

Draft Northbridge Character Area Local Planning Policy

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Version Control

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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 *Northbridge 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 Northbridge 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 Northbridge 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. Northbridge 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.

2.3.1. Relationship to the Residential Design Codes

For residential development within the Northbridge 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 A2.2.1	5.1.2(a)
2.3 Street setbacks	Replace A2.3.1	5.1.2(a)
2.4 Side and rear setbacks	Replace A2.4.1	5.1.2(a) 5.1.2(c)
2.7 Building separation	Replace A2.7.1	5.1.2(a) 5.1.2(b)
3.6 Public domain interface	Replace A3.6.2 A3.6.5 Delete A3.6.6	5.6.2(a) 5.4.2(a)
3.7 Pedestrian access and entries	Replace A3.7.1 A3.7.2	5.4.2(b) 5.4.2(d) 5.5.2(a) 5.5.2(b)
3.8 Vehicle access	Replace A3.8.1 A3.8.2	5.6.2(b) 5.6.2(b)
3.9 Car and bicycle parking	Replace	

	A3.9.5	5.6.2(a)
	A3.9.6	5.6.2(a)
4.10 Façade design	Replace	
	A4.10.1	5.2.2(a) 5.2.2(b) 5.3.2(b)
	A4.10.3	5.2.2(a) 5.2.2(b) 5.2.2(c)
	A4.10.5	5.5.2(a) 5.5.2(b)
	Delete	
	A4.10.2	

3. Character Statement

The objectives of this policy have been informed by the following character statement which articulates the unique elements that create a special sense of place and streetscape within the character area.

Northbridge is the premier entertainment area of Perth, with a diverse mix of hospitality venues, retail, offices and residential and short-term accommodation. Its urban form reflects its energy with expressive architectural styles and built form that is varied yet cohesive in its general fine grain and vertical rhythms along the street. Buildings are generally low scale and built up to the street and side lot boundaries. Buildings along James, Aberdeen and Lake Streets are typically narrow with a building height of generally 2-3 storeys. Awnings along the street provide for a comfortable pedestrian environment. Buildings along Francis Street are typically wider reflective of the warehouses within this street with a building height of 1-3 storeys. The area is highly walkable with connected streets and laneways, allowing life to happen between the buildings. Alfresco dining and outdoor seating encourages people to be outdoors.

4. Objectives

- (a) To encourage medium scale development with a low scale urban edge within a rich and interesting pedestrian environment.
- (b) To preserve and respect the traditional streetscape rhythm within the area, whilst allowing for a diversity of architectural expression that supports Northbridge's diverse character and role as the premier entertainment area of Perth.

5. Development Provisions

5.1 Building Heights and Setbacks

5.1.1 Objectives

- (a) To enable building heights to reflect the desired medium scale character of the area.
- (b) To provide a low scale building height along the street reflective of the existing scale of development in the area.

- (c) To provide sunlight access onto the footpath on the southern side of the east-west streets, at all times between 12pm to 2pm on 21st August.
- (d) To provide a continuous building edge to the street to maximise opportunities for interaction between the private and public realm.
- (e) To provide appropriate separation of upper built form to ensure views to the sky and to provide a high level of internal building amenity including access to natural light and ventilation.

5.1.2 Provisions

- (a) Building heights and setbacks shall be in accordance with Table 2, Figures 2, 3, 4 and 5.
- (b) Where two or more buildings are proposed on a single development site, the upper built form shall be set back from each other as though there were a boundary between them. Refer to Figure 6.
- (c) Where a lot adjoins a laneway, variation of the upper built form side and rear setback requirements along that boundary may be considered where it can be demonstrated that sufficient building separation is achieved.



