



City of Perth
City Planning Scheme
No. 2

Planning Policy Manual – Part 2

Planning Policies and Design Guidelines for Normalised Redevelopment Areas

Northbridge – Area 36 **Lake Street**



Version #	Decision Reference	Synopsis
1	11 March 2008	Adopted
2	17 March 2015	Amended
3	11 April 2017	Amended

CONTENTS

SECTION	TITLE	PAGE
1.0	INTRODUCTION	3
1.1	Application.....	3
1.2	Relationship to Planning Scheme and Planning Policies	3
1.3	Desired Character.....	3
2.0	BUILDING DESIGN	9
2.1	Building Appearance and Streetscape	9
2.2	Setbacks and Heights.....	9
3.0	CAR PARKING AND ACCESS	10
3.1	Vehicle Access Gates, Carports and Garages	10
3.2	Pedestrian Access.....	10
4.0	HERITAGE LISTED PROPERTIES	11
4.1	Setbacks and Heights.....	11
5.0	LOT SPECIFIC GUIDELINES	12
5.1	Lot 370 – Design Guidelines and Performance Standards	12
5.2	Lot 371 – Design Guidelines and Performance Standards	13
5.3	Lot 308 – Design Guidelines and Performance Standards	13
5.4	Lot 328 – Design Guidelines and Performance Standards	15
5.5	Plateia Hellas, Lot 207 and Lot 301	16
5.6	Lots 324 – 326 – Design Guidelines and Performance Standards	18
5.7	Lot 215 – Design Guidelines and Performance Standards	20
6.0	URBAN DESIGN ASSESSMENT	23
7.0	PRECINCT CHARACTER	31
7.1	Activity	31
7.2	Movement	31
7.3	Building Design.....	31
8.0	TUNNEL INFLUENCE AND EFFECT	32

1.0 INTRODUCTION

1.1 Application

These guidelines apply to the Lake Street Precinct NB2 (the Precinct) as defined in the City of Perth Local Planning Scheme No.26 (Normalised Redevelopment Areas) (herein called 'the Scheme') as shown in Figure 1.

Lot 323 (No.100) Aberdeen Street, Northbridge has not been normalised. Normalisation occurs when planning control is transferred from the Metropolitan Redevelopment Authority (MRA) to the local government. Please refer to the MRA, which has planning control over this lot.

1.2 Relationship to Planning Scheme and Planning Policies

These Design Guidelines are intended to supplement the provisions of the Scheme and should be read in conjunction with the Scheme, in particular those provisions relating to the New Northbridge Project Area, Precinct NB2: Lake Street and other Planning Policies.

The Deemed Provisions set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* also form part of the Scheme Text.

The Scheme identifies Preferred, Contemplated and Prohibited uses for the Precinct and stipulates maximum plot ratio. In determining any application for development approval, the local government will have regard to these Design Guidelines, the Scheme and other Planning Policies.

1.3 Desired Character

The Precinct is to become a 'transitional' mixed commercial/residential location between the existing core Northbridge entertainment and nightlife area south of Aberdeen Street, and the predominantly residential areas north of Newcastle Street. It will also include a vibrant focal point of compatible land use mix around Lake Street.

Where possible, buildings and places of recognised heritage significance should be incorporated into the new urban framework. Mixed residential and commercial developments will be encouraged, with an emphasis on minimising conflict between the uses. Alfresco dining and outdoor activities are encouraged where possible.

Plateia Hellas will form the hub of renewed development in the area. It will be designed for versatile usage for surrounding business, residential and recreational activities as well as providing an ideal venue for public events.

Versatile building forms are encouraged which provide variety and interest during the day and night. A large public car park is to be accommodated within the Precinct which provides direct and safe pedestrian access to the more commercial uses of Northbridge whilst minimising its impact on the urban form and limiting vehicular access to Newcastle Street.

Vehicular crossovers to new car parking areas should be minimised. Vehicle access from Lake Street will not be permitted where alternative access is available. Adequate short term car parking should be provided, however, such facilities should not be visible from the street or public places.

