



City of Nedlands

Planning and Development Reports

Committee Consideration – 10 November 2020

Council Resolution – 24 November 2020

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PD53.20	No. 3 Village Mews, Floreat – Residential – Ground Floor Alterations and Upper Floor Addition to Single House
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Committee	10 November 2020
Council	24 November 2020
Applicant	Ben Hohnen
Landowner	Helen Kornweibel
Director	Peter Mickleson – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Type Quasi-Judicial	When Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.
Reference	DA20/51253
Previous Item	Nil
Delegation	In accordance with the City's Instrument of Delegation, Council is required to determine the application due to an objection being received.
Attachments	1. Applicant's Justification Report
Confidential Attachments	1. Plans 2. Submissions 3. Assessment

1.0 Executive Summary

The purpose of this report is for Council to determine a Development Application received by the City of Nedlands on 20 July 2020, for alterations and an upper floor addition at No. 3 Village Mews, Floreat (the subject site).

The application was advertised to adjoining landowners and occupiers in accordance with the City of Nedlands Local Planning Policy (LPP) – Consultation of Planning Proposals. During the consultation period, one objection was received. As an objection has been received, this application is presented to Council for determination.

It is recommended that the application be approved by Council as it is considered to satisfy the design principles of the Residential Design Codes (R-Codes) Volume 1 and is unlikely to have a significant adverse impact on the local amenity and character.

2.0 Recommendation to Committee

Council approves the development application received on 20 July 2020 with plans date stamped 5 August 2020 for alterations and an upper floor addition to a Residential (Single House) at Lot 69 (No. 3) Village Mews, Floreat, subject to the following conditions and advice notes:

- 1. The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.**
- 2. This development approval only pertains to a Residential – alterations and upper floor addition to a Single house as indicated on the determination plans.**
- 3. All footings and structures to retaining walls, fences and parapet walls, shall be constructed wholly inside the site boundaries of the property's Certificate of Title.**
- 4. Prior to occupation of the development, the western elevation of the balcony on the upper floor facing west is to be screened in accordance with C1.2 of Clause 5.4.1 of the Residential Design Codes (Vol 1). The screening device is to be at least 1.6m in height above the finished floor level of the balcony, at least 75% obscure, permanently fixed and made of a durable material to restrict view in the direction of overlooking to the western adjoining property. The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands.**
- 5. All stormwater from the development, which includes permeable and non-permeable areas shall be contained onsite.**
- 6. Prior to occupation of the development, all external fixtures including, but not limited to TV and radio antennae, satellite dishes, plumbing vents and pipes, solar panels, air conditioners and hot water systems shall be integrated into the design of the building and not be visible from the primary street, secondary street to the satisfaction of the City of Nedlands.**
- 7. Prior to occupation of the development, all air-conditioning plant, satellite dishes, antennae and any other plant and equipment to the roof of the building shall be located or screened so as not to be highly visible from beyond the boundaries of the development site to the satisfaction of the City of Nedlands.**
- 8. This approval does not relate to any site works, decking or retaining walls 500mm or greater above the approved ground levels.**

Advice Notes specific to this proposal:

- a) **All street tree assets in the nature-strip (verge) shall not be removed. Any approved street tree removals shall be undertaken by the City of Nedlands and paid for by the owner of the property where the development is proposed, unless otherwise approved under the Nature Strip Development approval.**
- b) **An exterior fixture associated with any air-conditioning unit or hot water system is considered an appropriate location where it is positioned:**
 - **outside of balcony/verandah areas (if applicable) and below the height of a standard dividing fence within a side or rear setback area; or within a screened rooftop plant area or nook.**
- c) **All downpipes from guttering shall be connected so as to discharge into drains, which shall empty into a soak-well; and each soak-well shall be located at least 1.8m from any building, and at least 1.8m from the boundary of the block. Soak-wells of adequate capacity to contain runoff from a 20-year recurrent storm event. Soak-wells shall be a minimum capacity of 1.0m³ for every 80m² of calculated surface area of the development.**
- d) **All internal water closets and ensuites without fixed or permanent window access to outside air or which open onto a hall, passage, hobby or staircase, shall be serviced by a mechanical ventilation exhaust system which is ducted to outside air, with a minimum rate of air change equal to or greater than 25 litres / second.**
- e) **Where the existing structures are to be demolished, a demolition permit is required to be obtained for the proposed demolition work. The demolition permit must be issued prior to the removal of any structures on site All works are required to comply with relevant statutory provisions.**
- f) **Prior to the commencement of any demolition works, any Asbestos Containing Material (ACM) in the structure to be demolished, shall be identified, safely removed and conveyed to an appropriate landfill which accepts ACM. Removal and disposal of ACM shall be in accordance with *Health (Asbestos) Regulations 1992*, Regulations 5.43 - 5.53 of the *Occupational Safety and Health Regulations 1996*, *Code of Practice for the Safe Removal of Asbestos 2nd Edition*, *Code of Practice for the Management and Control of Asbestos in a Workplace*, and any Department of Commerce Worksafe requirements. Where there is over 10m² of ACM or any amount of friable ACM to be removed, it shall be removed by a Worksafe licensed and trained individual or business.**
- g) **Where building works are proposed to the building, a building permit shall be applied for prior to works commencing.**
- h) **The landowner is advised that all mechanical equipment (e.g. air-conditioner, swimming pool or spa) is required to comply with the *Environmental Protection (Noise) Regulations 1997*, in relation to noise.**

- i) The applicant is advised to consult the City’s Acoustic Advisory Information in relation to locating any mechanical equipment (e.g. air-conditioner, swimming pool or spa) such that noise, vibration impacts on neighbours are mitigated. The City does not recommend installing any equipment near a property boundary where it is likely that noise will intrude upon neighbours. Prior to selecting a location for an air-conditioner, the applicant the applicant is advised to consult the online fairair noise calculator at www.fairair.com.au and use this as a guide to prevent noise affecting neighbouring properties.
- j) This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the four-year period, the approval shall lapse and be of no further effect.
- k) The applicant is advised that all development must comply with this planning approval and approved plans at all times. Any development, whether it be a structure or building, that is not in accordance with the planning approval, including any condition of approval, may be subject to further planning approval by the City.
- l) The applicant is advised that variations to the hereby approved development including variations to wall dimensions, setbacks, height, window dimensions and location, floor levels, floor area and alfresco area, may delay the granting of a Building Permit. Applicants are therefore encouraged to ensure that the Building Permit application is in compliance with this planning approval, including all conditions and approved plans. Where Building Permit applications are not in accordance with the planning approval, a schedule of changes is to be submitted and early liaison with the City’s Planning Department is encouraged prior to lodgement.
- m) This planning decision is confined to the authority of the *Planning and Development Act 2005*, the City of Nedlands’ Local Planning Scheme No. 3 and all subsidiary legislation. This decision does not remove the obligation of the applicant and/or property owner to ensure that all other required local government approvals are first obtained, all other applicable state and federal legislation is complied with, and any restrictions, easements, or encumbrances are adhered to.

3.0 Background

3.1 Land Details

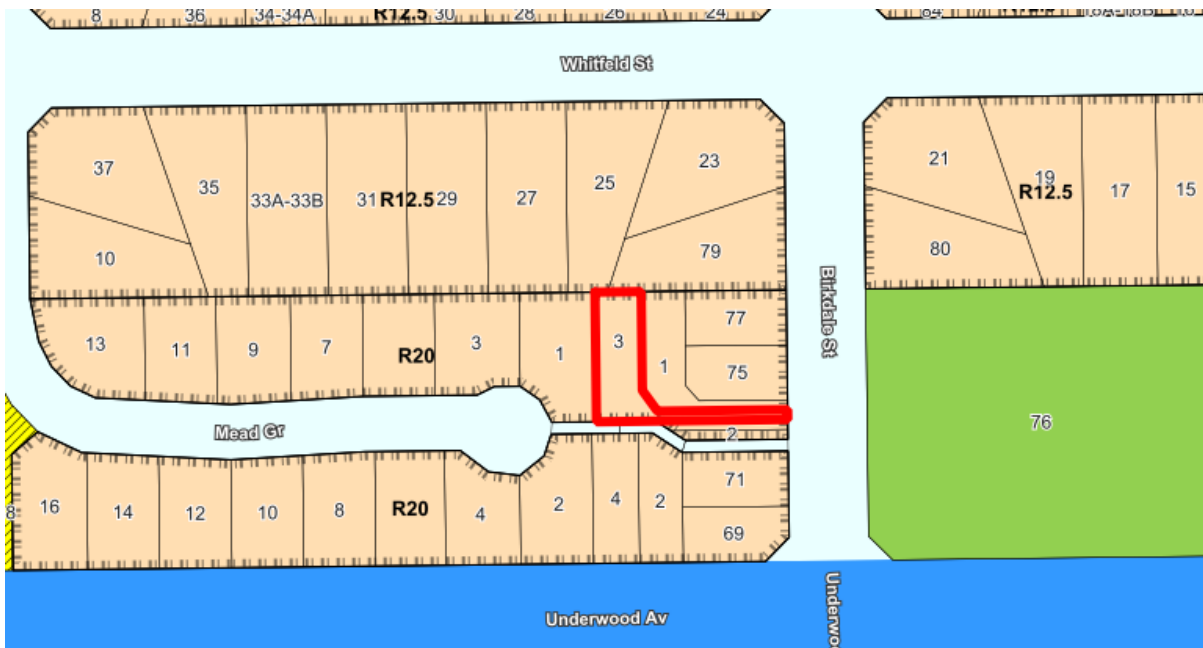
Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R20
Land area	486m ²
Additional Use	No
Special Use	No
Local Development Plan	No
Structure Plan	No

Land Use	Existing – Residential use for a Single House Proposed – Residential use for a Single House
Use Class	Permitted (P)

3.2 Locality Plan

The subject property is located in Floreat, within the City of Nedlands. As shown in the map below, the subject property is coded R20 and borders properties coded R12.5 to the north.

The property gains access from a driveway off Village Mews which joins to Birkdale Street to the east.



The subject property is relatively flat and consists of a single storey dwelling, with a garage in the south western corner of the lot.



4.0 Application Details

The applicant seeks development approval for alterations to the existing dwelling, including the addition of an upper floor.

The ground floor alterations include:

- Removal of internal doors and walls
- Conversion of an existing bedroom into a rumpus room
- Conversion of an existing bedroom into a study room
- Installation of stairs

The upper floor addition includes:

- Master Bedroom, with Ensuite and walk in robe
- Bathroom
- Two bedrooms
- Sitting room
- Balcony

By way of justification in support of the development application the applicant has provided a Justification Report, which is provided as Attachment 1 to this report.

5.0 Consultation

The development meets all relevant deemed-to-comply provisions of the Residential Design Codes (R-Codes) with the exception of clause 5.4.1 Visual Privacy. This element has been assessed against the design principles for visual privacy.

Due to the need to assess visual privacy against the design principles, the application was advertised in accordance with the City's Local Planning Policy - Consultation of Planning Proposals to three surrounding owners and occupiers. During the advertising period, one objection was received for the proposal.

The following table is a summary of the concerns/comments raised and the City's response and action taken in relation to each issue:

Submission	Officer Response	Action Taken
<p>Objection to the visual privacy setback proposed to the western lot boundary which does not comply with the deemed to comply 7.5m visual privacy setback prescribed in the R-Codes.</p>	<p>The western portion of the balcony facing west is provided with 1.6m high screening. The screening is in accordance with Clause 5.4.1 (C1.2) to prevent direct overlooking from the western portion of the balcony. Condition 4 of this recommendation also reinforces this screening requirement and the required screening shall be thereafter maintained to the satisfaction of the City of Nedlands.</p> <p>A detailed Design Principle assessment is provided under Section 6.3.1 of this Council Report for the overlooking from the southern elevation of the balcony facing west</p>	<p>Condition 4 is recommended in the Determination and a Design Principle assessment provided under Section 6.3.1 of the report for Visual Privacy.</p>

Proposed development may impact on the future development potential of the neighbouring property.	The R-Codes are intended to ensure external impacts of a development are minimised. Compliance with the design principles will ensure the future development potential of neighbouring properties is not affected.	No further action required. Design principle assessment provided under Section 6.3.1 of the report for Visual Privacy.
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Note: A full copy of all relevant consultation feedback received by the City has been given to the Councillors prior to the Council meeting.

6.0 Assessment of Statutory Provisions

6.1 Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed Provisions)

Clause 67 of the Deemed Provisions stipulates those matters that are required to be given due regard to the extent relevant to the application. Where relevant, these matters are discussed in the following sections.

In accordance with provisions (m) and (n) of the Regulations clause 67, due regard is to be given to the likely effect of the proposed development's height, scale, bulk and appearance, and the potential impact it will have on the amenity of the locality.

6.2 Local Planning Scheme No. 3

6.2.1 – Clause 9: Aims of the Scheme

Requirement	Proposal	Satisfies
a) Protect and enhance local character and amenity	The surrounding area is characterised by Single Houses within the vicinity of Floreat. The residential dwellings are characterised by two storey, contemporary dwellings, with a mix of pitched and concealed roof forms. Administration considers that the proposed ground floor alterations and upper floor addition is consistent with the local character and amenity of this particular locality.	Yes
b) Respect the community vision for the development of the district;	The development is not considered to adversely affect the community vision for the development of the district in that it is consistent with the endorsed Local Planning Strategy.	Yes
c) Achieve quality residential built form outcomes for the growing population;	The built form of the development has been assessed and is considered to achieve the relevant design principles of the R-Codes Vol. 1 and is consistent with the expectations of the Residential R20 density coding.	Yes

d) To develop and support a hierarchy of activity centres;	The proposed development is consistent with the intent of the R20 density code.	Yes
e) To integrate land use and transport systems;	The subject site is not located within a high frequency public transport route. The vehicle access for the site will be obtained from Village Mews, which is a minor road of Birkdale Street.	Yes
f) Facilitate improved multi-modal access into and around the district;	The subject site is located in close proximity to walking and cycle networks.	Yes
g) Maintain and enhance the network of open space	The proposed development does not impact the City's network of open space.	Yes
h) Facilitate good public health outcomes;	The development is not considered to adversely affect the desired public health outcomes.	Yes
i) Facilitate a high-quality provision of community services and facilities;	The development is not considered to adversely affect the community services or facilities and will contribute to ensuring their viability.	Yes
j) Encourage local economic development and employment opportunities;	The development is considered to positively contribute to economic development and employment opportunities created for builders and tradespersons.	Yes
k) To maintain and enhance natural resources;	The development does not propose the removal of trees on the site, which is considered a positive outcome for this type of application.	Yes
l) Respond to the physical and climatic conditions;	The development maintains solar access to adjoining properties by having appropriate setbacks. The dwelling design encompasses cross ventilation and adequate ceilings to allow for effective air circulation.	Yes
m) Facilitate efficient supply and use of essential infrastructure;	The development does not negatively impact this objective.	Yes

6.2.2 – Clause 16: Residential Zone Objectives

Requirement	Proposal	Satisfies
a) To provide for a range of housing and a choice of residential densities to meet the needs of the community;	The proposal is considered to positively contribute to the City's housing diversity.	Yes
b) To facilitate and encourage high quality design, built form and streetscapes throughout residential areas;	The development has achieved an acceptable design, with an appropriate built form and streetscape presentation. The proposed built form is suitable for the R20 density code.	Yes

c) To provide for a range of non-residential uses, which are compatible with and complementary to residential development;	This objective is not applicable to the subject application as this application only proposes the use of the land for Residential purposes.	N/A
d) To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks;	<p>The development is considered to achieve a balance between the existing streetscape character and the future character of this area.</p> <p>The City considers that the proposal complements the local character and amenity of the site, with the two storey height provision which is consistent with the surrounding area.</p> <p>Where discretion is sought for visual privacy setbacks, the proposal is considered to satisfy the Design Principles for clause 5.4.1 – Visual Privacy.</p>	Yes

6.3 Policy/Local Development Plan Consideration

6.3.1 Residential Design Codes – Volume 1 (State Planning Policy 7.3)

Volume 1 of the R-Codes apply to single and grouped dwellings. The document provides a comprehensive basis for control of residential development.

When assessing applications for development the City must have regard to the following policy objectives:

- to provide residential development of an appropriate design for the intended residential purpose, density, context of place and scheme objectives;
- to encourage design consideration of the social, environmental and economic opportunities possible from new housing, and an appropriate response to local amenity and place;
- to encourage design that considers and respects heritage and local culture; and
- to facilitate residential development that offers future residents the opportunities for better living choices and affordability.

The applicant is seeking assessment under the Design Principles of the R-Codes for Clause 5.4.1 – Visual Privacy as addressed in the below table:

Design Principles
<p>The application seeks assessment under the design principles which are as follows:</p> <p>“P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwellings achieved through:</p> <ul style="list-style-type: none"> • building layout and location; • design of major openings; • landscape screening of outdoor active habitable spaces; and/or • location of screening devices. <p>P1.2 Maximum visual privacy to side and rear boundaries through measures such as:</p>

- offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;
- building to the boundary where appropriate;
- setting back the first floor from the side boundary;
- providing higher or opaque and fixed windows; and/or
- screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).”

Deemed-to-Comply Requirement

The deemed to comply setback for the Balcony on the eastern elevation of the upper floor facing east is 7.5m to the eastern lot boundary.

The deemed to comply setback for the Balcony on the southern elevation of the upper floor facing west is 7.5m to the western lot boundary.

Proposed

The Balcony on the eastern elevation of the upper floor facing east proposes a 6.3m setback to the eastern lot boundary.

The Balcony on the southern elevation of the upper floor facing west proposes a 2.5m setback to the western lot boundary.

Administration Assessment

The application meets the Design Principles for the reasons outlined below.

The application proposes minimal direct overlooking of active habitable spaces and outdoor living areas of the adjacent western and eastern properties.

The overlooking from the southern elevation of the balcony, facing west falls over the roof of the garage on the western property (1 Mead Grove, Floreat) as shown in the plans. A garage is not a major opening, active habitable space or outdoor living area. Furthermore, a garage is considered to be a space which is not commonly occupied or frequented for extended periods of time. As such, the overlooking over the garage is not considered to negatively impact the amenity of the western property.

The overlooking from the eastern elevation of the balcony facing east also falls over the setback areas of the eastern property (1 Village Mews, Floreat). The cone of vision of overlooking does not fall over an active habitable spaces or an outdoor living area as shown in the plans. Where the cone of vision for overlooking falls, there is a garage on the property and a bedroom. As mentioned above, a garage is not a habitable space. In relation to the bedroom, there is an existing 1.8m high brick rendered wall between the subject property and the eastern property (1 Village Mews, Floreat) which will prevent overlooking. The overlooking itself from the Balcony does not fall over the bedroom. The cone of vision of the overlooking (7.5m setback) falls over the side setback area of 1 Village Mews, Floreat and over the brick wall.

As such, it is considered that there is minimal overlooking of major openings, active habitable spaces and outdoor living areas of adjacent dwellings achieved through dwelling design, design of major openings and the location of the screening device on the eastern property.

Furthermore, the design of the development of the upper floor addition has been setback from the side lot boundaries with compliant lot boundary setbacks. As such, it is considered that the proposed development does not negatively impact upon future development potential of adjoining properties.

All other major openings along the eastern and western elevations are provided with highlight windows so as to limit overlooking to the eastern and western adjoining properties.

While there is a 1.7m setback from the western portion of the balcony to the western lot boundary, this portion of the balcony is screened in accordance with the deemed to comply provisions of Clause 5.4.1 (C1.2). Condition 4 of this recommendation also reinforces this screening requirement and the screening shall be thereafter maintained to the satisfaction of the City of Nedlands.