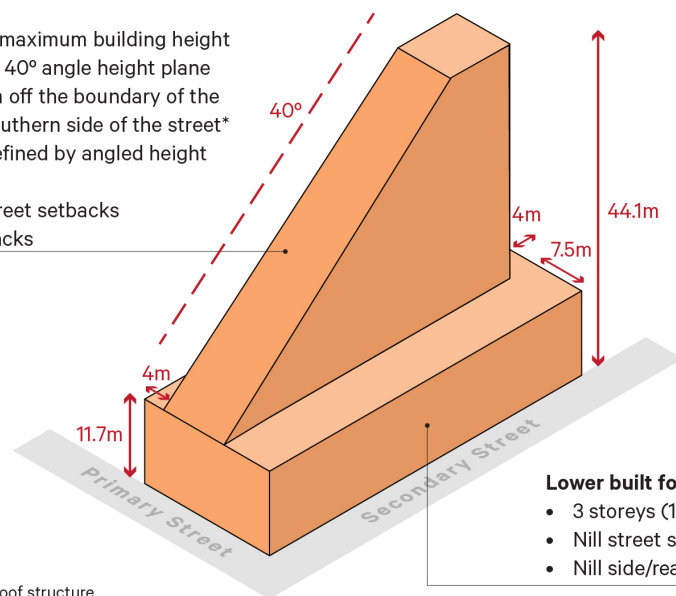
Figure 2. Maximum building heights

Table 2. Building Heights and Setbacks

	Lower Built Form		Upper Built Form	
Maximum Building Height	North of Francis and James Streets	South of James, Francis and Aberdeen Streets	North of Francis and James Streets	South of James, Francis and Aberdeen Streets
	3 storeys (11.7m*)		Maximum 12 storeys (44.1m*) within a 40 degree angle height plane measured from 4m off the boundary of the property on the southern side of the street	12 storeys (44.1m*)
Minimum Street Setbacks	Nil		As defined by angled height plane	7.5m
Minimum Secondary Street Setbacks	Nil		7.5m	
Minimum Side and Rear Setbacks	Nil		4m	
Notes:				
* plus maximum 600mm for roof structure				

Upper built form

- 12 storeys (44.1m) maximum building height contained within a 40° angle height plane measured from 4m off the boundary of the property on the southern side of the street*
- Street setbacks defined by angled height plane
- 7.5m secondary street setbacks
- 4m side/rear setbacks



Lower built form

- 3 storeys (11.7m) street building height
- Nil street setbacks
- Nil side/rear setbacks