Figure 1: Lake Street Precinct Plan



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

Table 1: Summary Information

LOT NO	PREFERRED LAND USE	MAX. NO. DWELLINGS PER LOT	MAX. SITE COVERAGE	S E T B A C K S			HEIGHT	TUNNEL ALIGNMENT	HERITAGE	OTHER
				FRONT MIN.	SIDE MIN.	REAR MIN.				
1L/ Pt2	Mixed Use / Commercial / Retail	N/A	100%	Nil	Nil	Nil	3 storeys up to 12m	N/A		See Sec. 5.5
1A	Commercial / Mixed Use	N/A	100%	See Sec. 4.1			2 storeys up to 9m	See Note 1		
2	Mixed Use / Commercial / Retail	N/A	100%	Nil	Nil	Nil	3 storeys up to 12m	See Note 1		See Sec. 5.5
3	Commercial / Retail	N/A	100%	Nil	Nil	Nil	3 storeys up to 12m	See Note 1	See Sec. 4.0	
5	Mixed Use / Commercial / Retail	N/A	100%	Nil	Nil	Nil	See Sec. 4.1	See Note 1		See Sec. 5.5
6	Mixed Use / Commercial / Retail	N/A	100%	Nil	Nil	Nil	See Sec. 4.1	See Note 1	See Sec. 4.0	See Sec. 5.5
14	Commercial / Retail	N/A	100%	Nil	Nil	Nil	3 storeys up to 12m	See Note 1	See Sec. 4.0	
Pt Y 168	Mixed Use / Residential	1	No additional development to site permitted							
Pt Y 169a	Mixed Use / Residential	1	80%	See Sec. 4.1			2 storeys up to 9m	See Note 1		
Pt Y 169b	Mixed Use / Residential	1	80%	See Sec. 4.1			2 storeys up to 9m	See Note 1		
202	Mixed Use / Residential	N/A	80%	See Sec. 2.2			2 storeys up to 9m	See Note 1		See Sec. 2.1
203	Mixed Use / Residential	N/A	80%	See Sec. 2.2			2 storeys up to 9m	See Note 1		See Sec.

										2.1
204	Mixed Use / Residential	N/A	80%	See Sec. 2.2			2 storeys up to 9m	See Note 1	See Sec. 4.0	Sec 2.1
205	Mixed Use / Residential	N/A	80%	See Sec. 2.2			2 storeys up to 9m	See Note 1	See Sec 4.0	See Sec. 2.1 & Note 2
206	Mixed Use / Commercial / Retail	N/A	100%	Nil	Nil	Nil	3 storeys up to 12m	See Sec. 5.5		See Sec. 5.5
207	Mixed Use	N/A	100%	See Sec. 5.5 and 6.0 for Design Guidelines and Performance Standards.						
210	Mixed Use / Commercial	1	80%	See Sec. 4.1	3m	3m	See Sec. 4.1	See Note 1	See Sec. 4.0	See Note 2
211	Mixed Use / Commercial	1	80%	See Sec. 4.1			2 storeys up to 9m	See Note 1	See Sec. 4.0	
212	Mixed Use / Commercial / Retail	1	N/A	Nil	Nil	Nil	See Sec. 4.1	See Note 1	See Sec. 4.0	See Note 2
215	Commercial / Mixed Use	1	80%	See separate guidelines – Sec 5.7.						
216	Commercial / Mixed Use	1	80%	See Sec. 4.1			See Sec. 4.1	See Note 1	See Sec. 4.0	
217	Mixed Use / Residential	1	80%	2m	Nil	4m	2 storeys up to 9m	See Note 1		See Note 2
218	Mixed Use / Residential	1	80%	2m	Nil	4m	2 storeys up to 9m	See Note 1		See Note 2
219	Mixed Use / Residential	1	80%	2m	Nil	4m	2 storeys up to 9m	See Note 1		See Note 2
220	Mixed Use / Residential	1	80%	2m	Nil	4m	2 storeys up to 9m	See Note 1		See Note 2
221	Mixed Use / Residential	1	80%	2m	Nil	4m	2 storeys up to 9m	See Note 1		See Note 2