Bedroom 2 and 3 on the northern elevation of the upper floor provide compliant setbacks of at least 4.5m, in direct line of sight within the cone of vision which is in compliance with Clause 5.4.1 (C1.1) of the R-Codes.

In light of the above, the application is considered to successfully meet the Design Principles for Clause 5.4.1 – Visual Privacy as it proposes minimal direct overlooking of active habitable spaces and outdoor living areas of the adjacent western and eastern properties.

7.0 Conclusion

The application for additions to the existing single house at 3 Village Mews, Floreat has been submitted for Council consideration as an objection has been received. The objection raises concerns with visual privacy. The proposal is fully compliant with the deemed-to-comply provisions of the R-Codes with the exception of the visual privacy setbacks to the proposed upper storey balcony. These variations have been assessed against the design principles for visual privacy. The western elevation will be provided with screening in accordance with the R-Codes and is considered to be deemed-to-comply. The proposed 6.3m setback to the eastern boundary meets the design principles for visual privacy.

Accordingly, it is recommended that the application be approved by Council, subject to Conditions and Advice Notes.

20/10/2020

City of Nedlands
PO Box 9
Nedlands WA
6909

RE: Justification for alterations to the R-code, lot 69, 3 Village Mews Floreat

I would like to apply for a variation to the r-code provision **5.4.1 Visual Privacy** in regards to the overlooking issues regarding to proposed front balcony.

The balcony faces south and is permanently screened on the west so any overlooking issues are angled forward and to the east I believe that these issues are mainly due the odd layout to the block and in most normal cases this would not be a problem.

Overlooking to the West.

Clause 5.4.1 requires an overlooking setback of 7.5m for an open space within the cone of visions the start of the opening is setback 2m. The Balcones western overlooking extends forward to a total depth of 3.9m. This overlooking is only limited to a parapet wall and the roof of the neighbours' garage. It does not look into any of there outdoor living spaces, or habitable rooms. I believe that this variation will have no adverse effect on the western neighbours now and into the future.

Overlooking to the East

Overlooking to the east also falls under clause 5.4.1. the overlooking issue extends 1.260m into the east neighbour's property. This does onto extend past their side walk way and the only overlooking is into and door the enters what we assume is the garage and has a very limited affect on privacy. The neighbours at 1 village mews have been very gratuitous and signed a consent from that has been attached.

Conclusion

It is my belief that the balcony will add a great deal of enjoyment to the owners of 3 Village Mews and add to the ascetics of the building. I believe that any impact on the neighbours will be nil or insignificant.

Thank you for you time.

Sincerely

Ben Hohnen
80 Glyde Street
Mosman Park WA

27/6/2020

CITY OF NEDLANDS

20 JUL 2020

RECEIVED

RE: Consent for development approval of 3 Village Mews.

I Robyn Durack of 1 Village Mews, Floreat have reviewed the proposed plans for the development of 3

Village Mews dated 26/06/2020 and have no objection to the proposed variation.

Name: *Robyn Durack*

Date: *30.6.20*

Sign: *R. Durack*

PD54.20	Local Planning Scheme 3 – Draft Interim Local Planning Policy - Hollywood West Transition Zone
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Committee	10 November 2020
Council	24 November 2020
Director	Peter Mickleson – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Reference	Nil
Previous Item	Nil
Attachments	1. Draft LPP - Hollywood West Transition Zone

1.0 Executive Summary

The purpose of this report is for Council to prepare (adopt for advertising) the Hollywood West Transition Zone Local Planning Policy.

This policy seeks to establish the local planning framework for the Hollywood West Transition Zone. To do this the City is required to establish what the future desired context and character is for these areas and to provide design guidance and certainty for decision makers, the community, and developers in this area. In establishing the desired future character of the precinct, the policy will provide design guidance and built form requirements for development within the Transition Zones. These built form guidelines will balance the preservation of valued elements of built form character with the requirements of the existing local planning framework and associated zoning. These policies will provide a planning instrument to facilitate best practice design in delivering housing diversity in the context of areas which have been significantly up coded in density.

This policy is being presented to Council for consent to advertise to the community in draft format. Further built form modelling is required to be undertaken to test the existing planning framework as well as test the draft policy provisions being presented. This will be undertaken prior to finalising the policy and will be brought back to Council with the associated testing and modelling in its final version for adoption. The built form modelling will provide the necessary information to ascertain the most effective built form controls for this area. However, Administration also wishes to seek feedback on this draft concept from Council and the City's residents which may involve several rounds of consultation.

2.0 Recommendation to Committee

Council prepares, and advertises for a period of 21 days, in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2, Part 2, Clause 4, Draft Local Planning Policy Transition Zones (Hollywood West), as per Attachment 1.

3.0 Background

With the gazettal of the Scheme in April 2019, density code increases were implemented across sections of the City of Nedlands. The density increases are concentrated around the areas of the City now known as Precincts, being Town Centre, Stirling Highway East and West, Broadway, Hampden Road and Waratah Avenue.

The City's Local Planning Strategy identifies the areas directly adjacent to these Precincts as Transition Zones, and states the intention of them as:

“Transition Zones will exist immediately adjacent to Urban Growth Areas for the purposes of creating a buffer between high intensity and low intensity development. This buffer will visually smooth the differences in built form (e.g., height, bulk etc.) and help mitigate any conflict between non-compatible land uses. It is expected the Transition Zones will contain mostly residential developments of multiple dwellings (apartments) and grouped dwellings (townhouses and similar). Some small-scale non-residential uses may still be appropriate.”

Administration have identified several locations bordering the Precincts that have medium to high density coding that function as Transition Zones for low density areas. A suite of Local Planning Policies is being prepared to provide guidance on the preferred built form for these Zones. This will ensure that the desired character of these areas is identified and considered by future development.

Transition Zones Local Planning Policy Preparation Process

To ascertain the existing character of the area, Administration conducted built form character surveys in the Transition Zones. City staff and volunteers from the Urban Planning and Architecture departments at Curtin University and the University of Western Australia undertook the survey. Each street within the Transition Zones was walked, with each dwelling photographed and its features documented.

The data from this survey was collated into spreadsheets, and now offers meaningful information regarding the existing built form of the various Transition Zones. This data provides insight into the aspects of the street that contribute to its character. Key elements that the Policies should seek to retain were identified, such as significant front and rear setbacks, mature vegetation and discreet car parking structures. The Policies have been developed by utilising the information produced from this data.

The Transition Zones Policies will capture the following Transition Zones:

- Hollywood Central;
- Hollywood West;
- Melvista East;
- Melvista West; and
- Hollywood East – it is noted that this will be included in the Hampden Road Activity Centre, due to their proximity and shared unique architectural form.

The draft Local Planning Policies for Hollywood Central, Melvista East and Melvista West have previously been presented to Council for their consent to advertise.

During discussion around these policies between Administration and the Department of Planning, Lands and Heritage (DPLH), Administration has been advised that these policies will be required to be supported by rigorous built form modelling to support the proposed requirements. Built form modelling will provide a sound strategic planning framework to support the policy and provide it with statutory weight, which is vital in the event that the policy is tested in a legislative environment such as the State Administrative Tribunal. Further advice has been provided to the effect that built form controls, once developed, should be incorporated into the Scheme. The appropriate time to undertake scheme amendments will be once built form modelling and consultation have been finalised. Once provisions via scheme amendment have then been adopted and gazetted, those provisions can be removed from the local planning policies.

Community Engagement

A key element in formulating the Transition Zone Policies will be feedback received from the Nedlands community. The initial step in the community engagement program for these Policies has been the Transition Zones – Planning for the Future Your Voice page going live. This page includes a survey that community members can complete to share their thoughts on what they believe the valued elements of their local area are. This page also contains information on what Transition Zones and Precincts are, statements about the character of the Transition Zones, and FAQ's in relation to the local and state planning framework.

The feedback collected from this survey will be considered in conjunction with the feedback received during the draft Policy's advertising period. Once built form modelling and peer reviews have been completed, a community engagement program will be created by Administration. This program will bring the community feedback, along with the built form modelling results, together to be presented to Council and the community in an interactive format. The end result of the community engagement program will be that the Policy has been through several rounds of engagement with both the Council and the community, maximising the transparency of the process.

4.0 Detail

This policy applies to all residential developments within the Hollywood West Transition Zone. The Hollywood West Transition Zone Area is located in the Hollywood Ward within the City of Nedlands Local Planning Scheme Area. The Transition Zone area abuts the western LGA boundary, where Nedlands meets the Town of Claremont, stretching west between Loch Street and Martin Avenue, and from Bedford Street in the North to Stirling Highway in the South. Hollywood West has a relatively flat topography, with greater undulation towards Stirling Highway.

A map of Hollywood West is shown in Figure 1.

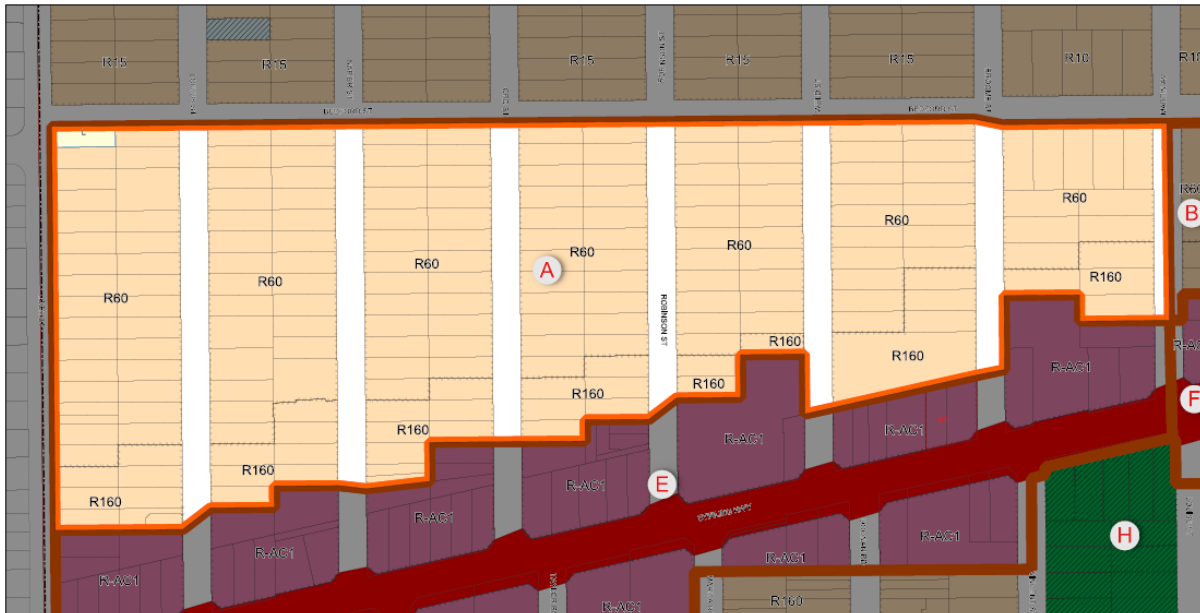


Figure 1 – Hollywood West Transition Zone

The purpose of the Transition Zone Policies is to provide design guidance and built form provisions for residential developments within the Transition Zone. These built form requirements will aid in the preservation of valued elements of built form character within the Transition Zones. The policy is also intended to provide guidance to assist officers in assessing applications for residential developments within Hollywood West.

The City has engaged consultant Hames Sharley to present the Policies in a professional typeset format, including mapping of the precinct areas. This mapping includes representations of the potential pattern of development within the Transition Zone in accordance with the built form provisions proposed. Presenting the Policy and mapping in this manner is intended to provide Council and the community with a tangible representation of the proposed built form controls and how they will translate into real world development outcomes. These provisions will be supported by the built form modelling that will form the testing part of the process of creating these Policies.

5.0 Consultation

If Council resolves to prepare the draft Hollywood West Transition Zone Policies, they will be advertised for 21 days in accordance with Schedule 2, Part 2, Division 2, Clause 4 of the Regulations, and the City's Local Planning Policy – Consultation of Planning Proposals. This will include a notice being published in the newspaper and details being included on the City's website (Your Voice engagement portal), a letter posted to all residents and property owners in the Policy area and a social media post.

Following the advertising period, the policy will be presented back to Council for it to consider any submissions received and to:

- a) Proceed with the policy without modification;
- b) Proceed with the policy with modification; or
- c) Not to proceed with the policy.

6.0 Strategic Implications

How well does it fit with our strategic direction?

The City's Local Planning Strategy identifies urban growth areas and transition zones within the City, which have been reflected in rezoning and up-coding through the Scheme. This Policy provides design guidance for the transition zones, and facilitates urban growth identified in the Strategy in a manner that will impose minimal negative impacts on surrounding residential properties.

Who benefits?

The City and its residents will benefit from this Local Planning Policy. The Policy is intended to reduce the impact of grouped and multiple dwellings developments on single residential dwellings and will establish the position of desired future character for the area in the context of its transitioning nature from low density to more intense infill.

Does it involve a tolerable risk?

The Transition Zones Policies are considered to decrease the risks to the City and its residents that are associated with infill development.

Do we have the information we need?

Further information is required and can be obtained through built form modelling of the proposed provisions for the Transition Zones.

7.0 Budget/Financial Implications

Can we afford it?

The costs associated with this Local Planning Policy are in relation to advertising and built form modelling, both of which are included in the current year budget.

How does the option impact upon rates?

Nil.

8.0 Statutory Provisions

Planning and Development (Local Planning Schemes) Regulations 2015

Under Schedule 2, Part 2, Clause 3(1) of the Regulations the City may prepare a local planning policy in respect to any matter related to the planning and development of the Scheme area.

Once Council resolves to prepare a policy it must publish a notice of the proposed policy in a newspaper circulating the area for a period not less than 21 days.

9.0 Conclusion

The Hollywood West Transition Zones Policy provides design guidance and built form provisions to assist in retaining the valued character elements of the area.

In accordance with advice received from the WAPC, built form modelling is required to provide a sound strategic planning framework to support the policy and provide it with statutory weight, prior to final endorsement.

With the inclusion of thorough built form modelling and community consultation, the Policy will provide a robust strategic and statutory planning framework to guide development within the Transition Zone.

As such, it is recommended that Council endorses administration's recommendation to prepare (consent to advertise) the Draft Local Planning Policy Transition Zones (Hollywood West).



Draft Local Planning Policy - Hollywood West Transition Zone

16 October 2020



Hollywood West...

City of Nedlands

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1.0

Introduction

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1.1 Introduction

1.1.1 PURPOSE

The purpose of this policy is to define a local planning framework that identifies the desired elements of local character for the Hollywood West Transition Zone (Hollywood West TZ). The policy is divided into two parts to provide built form guidance for single dwellings, grouped dwellings and multiple dwellings within this area, and promote the desired elements of local character. The first part augments the provisions of State Planning Policy 7.3 - Residential Design Codes - Volume 1, the second part augments State Planning Policy 7.3 - Residential Design Codes - Volume 2.

1.1.2 APPLICATION OF POLICY

1. This policy applies to all applications for residential development within the Hollywood West Transition Zone. The Transition Zones are to function in accordance with the intent outlined in the City of Nedlands Local Planning Strategy, being:

"Transition Zones will exist immediately adjacent to Urban Growth Areas for the purposes of creating a buffer between high intensity and low intensity development. This buffer will visually smooth the differences in built form (e.g., height, bulk etc.) and help mitigate any conflict between non-compatible land uses. It is expected the Transition Zones will contain mostly residential developments of multiple dwellings (apartments) and grouped dwellings (townhouses and similar). Some small-scale non-residential uses may still be appropriate."

2. In accordance with Clause 7.3 of the R-Codes Volume 1, this Policy contains provisions that augment or replace the Deemed to Comply criteria set out in the R-Codes Volume 1. The Design Principles of the R-Codes Volume 1 remain and apply with some recommended additional design principles. If an element of the R-Codes Volume 1 is not included in this policy, it is not amended or replaced by this Policy and the Deemed to Comply provisions in the R-Codes Volume 1 remain and apply. Where single house and grouped dwelling developments are proposed all terms and definitions contained within Local Planning Scheme No. 3 and the R-Codes Volume 1 remain and apply.
3. In accordance with Clause 1.2 of the R-Codes Volume 2 this Policy contains provisions that augment or replace the Acceptable Outcomes set out in the R-Codes Volume 2. This Policy contains provisions that add to the Intent Statements, Design Guidance and Planning Guidance set out in the R-Codes Volume 2. The Element Objectives of the R-Codes Volume 2 remain and apply. If an element of the R-Codes Volume 2 is not included in this policy, it is not amended or replaced by this Policy and the Acceptable Outcomes in the R-Codes Volume 2 remain and apply. Where multiple dwelling developments are proposed all terms and definitions contained within Local Planning Scheme No. 3 and the R-Codes Volume 2 remain and apply.
4. Where this Policy is inconsistent with a Local Development Plan, Local Planning Policy or Precinct Plan that applies to a specific site, area, or element, the provisions of that specific Local Development Plan, Local Planning Policy or Precinct Plan shall prevail.

1.1.3 OBJECTIVES

1. To establish a local planning framework which provides guidance for establishing the desired future character of the area in context with its higher density zoning whilst respecting valued elements of existing neighbourhood character.
2. To ensure new development within the Hollywood West Transition Zone is consistent with the provision of a gradual transition from high-rise, mixed-use development abutting Stirling Highway, to lower density, large lot suburban development.
3. To ensure new development is respectful of the desired future character and residential amenity of the Transition Zone.
4. To ensure new development is designed to maximise the residential amenity of the Hollywood West Transition Zone and adjoining properties.
5. To ensure the appearance and design of new developments are of a high design quality.



2.0

Part One

Implementation

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2.1 Existing Character

2.1.1 LOCATION

The Hollywood West Transitional Density Precinct is located within the Hollywood Ward within the City of Nedlands Local Planning Scheme Area. The Precinct abuts the western LGA boundary, where Nedlands meets the Town of Claremont, stretching west between Loch Street and Martin Avenue, and from Bedford Street in the North to Stirling Highway in the South. Hollywood West has a relatively flat topography, with greater undulation towards Stirling Highway.

