be limited in height to a single storey in order to maintain the existing streetscape.
- Development along the eastern boundary of Lot 104 may have a maximum height of two storeys up to 9m.

4.4.2 Windows

- (a) Development on Lots 115, 117 and 119 should incorporate elements such as windows to encourage passive surveillance of Russell Square.

4.4.3 Corner Sites

- (a) The elevations of any building on Lots 115 and 225 should reinforce the corner which the developments address.

4.4.4 Fencing

- (a) Front fences to Lots 115-120 may be a maximum height of 1.8m and 75% visually permeable.
- (b) Fencing should be of a similar scale and design as exists currently.
- (c) Dividing fences within the front setback of the State Heritage Precinct (Aberdeen Street) are to be consistent with the front fencing requirements of the respective lot.

4.4.5 Vehicle Access, Carports and Garages

- (a) Carports and garages are not permitted within the front setback of lots within the State Heritage Precinct (Aberdeen Street).
- (b) Vehicular access to Lots 224, 2225 and 2226 should be obtained via the right of carriageway over the rear of Lots 224 and 2225.
- (c) Vehicular access to Lots 26, 27, 115-125, 127 and 227 should be obtained via the roads/lanes adjoining the rear or side boundaries of the site.

4.4.6 Building Pad Level

- (a) Lot 115 requires a minimum building pad level of 17.0m AHD due to a trapped low drainage point at the intersection of Aberdeen and Palmerston Streets.

4.5 Lot Specific Requirements

4.5.1 Lot 109

- (a) In addition to the information contained in *New Northbridge Local Planning Policy*, the following specific information applies to development on Lot 109:
- i. Setbacks to the boundary shall be in accordance with the following:
 - Western boundary: 1-2m
 - Northern boundary: Nil
 - Southern boundary: 1-2m for the first two storeys and 3m for the third storey.
 - Eastern boundary: Nil, except for garages where 1m is required.
 - ii. The maximum building height shall be three storeys up to 12m.
 - iii. Primary vehicle access must be obtained from the rear laneway. Primary pedestrian access must be obtained from Antonas Road.
 - iv. Development should draw reference from the traditional Northbridge characteristics of the area. New built form should incorporate a contemporary interpretation of traditional elements such as volume, proportions and detail so as to be distinguishable from, and not mimic, existing surrounding buildings.
 - v. Development fronting the western boundary must be suitably treated to minimise any adverse effect on amenity of the development.
 - vi. *New Northbridge Local Planning Policy* details performance standards relating to development over the Northbridge Tunnel to ensure that the integrity of the tunnel is maintained. A Tunnel Impact Statement is required to be submitted with any development application for Lot 109.

4.5.2 Lot 128

- (a) In addition to the information contained in *New Northbridge Local Planning Policy*, the following specific information applies to development on Lot 128 (a sketch providing an example of indicative built form is contained in Section 5):
- i. Setbacks to the boundary shall be in accordance with the following:
 - Eastern boundary: 1-2m
 - Northern boundary: Nil
 - Southern: 1-2m for the first two storeys and 3m for third storey
 - Western boundary: Nil
 - ii. The maximum building height shall be three storeys up to 12m.
 - iii. Primary vehicular access must be obtained from Serich Lane.
 - iv. Development should draw reference from the traditional Northbridge characteristics of the area. New built form should incorporate a contemporary

interpretation of traditional elements such as volume, proportions and detail so as to be distinguishable from, and not mimic, existing surrounding buildings.

- v. Development fronting the northern boundary must be suitably treated to minimise any adverse effect on amenity of the development.
- vi. The fence treatment of the secondary street frontages must maintain an interactive street frontage. Fences should be at least 75% visually permeable and should be in keeping with the appearance of the front fence. Solid blank fencing will not be supported.
- vii. Development shall have a minimum finished floor level of 16.9m AHD at its boundary with Oriental Lane.
- viii. *New Northbridge Local Planning Policy* details performance standards relating to development over the Northbridge Tunnel to ensure that the integrity of the tunnel is maintained. A Tunnel Impact Statement is required to be submitted with any development application for Lot 128.