222	Mixed Use / Residential	1	80%	2m	Nil	4m	2 storeys up to 9m	See Note 1		See Note 2
223	Mixed Use / Residential	1	80%	2m	Nil	4m	2 storeys up to 9m	See Note 1		See Note 2
224	PAW	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
301	Mixed Use	N/A	100%	See Sec. 5.5 and 6.0 for Design Guidelines and Performance Standards.						
304	Commercial / Retail	N/A	100%	Nil	Nil	Nil	See Sec. 4.1	See Note 1	See Sec. 4.0	
305	Commercial / Retail	N/A	100%	Nil	Nil	Nil	2 storeys up to 9m	See Note 1		See Note 3
370	Mixed Use / Commercial / Retail / Residential	N/A	See Sec. 5.1 and 6.0 for Design Guidelines and Performance Standards							See Note 3
371	Mixed Use / Commercial / Retail / Residential	N/A	See Sec. 5.2 and 6.0 for Design Guidelines and Performance Standards							
307	Mixed Use / Commercial	N/A	80%	See Sec. 4.1			See Sec. 4.1	See Note 1	See Sec. 4.0	
308	Mixed Use / Commercial	N/A	80%	See Sec. 5.3 and 6.0 for Design Guidelines and Performance Standards						
309	Commercial / Retail	N/A	100%	Nil	Nil	Nil	See Sec. 4.1	N/A	See Sec. 4.0	
310	Commercial / Retail	N/A	100%	Nil	Nil	Nil	See Sec. 4.1		See Sec. 4.0	
311	Commercial / Retail	N/A	100%	Nil	Nil	Nil	See Sec. 4.1		See Sec. 4.0	
312	Commercial / Retail	N/A	100%	Nil	Nil	Nil	See Sec. 4.1	See Note 1	See Sec. 4.0	
313	Commercial / Retail	N/A	100%	Nil	Nil	Nil	See Sec. 4.1	See Note 1	See Sec. 4.0	

314	Commercial / Retail	N/A	100%	Nil	Nil	Nil	3 storeys up to 12m	See Note 1		
315	Commercial / Retail	N/A	100%	Nil	Nil	Nil	3 storeys up to 12m	See Note 1	See Sec. 4.0	
318	Commercial / Retail	N/A	80%	See Sec. 4.1			See Sec. 4.1	See Note 1	See Sec. 4.0	
319	Commercial / Retail	N/A	80%	See Sec. 4.1			See Sec. 4.1	See Note 1	See Sec. 4.0	
320	Commercial / Retail	N/A	70%	See Sec. 4.1			See Sec. 4.1	See Note 1	See Sec. 4.0	
321	Commercial / Retail	N/A	70%	See Sec. 4.1			See Sec. 4.1	See Note 1	See Sec. 4.0	
322	Commercial / Retail	N/A	70%	See Sec. 2.2	Nil	Nil	2 storeys up to 9m	See Note1		
324	Commercial / Mixed Use	1	See Sec. 5.6 for Design Guidelines and Performance Standards							
325	Commercial / Mixed Use	1	See Sec. 5.6 for Design Guidelines and Performance Standards							
326	Commercial / Mixed Use	1	See Sec. 5.6 for Design Guidelines and Performance Standards							
327	PAW	-	-							
328	Car Park	N/A	100%	See Sec. 5.4 and 6.0 for Design Guidelines and Performance Standards						

Note 1: See section 4.13 of Planning Policy 1.2 New Northbridge Project Area.

Note 2: See section 4.16 of Planning Policy 1.2 New Northbridge Project Area.

Note 3: See section 4.15 of Planning Policy 1.2 New Northbridge Project Area.

Table 1 Definitions

Mixed Use Development: Buildings that contain residential dwellings in conjunction with commercial and non-residential uses.

Building Height: Building height is controlled by two measures. The maximum height limit for development (to the ridge) is indicated by the height given in metres, i.e. 9m. The maximum scale of development is indicated by the reference to storeys, i.e. 2 storeys.