2.1.2 HOLLYWOOD WEST TRANSITION ZONE MAP

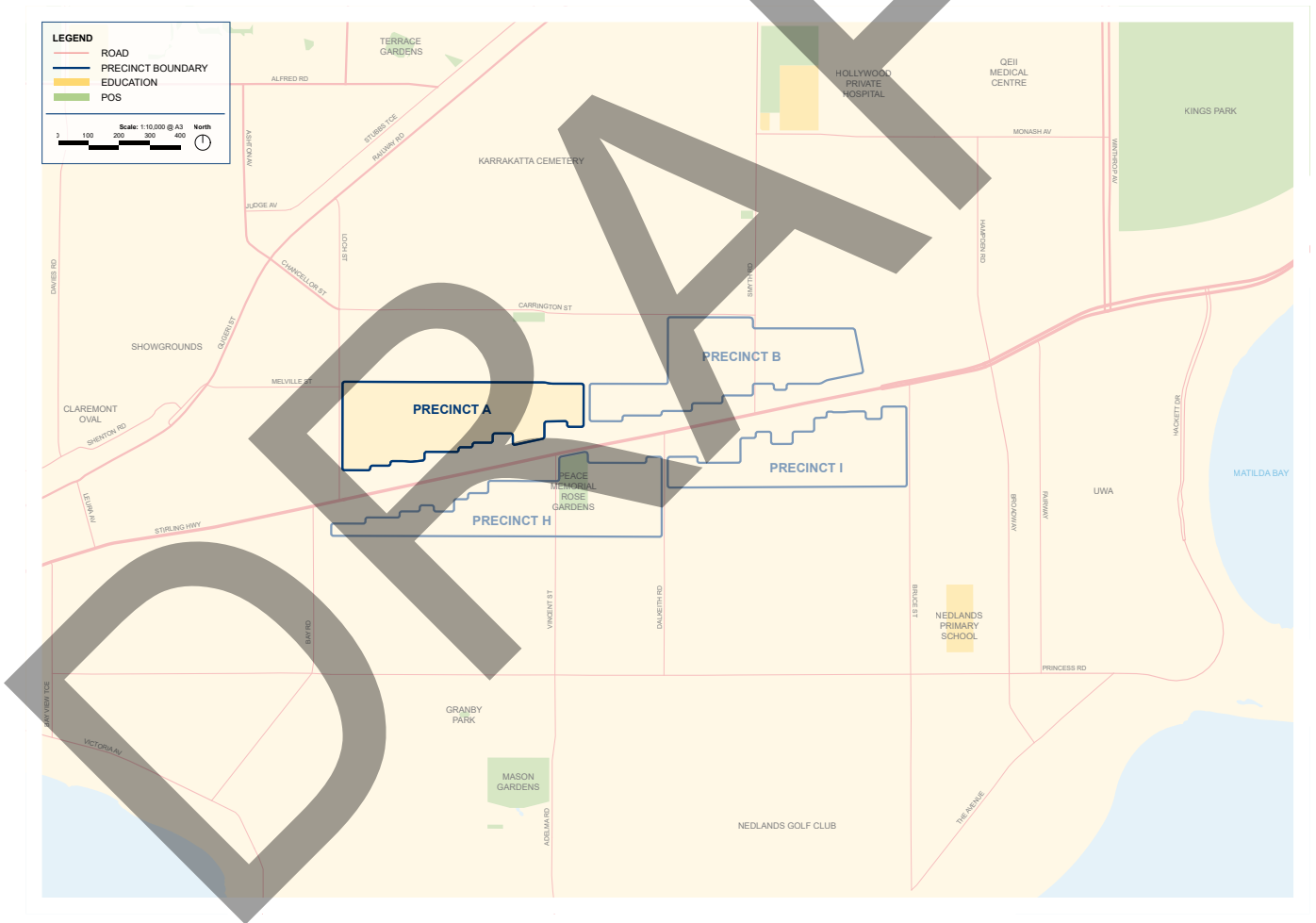


Figure 1. Hollywood West TZ Individual Precinct Context Map

2.1.3 PREDOMINANT FEATURES

Due to the mixed nature of development in the area, only some built form characteristics are able to be deemed predominant (apparent in at least 60% of lots on the street). These predominant characteristics are:

CURRENT LOT CHARACTERISTICS

- Grid like subdivision pattern.
- Predominantly medium to large residential lots, ranging from 696m² in the western portion of the transition area and the larger lots being approximately 1011m² at the eastern edge of the transition zone.
- Some evidence of subdivision of lots closer to Stirling Highway where lots have been subdivided into two lots approximately 300m² – 350m².
- Street front vehicle access.
- Generous front and rear gardens, less so where the lots have been subdivided.
- Street front vehicle access
- East to west lot orientation

CURRENT DWELLING TYPOLOGY

- Predominantly detached single dwellings.
- A small amount of duplex or survey strata style group dwellings.
- A mix of character and modern style building form. Cottage style and California Bungalow, a popular style of housing in the inter war years (1920-1945), are noted as the dominant styles of character homes within the precinct.

CURRENT SETBACKS

- The standard street setbacks range from 3 to 6 metres.
- Front gardens are large and often heavily vegetated. Mature trees are concentrated within the front garden rather than the rear garden.
- Side setbacks are predominantly 0.5m – 2.0m.

CURRENT BUILDING HEIGHTS

- Predominantly 1 and 2 storey single houses.

CURRENT ARCHITECTURAL STYLE AND FORM

- A mix of traditional and modern building forms are observed. Attributes related to the cottage style and California Bungalow dwellings are evident, including generous verandahs, open gardens and tiled, gabled roofs.
- Vertical fenestration.
- Chimneys.
- Verandahs and awnings.

CURRENT STREETScape AND LANDSCAPE

- Vehicle storage is typically in the form of enclosed garages or free-standing carports.
- Most properties do not have any front fencing.
- The streets are lined with mature trees.
- The area has wide nature strips.
- Footpaths on one side of each road.
- Front and rear yards are generous in size and vegetated.
- Underground power is in place throughout the transition area.

2.2 Desired Future Character Statement

The Hollywood West Transition Zone will provide for more diverse housing options for residents, within a setting that maintains streetscapes with an open aspect and mature vegetation. Each lot shall provide appropriately sized front and rear setbacks that allow for significant mature vegetation to flourish, aided by the underground power network already in place. Developments shall be constructed using materials that are respectful of the local context, reinterpreting the traditional built form of the area through the use of historic materials in modern forms. Building height will remain relatively low where the development fronts the street, with greater heights to be located centrally within the lots.

The following are valued elements in the desired future character of Hollywood West:

1. Open, legible, and attractive streetscapes;
2. Mature vegetation interfacing with the lot boundary and street; and
3. Aesthetic of the current architectural style and form being reinterpreted in a contemporary manner with the use of a high-quality palette of materials and finishes.

2.3 Augmented Provisions - Single Houses and Grouped Dwellings

Streetscape contexts and character	Medium Rise	Higher density urban residential
Site R-Coding	R60	R160
Minimum Primary Street setback	4m	4m
Minimum secondary street	1m	1m
Building height ¹	Wall height 8.5m (Overall height 10m)	Wall height 8.5m (Overall height 10m)
Boundary wall height	4m	4m
Side setbacks	Table 2a and 2b of R-Codes Volume 1	Table 2a and 2b of R-Codes Volume 1
Average Rear Setback	3m	3m

¹ Indicatively two storeys

Note: All other provisions applied in Tables 1, 2a and 2b of the Residential Design Codes Volume 1 apply.

Table 1. Augmented site requirements for single houses and grouped dwellings

2.3.1 STREET SETBACK

The following provisions relate to Element 5.1.2 - Street Setback of the Residential Design Codes Vol. 1

INTENT

To ensure that street setbacks allow for the retention of significant vegetation on-site and deep soil area to establish mature trees.

To ensure that the street setback of new development does not unreasonably impact the streetscape.

To encourage contemporary designs that respond to, and interpret, the articulation and detail of the existing dwellings of the area and avoid 'faux' or 'mock' heritage style design or bulky / boxy designs that are unsympathetic to the area.

OBJECTIVE

The objectives in clause 5.1 - Context of the Residential Design Codes Vol. 1 apply

DESIGN PRINCIPLES

Design Principles P2.1 and P2.2 of the Residential Design Codes - Volume 1 apply.

DEEMED-TO-COMPLY

Deemed-comply-criteria C2.2, C2.3 and C2.4 of Residential Design Codes Volume 1 apply.

Clause C2.1 of the Residential Design Codes - Volume 1 is augmented in the following way:

- Buildings are to be set back from the primary street boundary -
 - i. in accordance with Table 1 of this policy or at a minimum of 3m where an average street setback of 5m is provided; or
 - ii. the street setback may be reduced to 2m, or 1.5m to a porch, verandah, balcony or the equivalent where:
 - single houses or grouped dwellings result from the subdivision of an original corner lot, have their main frontage to the original secondary street and make provision for a right-of-way; or
 - iii. the street setback may be reduced to 1m for single houses or grouped dwellings that have their main frontage to a communal street, laneway, or right-of-way, subject to the requirements of any other element of the R-Codes or Building Code of Australia.

In addition to augmented C2.1 of this policy, and C2.2-C2.4 of the Residential Design Codes - Volume 1, the following supplementary deemed to comply criterion applies:

- With respect to grouped dwellings, buildings mass and form to achieve the following:
 - iv. development is to incorporate a palette of materials, consistent with the valued elements and Attachment 1 of this policy; and
 - v. facade articulation is to be achieved by the use of verandahs, varied materials and finishes, building wall articulation and stepped upper levels; and
 - vi. blank walls/facades are not to address the street.

ADDITIONAL DESIGN GUIDANCE/HOUSING OBJECTIVES

In addition to P2.1 and P2.2 the following supplementary Design Guidance is provided:

- Roof form design shall respond to the existing streetscape character.
- Street setbacks of buildings to be sympathetic of the desired future character of the transition zone, consistent with the density code and the objectives of this policy.
- To ensure that street setbacks allow for the retention of significant vegetation on site and provide deep soil area to establish medium and large canopy trees.

ILLUSTRATION/IMAGE

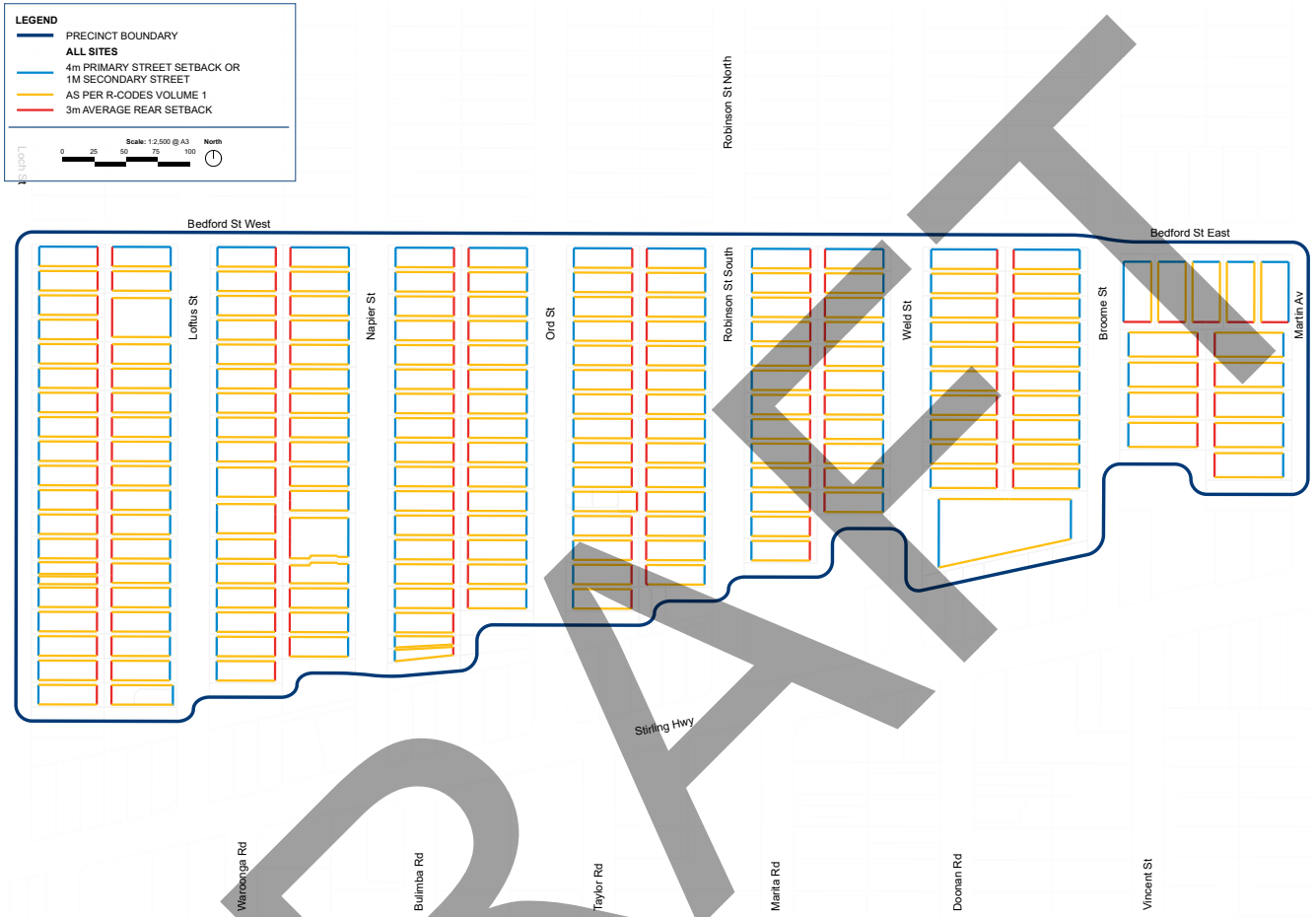


Figure 3. Single House and Grouped Dwellings - Setback Map

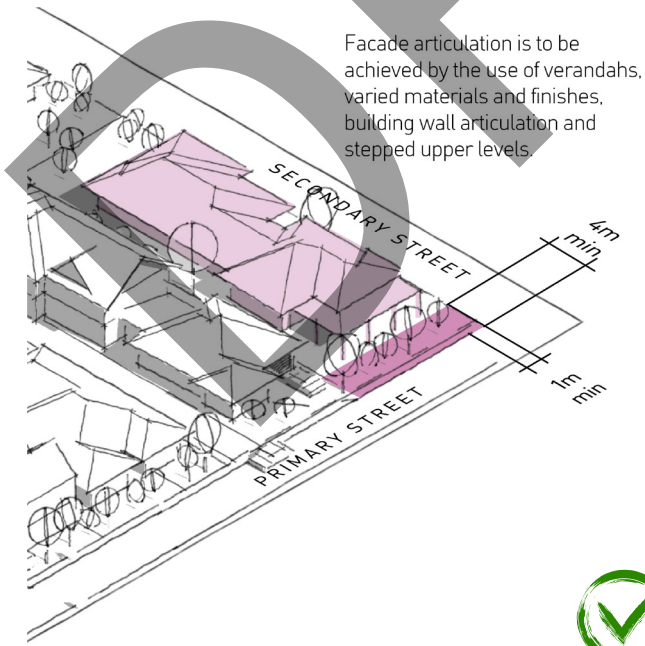


Figure 4. Single House and Grouped Dwellings - Street Setback Example Diagram

2.3.2 LOT BOUNDARY SETBACK

The following provisions relate to Element 5.1.3 - Lot Boundary Setback of the Residential Design Codes Vol. 1

INTENT

The side and rear setbacks are to respond to the desired future character statement for the local area by incorporating deep soil areas and retaining any existing significant vegetation to soften the built form interface and mitigate perceived visual bulk or visual privacy impacts.

OBJECTIVE

The objectives in clause 5.1 - Context of the Residential Design Codes Vol. 1 apply

DESIGN PRINCIPLES

Design Principles P3.1 and P3.2 of Residential Design Codes - Volume 1 apply.

DEEMED-TO-COMPLY

C3.1(ii-iv), C3.2 and C3.3 of the Residential Design Codes - Volume 1 apply.

Clause C3.1(i) of the Residential Design Codes - Volume 1 is augmented in the following way:

- Buildings that are setback from lot boundaries in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes Volume 1:
 - Buildings set back from lot boundaries in accordance with Table 1 of this policy; and
 - Buildings set back from lot boundaries in accordance with Table 2a and 2b of the Residential Design Codes Volume 1.

ADDITIONAL DESIGN GUIDANCE/HOUSING OBJECTIVES

In addition to P3.1 and P3.2, the following supplementary Design Guidance is provided:

- Lot boundary setbacks are to respect the desired future character of the Transition Zone, consistent with the applicable density code.
- Lot boundary setbacks are to maximise the retention of existing healthy trees, where appropriate

ILLUSTRATION/IMAGE

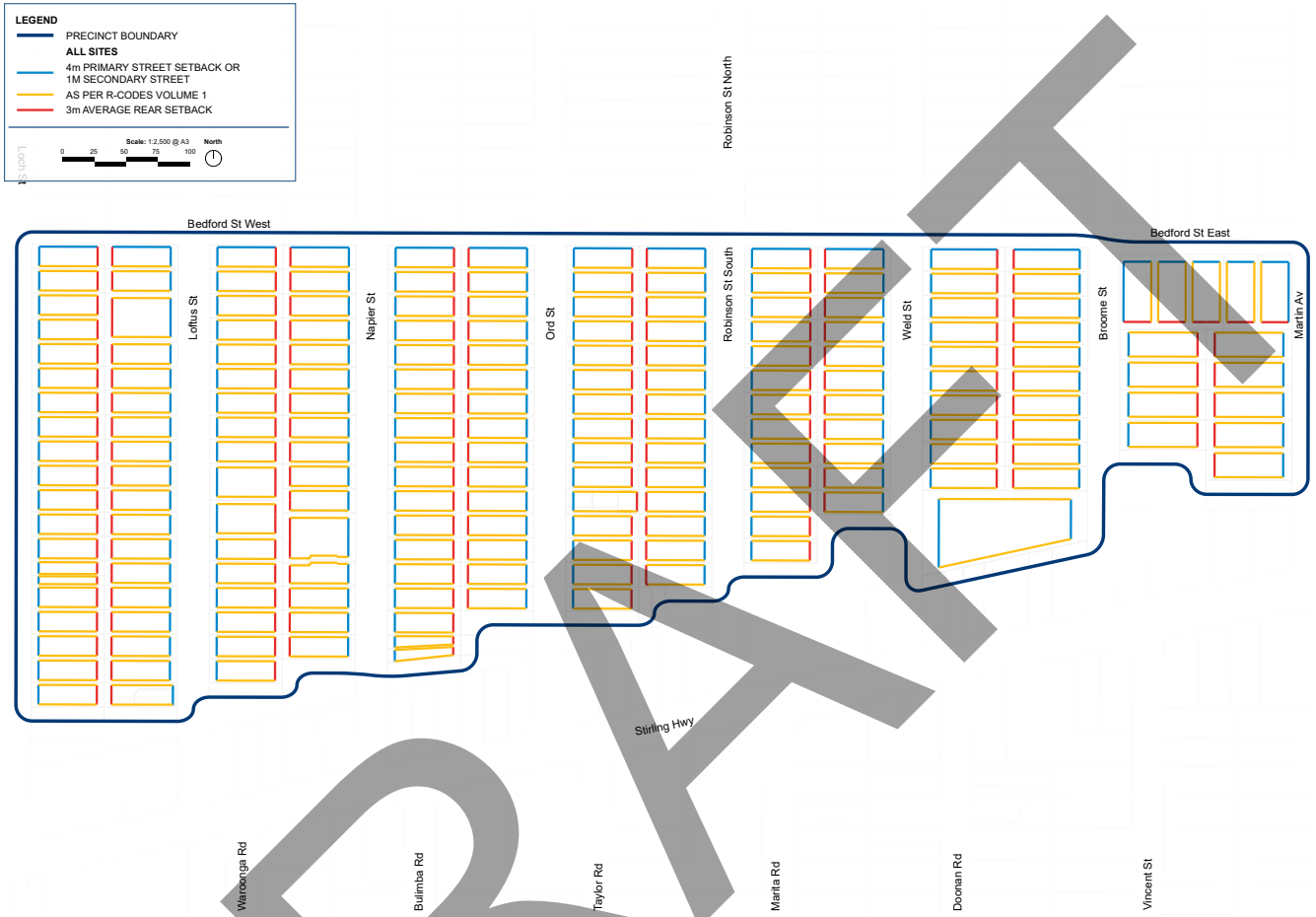


Figure 5. Single House and Grouped Dwellings - Setback Map

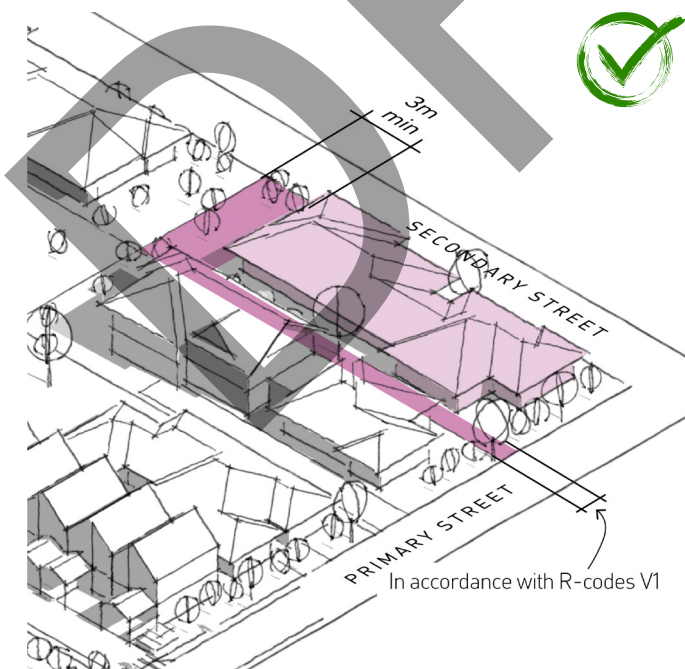


Figure 6. Single House and Grouped Dwellings - Lot Boundary Setback Example Diagram

2.3.3 BUILDING HEIGHT

The following provisions relate to Element 5.1.6 - Building Height of the Residential Design Codes Vol.