*plus maximum 600mm for roof structure

Figure 3. Building heights and setbacks – North of Francis and James Streets

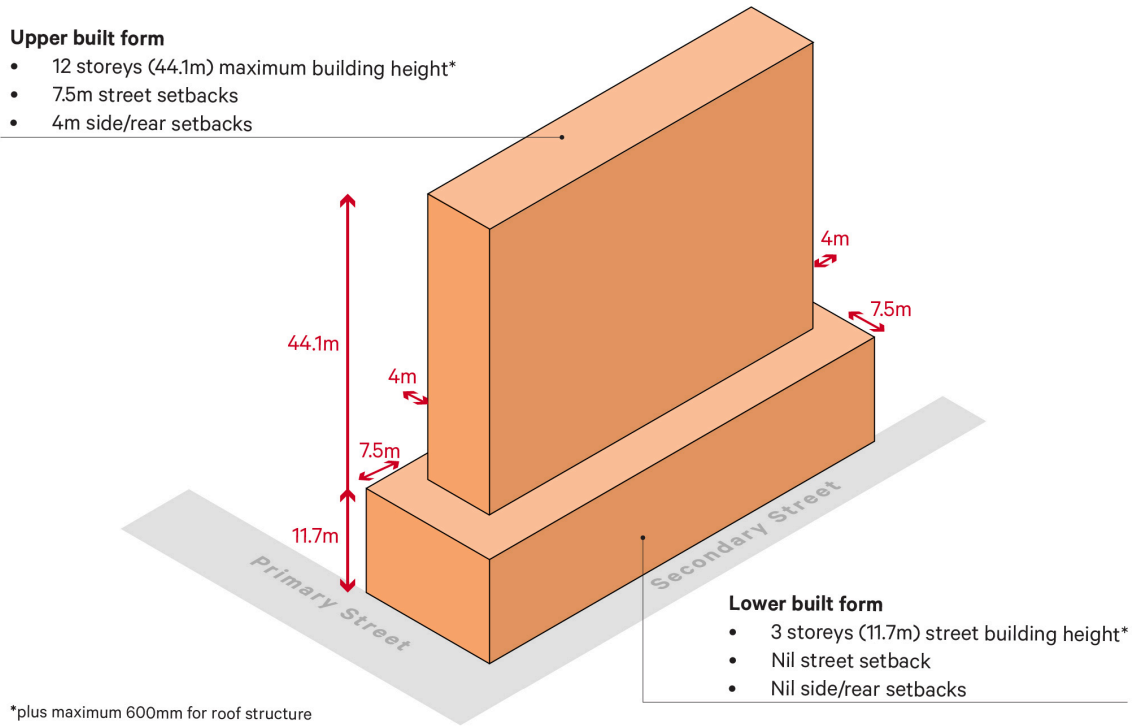


Figure 4. Building heights and setbacks – South of James, Francis and Aberdeen Streets