Max. No. Dwellings: The maximum dwelling yield has been calculated solely based on a function of the Residential Design Codes (State Planning Policy 3.1). For this reason, it should not be assumed that the maximum dwelling yield is achievable in all instances.

2.0 BUILDING DESIGN

2.1 Building Appearance and Streetscape

Building elevations within the Precinct should be articulated to provide visual interest and detail to the development. The street or ‘public face’ of the building should be detailed to provide visual richness and variety, highlight rhythms, reduce apparent bulk and enhance its individual identity. This can be achieved through the use of colour, texture and materials, surface modelling and the integration of art. The height of proposed development in relation to existing buildings plays an integral role in the establishment of consistent rhythm of the streetscape.

Elements such as awnings, balconies and windows are encouraged. The entrance to buildings should be clearly defined. Dwellings should be designed to encourage passive surveillance of the public realm from living areas and balconies. This enables ‘eyes on the street’, helping reduce the occurrence of antisocial behaviour.

The local government encourages a mixture of building materials within the Precinct that reflect and continue the established building materials utilised by the original buildings within the Precinct. Materials include red brick, rendered construction, corrugated iron, terracotta, iron and steel roofing. Colour should be in keeping with the style of the development and be used to accentuate features of the building.

Development to Lots 202-205 must have a dual frontage and address both Newcastle Street and Kakulas Crescent in order to provide an active street frontage and allow for casual surveillance. Development is not permitted to ‘turn its back’ on Kakulas Crescent.

Development on Lots 14 and 320-322 is encouraged to address the right of way at the rear (Michael Close) so as to provide an active streetscape and allow for casual surveillance.

2.2 Setbacks and Heights

Building setbacks and heights must be within the parameters detailed in Table 1 – Summary Information.

Front Setbacks

Where lots have more than one street frontage, the front setback shall be the street to which the shortest boundary adjoins.

The front setback for Lots 202-205 shall be taken as Newcastle Street.

The front setback to Lot 322 must be consistent with the buildings on adjoining Lots 321 and 323 in order to maintain the established streetscape. Development forward of this established setback will not be permitted.

Side Setbacks

Where not specified in Table 1, side setbacks will be assessed with consideration being given to the following:

- compliance with solar access requirements; and
- impact on the privacy of adjoining properties.

Rear Setbacks

Rear setbacks are specified in Table 1. Generally, a nil rear setback is permitted throughout the Precinct.

Building Height Limits

Building height limits on lots within the Precinct vary according to the particular lot as set out in Table 1. Generally, building heights throughout the Precinct will be limited to two storeys up to 9m, and three storeys up to 12m.

3.0 CAR PARKING AND ACCESS

3.1 Vehicle Access Gates, Carports and Garages

Vehicular access to lots within the Precinct must be obtained as follows:

- Lots 1L/Pt 2, 2 and 5 – Lake Street.
- Lots 1A, 322 and 323 – Michael Close.
- Lots 3 and 324 – Adjoining right-of-way.
- Lots 202-204 – Kakulas Crescent.
- Lots 6, 205-210 and 223 – Grigoroff Street.
- Lots 301 and 305 – Zempilas Road.
- Lot 308 – Errichetti Place.
- Lots 309-315 – Via Torre.
- Lots 325 and 326 – Access easement from Aberdeen Street.
- Lot 370 – Errichetti Place.
- Lot 371 – Zempilas Road.

All other lots are to obtain access from the street to which they front. A maximum of one crossover is permitted.

Garaging/carport structures within the front setback are not permitted.

3.2 Pedestrian Access

Development on Lots 1L/Pt 2, 2, 3-5, 14, 202-206, 305, 370, 371, 308, 319, and 322 should address both/all street frontages. Whilst the development should address all streets, the main pedestrian access should be from the following streets:

- Lots 202-204 – Newcastle Street & Kakulas Crescent.
- Lots 205, 305, 370, 371 and 308 – Newcastle Street.
- Lot 3 – William Street.
- Lots 1L/Pt 2, 2, 14, 319, 322 and 32 – Aberdeen Street.
- Lots 5 and 206 – Newcastle and Lake Streets.