INTENT

Maintaining an appropriate scale at the street interface is a key factor for the future development of the policy area. Therefore, building height of the development should be sympathetic to the existing and desired future character of local area.

OBJECTIVE

The objectives in clause 5.1 - Context of the Residential Design Codes Vol. 1 apply

DESIGN PRINCIPLES

Design Principle P6 of Residential Design Codes - Volume 1 applies.

DEEMED-TO-COMPLY

Clause C6 of the Residential Design Codes - Volume 1 is augmented in the following way:

Building height of development to be in accordance with Table 1 of this policy, except where varied below:

- i. Buildings with a maximum wall height up to 10.5m (indicatively 3 storeys) and an overall height of up to 12m are permitted where they adjoin an existing three storey or higher building and/or a higher density code and where any of the following are demonstrated:
 - high-quality design as determined by a Design Review Panel; or
 - basement parking; or
 - the top floor of the front dwelling is recessed 3m from the street interface; or
 - a healthy medium to large tree is retained and supported by an arborist report, or a medium to large tree is proposed on the relevant lot; or
 - where Deep Soil Area exceeds 12% of the site area.

ADDITIONAL DESIGN GUIDANCE/HOUSING OBJECTIVES

In addition to P6 the following supplementary Design Guidance is provided:

- Building height is respectful of the desired future character of the transition zone consistent with the applicable density code.
- The building height of development should avoid bulky or 'box-like' built forms that dominate the streetscape.
- The building height of development is encouraged to be consistent with the relevant density code and provide a gradual transition in the built form.

ILLUSTRATION/IMAGE

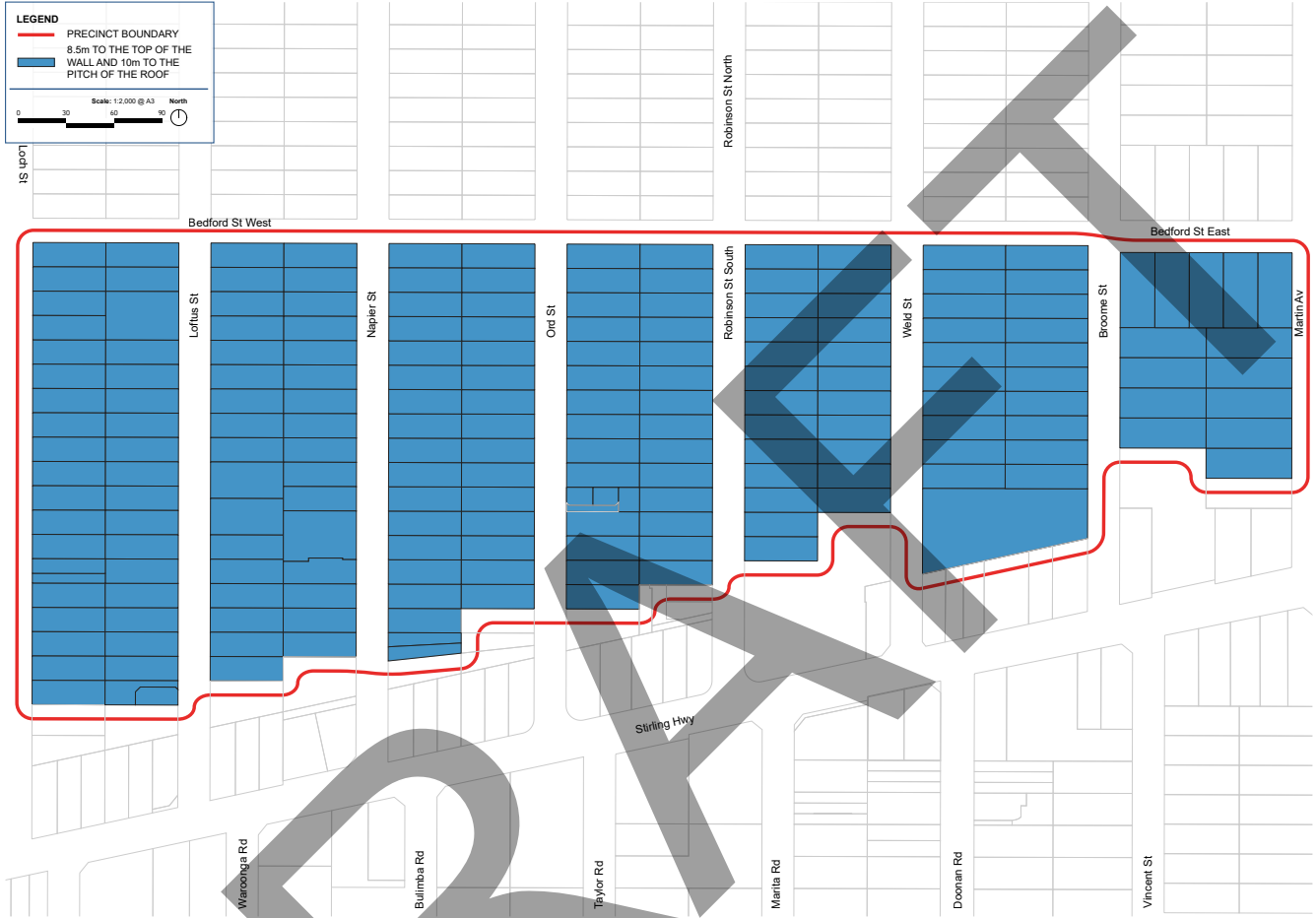


Figure 7. Single House and Grouped Dwellings - Building Height Map

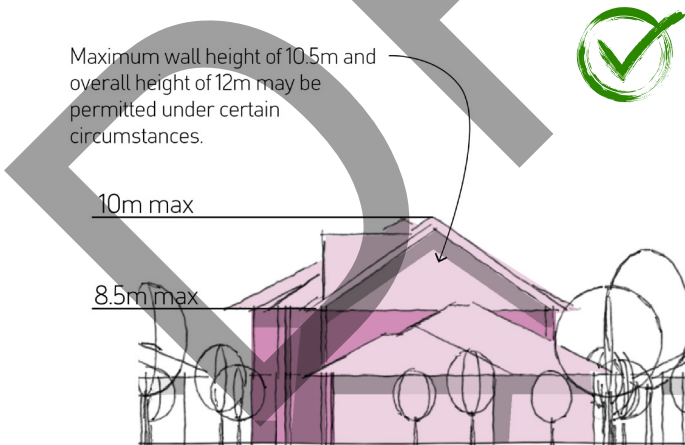


Figure 8. Single House and Grouped Dwellings - Building Height Example Diagram

2.3.4 SETBACK OF GARAGES AND CARPORTS

The following provisions relate to Element 5.2.1 - Setback of Garages and Carports of the Residential Design Codes Vol. 1

INTENT

Design and location of car parking spaces minimises negative visual impacts on amenity and streetscape.

OBJECTIVE

The objectives in clause 5.2 - Streetscape of the Residential Design Codes Vol. 1 apply

DESIGN PRINCIPLES

Design Principle P1 of Residential Design Codes - Volume 1 applies.

DEEMED-TO-COMPLY

Clause C2.1 of the Residential Design Codes – Volume 1 is augmented in the following way:

- Carports to single houses set back from the primary street in accordance with clause 5.1.2 C2.1(i) of this policy and C2.1(ii-iv) of the Residential Design Codes Volume 1.

ADDITIONAL DESIGN GUIDANCE/HOUSING OBJECTIVES

In addition to P1 the following supplementary Design Guidance is provided:

- That the location of car parking is consistent with the desired future character of the Transition Zone, consistent with the applicable density code and form of development
- That car parking structures, and associated driveways do not dominate the streetscape.

ILLUSTRATION/IMAGE

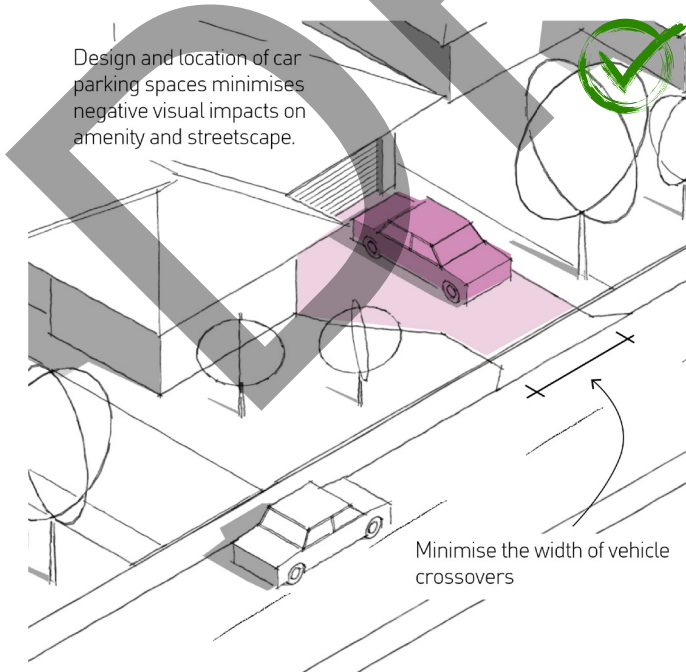


Figure 9. Single House and Grouped Dwellings - Setback of Garages and Carports Example Diagram

2.3.5 LANDSCAPING

The following provisions relate to Element 5.3.2 - Landscaping of the Residential Design Codes Vol. 1

INTENT

Pursuant to SPP7.0 – Design of the Built Environment, development is to incorporate landscaping to reinforce the existing leafy-green character of the transition zone.

A valued element of the Hollywood West TZ area is the extent of vegetation within both private and public land. As such, the provision of soft landscaping with tree planting is encouraged, whilst limiting unnecessary hard-stand spaces where possible.

OBJECTIVE

The objectives in clause 5.3 - Site Planning and Design of the Residential Design Codes Vol. 1 apply

DESIGN PRINCIPLES

Design Principle P2 of Residential Design Codes - Volume 1 applies.

DEEMED-TO-COMPLY

In addition to C2 of the Residential Design Codes – Volume 1 the following additional deemed to comply criteria apply:

- A landscaping plan completed by a qualified, practicing landscape architect or landscape designer is to be submitted with each grouped dwelling application. This plan is to include or demonstrate the following:
 - a planting schedule that is consistent with the City's preferred species list, that details the common and botanical species names, exotic/native classification, the height and width at maturity, number of plants proposed and pot sizes (where relevant).
 - a minimum of 40% of the front and rear setback area shall be provided as soft landscaping.
 - Deep soil area (DSA) and tree canopy to achieve the tables below:

Minimum deep soil area and tree provision requirements for single and grouped dwellings in R40, R60, R80 and R160 transitional density areas

Proposed Site Area	Minimum deep soil area ²	Minimum requirements for trees ¹ behind front setback area	Minimum requirements for trees ¹ in front setback area	Retention of existing on-site trees criteria as part of the deep soil area.
Less than 200m ²		1 medium tree OR small trees to suit area		<ul style="list-style-type: none"> • healthy specimens with ongoing viability AND • species is not included on a State or local area weed register AND • height of at least 4m AND/OR • trunk diameter of at least 160mm, measured 1m from the ground AND/OR • average canopy diameter of at least 4m.
200 - 500m ²	10% OR	2 medium trees OR 1 medium tree and small trees to suit area	A minimum of 2 small trees or 1 medium tree located within the front setback area, co-located where possible with existing trees on site or adjoining properties trees.	
>500m ²	7% if existing tree(s) retained on site (% of site area)	1 medium tree and small trees to suit area OR 3 medium trees OR 1 large tree and small trees to suit area		

¹ Minimum requirement for trees includes retained or new trees. Refer "Table 3. Tree Sizes" below.
² Definition for Deep soil area is as per Residential Design Codes Volume 2

Table 2. Deep Soil Area

Tree Size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided ¹ (min 1m depth)	Indicative pot size at planting
Small	4-6m	4-8m	9m	2m	1m (DSA) + 1m (RSZ)	100L
Medium	6-9m	8-12m	36m	3m	2m (DSA) + 1m (RSZ)	200L
Large	>9m	>12m	64m	6m	4.5m (DSA) + 1.5m (RSZ)	500L

¹ Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA. Definition for Rootable soil zone is as per Residential Design Codes Volume 2

Table 3. Tree Sizes

ADDITIONAL DESIGN GUIDANCE/HOUSING OBJECTIVES

In addition to P2 the following supplementary Design Guidance is provided:

- Development is to prioritise the retention of existing significant trees and maintain the urban canopy.
- Landscaping is to be designed to reduce the impact of development on adjoining residential land and streetscape.
- Ensure that primary street setback areas contain healthy and appropriate trees that contribute to the desired future character of the Transition Zone.
- Landscape design for common property, communal open space and private property is to contribute to the desired future character of the area.
- Development is to minimise impermeable and hardstand areas within front and rear setbacks.
- Deep soil areas identified in the landscaping plan are to be appropriately located and dimensioned to support optimal growing conditions for the selected tree species.
- Site planning is to consider existing significant tree canopy and utilise preferred plant species, that are 'waterwise' or otherwise appropriate to the Western Australian climatic conditions.

ILLUSTRATION/IMAGE

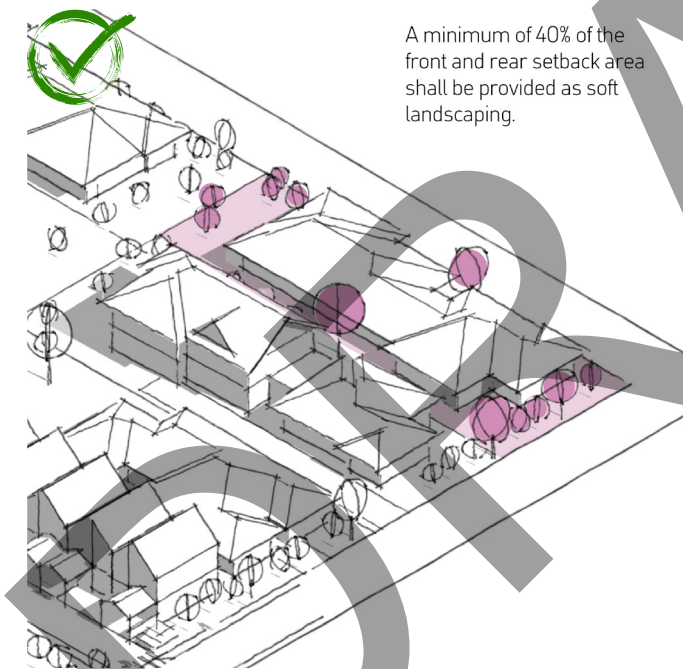


Figure 10. Single House and Grouped Dwellings - Landscaping Example Diagram

2.3.6 DESIGN OF CAR PARKING SPACES

The following provisions relate to Element 5.3.4 - Design of Car Parking Spaces of the Residential Design Codes Vol. 1

INTENT

Design and location of car parking spaces minimises negative visual impacts on amenity and streetscape.

OBJECTIVE

The objectives in clause 5.3 - Site Planning and Design of the Residential Design Codes Vol. 1 apply

DESIGN PRINCIPLES

Design Principle P4 of Residential Design Codes - Volume 1 applies.

DEEMED-TO-COMPLY

In addition to C4.1-C4.3 the following deemed-to-comply criteria apply:

- Car parking areas are to be integrated into the building design and screened from view from the street and adjoining properties.
- Where parking spaces are located forward of the dwelling(s), permeable paving treatments and soft landscape screening to be provided.

ADDITIONAL DESIGN GUIDANCE/HOUSING OBJECTIVES

In addition to P4 the following supplementary Design Guidance is provided:

- To ensure that the design of car parking spaces is consistent with the desired future character of the transition zone.

ILLUSTRATION/IMAGE

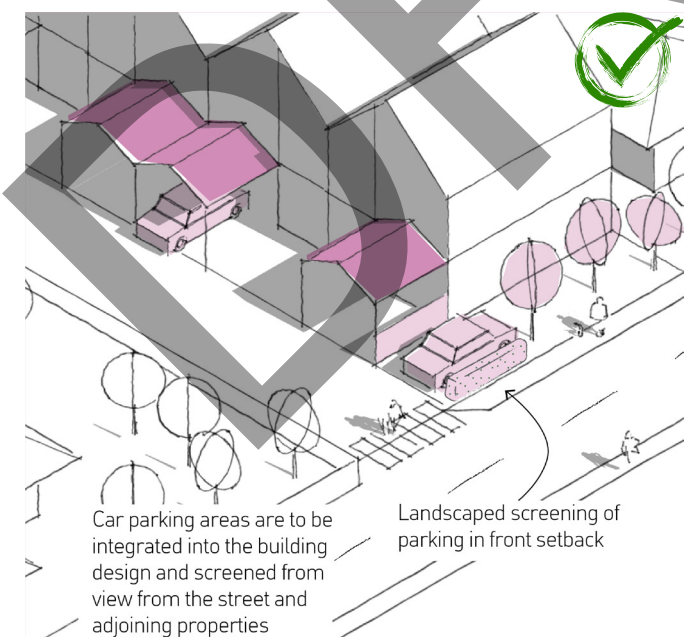


Figure 2. Single House and Grouped Dwellings - Building Height Example Diagram

2.3.7 VEHICULAR ACCESS

The following provisions relate to Element 5.3.5 - Vehicular Access of the Residential Design Codes Vol. 1

INTENT

To ensure that new development minimises the loss of street trees and maximise the area of green verge through relocation and consolidation of vehicle access.

OBJECTIVE

The objectives in clause 5.3 - Site Planning and Design of the Residential Design Codes Vol. 1 apply

DESIGN PRINCIPLES

Design Principle P5.1 and P5.2 of Residential Design Codes - Volume 1 applies.

DEEMED-TO-COMPLY

C5.2 – C5.7 of the Residential Design Codes - Volume 1 apply.

C5.1 of the Residential Design Codes - Volume 1 is augmented in the following way:

- Access to on-site car parking spaces to be provided:
 - Where available, from a laneway/ right-of-way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a constructed street
 - From a secondary street where no right-of-way exists
 - From a primary street frontage where no secondary street, communal street or right-of-way exists; or
 - Where a laneway (secondary street) is identified in accordance with Clause 32.3 (1) of the Scheme, access to on site car parking spaces is to be provided from the ceded and constructed section of the laneway.