4.5.3 Lot 201

- (a) In addition to the information contained in *New Northbridge Local Planning Policy*, the following specific information applies to development on Lot 201 (a sketch providing an example of indicative built form is contained in Section 5):
 - i. Setbacks to the boundary shall be in accordance with the following:
 - Western boundary: Minimum 7m to accommodate the existing Western Power easement (Palmerston Street).
 - Southern boundary: Nil to Aberdeen Street within 5m of the eastern boundary. The setback to Aberdeen Street within the 5m zone must be the same as the established building setback to the adjoining lot.
 - Northern boundary: 3m to north eastern portion of the boundary to accommodate sewer easement.
 - Eastern boundary: Nil.
 - ii. The maximum building height shall be 3 storeys up to 12m, with a 4 storey corner element to Aberdeen and Palmerston Streets. A maximum height limit of 2 storeys up to 9m is permitted within 5m of the northern and eastern boundaries.
 - iii. Access shall be in accordance with the following:
 - Primary vehicular access for Lot 201 should be obtained via Kakulas Crescent.
 - Secondary points of access may be permitted from Palmerston and Aberdeen Streets.
 - Development should address all street frontages. Whilst the development should address all streets, the main pedestrian access to any residential component of the development should be from Palmerston Street.
 - iv. Development should draw reference from the traditional Northbridge characteristics of the area. New built form should incorporate a contemporary interpretation of traditional elements such as volume, proportions and detail so as to be distinguishable from, and not mimic, existing surrounding buildings.
 - v. Development should incorporate elements such as windows to encourage passive surveillance of Russell Square.

- vi. Development fronting Aberdeen Street must be suitably treated to minimise any adverse effect on amenity, particularly to proposed residential uses, and incorporate double glazing to windows. Open windows to the Aberdeen Frontage are not supported and development will need to consider building ventilation.
- vii. *New Northbridge Local Planning Policy* details performance standards relating to development over the Northbridge Tunnel to ensure that the integrity of the tunnel is maintained. A Tunnel Impact Statement is required to be submitted with any development application for Lot 201.
- viii. Development of Lot 201 must incorporate a two hour fire rated district substation within the development complete with transformers and switchgear to Western Power requirements. The power supply to Lot 201 must originate from this new indoor sub-station.
- ix. A setback of 3m must be maintained to the north eastern portion of the northern boundary of Lot 201 to accommodate a sewer easement. This easement must not be built on but may be used for car parking and access to the site.
- x. Development should be design with a minimum building pad level of 17.0m AHD in the portion of the lot south of Prizmic Lane due to a trapped low drainage point at the intersection of Aberdeen and Palmerston Streets.