4.0 HERITAGE LISTED PROPERTIES

Heritage listed properties within the Precinct include:

- **State Register of Heritage Places:** Lots 14, Pt Y168, 307 and 324-326
The above properties are afforded protection under the Heritage of Western Australia Act 1990. This means that all development proposals for these properties must be referred to the Heritage Council of Western Australia for advice prior to being determined and that advice must be complied with.
- **The local government's Heritage List:** Lots 1, 3, 5, 6, 14, 100, 169, 204, 205, 210, 211, 212, 215, 216, 304, 307, 370, 371, 309-313, 318-321, 324-326 and Pt Y168.

4.1 Setbacks and Heights

Development on lots that either contain or adjoin buildings of heritage significance should generally maintain the established streetscape in terms of building setbacks, existing building heights and presentation.

Front Setbacks

Development within the front setback of a lot containing a heritage building is not permitted. However, the setback area may be used for car parking (no garaging) if the only access to the site is via the front street, except for Lot 370 where car parking is not permitted in front of the Queen Anne Cottages.

Side Setbacks

Side setbacks to lots should be reflective of the side setbacks of adjoining properties. Side setbacks for new development on lots containing existing buildings should maintain the setback established by that building.

Building Height Limits

Generally, building heights will be limited to two storeys up to 9m in height so as to minimise the impact on the existing streetscape except for Lots 370 and 371 (refer to Lot Specific Guidelines). In addition, infill development is encouraged to use the existing adjoining building height references (such as string coursings, window head/sill heights, etc.).

Additional development on lots containing existing buildings shall be restricted to the rear of the building only in order to maintain the rhythm of the streetscape. Where additional development may be achieved it shall be limited to a height of two storeys up to 9m at the rear of the lot to protect the existing streetscape, and should maintain the existing side setbacks.

Refer to Section 6.0 for an example of indicative development potential to heritage buildings.

5.0 LOT SPECIFIC GUIDELINES

5.1 Lot 370 – Design Guidelines and Performance Standards

In addition to information contained in Planning Policy 1.2 New Northbridge Project Area, the following specific information applies to development on Lot 370 (a sketch providing an example of indicative built form is contained in Section 6.0).

Preferred Land Use

The preferred land uses for Lot 370 is mixed use/commercial/transient residential/retail.

Setbacks

- Northern – Not forward of the existing Queen Anne Cottages.
- Southern, Western and Eastern – Nil.
- Internal setbacks to existing heritage buildings are required to respect the heritage significance of the buildings.

Building Height

The maximum building height permitted on the site is three storeys up to 12m.

Access

Primary vehicular access must be obtained from Errichetti Place. Direct vehicular access from Newcastle Street is discouraged. Primary pedestrian access must be obtained from Newcastle Street. Secondary pedestrian access via Errichetti Place is encouraged.

Appearance

The built form must incorporate the heritage buildings located on Newcastle Street, and should draw on the traditional characteristic of the area such as a fine grain form of development with narrow building frontages. Development must aim to establish an active street frontage that may be achieved through the development of commercial/retail or residential uses. The built form should minimise the impact of the car park on Lot 328 whilst providing direct, safe pedestrian access to the more commercial uses of Northbridge. Frontages to Newcastle Street and Errichetti Place should be articulated and provide visual interest at ground level.

Heritage Listed Properties

Lot 370 contains buildings identified on the local government's Heritage List that are to be retained. Infill development shall be designed to ensure the significance of the existing buildings is respected. New development may propose the integration of new built form adjoining or as an extension to the existing heritage buildings. However the new built form must be designed in a manner that does not compromise the heritage significance of these buildings. Design is not to mimic or attempt to replicate the design of the heritage buildings. Applicants should refer to section 4.0 and the City Planning Scheme No.2 and Part 3 of the *'Planning and Development (Local Planning Schemes) Regulations 2015: Deemed Provisions for local planning schemes'* for further details regarding the development of heritage listed properties.

Western Power Sub-Station

Applicants are encouraged to explore options to establish built form over or around the sub-station and to screen the sub-station from the street. Further discussions with Western Power and the local government may be required.