In addition to augmented C5.1 of this policy and C5.2 – C5.7 of the Residential Design Codes – Volume 1, the additional deemed-to-comply criteria apply:

- Car parking for grouped dwellings is to be accessed via a consolidated access point.
- Low voltage bollard lighting or similar, and wayfinding signage is to be provided to communal driveway access and rights of way to provide additional safety.

ADDITIONAL DESIGN GUIDANCE/HOUSING OBJECTIVES

In addition to P5.1 and P5.2 the following supplementary Design Guidance is provided:

- To ensure that vehicle access is consistent with the desired future character of the transition zone.

ILLUSTRATION/IMAGE

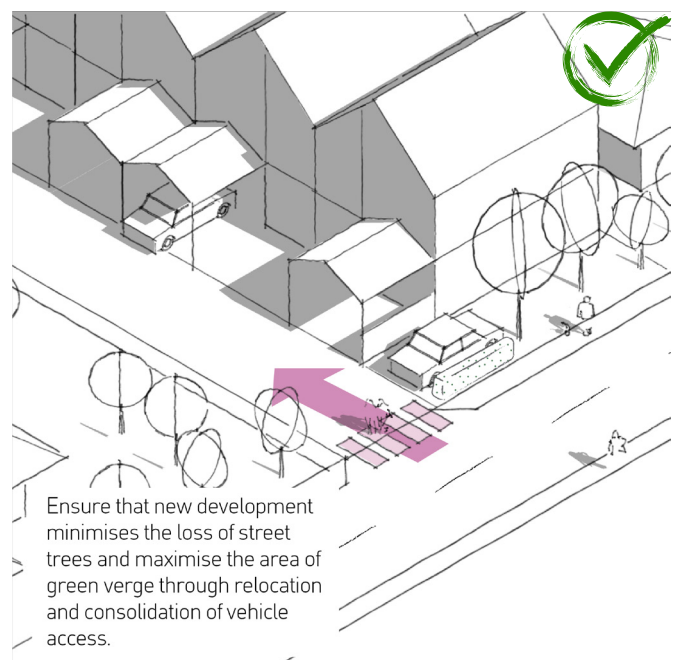


Figure 11. Single House and Grouped Dwellings - Vehicular Access Example Diagram



2.4 Augmented Provisions - Multiple Dwellings

Streetscape contexts and character	Medium Rise	Higher density urban residential
Site R-Coding	R60	R160
Building height ¹	3	5
Maximum height of street wall/podium (storeys) ²	2	3
Boundary wall height ^{3,4}	1 storey (up to a maximum height of 4m)	1 storey (up to a maximum height of 4m)
Minimum primary street setbacks	4m	4m
Minimum secondary street setbacks	1.5m	1.5m
Average street setbacks where building width exceeds 16m	6m	6m
Minimum side setbacks ^{3,4,5}	3m	3m
Average side setback where building length exceeds 16m	3.5m	4m
Minimum rear setbacks ⁵	6m	6m
Plot ratio ⁶	0.8	2.0

Notes:

- Indicatively the height per storey is 3m, with 2m provided for roof articulation. Rooftop habitable rooms (communal dining, gyms etc.) constitute a storey.
- Development above the street wall/podium is to be set back a minimum of 3m from the street wall/podium.
- Boundary walls are only permitted on one boundary and shall not exceed 2/3 length.
- Walls may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions
- Boundary setbacks will also be determined by provisions for visual privacy and building separation provisions within the Residential Design Codes Vol. 2.
- Refer to definitions for calculation of plot ratio in the Residential Design Codes Vol. 2.

Table 4. Augmented Primary Control Table - Multiple Dwellings

2.4.1 BUILDING HEIGHT

The following provisions relate to Element 2.2 - Building Height of the Residential Design Codes Vol. 2

INTENT

Residential Design Codes Volume 2 Intent Statement for Building height applies, with the following additional consideration provided:

- Building height is to achieve a gradual built form transition, sympathetic to the streetscape and adjoining properties and consistent with the desired future character of the transition zone.

ELEMENT OBJECTIVE

Residential Design Codes Volume 2 Element Objectives O 2.2.1, O2.2.2, O2.2.3 and O2.2.4 apply.

ACCEPTABLE OUTCOMES

Residential Design Codes Volume 2 Acceptable Outcomes A2.2.1 is augmented in the following way:

A2.2.1 – Development complies with the building height provisions set out in Table 2 of this policy, except where modified by the supplementary Acceptable Outcomes below.

Supplementary Acceptable Outcomes:

A 2.2.2 - Development design to include street walls or podiums consistent with Table 2 of this policy.

A 2.2.3 - Development up to one (1) additional storey above the maximum building height provided for in Table 2 of this policy may be supported where the development site directly abuts land with a higher residential density code. The additional storey is to be:

- set back a further 3m than the street, side and rear setbacks set out in Table 2 of this policy; and
- The additional storey achieves the objectives of Element 3.2 – Orientation, Element 3.5 – Visual Privacy, Element 4.1 – Solar and daylight access.

DESIGN GUIDANCE

The following Design Guidance is provided in relation to Building height:

- Lightly framed, unenclosed balconies that do not contribute to bulk may extend forward of the required setback in A2.2.2 and A2.2.3.
- The indicative building height noted in Table 2 of this policy allows for 2m of roof articulation. This height is not to be used for the purpose of creating an additional storey (habitable dwellings).
- Building height is to be respectful of the desired future character of the transition zone, consistent with the applicable density code to achieve a gradual built form transition.
- Where a street wall or podium is not provided, development design is to be of pedestrian scale.
- Roof top communal open space is encouraged where it is sensitively located, away from adjoining properties and oriented towards the street.
- Contemporary roof forms that reference or reinterpret existing character elements and integrate with the streetscape are encouraged.
- Unarticulated, imposing or 'boxy' buildings are not consistent with the desired future character of the transition zone.

ILLUSTRATION/IMAGE

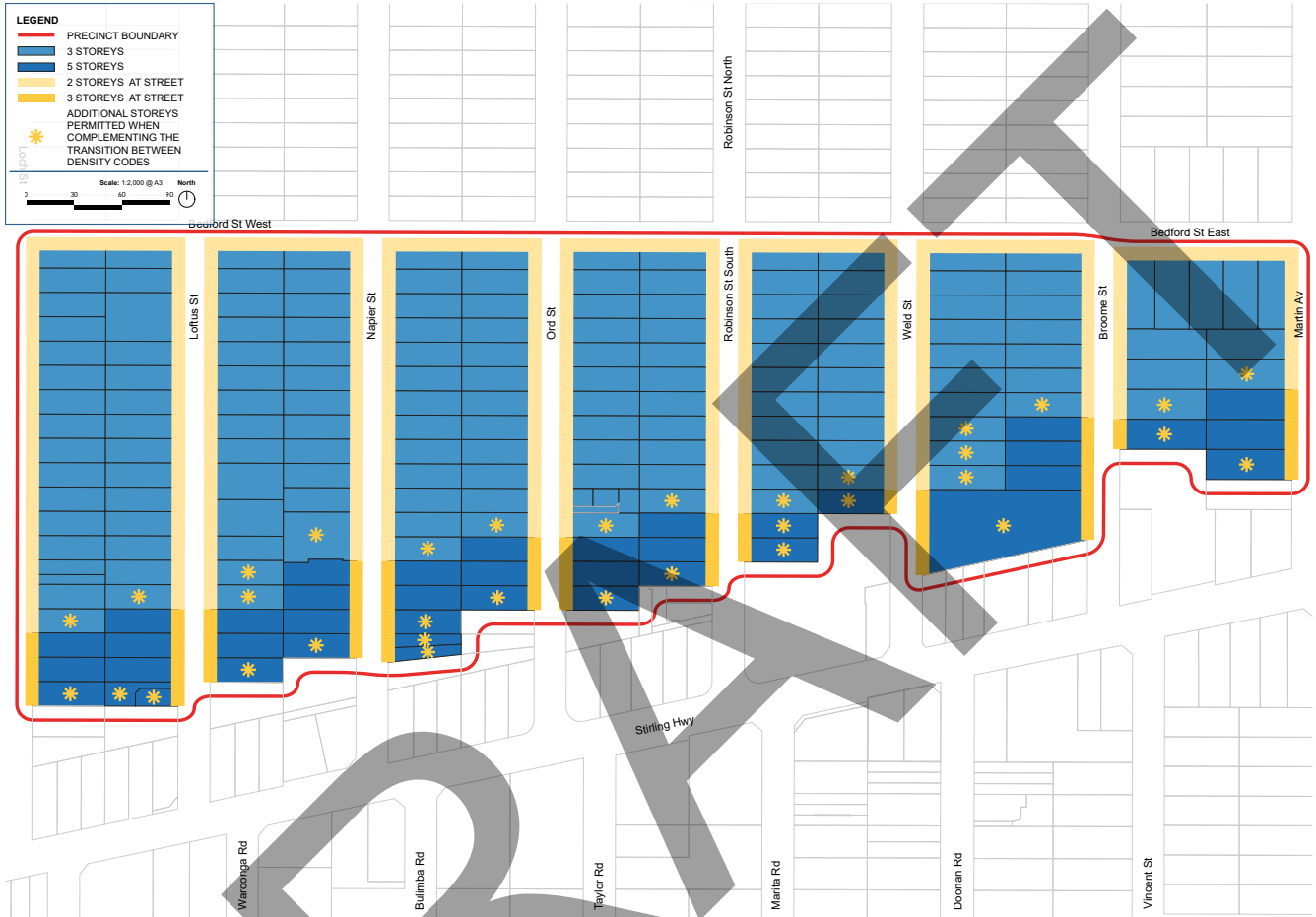


Figure 12. Multiple Dwellings - Building Height Map

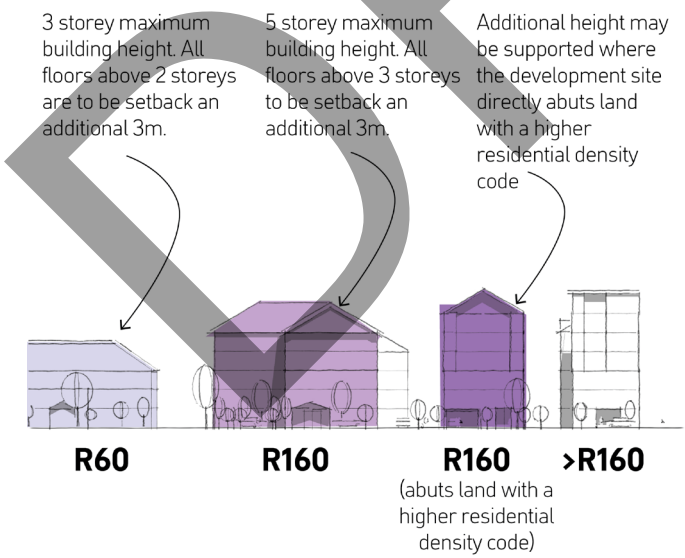


Figure 13. Multiple Dwellings - Building Height Example Diagram

2.4.2 STREET SETBACK

The following provisions relate to Element 2.4 - Street Setback of the Residential Design Codes Vol. 2

INTENT

Residential Design Codes Volume 2 Intent Statement for Street setback applies with the following additional consideration provided:

- Consistent, generous street setbacks will provide designated areas for tree planting with access to midday winter sun.

ELEMENT OBJECTIVE

Residential Design Codes Volume 2 Element Objectives O 2.3.1, O 2.3.2, O 2.3.3 and O 2.3.4 apply.

ACCEPTABLE OUTCOMES

Residential Design Codes Volume 2 Acceptable Outcomes A2.3.1 is augmented in the following way:

A 2.3.1 - Development complies with the street setback provisions set out in Table 2 of this policy, except where modified by the supplementary Acceptable Outcome below.

Supplementary Acceptable Outcomes:

A 2.3.2 - Development is set back from the street boundary in order to achieve the Objectives outlined in Element 3.2 – Orientation, Element 3.3 – Tree canopy and deep soil areas of the R-Codes Volume 2.

DESIGN GUIDANCE

The following Design Guidance is provided in relation to Street setback:

- Street setbacks are to be sympathetic to the desired future character statement of the transition zone.
- Appropriate street setbacks and/or arboricultural intervention are needed to ensure the retention of healthy significant trees close to the street boundary.
- Street setbacks are to maximise the provision of soft landscaping within the street setback and limit the extent of hardstand elements (paving, vehicle access, parking bays) where possible.
- Development is to be appropriately set back to maintain adequate midday winter sunlight to southern site's street setback area.

ILLUSTRATION/IMAGE

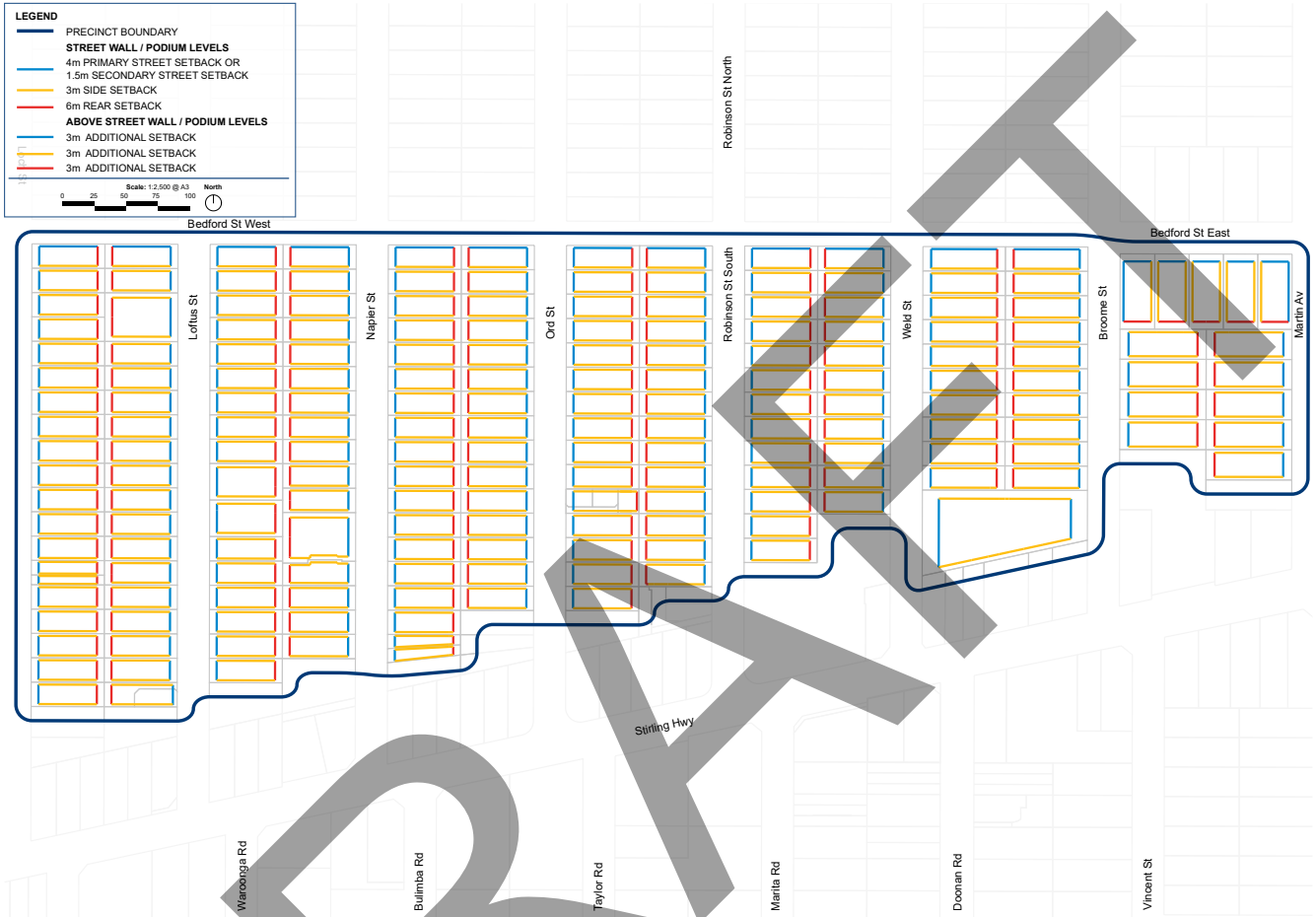


Figure 14. Multiple Dwellings - Setbacks Map



Figure 15. Multiple Dwellings - Street Setbacks Example Diagram

2.4.3 SIDE AND REAR SETBACKS

The following provisions relate to Element 2.4 - Side and Rear Setbacks of the Residential Design Codes Vol. 2

INTENT

Residential Design Codes Volume 2 Intent Statement for Side and rear setbacks applies, with the following additional consideration provided:

- The side and rear street setbacks of the development are important places to locate deep soil areas, landscaping, tree canopy and maintain visual privacy. The side and rear setbacks of development within transition zone are to maintain the open and leafy-green character of the area. Generous rear setbacks throughout transition zone will ensure consistent designated areas for tree planting with access to winter sun.

ELEMENT OBJECTIVE

Residential Design Codes Volume 2 Element Objectives O 2.4.1, O 2.4.2, O 2.4.3 and O 2.4.4 apply.

ACCEPTABLE OUTCOMES

Residential Design Codes Volume 2 Acceptable Outcomes A 2.4.1 and A 2.4.2 are replaced with the following:

A 2.4.1 - Development complies with the side and rear setbacks set out in Table 2 of this policy, except where modified by the supplementary provisions below.

A2.4.2 - Where proposed development is consistent with the permitted height provisions of this policy, the top floor wall (excluding private and or communal open space) shall be set back 3m greater than the required side and/or rear setbacks of Table 2 of this policy where it is adjacent to:

- land with a lower residential density code; or
- buildings that are unlikely to change.

Supplementary Acceptable Outcomes:

A 2.4.3 - Notwithstanding the requirements of A2.4.1 and A2.4.2 of this policy, development must also comply with the visual privacy setbacks set out in Table 3.5a of the R-Codes Volume 2.

A2.4.4 - Development is set back from the boundary in order to achieve the Objectives outlined in Element 2.7 Building separation, Element 3.5 Visual privacy, Element 3.3 Tree canopy and Deep soil areas, Element 4.1 Solar and daylight access and Element 4.11 Landscape design.

DESIGN GUIDANCE

The following Design Guidance is provided in relation to side and rear setbacks:

- Buildings are to be set back from the side and rear boundary, consistent with the desired future character of the Hollywood West TZ.
- Development is to be designed to minimise the impact of bulk and scale on future development on adjoining land with a lower density code or existing development that is unlikely to change.
- Due to the predominant east-west lot arrangement of lots, overshadowing is difficult to avoid. Development is to maintain generous front and rear setbacks to provide consistent designated areas for tree canopy and landscaping opportunity with access to winter sunlight.