5. Urban Design Assessment

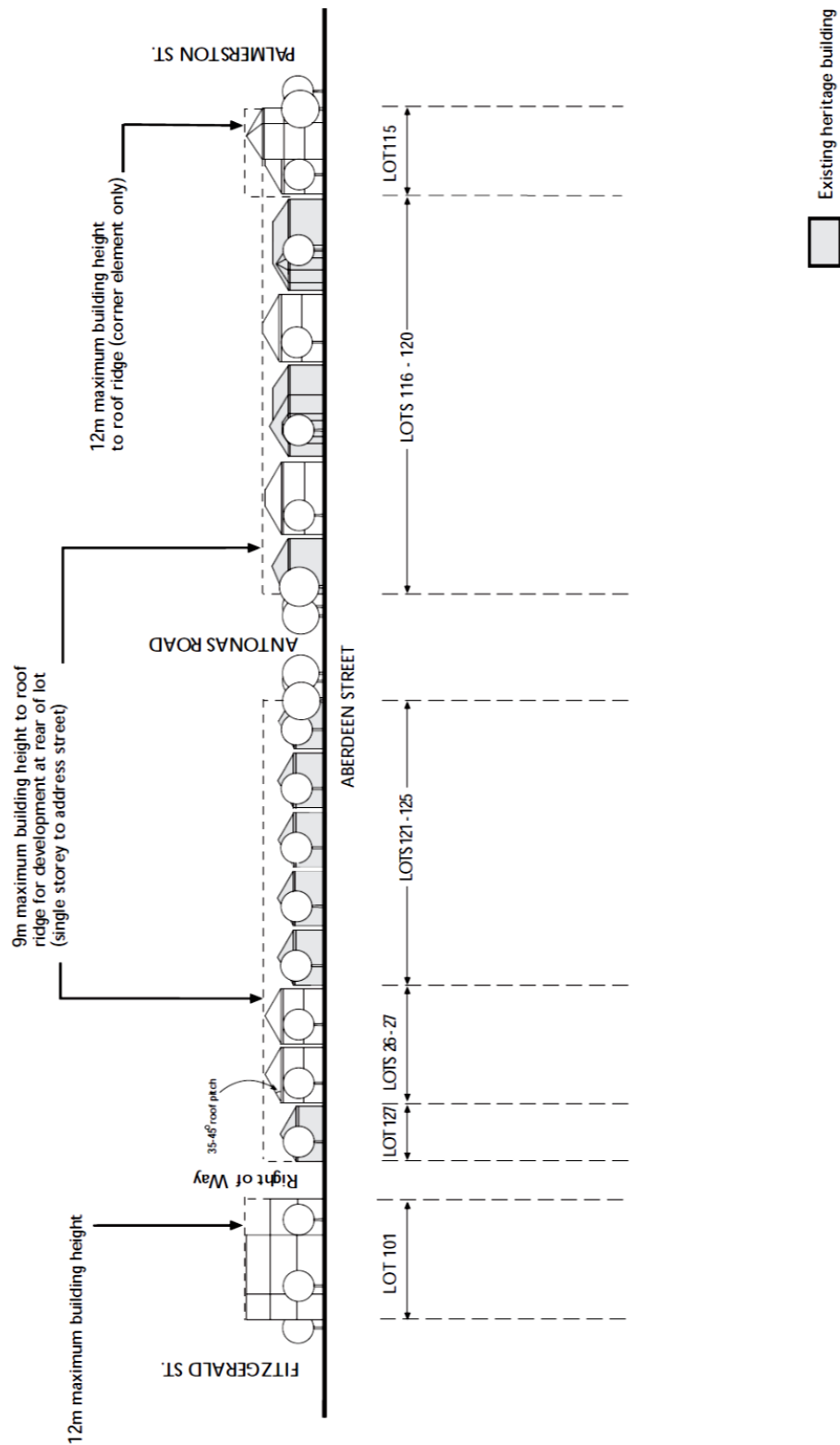


Figure 2. Indicative Streetscape for Aberdeen Street Heritage Area

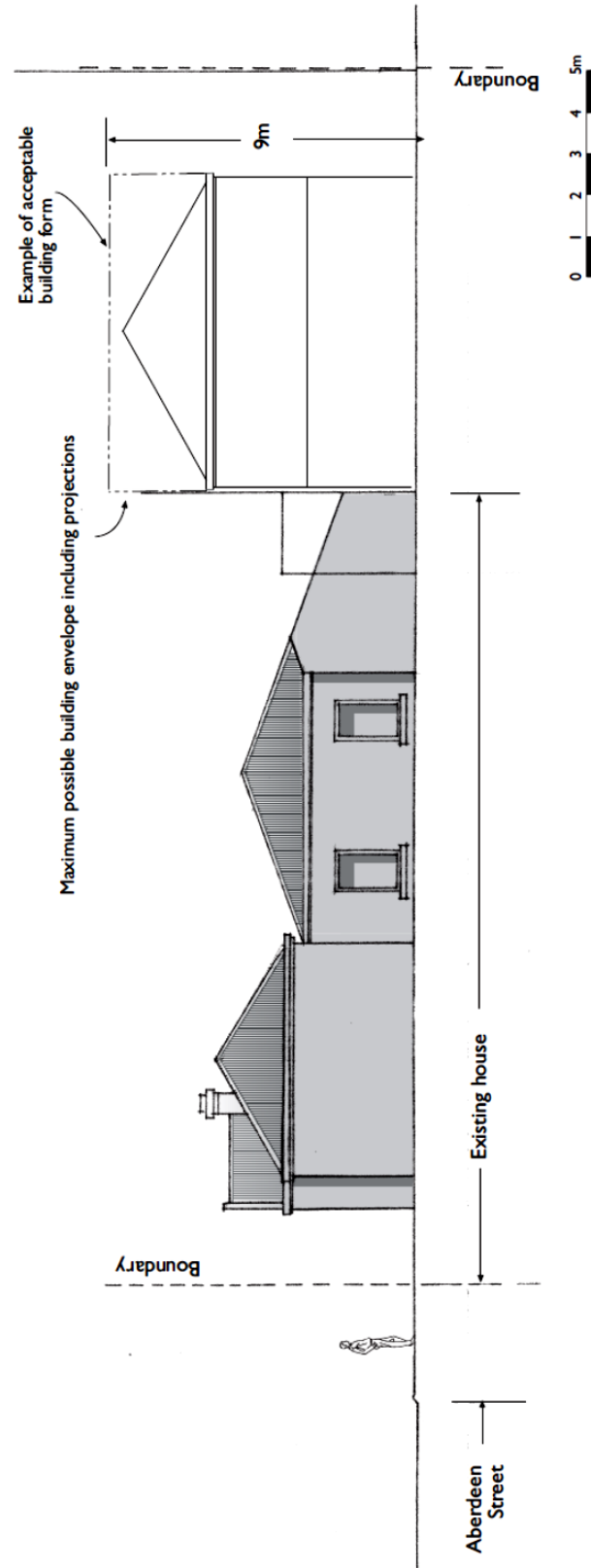


Figure 3. Indicative Site Elevation for Lots 26, 27, 121 – 125, 127

Note: Applicants are advised that additional development potential indicated is to be ancillary (e.g., loft/studio) to the existing dwelling. It does not constitute the development of an additional dwelling on a separate lot.

