

Museum Street Character Area Local Planning Policy

Draft December 2024

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 *Museum Street 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 Museum Street 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 Museum Street Character Area, the extent of which is shown in Figure 1 and 2.



Figure 1. Museum Street Character Area

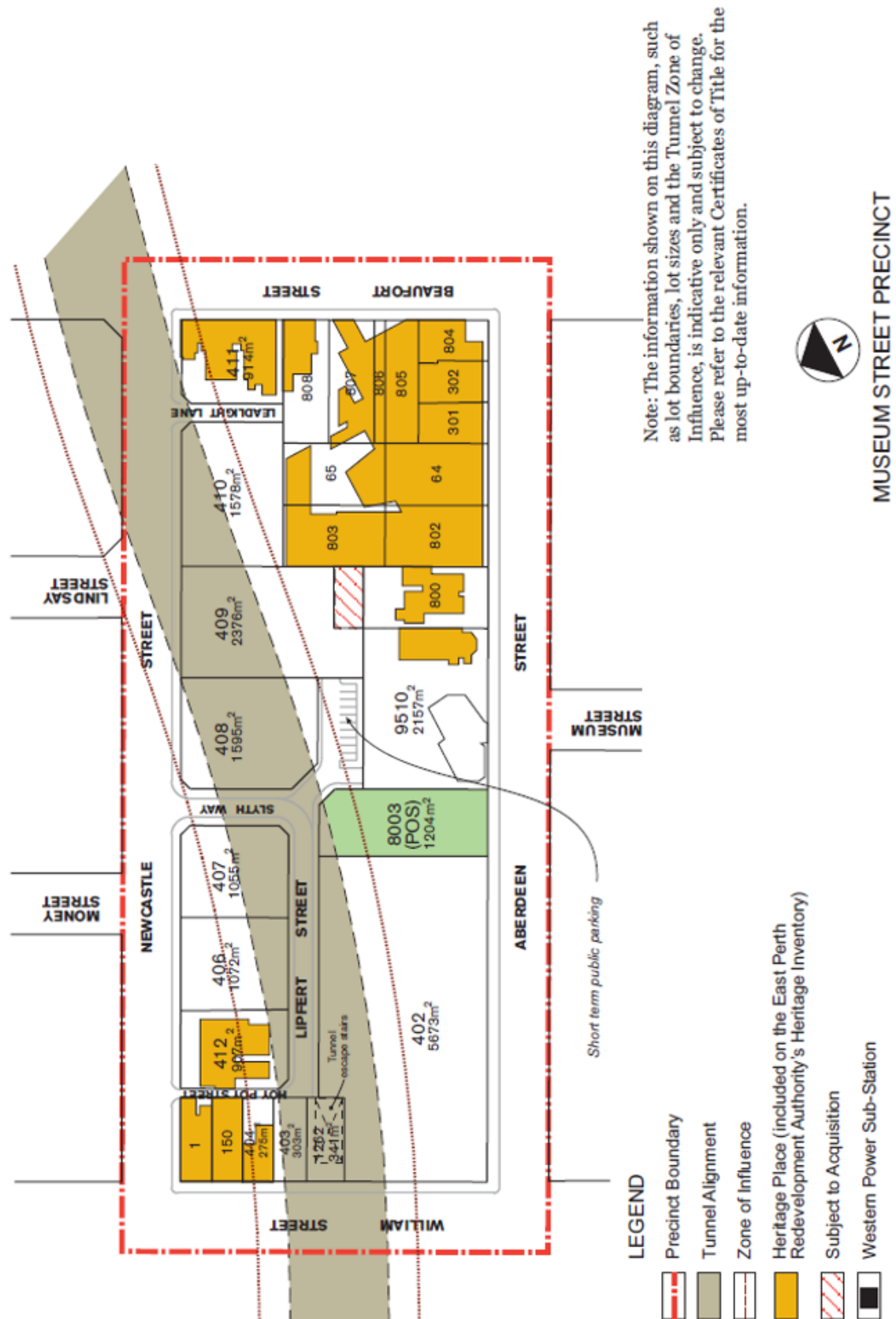


Figure 2. Museum Street Character Area (excluding Lot Y60 Francis Street)

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 Museum Street Character Area, this policy should be read in conjunction with the *Residential Design Codes 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	5.1, 5.2.2(a), 5.4.1(a), 5.5.2(a)iii., 5.5.3(a)iii., 5.5.4(a)iii., 5.5.5(a)iii.
2.3 Street Setbacks	Replace A2.3.1	5.1, 5.2.2(a), 5.4.1(a), 5.5.2(a)i., 5.5.3(a)i., 5.5.3(a)i., 5.5.4(a)i., 5.5.5(a)ii.
2.4 Side and Rear Setbacks	Replace A2.4.1	5.1, 5.2.2(a), 5.4.1(a), 5.5.2(a)i., 5.5.3(a)i., 5.5.4(a)i., 5.5.5(a)ii.
3.6 Public Domain Interface	Augment A3.6.3 A3.6.9	5.2.1(b) 5.2.1(h)
3.7 Pedestrian Access and Entries	Augment A3.7.2, A3.7.3	5.2.1(b), 5.5.2(a)vii., 5.5.3(a)vii., 5.5.4(a)ix., 5.5.5(a)vii.
3.8 Vehicle Access	Augment A3.8.1	5.3.1(a), 5.4.2(a), 5.5.2(a)iv., 5.5.3(a)iv., 5.5.4(a)iv., 5.5.5(a)iv.,

Design Element	Acceptable Outcome Modification	Applicable Provision
3.9 Car and bicycle parking	Augment A3.9.5	5.3.1(a), 5.3.1(b)
4.10 Façade design	Replace A4.10.1 A4.10.3 A4.10.5 Delete A4.10.2	5.2.1, 5.5.2(a)v., 5.5.2(a)vi., 5.5.2(a)vii., 5.5.2(a)viii., 5.5.2(a)x., 5.5.3(a)v., 5.5.3(a)vi., 5.5.3(a)vii., 5.5.3(a)viii., 5.5.3(a)ix., 5.5.3(a)x., 5.5.4(a)vi., 5.5.4(a)vii., 5.5.4(a)viii., 5.5.4(a)ix., 5.5.4(a)x., 5.5.4(a)xi., 5.5.4(a)xv., 5.5.5(a)v., 5.5.5(a)vi., 5.5.5(a)vii., 5.5.5(a)viii., 5.5.5(a)ix.