ILLUSTRATION/IMAGE

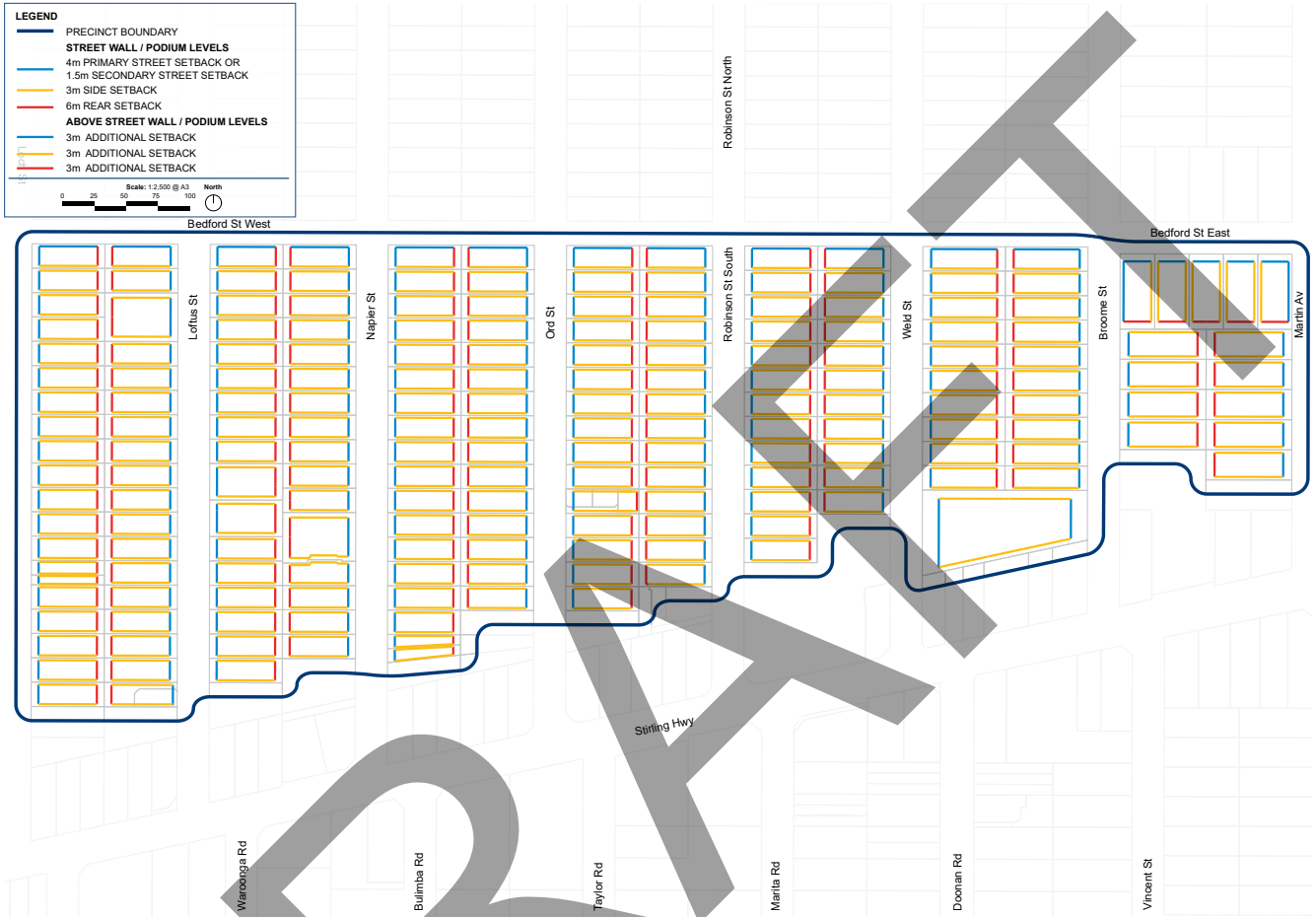


Figure 16. Multiple Dwellings - Setbacks Map

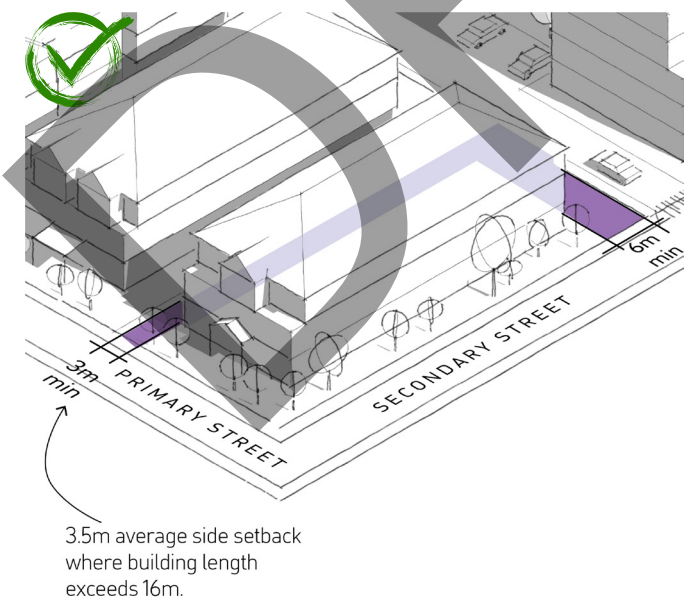


Figure 17. Multiple Dwellings - Side and Rear Boundary Example Diagram

2.4.4 TREE CANOPY AND DEEP SOIL AREAS

The following provisions relate to Element 3.3 - Tree Canopy and Deep Soil Areas of the Residential Design Codes Vol. 2

INTENT

Residential Design Codes Volume 2 Intent Statement for Tree Canopy and Deep Soil Areas applies with the following additional consideration provided:

- Mature canopy trees soften the bulk and visual privacy impact of apartment buildings, offer attractive outlook for residents, habitat for fauna and improve the urban heat island effect. There is an expectation that new development will feature existing or a new medium-to-large, mature canopy tree(s) species suited to the location within the street, side and rear ground level setback areas.

ELEMENT OBJECTIVE

Residential Design Codes Volume 2 Element Objectives O3.3.1, O3.3.2, O3.3.3 apply.

ACCEPTABLE OUTCOMES

Residential Design Codes Volume 2 Acceptable Outcomes A3.3.1, A3.3.2, A3.3.3, A3.3.4, A3.3.5, A3.3.6, A3.3.7 apply.

DESIGN GUIDANCE

Residential Design Codes Volume 2 Design Guidance DG3.3.1, DG3.3.2, DG3.3.3, DG3.3.4, DG3.3.5, DG3.3.6, DG3.3.7 apply.

Supplementary Design Guidance:

- Tree species are provided in accordance with the City's preferred tree species list.
- Table 3.3a of R-Codes Vol.2 sets out the minimum number of trees to be provided. Depending on the lot size, scale of development, tree age and species, additional canopy trees may be required to achieve the desired future character of the transition area.

ILLUSTRATION/IMAGE



Figure 18. Multiple Dwellings - Tree Canopy and Deep Soil Areas Example Diagram

2.4.5 VEHICLE ACCESS

The following provisions relate to Element 3.8 - Vehicle Access of the Residential Design Codes Vol. 2

INTENT

Residential Design Codes Volume 2 Intent Statement for Vehicle access applies, with the following additional consideration provided:

- Vehicle entry points are a defining feature of the façade. Vehicle entry and access should be consistent with the scale of development and should avoid dominating elements which affect the overall façade design and / or streetscape.

ELEMENT OBJECTIVE

Residential Design Codes Volume 2 Element Objectives O 3.8.1 and O 3.8.2 apply.

ACCEPTABLE OUTCOMES

Residential Design Codes Volume 2 Acceptable Outcomes A3.8.2, A3.8.3, A3.8.4, A3.8.5, A3.8.6, A3.8.7 apply.

A3.8.1 is augmented in the following way:

A 3.8.1 - Vehicle access point limited to one opening with a maximum width of 6m per 20m street frontage that is visible from the street.

Supplementary Acceptable Outcomes:

A3.8.8 - Where a secondary street, including laneways, abuts the rear or side of the development site, vehicle access shall be gained via the existing laneway/secondary street.

A3.8.9 – Vehicle entries to be provided with doors or gates.

A3.8.10 – Vehicle entries are kept to a functional minimum relative to the traffic volumes, with in-built passing points where necessary.

DESIGN GUIDANCE

Residential Design Codes Volume 2 Design Guidance DG3.8.1, DG3.8.2, DG3.8.3, DG3.8.4 and DG3.8.5 apply.

Supplementary Design Guidance:

- Wayfinding cues, such as low-voltage bollard lighting, are to be provided to communal driveway access and rights of way to provide additional safety.
- Vehicle access and entry are to be designed to be consistent with the scale of development.

ILLUSTRATION/IMAGE

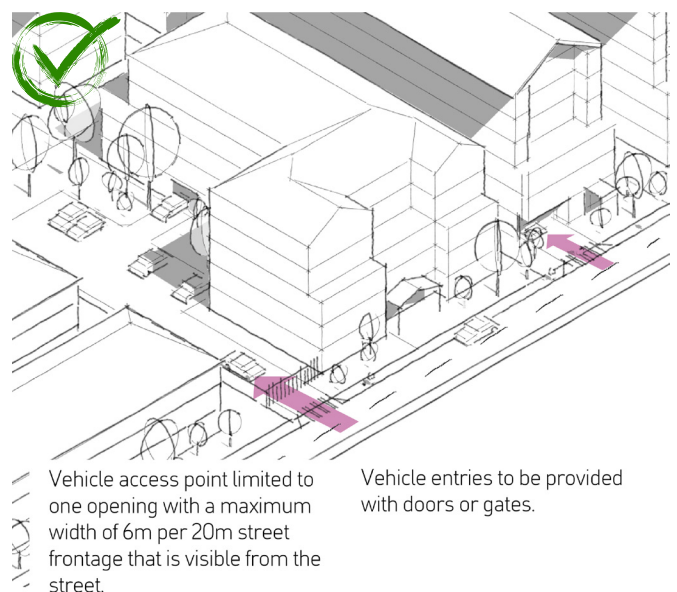


Figure 19. Multiple Dwellings - Vehicle Access Example Diagram

2.4.6 CAR AND BICYCLE PARKING

The following provisions relate to Element 3.9 - Car and Bicycle Parking of the Residential Design Codes Vol. 2

INTENT

Residential Design Codes Volume 2 Intent Statement for Car and bicycle parking applies.

ELEMENT OBJECTIVE

Residential Design Codes Volume 2 Element Objectives O 3.9.1, O3.9.2, O3.9.3 O3.9.4 apply.

ACCEPTABLE OUTCOMES

Residential Design Codes Volume 2 Acceptable Outcomes A3.9.1, A3.9.2, A3.9.3, A3.9.4, A3.9.6, A3.9.8, A3.9.9, A3.9.10 apply.

A3.9.5 is augmented in the following way:

A3.9.5 - Car parking areas, including visitor bays, are not to be located within the street setback area and are not to be visually prominent from the street.

A3.9.7 is augmented in the following way:

A3.9.7 - Visitor parking is clearly visible from the vehicle entry point to the car parking area.

Supplementary Acceptable Outcomes:

A3.9.11 - At-grade and/or upper floor resident car parking areas are to be sleeved, integrated into the overall design and not visually obtrusive from the street.

A3.9.12 - Car parking space provision should not limit the provision of tree canopy and landscaping to the site.

DESIGN GUIDANCE

Residential Design Codes Volume 2 Design Guidance DG3.9.1, DG3.9.2, DG3.9.3, DG3.9.4, DG3.9.5, DG3.9.6, DG3.9.7 apply.

Supplementary Design Guidance:

- To ensure that the location and design of car parking spaces is consistent with the desired future character of the transition zone.
- Car parking areas to be designed to avoid nuisance, including acoustic and light emissions to adjoining properties.

ILLUSTRATION/IMAGE



Figure 20. Multiple Dwellings - Car and Bicycle Parking Example Diagram

2.4.7 FAÇADE DESIGN

The following provisions relate to Element 4.10 - Façade Design of the Residential Design Codes Vol. 2

INTENT

Residential Design Codes Volume 2 Intent Statement for Façade Design applies.

ELEMENT OBJECTIVE

Residential Design Codes Volume 2 Element Objectives O4.10.1 and O4.10.2 apply.

ACCEPTABLE OUTCOMES

Residential Design Codes Volume 2 Acceptable Outcomes A4.10.2, A4.10.3, A4.10.4, A4.10.5, A4.10.6 apply.

A4.10.1 is augmented in the following way:

A4.10.1

- Scaling, articulation, materiality and detailing that reflect the scale, character and function of the public realm and the desired future character.
- streetscape rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour.
- responding to the desired future character by incorporating high quality materials and finishes that are sympathetic to the desired future neighbourhood character.

Supplementary Acceptable Outcomes:

A4.10.7 – Façade design is to be coherent, with a balanced composition of building elements to achieve scale, texture and rhythm, including expressions of horizontal and vertical elements in the streetscape.

A4.10.8 – Façade design is to include well defined entries that are integrated into the overall design.

A 4.10.9 - Development is to achieve pedestrian scale by incorporating podiums/street walls, with the remaining upper floors set back consistent with Element 2.2 – Building height.

DESIGN GUIDANCE

Residential Design Codes Volume 2 Design Guidance DG 4.10.1, DG 4.10.2, DG4.10.3, DG4.10.4, DG4.10.5 apply.

Supplementary Design Guidance:

- Development to incorporate design elements that achieve a fine urban grain pattern.
- Contemporary design is encouraged, with building materials, colours and finishes to reference those existing within the streetscape (refer Attachment 1).
- Design elements sympathetic to the existing locality are encouraged, 'faux' character details are not.

ILLUSTRATION/IMAGE

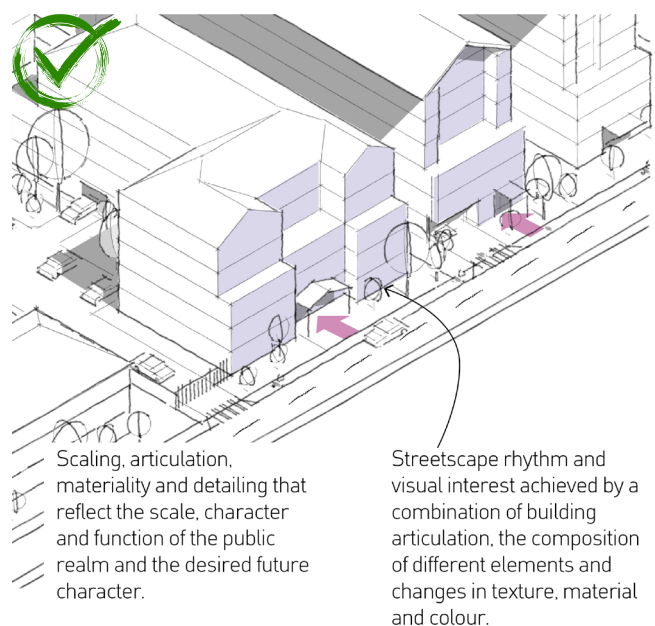


Figure 21. Multiple Dwellings - Façade Design Example Diagram

2.4.8 ROOF DESIGN

The following provisions relate to Element 4.11 - Roof Design of the Residential Design Codes Vol. 2

INTENT

Residential Design Codes Volume 2 Intent Statement for Roof design applies.

ELEMENT OBJECTIVE

Residential Design Codes Volume 2 Element Objectives O4.11.1 and O4.11.2 apply.

ACCEPTABLE OUTCOMES

Residential Design Codes Volume 2 Acceptable Outcomes A4.11.2, A4.11.3 apply.

A4.11.1 is augmented in the following way:

A4.11.1 - The roof form or top of building complements the façade design and the desired future character of the Transition Zone.

DESIGN GUIDANCE

Residential Design Codes Volume 2 Design Guidance DG 4.11.1, DG 4.11.2, DG4.11.3, DG4.11.4 apply.

ILLUSTRATION/IMAGE



The roof form or top of building complements the façade design and the desired future character of the transition zone.

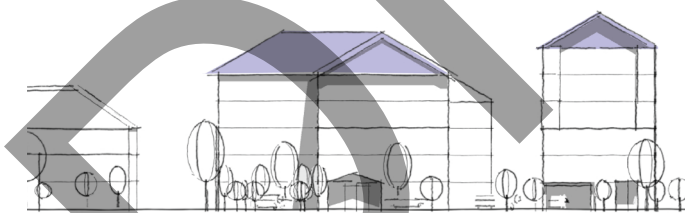


Figure 22. Multiple Dwellings - Roof Design Example Diagram

2.4.9 LANDSCAPE DESIGN

The following provisions relate to Element 4.12 - Landscape design of the Residential Design Codes Vol. 2

INTENT

Residential Design Codes Volume 2 Intent Statement for Landscape design applies.

ELEMENT OBJECTIVE

Residential Design Codes Volume 2 Element Objectives O4.12.1, O4.12.2, O4.12.3, O4.12.4 apply.

ACCEPTABLE OUTCOMES

Residential Design Codes Volume 2 Acceptable Outcomes A4.12.2, A4.12.3, A4.12.4 apply.

A4.12.1 is augmented in the following way:

A4.12.1 – The submission of a landscaping plan prepared by a qualified, practicing landscape architect or landscape designer is to be submitted with each multiple dwelling application. The plan is to include a species list and irrigation plan demonstrating achievement of the Waterwise design principles. Vegetation selection is to include endemic and/or water wise, medium to large tree species, as per the City's list of preferred species and be suited to their location.

Supplementary Acceptable Outcomes:

A4.12.5 – Landscaped areas are designed and located to soften the visual privacy and bulk impact of new development.

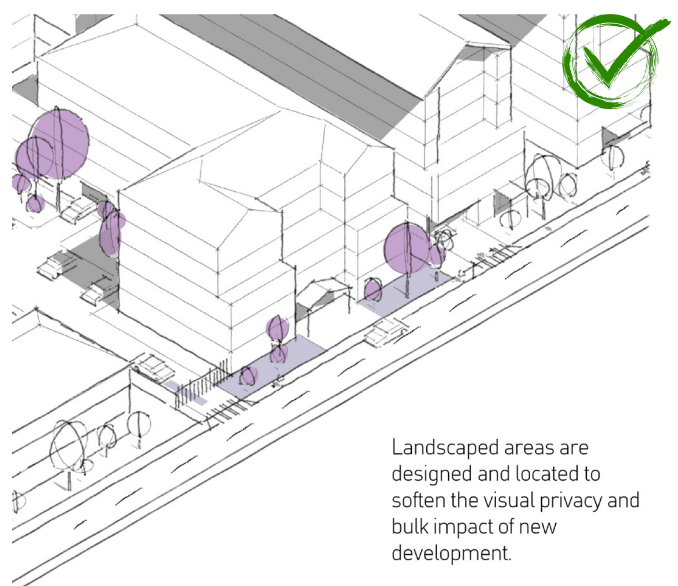
DESIGN GUIDANCE

Residential Design Codes Volume 2 Design Guidance apply.

Supplementary Design Guidance:

- The use of appropriately sized planter boxes at the external edge of balconies is encouraged to soften the visual privacy impact of upper floor balconies on adjoining dwellings, irrespective of compliance with Table 3.5a of the R-Codes Volume 2.
- Where development is not able to achieve DSA in accordance with Table 3.3a of the Residential Design Codes Volume 2 due to the provision of basement parking, sufficient information, in relation to soil volume, depth and area and irrigation plan is to be included in the landscape plan to determine the viability of planting on structure.
- To maintain a leafy green desired future character, applicants shall propose soft landscaping within setback areas that includes the planting or retention of significant canopy trees. Where this cannot be achieved due to basement car parking, tree planting to be provided with the minimum soil standards outlined in Table 4.12 may be considered as an alternative method to achieving a significant canopy on site.

ILLUSTRATION/IMAGE



Landscaped areas are designed and located to soften the visual privacy and bulk impact of new development.

Figure 23. Multiple Dwellings - Landscape Design Example Diagram

2.4.10 DEVELOPMENT INCENTIVES FOR COMMUNITY BENEFIT

INTENT

Residential Design Codes Volume 2 Intent Statement for Development Incentives for Community Benefit.