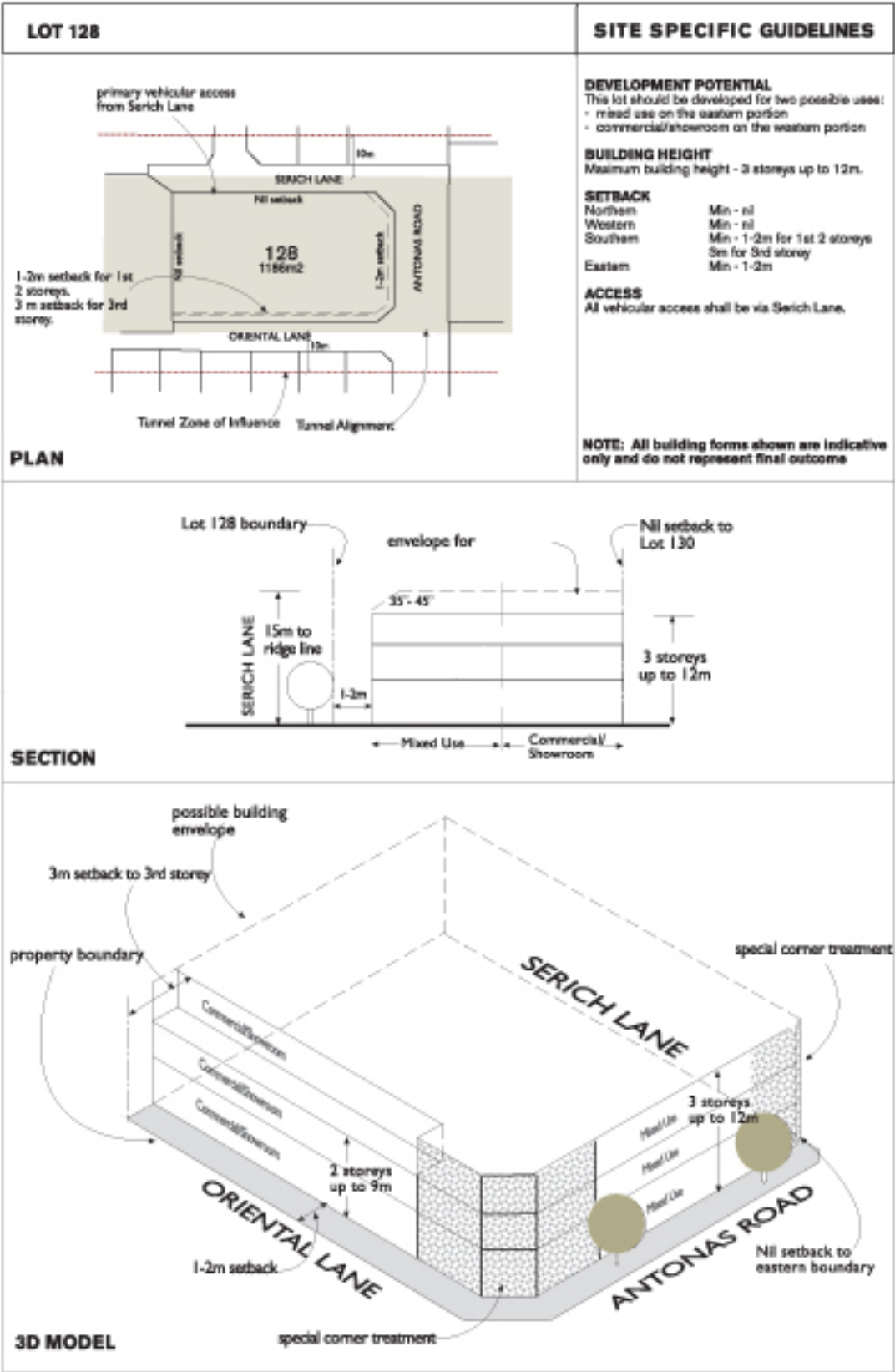


Figure 4. Site Specific Guidelines for Lot 128

Note: The information shown on these diagrams, such as lot boundaries, lot sizes and the Tunnel Zone of Influence, is indicative only and subject to change. Please refer to the relevant Certificates of Title for the most up-to-date information.