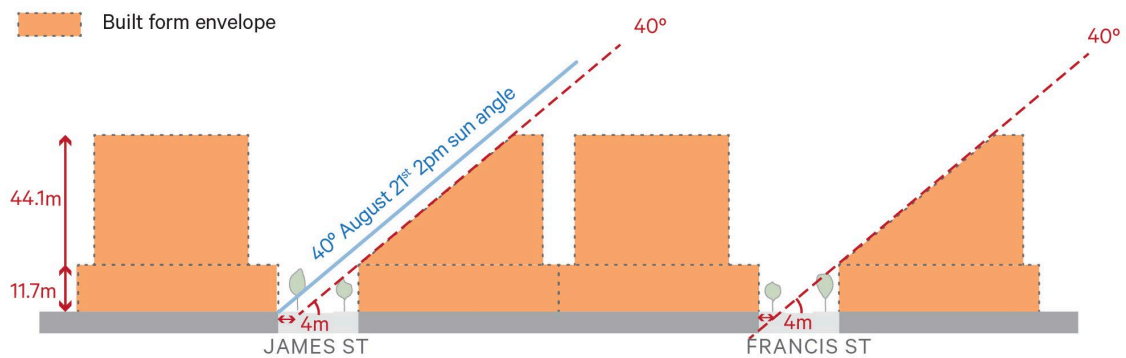


Figure 5. North-south section – Sunlight penetration

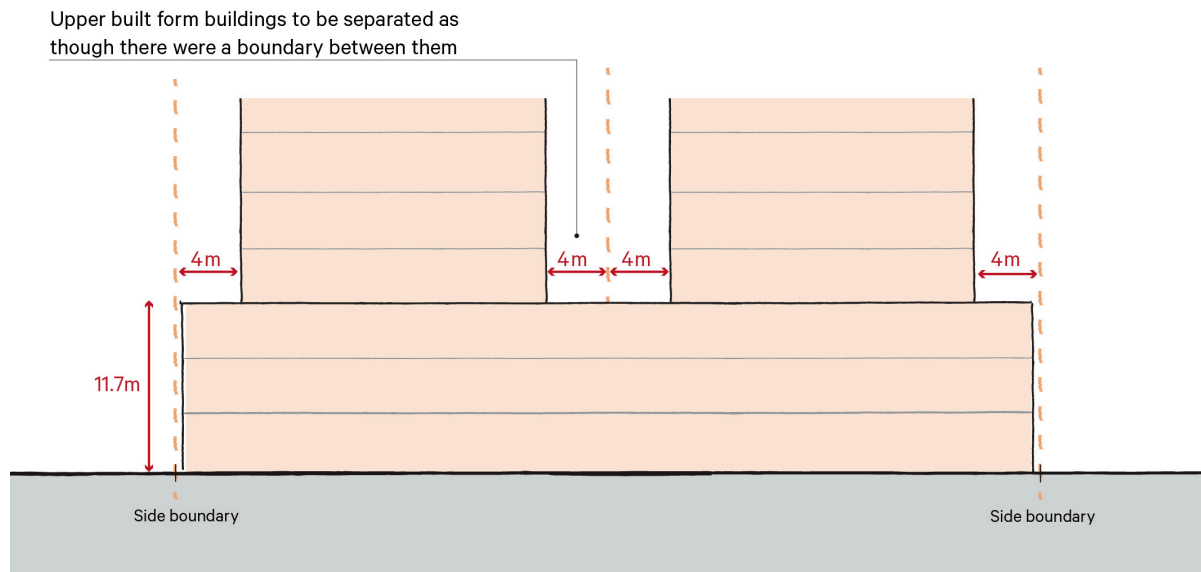


Figure 6. Separation between two buildings on the same development site

5.2 Articulation and Detailing

5.2.1 Objectives

- (a) To encourage building articulation that reflects the established streetscape rhythm of James, Aberdeen and Lake Streets and contributes to a rich and interesting pedestrian environment.
- (b) To encourage buildings on corner sites to accentuate the street corner.

5.2.2 Provisions

- (a) Street building façades shall be articulated to reflect the vertical emphasis of the established streetscapes of James, Aberdeen and Lake Streets. Refer to Figure 7.
- (b) Corner buildings shall include additional articulation to accentuate the street corner. Refer to Figure 8.
- (c) Balconies are not permitted in the lower built form as they are not part of the established character of the area.