3. Desired Character

The Museum Street Character Area is to continue its important role in providing educational and institutional buildings and social infrastructure, providing a strong connection with the adjoining Perth Cultural Centre. Increased educational development will deliver a campus feel to the character area and is to be developed with a focus on sustainability, vibrancy, health and wellbeing. Commercial and mixed-use development will also strengthen the nodes of activity at the junctions where Newcastle Street meets William Street and Beaufort Street.

Currently located in the character area is the St. John's Lutheran Church and church hall, the Central Metropolitan TAFE buildings, and a number of heritage listed buildings on Beaufort, William and Francis Streets. The existing building stock is a unique blend of Federation, Gothic and late 20th century modern architecture. New development should be of a high-quality contemporary design that is compatible with the diverse nature of the existing building stock within the character area. It should also have a strong streetscape presence and encourage pedestrian movement through the area.

4. Objectives

- (a) To encourage high quality built form in keeping with the character area profile as a significant educational site.
- (b) To provide appropriate open space areas suited to the activities and users of the area.
- (c) To limit overshadowing of heritage buildings and open space areas.
- (d) To ensure that the internal and street interfaces of buildings are activated and promote a sense of vitality and interest.
- (e) To ensure development is in accordance with sustainability principles.

- (f) To increase the significance of existing heritage buildings by encouraging a contemporary design response from new development.
- (g) To encourage built form to promote security and safety within the character area through the activation of streets, under-width roads and laneways.
- (h) To foster connectivity within the character area and between the character area, the Perth Cultural Centre and Northbridge by strengthening both visual and physical links.

5. Development Provisions

5.1 Summary Information

- (a) The development provisions are set out for each lot in Table 2, including site cover, setbacks, and building height requirements.

Table 2. Summary of Development Provisions

LOT NO	MAX. SITE COVERAGE	SETBACKS			HEIGHT	TUNNEL ALIGNMENT	HERITAGE	OTHER
		FRONT MIN.	SIDE MIN.	REAR MIN.				
1	100%	See 5.4.1			2 storeys up to 9m		See 5.4	See 5.2
64, 65, 301,302,800, 802-808	80%	See 5.4.1			3 storeys up to 12m		See 5.4	See 5.2
150	100%	See 5.4.1			2 storeys up to 9m		See 5.4	See 5.2
402	See 5.5.1							
403	See 5.5.2							
404	80%	See 5.4.1			2 storeys up to 9m	See Note 1	See 5.4	See 5.2
406	See 5.5.3							
407	See 5.5.3							
408	See 5.5.4							
409	See 5.5.4							
410	See 5.5.4							
411	80%	See 5.4.1			2 storeys up to 9m	See Note 1	See 5.4	See 5.2
412	80%	See 5.4.1			2 storeys up to 9m	See Note 1	See 5.4	See 5.2
1262	See 5.5.6							
9510	See 5.5.5							
Note 1: Refer to Section 4.14 of the <i>New Northbridge Local Planning Policy</i>								

5.2 Building Design

5.2.1 Building appearance and streetscape

- (a) New development should employ contemporary design solutions and maximise opportunities to create 'landmark' buildings, such as on Lots 402-406. New development is to draw reference from the existing streetscape elements and provide for the activation of all street frontages where possible.

- (b) Elements such as awnings, balconies and windows are required to add interest and expression to buildings. The entrance to buildings should also be clearly defined and 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) Development on all the lots within the character area must incorporate elements such as windows to encourage passive surveillance of the internal streets and the centralised open space area.
- (d) New development should maintain heights that are sympathetic with the heights of adjoining existing buildings. Developments should be innovative in design, incorporating modern construction techniques and a modern aesthetic. Architectural design that alludes to historical building typologies will not be accepted. Building elevations within the Museum Street character area should be articulated to provide visual interest and detail to the development.
- (e) The street or 'public face' of the building (including laneways) 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.
- (f) The built form of buildings is an important factor in determining how successfully the streetscapes can be activated, and must encourage the creation of a safe, pedestrian based, efficient and accessible character area. Development must also create an active and vibrant environment by reinforcing the interface between internal and external uses along the street front and providing passive surveillance.
- (g) Building materials have the potential to significantly impact upon the overall character of an area. Materials that are encouraged include corrugated iron, steel, and timber features, recycled brick, and limestone.
- (h) Servicing requirements shall be carefully considered so as not to detract from the amenity of the character area.

5.2.2 Setbacks and height

- (a) Building setbacks and heights shall be within the parameters detailed in Table 2, and:
 - i. Buildings within the character area can generally be developed to a nil setback. However, consideration will be given to solar access requirements and impacts on the privacy, and access to light and ventilation of adjoining properties.
 - ii. Additional development in the form of undercroft levels may be necessary to manage existing level changes, however any underground development must be mindful of impacts on the tunnel.
 - iii. Buildings shall have a minimum floor to floor height of 2.7m, except for undercroft parking areas.

5.2.3 Student housing

- (a) An innovative trend in the design of contemporary student housing is to provide high quality living, social and recreation experiences to produce more successful students and reduce the incident of crime and antisocial behaviour.

- (b) Whilst traditional models of student housing focused on the provision of basics such as minimal spaces to eat, sleep and study, contemporary models also encourage students to relax, meet people, study, play and entertain through the provision of well-equipped rooms that include kitchens, bathrooms and high-quality furnishings as well as sports and movie theatres, high quality computer suites, fully equipped common kitchens and dining rooms.
- (c) Student housing is encouraged within the Museum Street character area.

5.3 Carparking and Access

5.3.1 Vehicle access, gates, carports and garages

- (a) Generally vehicular access to lots will be via Hoy Poy Street, Lipfert Street and Leadlight Lane. Access gates, carports and garages are to be designed and detailed to add character to the streetscape. This can be achieved by:
 - i. Considering the internal streets as activated small streets rather than traditional rear laneways, and therefore designing structures abutting these streets with due attention to built form detail and activation; and
 - ii. designing parking areas as an integral component of the development and treating these areas with similar design intentions to the rest of the development.
- (b) Parking areas are to be appropriately softened or screened from adjacent streets or access ways. Open parking areas are not permitted.
- (c) Adequate vehicle maneuvering shall be provided off laneways.