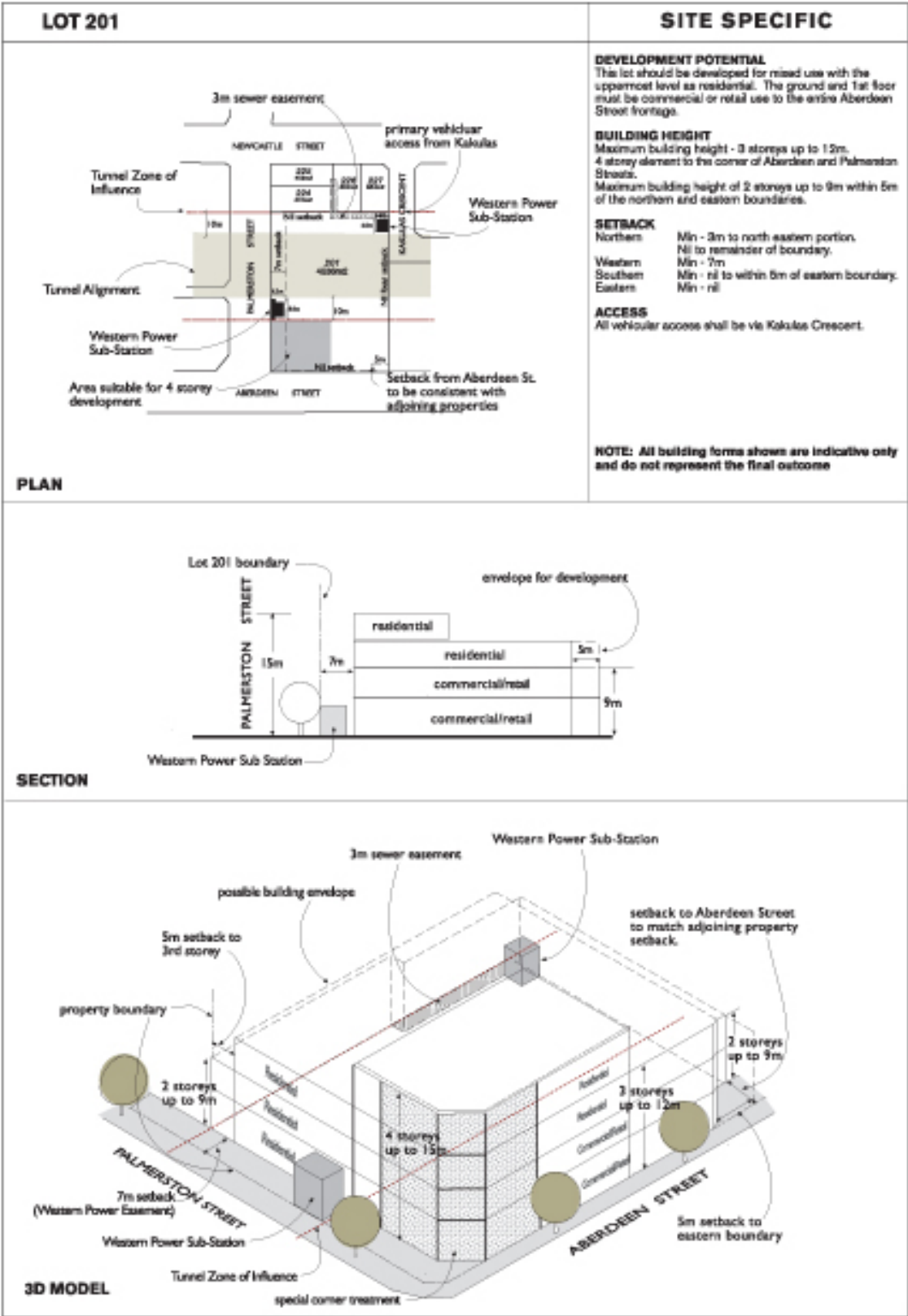


Figure 5. Site Specific Guidelines for Lot 201

Note: The information shown on these diagrams, such as lot boundaries, lot sizes and the Tunnel Zone of Influence, is indicative only and subject to change. Please refer to the relevant Certificates of Title for the most up-to-date information.