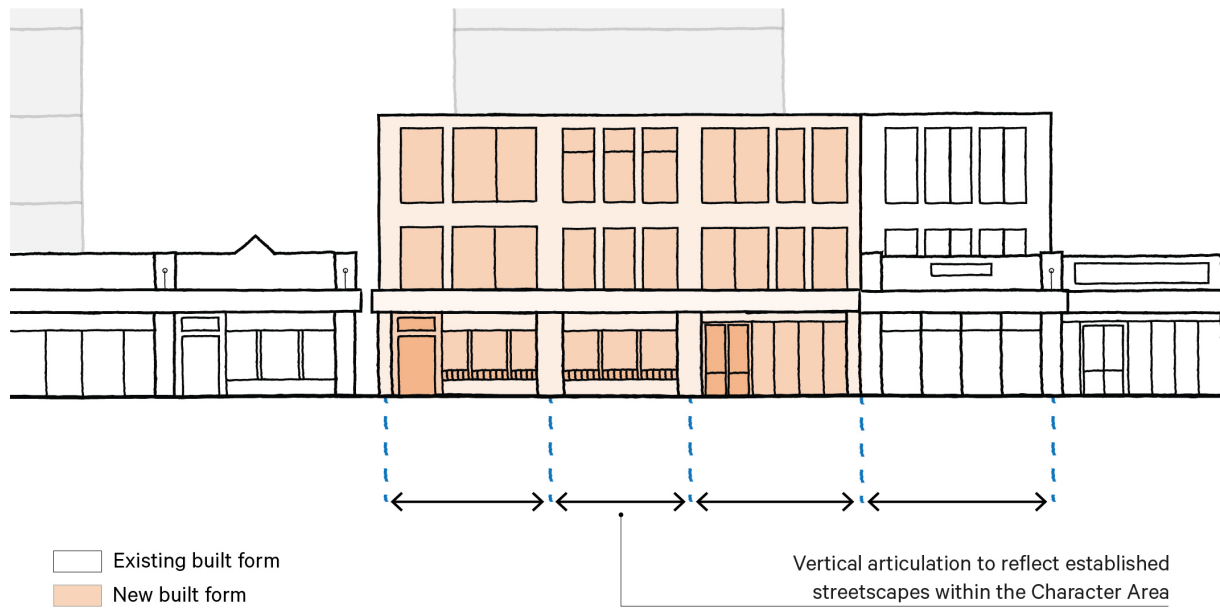


Figure 7. Articulation of buildings

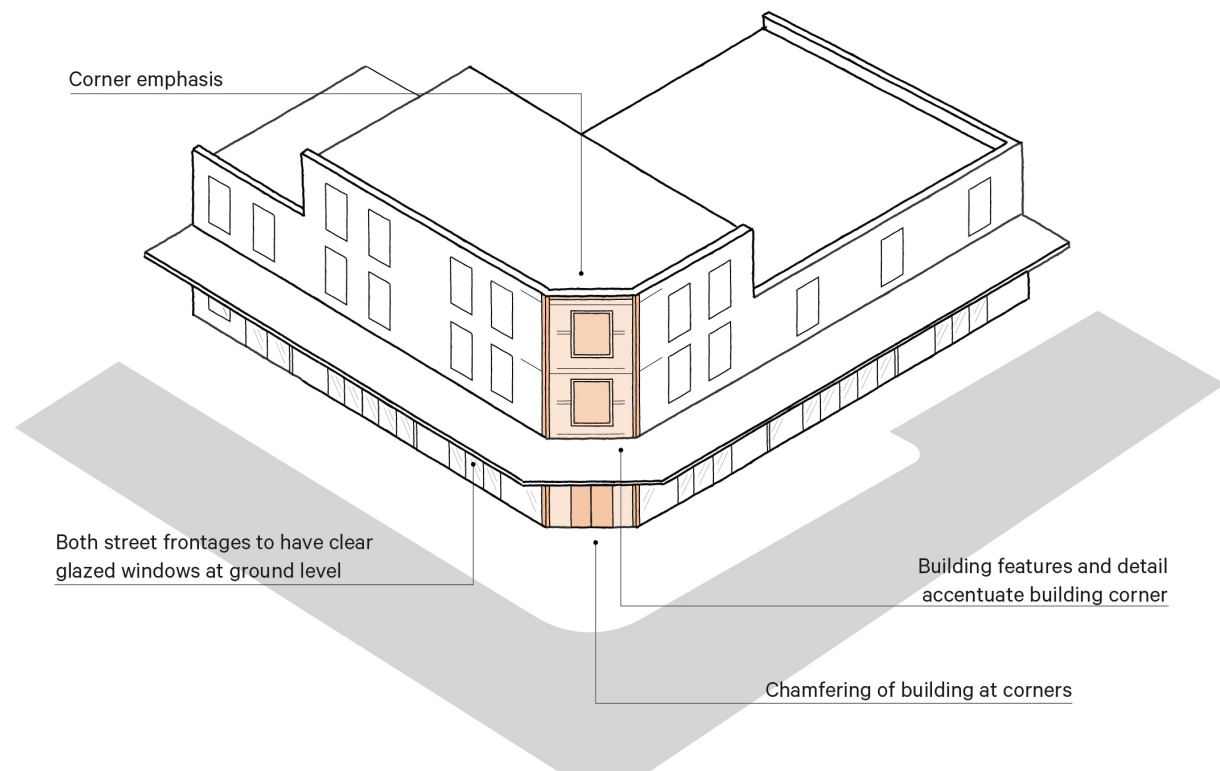


Figure 8. Example of street corner articulation

5.3 Materials and Finishes

5.3.1 Objectives

- (a) To encourage the use of materials and finishes that create interest and diversity within the streetscape and contribute to the expressive character of the area.

5.3.2 Provisions

- (a) Buildings shall incorporate a combination of colours, materials and finishes.

5.4 Public Realm Interface

5.4.1 Objectives

- (a) To ensure building entry points are clearly visible and easily accessible from the street.
- (b) To maintain visual connection between the building and the street.