ACCEPTABLE OUTCOMES

Residential Design Codes Volume 2 Design Guidance PG2.8.1 and PG2.8.2 apply.

Supplementary Planning Guidance:

PG 2.8.3 - Where development:

- exceeds the intended building height A2.2.1 or A2.2.3 by up to a maximum of one storey; and/or
- is proposed on land coded R60 and has an assessed plot ratio of between 1.05:1 to a maximum of 1.3:1, or is proposed on land coded R160 and has an assessed plot ratio of between 2.25:1 to a maximum of 2.5:1 **all the following** is to be demonstrated:
 - i. A development lot size area is in excess of 2000m²; and
 - ii. The additional building height is designed and set back so as not be substantially visible from the street or adjoining properties; and
 - iii. Basement car parking; and
 - iv. For sites with existing significant tree(s), the retention of one viable medium or large mature significant tree;
 - v. Deep soil areas measuring 15% of the site area; and
 - vi. Dwelling diversity – the provision of:
 - 10% of 3-bedroom dwellings across the development and/or
 - 30% of dwellings achieving Silver requirements as defined in the Liveable Housing Design Guidelines and/or
 - 15% of dwellings designed to Platinum Level as defined in the Liveable Housing Design Guidelines;
 - vii. the additional building height meets the Objectives of Element 3.2; and
 - viii. High-quality design in respect to context and character, built form and scale, materials and finishes as considered by a Design Review Panel; and
 - ix. Achieves a 5 Green star energy efficiency measures (or equivalent to the City's satisfaction), confirmed by a qualified sustainability consultant; and
 - x. Additional water conservation measures, confirmed by a qualified sustainability consultant, demonstrating exceptional water management and conservation and a significant reduction in mains water use, consistent with the Tables below

Accepted Rating Framework	Specification / Compliance Requirements	Minimum Requirement	Evidence
Green Building Council of Australia's Green Star Rating System	Current Design and As-Built rating tool	5-star Green Star rating	Preliminary Sustainable Design Report prepared by a Green Star Accredited Professional using the current Green Star Design and As-Built rating tool scorecard to be demonstrated eligibility for 5-star Green Star rating.
Life Cycle Assessment in Accordance with EN15978- Sustainability of construction works – Assessment of environmental performance of buildings – Calculation method.	System Boundary must include all Life Cycle Modules (A1-2, B1-7, C1-4 and D) in addition to non-integrated energy (plug loads)	Global Warming Potential and Net Fresh Water Use Performance Reduction as per Table 6 below.	Independently Reviewed EN15978 Compliant Target Setting LCA with a 20% factor of safety applied to improvement strategies

Table 5. Green Star Rating and Life Cycle Assessment

	Performance Requirement	
	Global Warming Potential	Net Fresh Water Use
Residential (BCA Class 1-3)	< 2,250 kgCO ₂ e / Occupant / Year (50% saving against Perth statistical average residences)	< 57m ³ / Occupant / Year (50% saving against Perth statistical average residences)

*The City accepts sustainability assessment frameworks and mechanisms that are nationally or internationally recognised, compliant with applicable Australian/international standards and subject to oversight by a certifying body.

Table 6. Global Warming Potential and Net Fresh Water Use Performance Reduction



3.0

Part Two

Explanatory Report

DRAFT

3.1 Map of Hollywood West Transition Zone

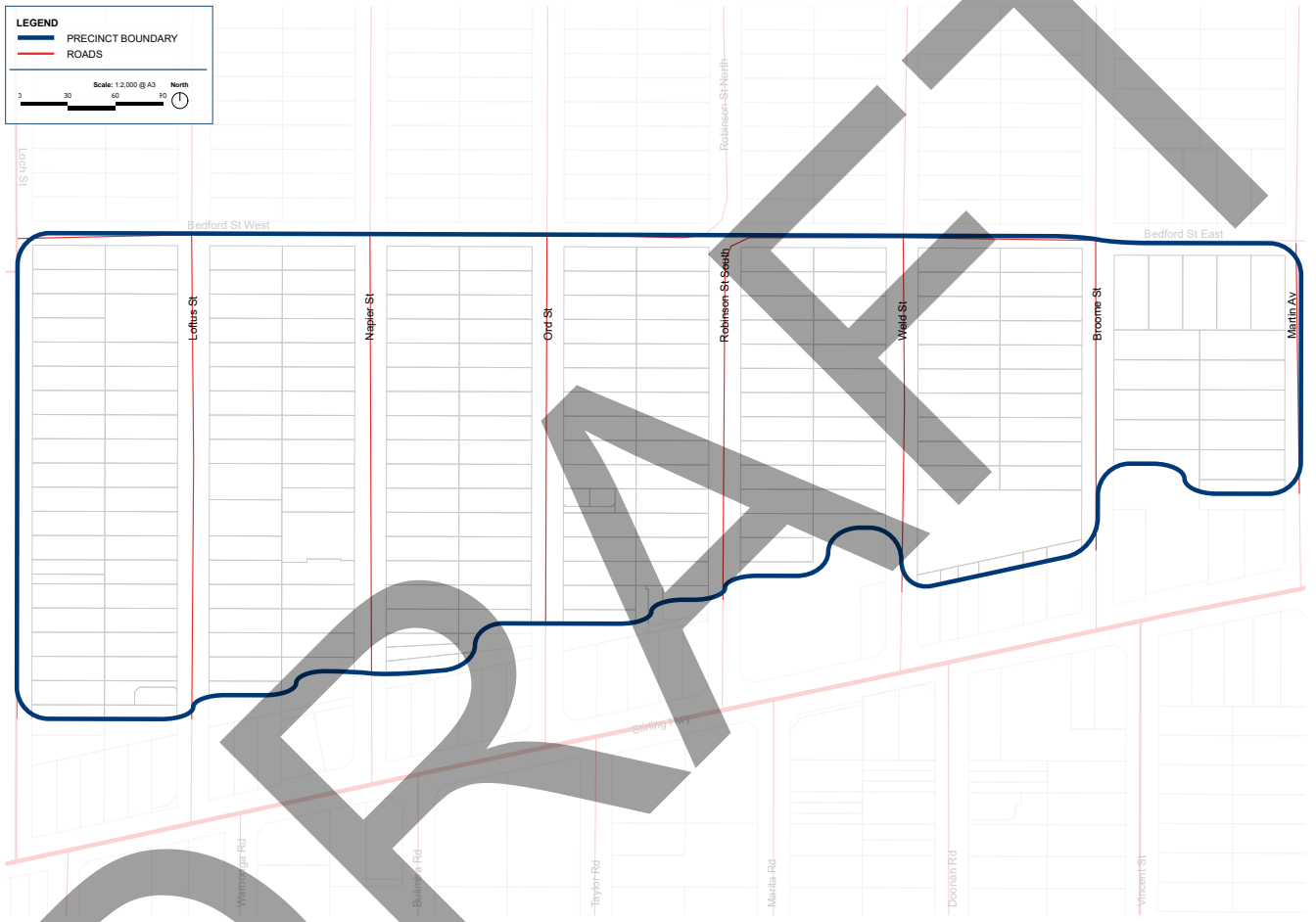


Figure 24. Hollywood West Transition Zone

3.2 Methodology

3.1.1 DEFINITION OF CHARACTER

The basis of neighbourhood character is that every place has character regardless of its age or appearance. The character of an urban area is defined by the built form and the age of the built environment in a specific place. The manner in which the built environment interacts with the topography, vegetation, land uses, demographics and streetscapes all contribute to the creation of a 'local character'.

Developments that respond sensitively to the surrounding existing context and valued elements of neighbourhood character are more likely to 'sit' comfortably within a place, and gain acceptance more easily from the local community.

By studying these elements of a place, we are able to gain an understanding of the local character. We are then able to use this understanding to guide the design of new developments so that they respond in a sensitive manner to the existing character.

3.1.2 METHODOLOGY USED TO COLLECT AND COLLATE DATA

To better understand the neighbourhood character of the Hollywood West Precinct, the City undertook the following steps to collect quantitative and qualitative data to inform the final policy document:

- Built Form Audit: A lot by lot audit was undertaken that itemised the built form character of each dwelling in the precinct, including elements such as roof style, building materials, setbacks, and vegetation. This audit provided a statistical understanding of the range of characteristics that are evident in each street, which of these are most prevalent, and provided a numerical understanding of the existing character of the streetscape.
- Determination of Predominant Characteristics: The Cambridge English Dictionary defines predominant as:

"more noticeable or important, or larger in number, than others"

In the context of a streetscape, the City has determined that a predominant characteristic, to be larger in number than others, should be present in 60% or more of the dwellings on the street.

- Desktop Research: Some basic historical research was undertaken to provide an understanding of when and how the area evolved.

The City has used the quantitative (numerical data) and qualitative (qualities that are descriptive) information collected to inform built form design guideline requirements for the Transition Zone. These built form design guidelines seek to guide development to achieve the character identified in the Future Desired Character Statement.

3.3 Context

3.3.1 REGIONAL CONTEXT

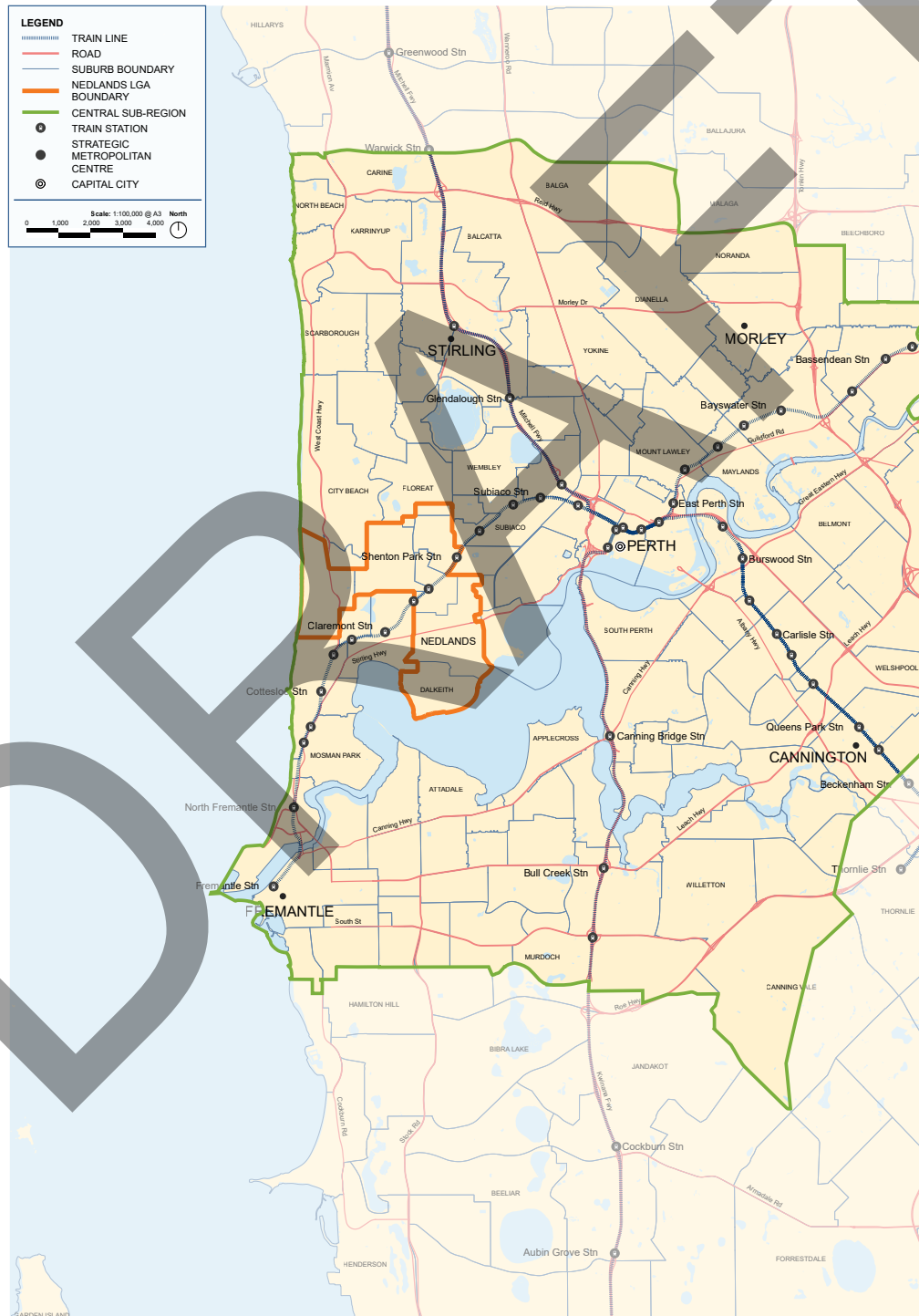


Figure 25. Regional Context

3.3.2 LOCAL CONTEXT

From 1985 until 2019 the City of Nedlands' former Town Planning Scheme No. 2 provided for a low residential density development pattern throughout the City's suburbs. In April 2019, the City adopted the new Local Planning Scheme No 3 (LPS3). While the majority of the City of Nedlands has retained the traditional low-density pattern, LPS3 does provide for significant density increases around major activity corridors including Stirling Highway, Broadway, Hampden Road and Waratah Avenue. Transitional Density Zones, as defined in the City's Local Planning Strategy, were provided by LPS3 to assist in achieving transitional height and density outcomes between the new high coded areas and the established lower coded areas.

DRAFT

3.4 Local Future Context

3.4.1 CITY OF NEDLANDS LOCAL PLANNING STRATEGY

The City of Nedlands Local Planning Strategy sets out the long-term strategic direction for land use and development within the City of Nedlands and has been prepared to reflect the community and Council vision for the future of the City.

The Local Planning Strategy specifies that Transition Zones shall exist immediately adjacent to Urban Growth Areas for the purposes of creating a buffer between high intensity and low intensity development. The suite of Transitional Zone Local Planning Policies will provide built form guidance for these Transition Zones.

3.4.2 PERTH AND PEEL @ 3.5 MILLION

Along with 18 other Local Government Areas, the City of Nedlands forms part of the 'Central sub-region' identified as part of the State Government's Perth and Peel @ 3.5 Million planning and infrastructure framework. This document provides a long-term growth strategy for land use and infrastructure provision for the Perth and Peel regions, that are based on the vision of Directions 2031 and Beyond, which provided residential dwelling targets for both greenfield and established areas.

The Central sub-region includes the central business district (CBD) of Perth, has the highest population and employment densities and is the focus of the metropolitan public transit network.