6. Tunnel Influence and Effect

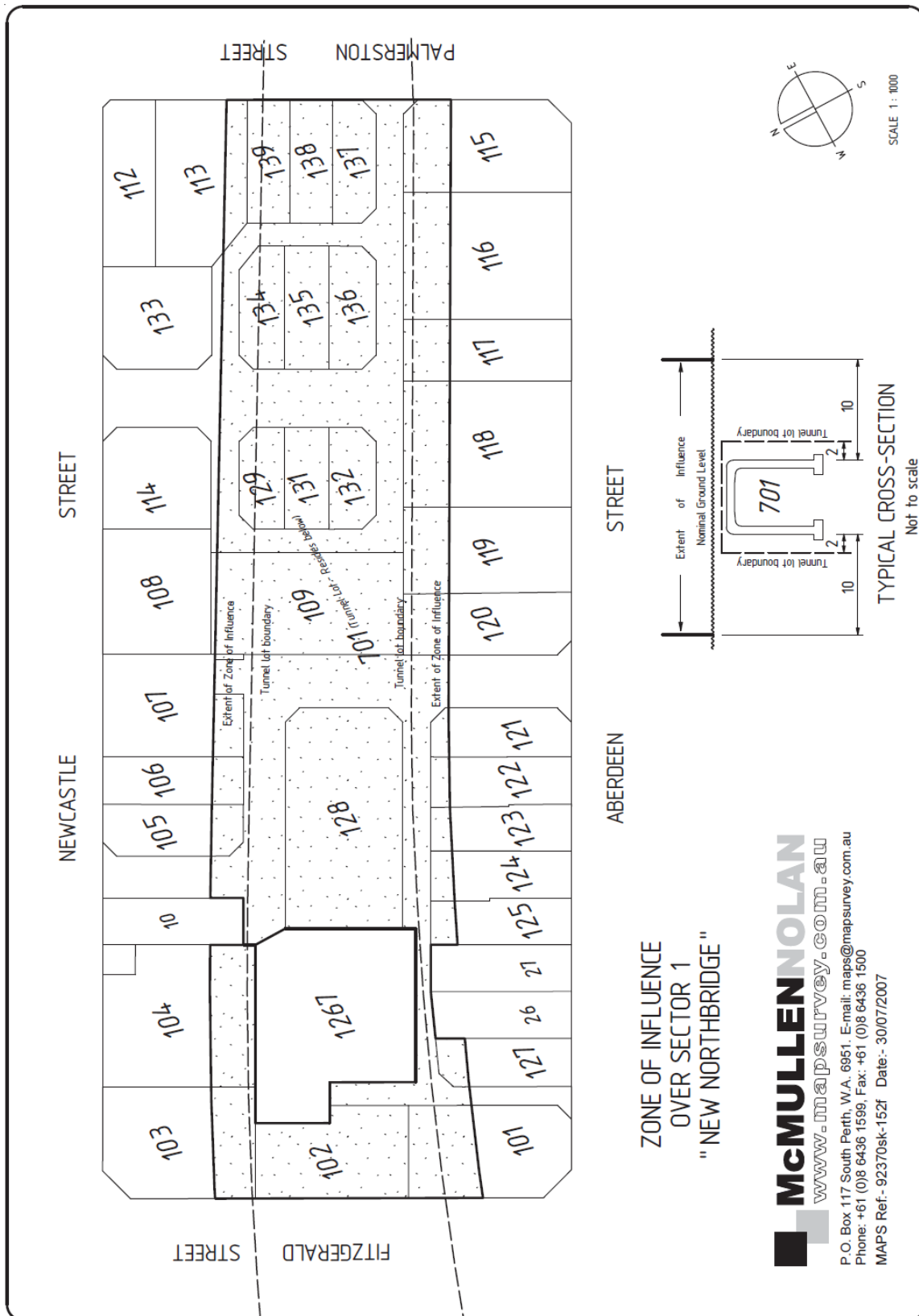


Figure 6. Zone of Tunnel Influence and Effect over Sector 1