5.4.2 Provisions

- (a) The finished ground floor level of buildings shall match the adjoining footpath level. Refer to Figure 9.
- (b) Pedestrian access to the ground floor must be from the street frontage. Pedestrian access from a laneway or arcade is only permitted where there is no street frontage, or where it is additional to the main entry from the street.
- (c) Pedestrian access to upper levels of buildings may be taken from the street frontage, or from a laneway or arcade.
- (d) Building entries shall be visually prominent and highlighted through design features such as recesses, minor projections, decorative features, awnings, colours, or materials. Recessed building entries shall be shallow and reflect the proportions of existing traditional building entries on James, Aberdeen and Lake Streets.
- (e) A minimum of 75% of each ground floor street façade area shall be provided as clear glazed windows. These windows shall be broken up with frames to reduce large expanses of glass. Window sills and stall risers shall be no more than 800mm above the adjoining footpath level. Reflective, tinted or obscured glass at street level is not permitted. Refer to Figure 9.



Figure 9. Public realm interface

5.5 Pedestrian Shelter

5.5.1 Objectives

- (a) To provide weather protection that creates a comfortable pedestrian environment.
- (b) To maintain the established character of pedestrian shelter provided within James, Aberdeen and Lake Streets.

5.5.2 Provisions

- (a) Buildings shall provide continuous awnings over the adjoining footpath. Refer to Figure 10.
- (b) Awnings shall be designed in accordance with the provisions of the *General Design Local Planning Policy*, including:
 - i. a minimum fascia height of 300mm to a maximum of 700mm; and
 - ii. a minimum underside ceiling height of 3.0 metres.