5.3.2 Pedestrian access

- (a) The character area will attract a high volume of pedestrians per day. It must therefore be designed as a major pedestrian and cycle zone, with appropriate consideration of access issues and potential conflict with vehicles, both within and surrounding the character area.
- (b) Whilst a high pedestrian volume is anticipated, the tendency to limit pedestrian movement to within the character area only must be avoided. Pedestrian movement must be encouraged along the peripheries of the character area, particularly along William and Aberdeen Streets, to activate and strengthen them economically.
- (c) Through pedestrian movement from Aberdeen to Newcastle Streets via the open space and Lipfert Street is encouraged, hence connecting the Perth Cultural Centre and areas to the north. Through pedestrian movement from William Street through to Leadlight Lane, via Lipfert Street and the rear ends of Lots 409 and 410 is also encouraged. This will assist in directing pedestrian flow towards the wider Northbridge neighbourhood.

5.4 Heritage Listed Properties

- (a) Heritage listed properties include:
 - i. State Register of Heritage Places: Lots 411, 412 and 9510 (Church building only), Y60.
- (b) The above properties are afforded protection under the *Heritage Act 2018*. 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.

- (c) The local government's List: Lots 1, 150, 64, 65, 301, 302, 404, 800, 802-808, 9510, Y60.

5.4.1 Setbacks and heights

- (a) Development on lots that either contain or adjoin buildings of heritage significance should generally respect the established streetscape in terms of building setbacks, existing building heights and presentation, including:
- i. lots containing buildings of heritage significance have established front and side setbacks that should be maintained.
 - ii. The character area contains several large heritage buildings which dominate the streetscapes, including the substantial two storey federation-styled buildings on Lot 412 and 411 Newcastle Street, as well as St John's Lutheran Church. As such, building bulk (height) on Lots 406 and 9510 should be lower adjacent to the heritage buildings in order to prevent overshadowing and to maintain the presence of the buildings.

5.4.2 Vehicle access

- (a) Primary vehicle access for the heritage lots shall be as follows:
- i. Lots 1, 150 and 404: Hoy Poy Street
 - ii. Lot 411: Leadlight Lane
 - iii. Lot 412: Lipfert Street
 - iv. Lots 64, 65, 301, 302, 800, 802-808: Leadlight Lane
 - v. Lot 9510: Lipfert Street (via an undercroft parking area).

5.5 Lot Specific Requirements

5.5.1 Lot 402

- (a) In addition to the information contained in *New Northbridge Local Planning Policy*, the following specific information applies to development on Lot 402:
- i. Setbacks must be nil to William and Aberdeen Street and public open space to the east.
 - ii. Site cover shall be a minimum of 80% to ensure a scale of development in keeping with the character areas intent of creating landmark educational buildings.
 - iii. Building height shall not exceed three storeys (up to 12m) as it presents to Aberdeen and William Streets. The natural slope of the land away from Aberdeen Street towards Lipfert Street can accommodate additional height in the form of an undercroft parking area at the rear of the site.
 - iv. All vehicular access shall be obtained from Lipfert Street.
 - v. Pedestrian access shall be obtained from both William and Aberdeen Streets.
 - vi. The development of Lot 402 should be of a high standard, befitting its status as a major institutional building within close proximity to the Perth Cultural Centre, as well as its landmark location at the corner of William and Aberdeen Streets. The building should draw reference from existing surrounding buildings, whilst being innovative in design and incorporating modern construction techniques and a modern aesthetic.

- vii. Development should address all street frontages as well as the public open space, incorporating windows and other elements to encourage passive surveillance of surrounding areas. Exposed blank walls are not permitted. Elevations should be activated and vertically articulated. Recessed sections are also to be articulated to provide visual interest and activate the street frontage.
- viii. The design of the building should facilitate the creation of continuous and contained streetscapes dominated by the built form. It should also encourage the physical interaction between buildings and pedestrians at street level, particularly along William Street.
- ix. Generally, the buildings should incorporate:
 - full articulation of the ground level;
 - highly legible primary entrances;
 - vertical proportioning through the use of appropriate fenestration and facade detail;
 - facades that vary in height to add a level of interest to the streetscape; and
 - continuous pedestrian protection from sun and rain through the use of a suspended awning between 2.1m-2.5m wide along William, Aberdeen, and Lipfert Street.
- x. A prominent entry point to the building shall be created at the corner of William and Aberdeen Streets. This entry statement must create a strong visual impact on the streetscape and provide an inviting space for people to gather. If an outdoor element is proposed, appropriate climatic protection must be provided (given the southern facing aspect of this location), to ensure the space is comfortable in winter.
- xi. A second entry point to the building should also be provided near the corner of Aberdeen Street and the public open space.
- xii. The development on Lot 402 must ensure the activation of its William Street frontage in accordance with the *New Northbridge Local Planning Policy*.
- xiii. The design of buildings shall take into account level changes whilst ensuring that resulting development maintains active frontages at street level, particularly along William and Aberdeen Streets.
- xiv. Elevations of corner sites shall reinforce the corner. Special corner treatment is encouraged and may take the form of, but not be limited to:
- xv. Parapet façade higher than flanking parapet (maximum 1.5m above permissible building height); and
- xvi. Cantilevered canopy higher at truncation of intersection than flanking canopies.
- xvii. *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.

5.5.2 Lot 403

- (a) In addition to the information contained in *New Northbridge Local Planning Policy*, the following specific information applies to development on Lot 403:

- i. Setbacks must be nil to William Street.
- ii. Site coverage of up to 100% is permitted, in keeping with existing development on surrounding lots of a similar size.
- iii. The maximum building height shall be two storeys (up to 9m).
- iv. All vehicular access shall be obtained from Hoy Poy Street.
- v. The development of Lot 403 should be of a high standard drawing reference from existing surrounding buildings, whilst being innovative in design and incorporating modern construction techniques and a modern aesthetic.
- vi. Development shall address both William Street and the southern boundary, incorporating windows and other elements to encourage passive surveillance of the street and public areas, particularly the adjacent access way on Lot 1262. Exposed blank walls are not permitted. Elevations should be detailed with multiple openings and are to be vertically articulated. Recessed sections are also to be articulated to provide visual interest and activate the street frontage.
- vii. The design of the building should facilitate the creation of continuous and contained streetscapes dominated by the built form. It should also encourage the physical interaction between buildings and pedestrians at street level.
- viii. Generally, the building should incorporate:
 - full articulation of the ground level;
 - highly legible primary entrances;
 - vertical proportioning through the use of appropriate fenestration and facade detail;
 - facades that vary in height to add a level of interest to the streetscape; and
 - continuous pedestrian protection from sun and rain through the use of a suspended awning between 2.1m-2.5m wide along William Streets.
- ix. If paving is proposed along the southern portion of the site, the material and colour of paving is to match that used on Lot 1262 to ensure a seamless integration of pedestrian areas.
- x. Given the undulating nature of the character area, the design of buildings must consider site level changes, whilst ensuring that resulting development maintains active frontages at street level, particularly along William Street.
- xi. *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.