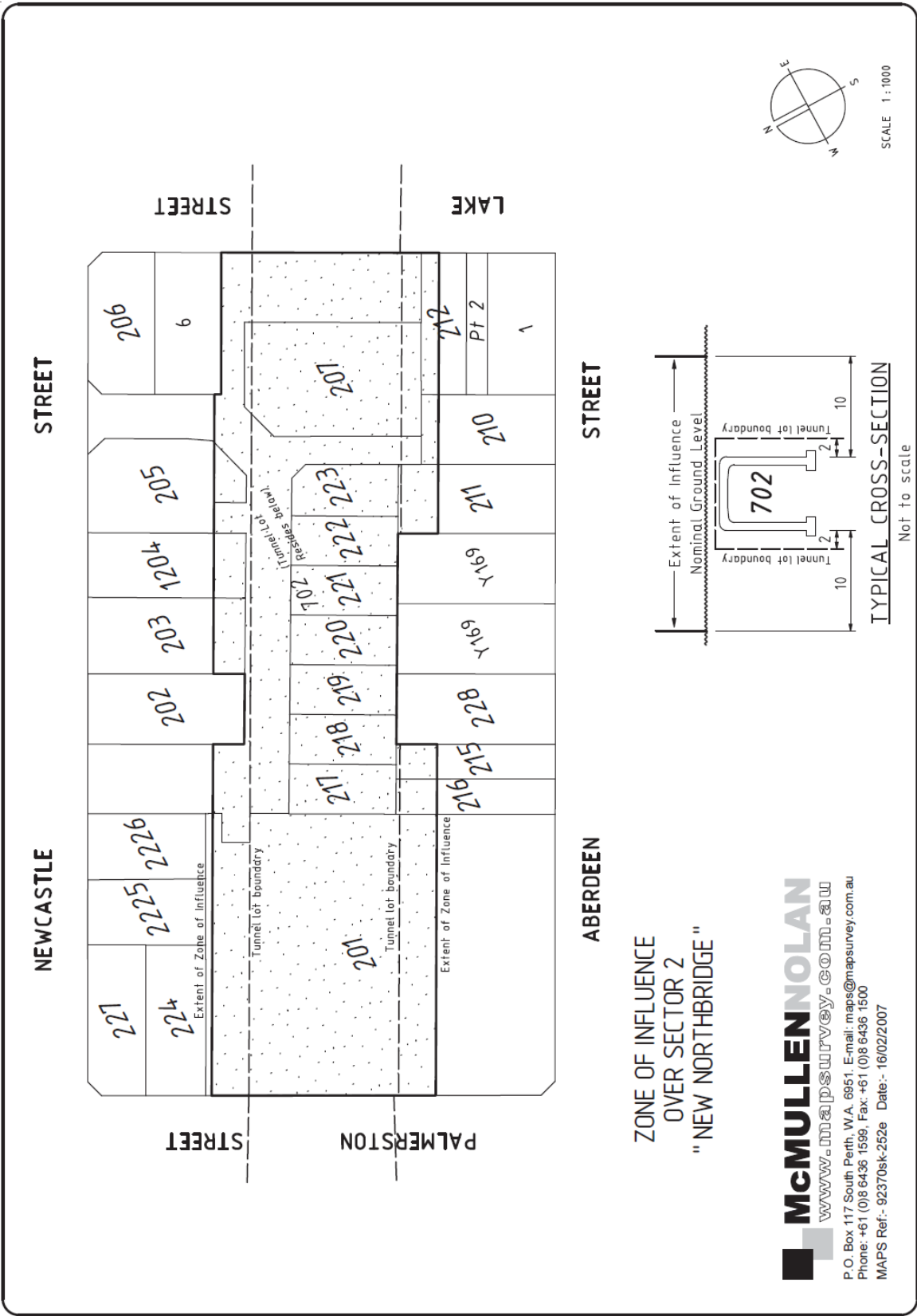


Figure 7. Zone of Tunnel Influence and Effect over Sector 2