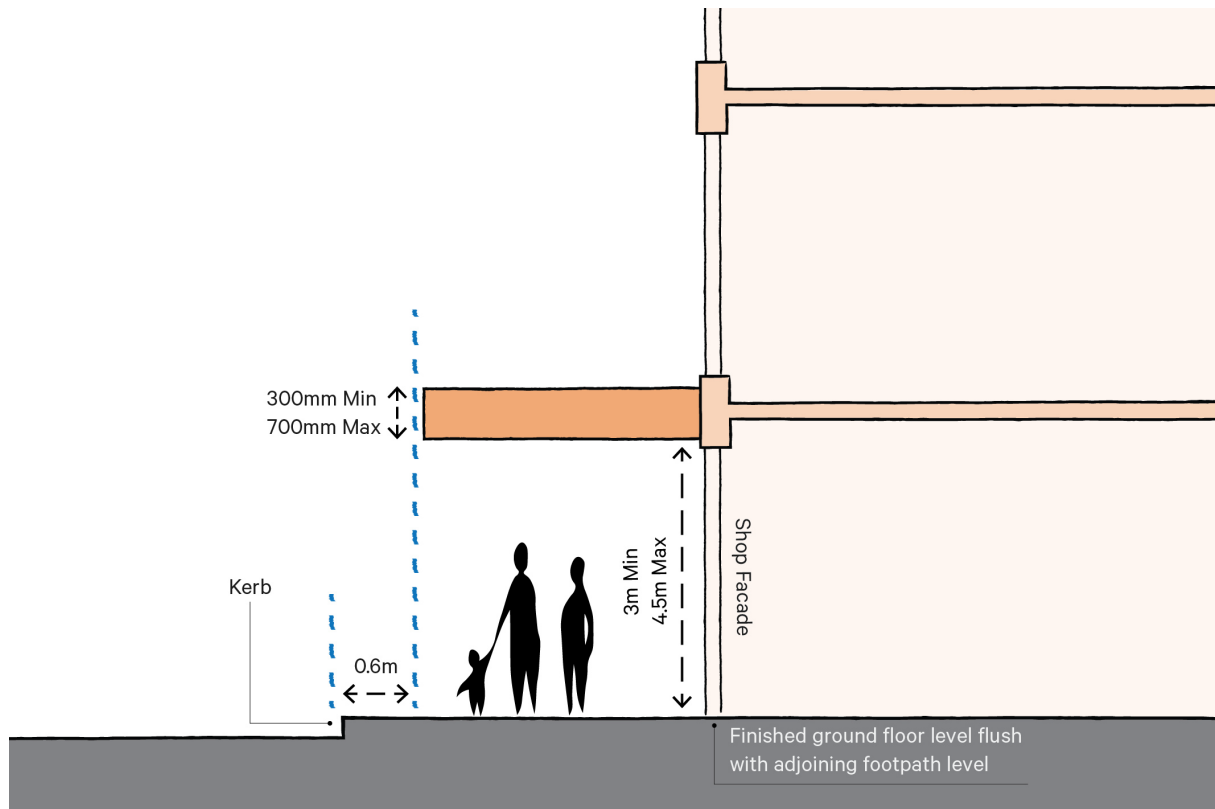


Figure 10. Continuous pedestrian shelter provided over the adjoining footpath

5.6 Vehicular Access and Parking

5.6.1 Objectives

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

5.6.2 Provisions

- (a) Car parking areas shall be incorporated within the building (preferably in a basement) or to the rear of the development site and screened from view from the street. 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 11.
- (b) Vehicular access shall be taken from a laneway or secondary street where possible. Vehicular access from the street will only be supported where there are no alternative options.

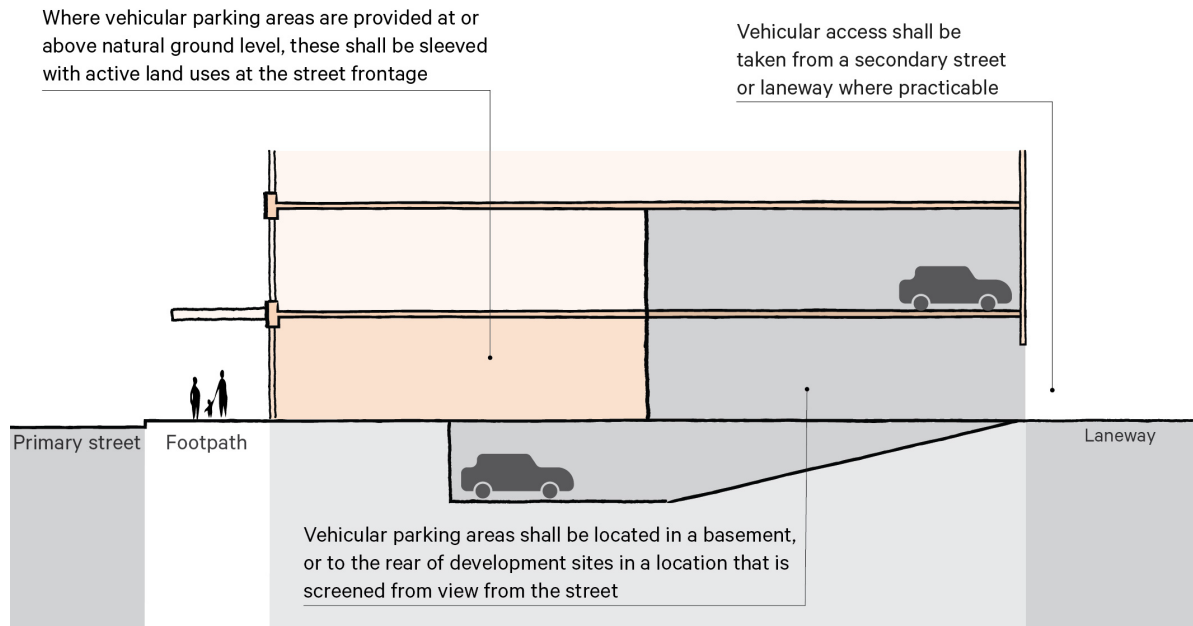


Figure 11. Vehicular parking areas to be sleeved at the street frontage

5.7 Mid-Block Pedestrian Connections

5.7.1 Objectives

- (a) To protect the secondary network of pedestrian laneways, malls and arcades.

5.7.2 Provisions

- (a) Existing mid-block pedestrian connections shall be retained and activated as part of any proposed redevelopment.
- (b) New mid-block pedestrian connections will only be considered where they comply with the provisions of the *General Design Local Planning Policy* and/or *Development Incentives Local Planning Policy* and they do not undermine the street network.