5.5.3 Lots 406 and 407

- (a) In addition to the information contained in *New Northbridge Local Planning Policy*, the following specific information applies to development on Lots 406 and 407:
 - i. Setbacks shall be nil to the northern boundary of both lots, except for a 5m front setback for Lot 406 for the first 10m from the boundary to Lot 412, in keeping with the established setback of the existing heritage buildings.
 - ii. Nil setbacks are preferred for all other boundaries.

- iii. Site coverage should be a minimum of 80% to ensure a scale of development in keeping with the character areas intent of creating landmark educational buildings.
- iv. The maximum building height is three storeys (up to 12m), except for within 10m of the boundary of Lot 406 with Lot 412, where the development shall be stepped down to two storeys (up to 9m).
- v. All vehicular access shall be obtained from Lipfert Street.
- vi. The development of Lots 406 and 407 should be of a high standard, befitting their status as major institutional buildings within close proximity to the Perth Cultural Centre. The buildings should also draw reference from existing surrounding buildings, whilst being innovative in design and incorporating modern construction techniques and a modern aesthetic.
- vii. Development on both lots should address all street frontages, incorporating windows and other elements to encourage passive surveillance of all surrounding streets. Exposed blank walls are not permitted. Elevations should be detailed with multiple openings and are to be vertically articulated. Recessed sections are also to be articulated to provide visual interest and activate the street frontage.
- viii. The design of the buildings should facilitate the creation of continuous and contained streetscapes dominated by the built form. It should also encourage the physical interaction between buildings and pedestrians at street level.
- ix. Generally, the buildings should incorporate:
 - Full articulation of the ground level;
 - Highly legible primary entrances;
 - Vertical proportioning through the use of appropriate fenestrations and façade detail;
 - Facades that vary in height to add a level of interest to the streetscape; and
 - Continuous pedestrian protection from sun and rain through the use of a suspended awning between 2.1m-2.5m wide along Newcastle and Lipfert Streets.
- x. Given the undulating nature of the character area, the design of buildings must consider site level changes, whilst ensuring that resulting development maintains active frontages at street level, particularly along Newcastle and Lipfert Streets.
- xi. Elevations of corner sites shall reinforce the corner. Special corner treatment is encouraged and may take the form of, but not be limited to:
 - Parapet façade higher than flanking parapet (maximum 1.5m above permissible building height); and
 - Cantilevered canopy higher at truncation of intersection than flanking canopies.
- i. *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.

5.5.4 Lots 408, 409 and 410

- (a) In addition to the information contained in *New Northbridge Local Planning Policy*, the following specific information applies to development on Lots 408, 409 and 410:
- i. Setbacks shall be nil to their northern boundary. Nil setbacks are preferred for all other boundaries.
 - ii. Site coverage should be a minimum of 80% to ensure a scale of development in keeping with the character areas intent of creating landmark educational buildings.
 - iii. The maximum building height is three storeys (up to 12m).
 - iv. All vehicular access shall be obtained from Lipfert Street and Leadlight Lane.
 - v. Through pedestrian movement between Aberdeen and Newcastle Streets via Lot 410 and the educational building is encouraged. Pedestrian movement from Lipfert Street to Leadlight Lane via the rear end of Lots 408-410 is also encouraged.
 - vi. The development of Lots 408, 409 and 410 should be of a high standard, befitting their status as major institutional buildings within close proximity to the Perth Cultural Centre. The buildings should also draw reference from existing surrounding buildings, whilst being innovative in design and incorporating modern construction techniques and a modern aesthetic.
 - vii. Development on both lots should address all street frontages, incorporating windows and other elements to encourage passive surveillance of all surrounding streets. Exposed blank walls are not permitted. Elevations should be detailed with multiple openings and are to be vertically articulated. Recessed sections are also to be articulated to provide visual interest and activate the street frontage.
 - viii. The design of the buildings should facilitate the creation of continuous and contained streetscapes dominated by the built form. It should also encourage the physical interaction between buildings and pedestrians at street level.
 - ix. Generally, the buildings should incorporate:
 - Full articulation of the ground level;
 - Highly legible primary entrances;
 - Vertical proportioning through the use of appropriate fenestrations and façade detail;
 - Facades that vary in height to add a level of interest to the streetscape; and
 - Continuous pedestrian protection from sun and rain through the use of a suspended awning between 2.1m-2.5m wide along Newcastle and Linefert Streets.
 - x. Lot 410 shall maintain an active interface to both institutional buildings to the south and Lot 411 to the east. This must be in terms of both a visual and direct pedestrian link (as well as a vehicular link where appropriate). Any open space areas between these lots shall be carefully designed to ensure appropriate public amenity and must be in keeping with the heritage requirements of Lot 411.
 - xi. Given the undulating nature of the character area, the design of buildings must consider site level changes, whilst ensuring that resulting development maintains

active frontages at street level, particularly along Newcastle Street and to Leadlight Lane as far as possible.

- xii. Elevations of corner sites shall reinforce the corner. Special corner treatment is encouraged and may take the form of, but not be limited to:
 - Parapet façade higher than flanking parapet (maximum 1.5m above permissible building height); and
 - Cantilevered canopy higher at truncation of intersection than flanking canopies.
- ii. *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.