3.5 Contextual Maps

3.5.1 SUB - REGIONAL CONTEXT MAP

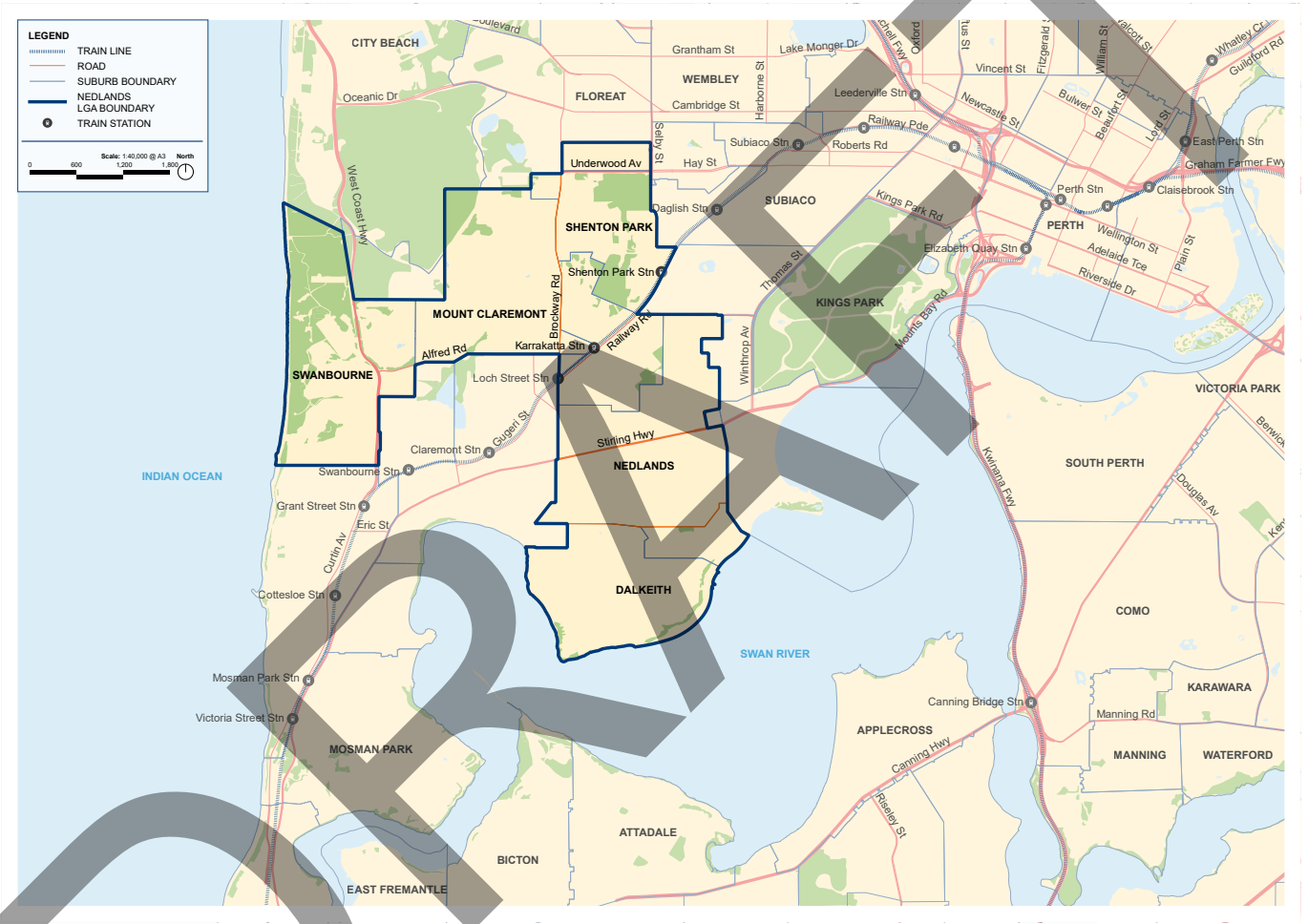


Figure 26. Sub-regional Context Map

3.5.2 ADOPTION OF LOCAL PLANNING SCHEME (APRIL 2019)

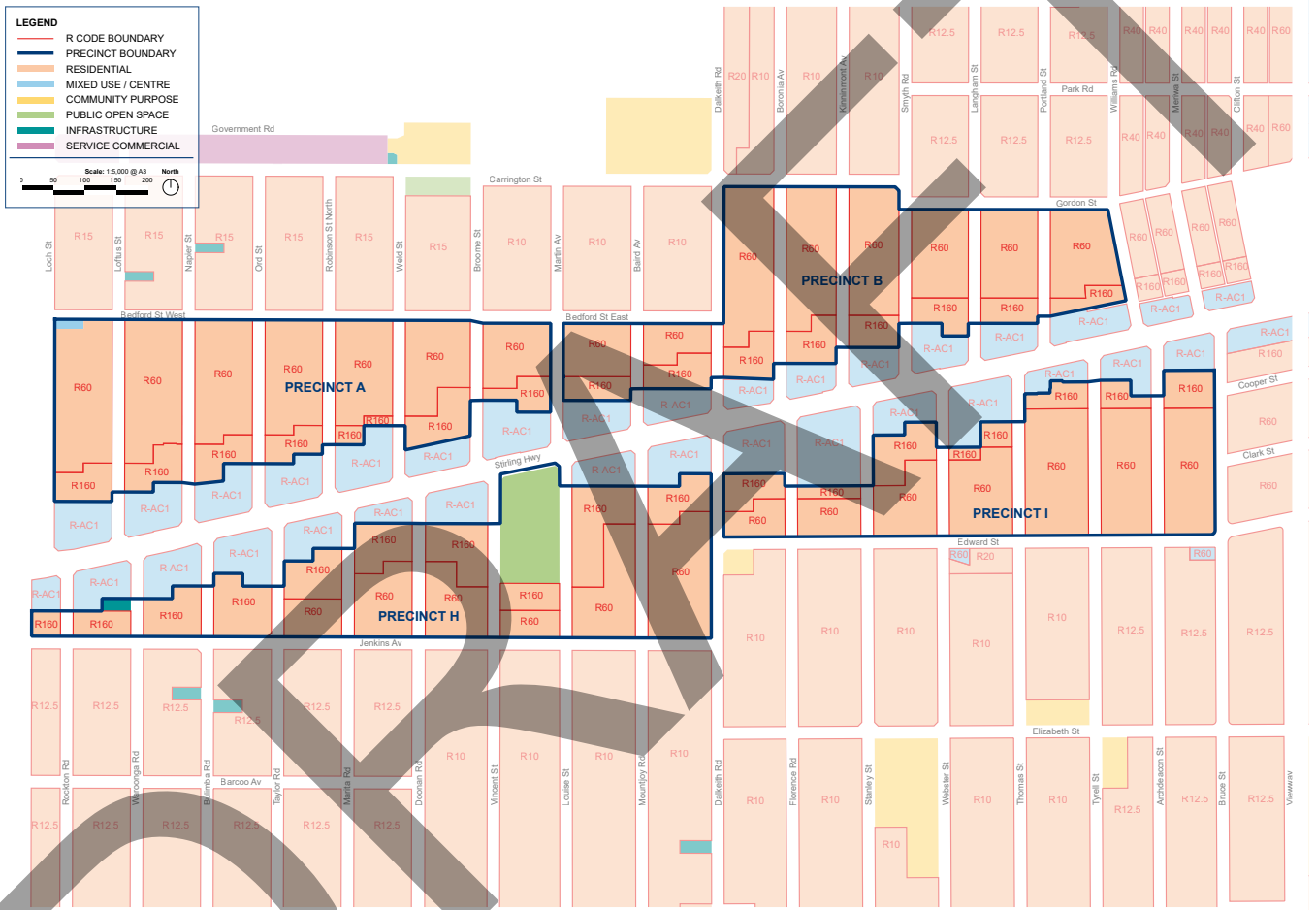


Figure 27. Local Planning Scheme Map

3.5.3 TRANSITION ZONES

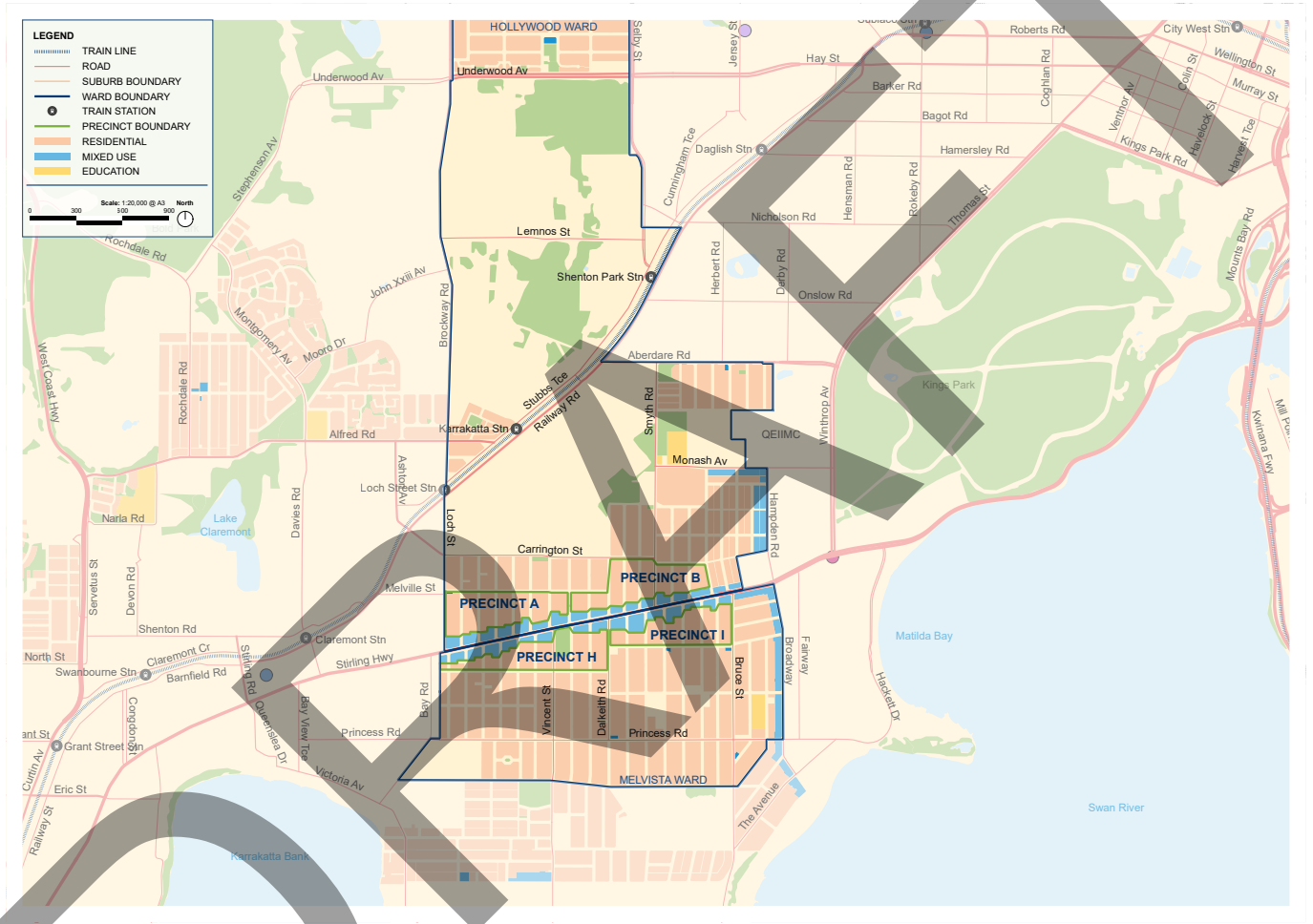


Figure 28. Local Context Map

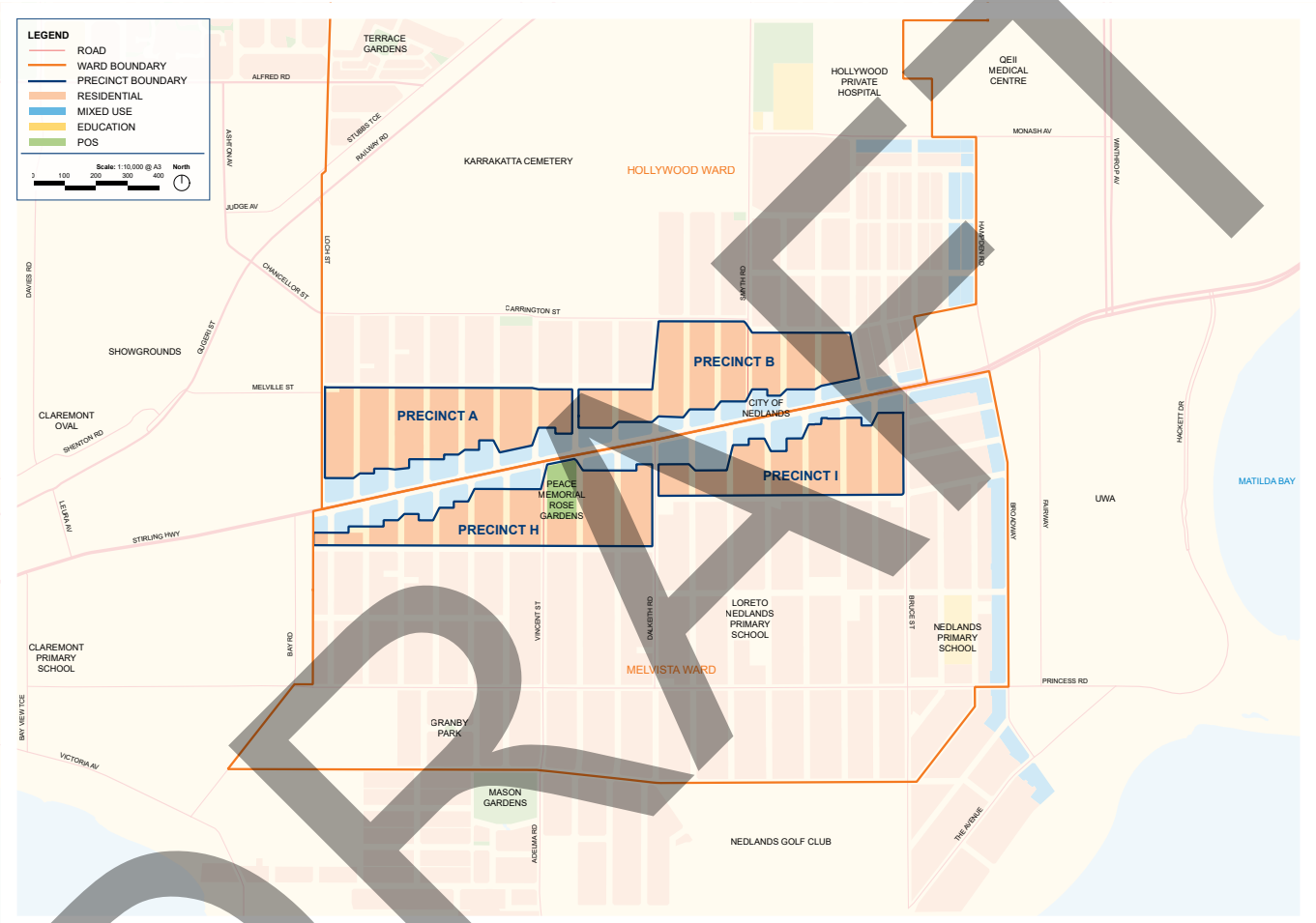


Figure 29. Transitional Zones Context Map

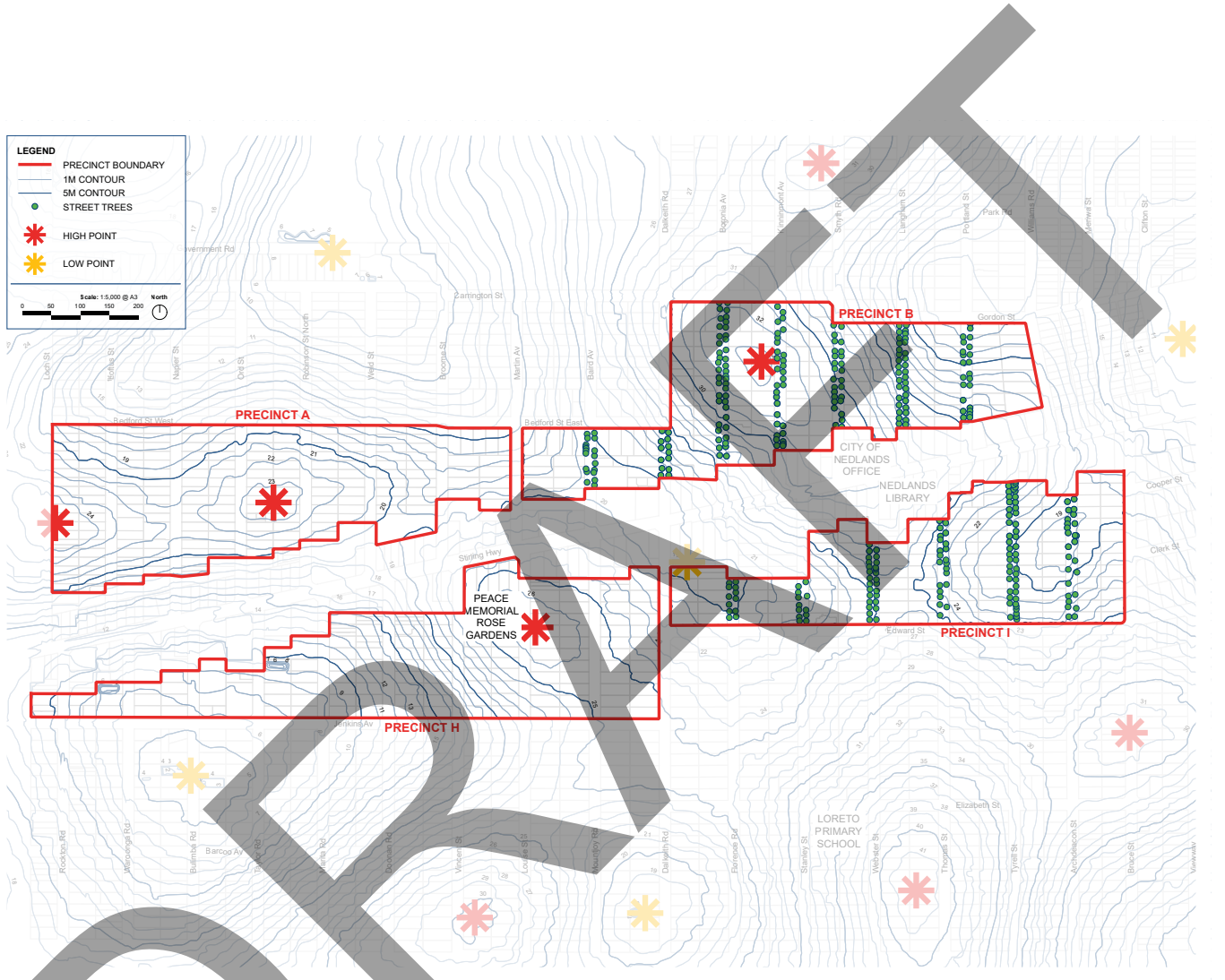


Figure 30. Site Analysis Map

3.6 Related Legislation

This policy has been prepared in accordance with Schedule 2 Part 2 Clause 4 of the Planning and Development (Local Planning Schemes) Regulations 2015.

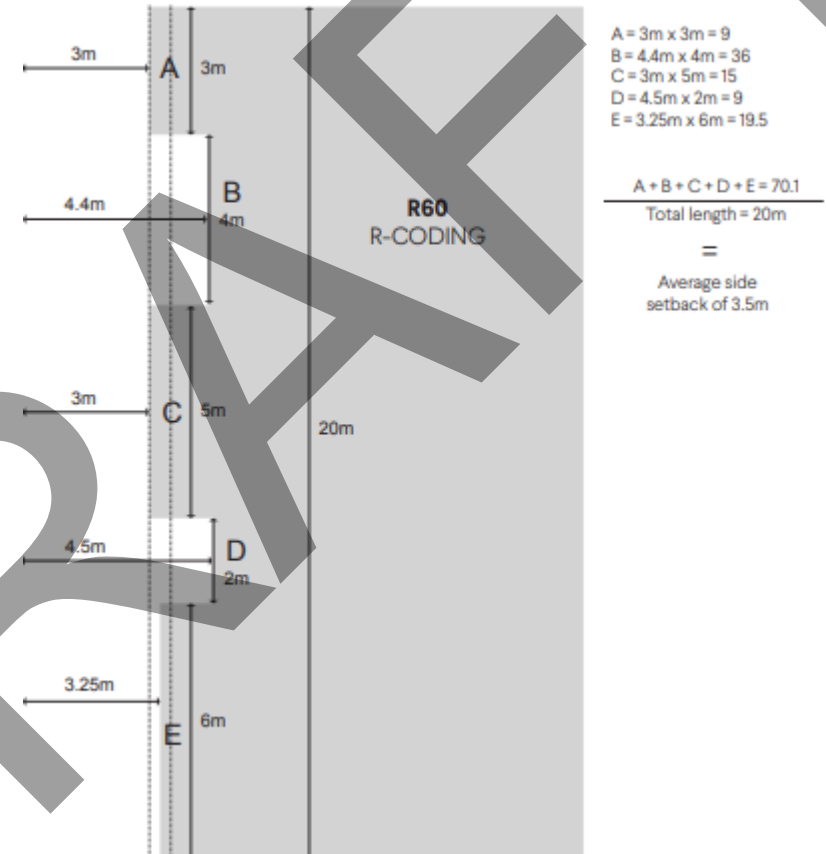
This policy should be read in conjunction with the following additional planning instruments and its requirements apply unless specifically stipulated elsewhere in any of the below:

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Local Planning Scheme No. 3
- State Planning Policy 7.3 - Residential Design Codes - Volume 1
- State Planning Policy 7.3 - Residential Design Codes - Volume 2

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3.7 Definitions

For this policy the following definitions apply:

Definition	Meaning
Average setback	<p>The aggregate of all individual wall lengths multiplied by the setback and setback, divided by the overall wall length:</p>  <p>The diagram shows a 20m long wall with five setbacks labeled A through E. The setbacks are: A (3m x 3m), B (4.4m x 4m), C (3m x 5m), D (4.5m x 2m), and E (3.25m x 6m). The calculation table to the right shows: A = 3m x 3m = 9, B = 4.4m x 4m = 36, C = 3m x 5m = 15, D = 4.5m x 2m = 9, E = 3.25m x 6m = 19.5. The total length is 20m. The average side setback is calculated as (A+B+C+D+E) / Total length = 70.1 / 20 = 3.5m.</p>
Deep Soil Area	<p>Soft landscape area on lot with no impeding building structure or feature above or below, which supports growth of medium to large canopy trees and meets a stated minimum dimension. Used primarily for landscaping and open to the sky, deep soil areas exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.</p>
High-Quality	<p>A design element that is considered excellent by design review panel.</p>
Overall height	<p>The vertical distance between the highest point of a building's roof and the natural ground level directly below it, excluding minor projections.</p>

Definition	Meaning
Predominant characteristics	More noticeable or important, or larger in number, than others. For the purposes of this policy, a characteristic present in 60 per cent or more of the properties on a street.
Quantitative Data	Relating to information that can be measured and shown in numbers or amounts.
Qualitative Data	Relating to information that cannot be easily measured, such as people's opinions and feelings, rather than on information that can be shown in numbers.
Significant Tree	<p>Trees that meets the following criteria:</p> <ul style="list-style-type: none"> • healthy specimens with ongoing viability AND • species is not included on a State or local area weed register AND • height of at least 4m AND/OR • trunk diameter of at least 160mm, measured 1m from the ground AND/OR • average canopy diameter of at least 4m
Sleeved parking	Sleeved parking is parking with part or all of the external edges featuring active uses such as residential units.
Transition Zones	<p>The City of Nedlands Local Planning Strategy identifies transition zones as: Transition Zones will exist immediately adjacent to Urban Growth Areas for the purposes of creating a buffer between high intensity and low intensity development. This buffer will visually smooth the differences in built form (e.g. height, bulk etc.) and help mitigate any conflict between non-compatible land uses. It is expected the Transition Zones will contain mostly residential developments of multiple dwellings (apartments) and grouped dwellings (townhouses and similar). Some small-scale non-residential uses may still be appropriate.</p>
Unlikely to be changed	A site that contains three multiple dwellings, or three grouped dwellings or a parent lot that has been subdivided into three or more single houses.

A word or expression that is not defined in the Policy has the same meaning as it has in the R-Codes.

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