5.5.5 Lot 9510

- (a) In addition to the information contained in *New Northbridge Local Planning Policy*, the following specific information applies to development on Lot 9510:
 - i. A Heritage Impact Assessment is required for development on this lot given its proximity and relationship to St John's Lutheran Church.
 - ii. Development on the northern portion of Lot 9510 may have nil setbacks to its boundaries except for the boundary with the existing Church buildings (southern boundary) which shall be set back 2m.
 - iii. The maximum building height is two storeys (up to 9m), except for the eastern portion of the lot which steps down to one storey (up to 4m), in line with the western wall of the Church building.
 - iv. All vehicular access shall be obtained from Lipfert Steet, via an undercroft parking area.
 - v. The development of Lot 9510 should be of a high standard, befitting its location adjacent to the St. John's Lutheran Church. The buildings should also draw reference from existing surrounding buildings, whilst being innovative in design and incorporating modern construction techniques and a modern aesthetic.
 - vi. Development on this lot should provide visual interest and ensure an activated frontage to the open space by incorporating openings, windows, recessed sections, and other elements. Exposed blank walls are not permitted. Elevations should be vertically articulated and recessed sections are also to be articulated to provide visual interest and activate the street frontage.
 - vii. The forecourt area between the new building, the Church and the Church hall shall be appropriately treated to strengthen the relationship between the Museum Street character area and the Perth Cultural Centre.
 - viii. Generally, the buildings should incorporate:
 - Full articulation of the ground level;
 - Highly legible primary entrances;
 - Vertical proportioning through the use of appropriate fenestrations and façade details; and
 - Facades that vary in height to add a level of interest to the streetscape.

- ix. Given the undulating nature of the character area, the design of buildings shall take into account site level changes.

5.5.6 Lot 1262

- (a) In addition to the information contained in the *New Northbridge Local Planning Policy*, the following specific information applies to development on Lot 1262:
 - i. The principal function of development situated on Lot 1262 is to provide for emergency access to and from the Northbridge Tunnel. For this reason, the areas surrounding the building shall be designed to ensure that access to and from the building unrestricted.
 - ii. The areas surrounding the tunnel escape building are to incorporate high quality hard and soft landscaping consistent with the urban setting and surrounding development. The northern portion of Lot 1262 is to be paved to facilitate access to the tunnel escape building, and to serve as a pedestrian link between William and Lipfert Streets.
 - iii. The design of the surrounding open space shall ensure pedestrian safety and security via the provision of appropriate lighting and landscaping treatment. Landscaping shall not obscure pathways or create entrapment spots.
 - iv. To enhance the environment and provide visual richness, public art screening shall be provided along the street front elevation of the tunnel escape building.

6. Urban Design Assessment

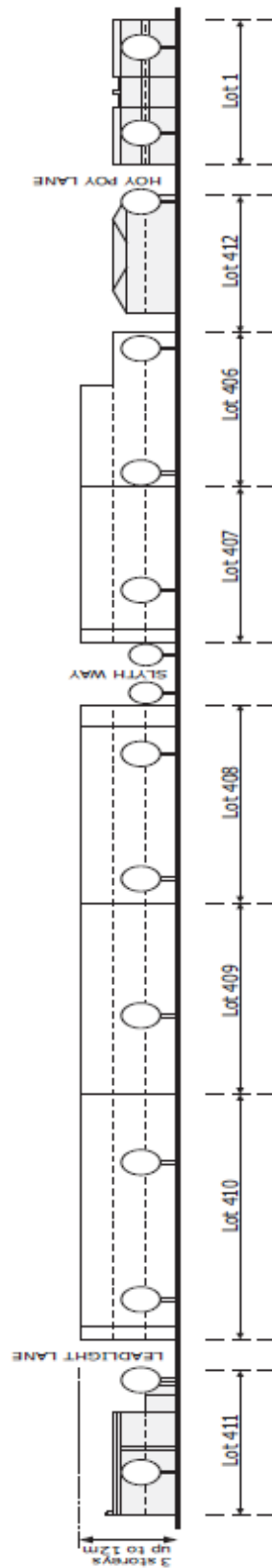


Figure 3. Maximum Building Envelopes for Newcastle Street

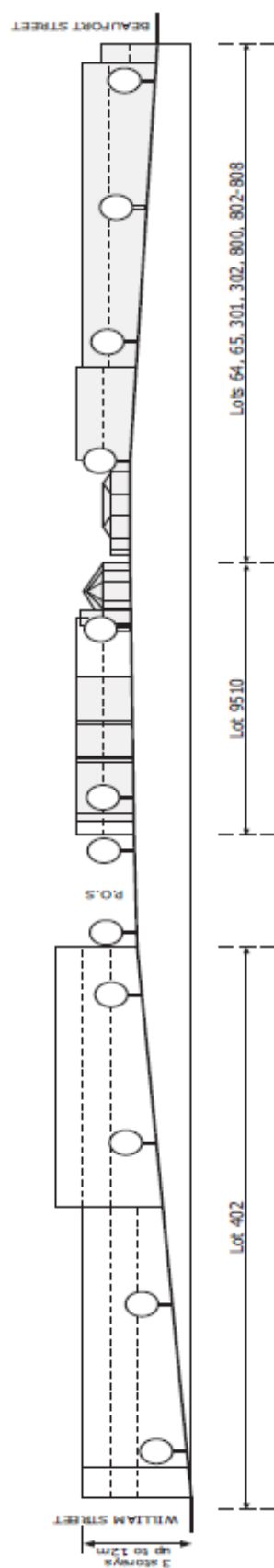


Figure 4. Maximum Building Envelopes for Aberdeen Street

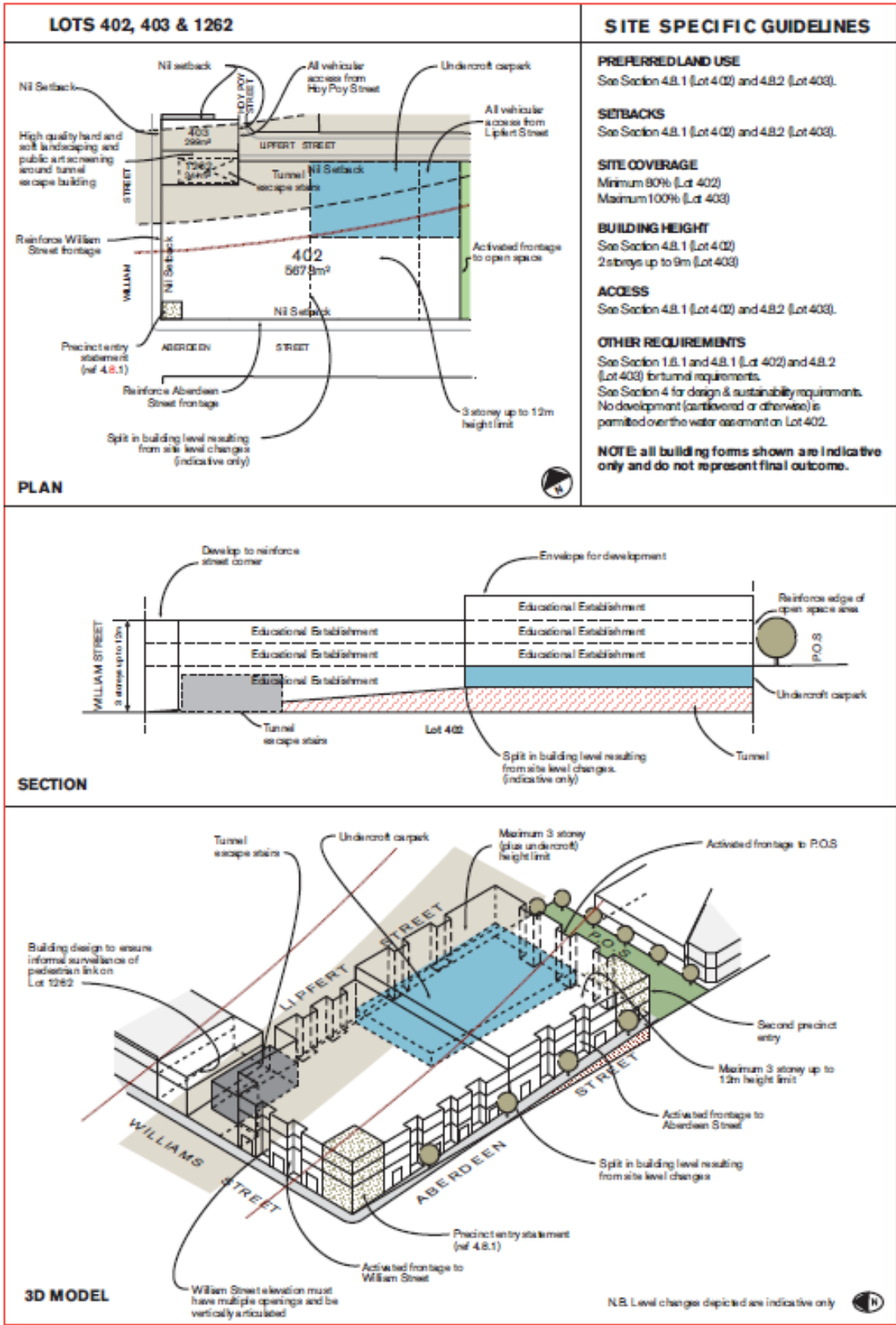


Figure 5. Site Specific Guidelines for Lots 402, 403 & 1262

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

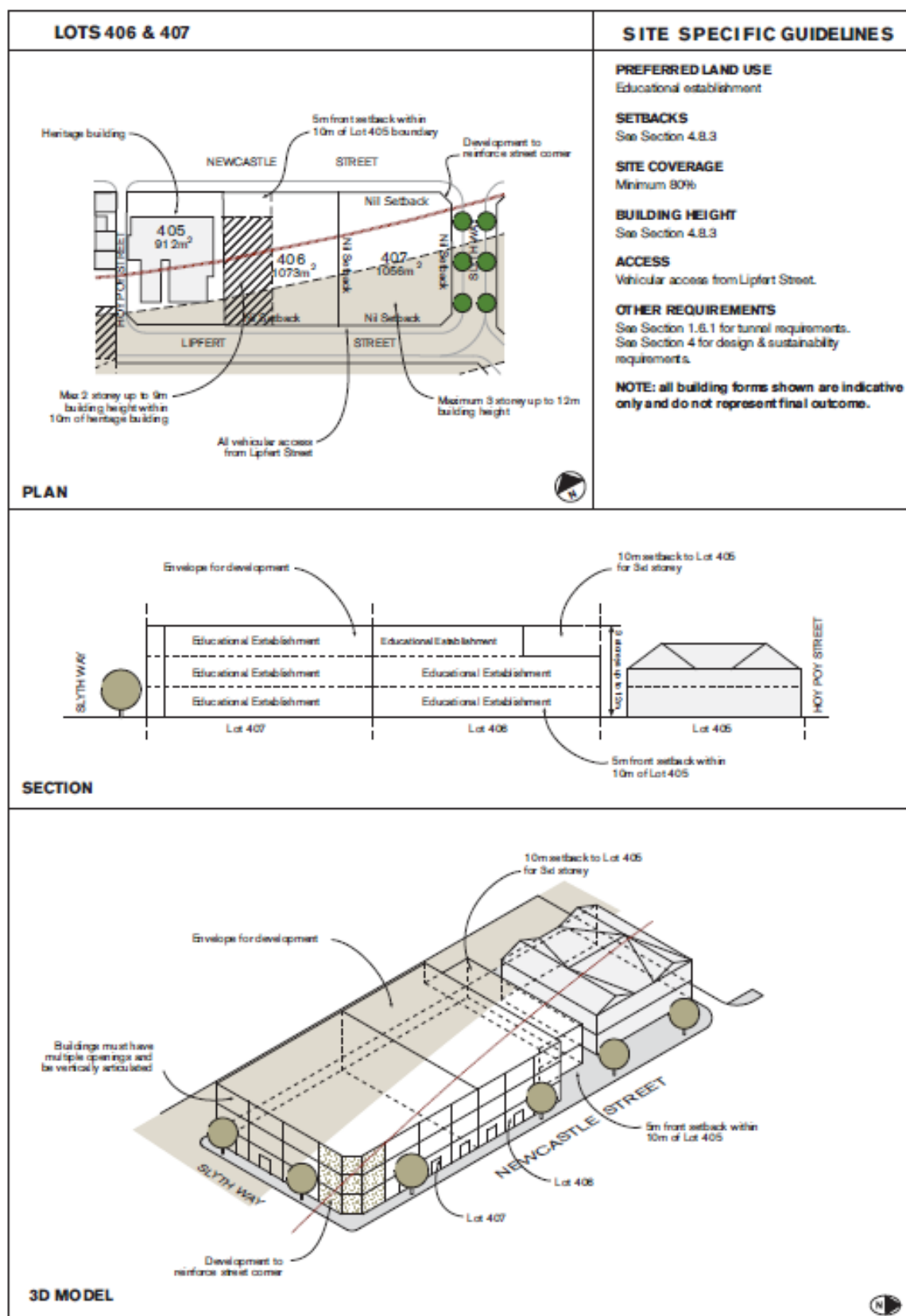


Figure 6. Site Specific Guidelines for Lots 406 & 407

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

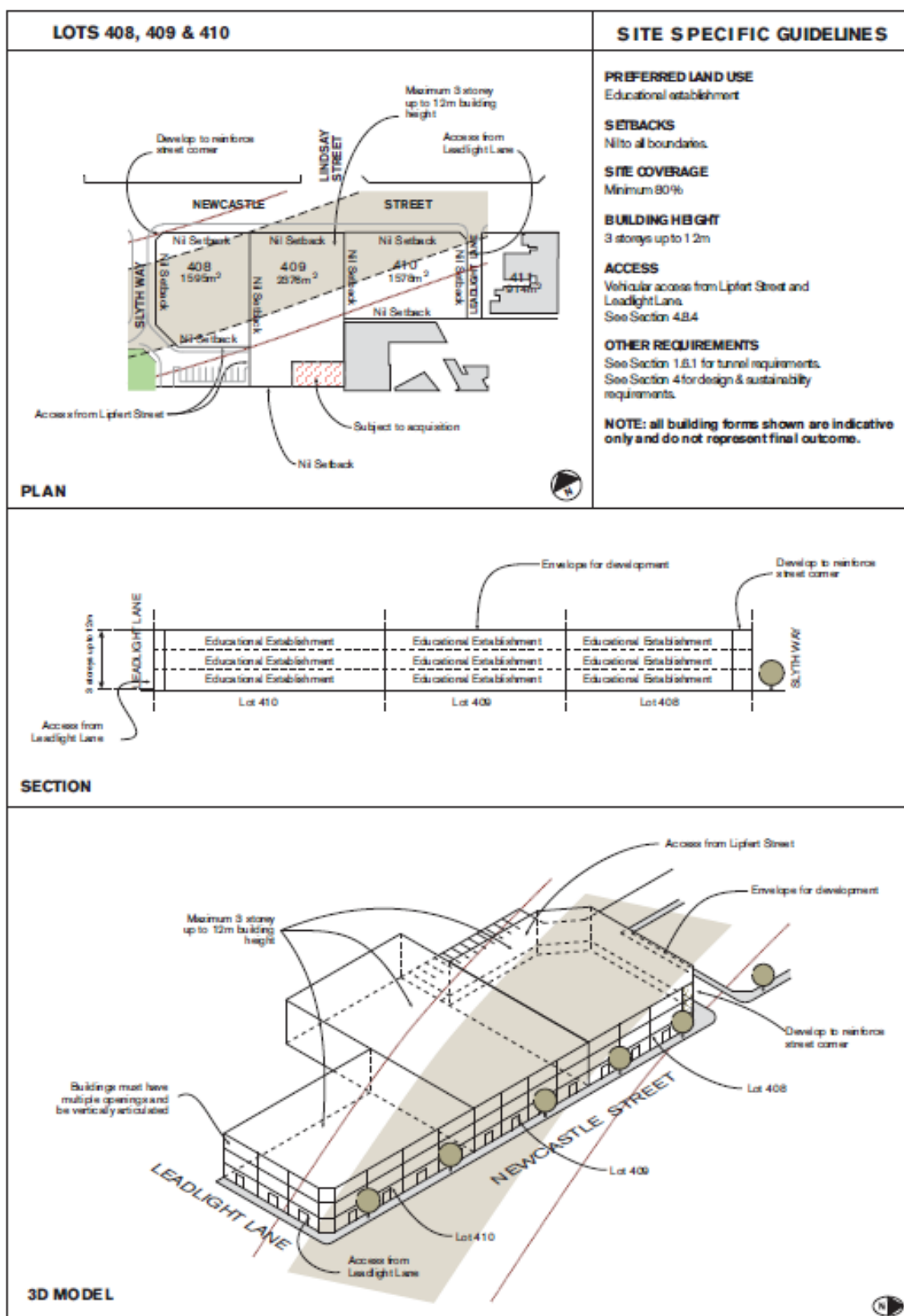


Figure 7. Site Specific Guidelines for Lots 408, 409 & 410

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

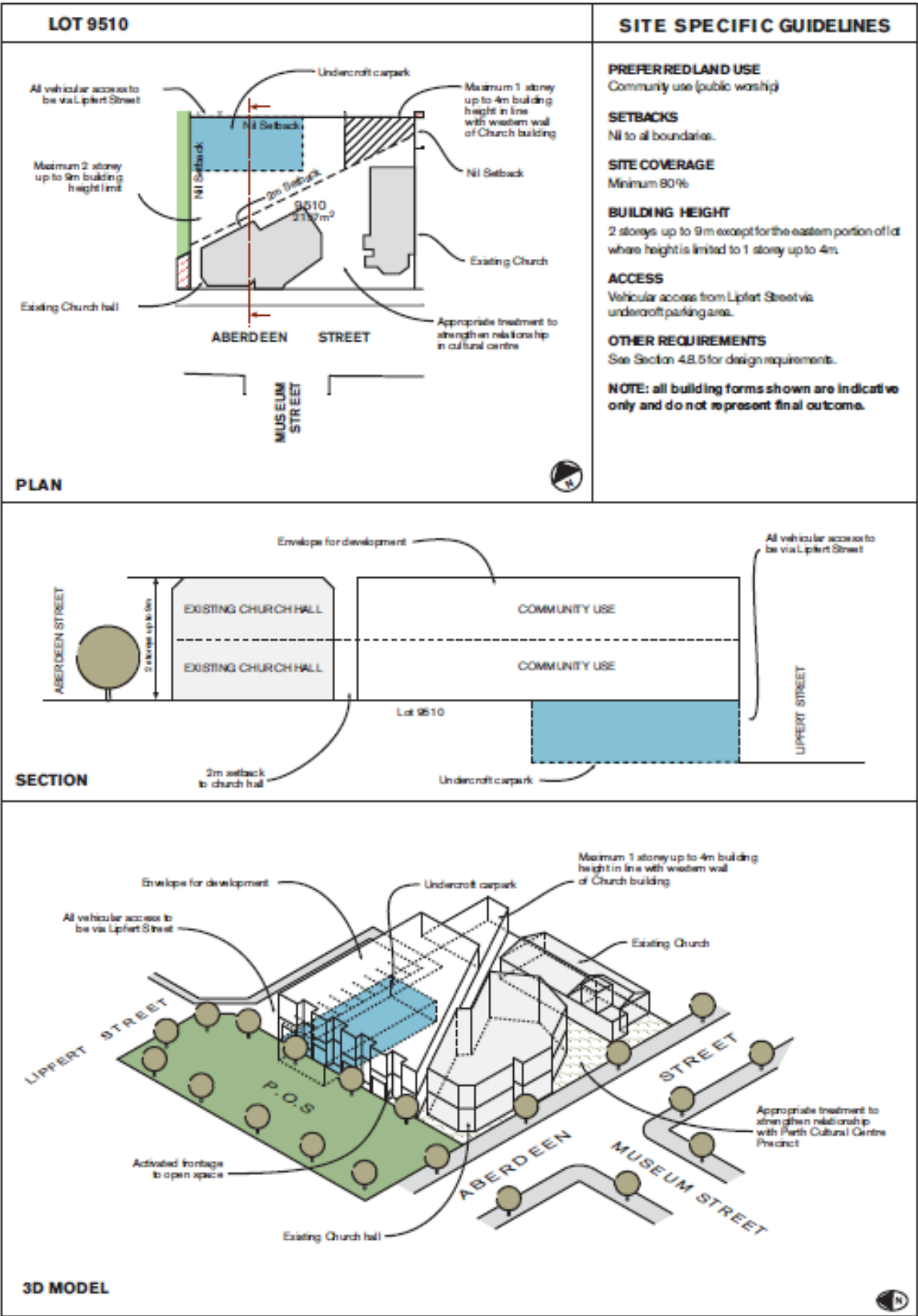


Figure 8. Site Specific Guidelines for Lot 9510

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

7. Tunnel Influence and Effect

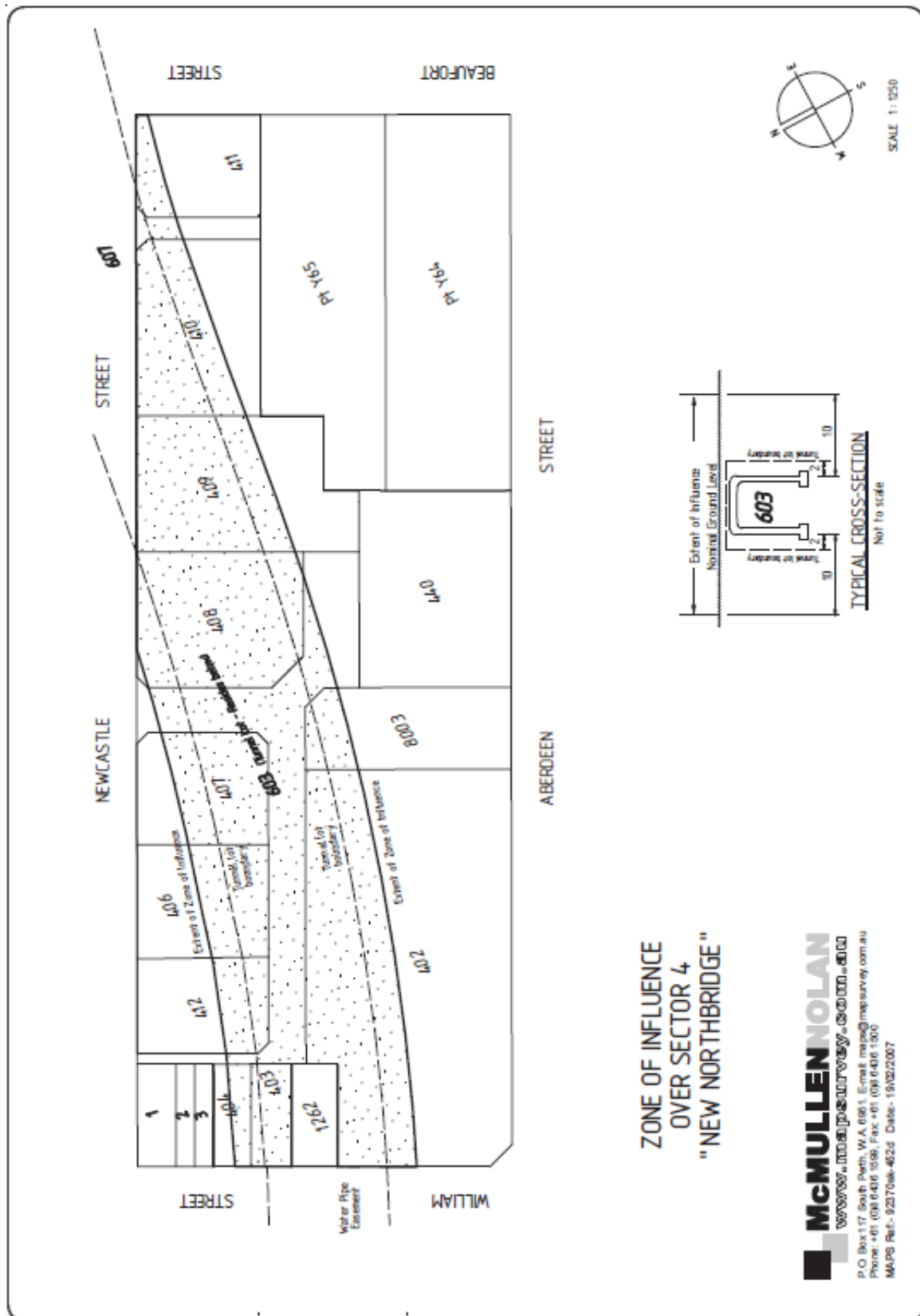


Figure 9. Tunnel Influence and Effect over Section 4 "New Northbridge"