5.2 Lot 371 – Design Guidelines and Performance Standards

In addition to information contained in Planning Policy 1.2 New Northbridge Project Area, the following specific information applies to development on Lot 371 (a sketch providing an example of indicative built form is contained in Section 6.0).

Preferred Land Use

The preferred land uses for Lot 371 is mixed use / commercial / retail / transient residential. The residential component of the development is encouraged to provide social and/or affordable housing outcomes.

Setbacks

- Northern, Southern, Western and Eastern – Nil.
- Internal setbacks to the existing heritage building are required to respect the heritage significance of the building.

Building Height

The maximum building height permitted on the site is three storeys up to 12m.

Access

Primary vehicular access must be obtained from Zempilas Road. Direct vehicular access from Newcastle Street is discouraged. Primary pedestrian access must be obtained from Newcastle Street. Secondary pedestrian access via Zempilas Road is encouraged.

Appearance

The preferred use for development on Lot 371 is mixed use / commercial / residential / retail. The built form must incorporate the heritage building located on Newcastle Street, and should draw on the traditional characteristic of the area such as a fine grain form of development with narrow building frontages. Development must aim to establish an active street frontage that may be achieved through the development of commercial/retail or housing uses. The built form should minimise the impact of the car park on Lot 328 whilst providing direct, safe pedestrian access to the more commercial uses of Northbridge.

Frontages to Newcastle Street and Zempilas Road should be articulated and provide visual interest at ground level.

Heritage Listed Properties

Lot 371 contains a building identified on the local government's Heritage List that is to be retained. Infill development shall be designed to ensure the significance of the existing building is respected. New development may propose the integration of new built form adjoining or as an extension to the existing heritage building. However the new built form must be designed in a manner that does not compromise the heritage significance of the building. Design is not to mimic or attempt to replicate the design of the heritage building. Applicants should refer to section 4.0 and City Planning Scheme and Part 3 of the *Deemed Provisions* for further details regarding the development of heritage listed properties.

5.3 Lot 308 – Design Guidelines and Performance Standards

In addition to information contained in Planning Policy 1.2 New Northbridge Project Area, the following specific information applies to development on Lot 308 (a sketch providing an example of indicative built form is contained in Section 6.0).

Preferred Land Use

The preferred land use for Lot 308 is mixed use / commercial / transient residential.

Setbacks

- Northern – Nil. However, development within 5m of the adjoining boundary to Lot 307 must be consistent with the setback of the heritage buildings.
- Southern – 3m.
- Western – Nil.
- Eastern – Nil for first two storeys. 3m setback to third storey.

Building Height

The maximum building height permitted on the site is two storeys up to 9m to the northern portion of the lot adjoining Lot 307. A maximum building height of three storeys up to 12m is permitted to the southern portion of the site.

Access

Primary vehicular access must be obtained from Errichetti Place and Via Torre. Primary pedestrian access must be obtained from Newcastle Street.

Appearance

Development on Lot 308 should draw reference from the traditional Northbridge characteristics of the area. The building form should incorporate a contemporary interpretation of traditional elements such as volume, proportions and details so as to be distinguishable from, and not to mimic, existing surrounding buildings.

Development fronting Newcastle Street should be sympathetic in scale and materials to the heritage buildings on Lot 307. To assist in the transition between the two lots, development should incorporate a truncation to this boundary to achieve a consistent setback to that established by the buildings on Lot 307.

Northbridge Tunnel Covenants and Easements

Lot 308 is affected by a 2m wide easement relating to the Mid-Tunnel Ventilation Shaft.

Main Roads Western Australia is granted an easement to emit fumes from the Mid-Tunnel Sump Ventilation Shaft which is the structure which has been constructed for the purpose of dispersing fumes from substances collected in the Mid-Tunnel Sump.

Owners of land in the Mid-Tunnel Sump Ventilation Area (refer to Figure 1) will be restricted from constructing any building within three metres of the Mid-Tunnel Ventilation Shaft and any air duct or air intake within five metres of the Mid-Tunnel Sump Ventilation Shaft.

Applicants should refer to the Planning Policy 1.2 New Northbridge Project Area for performance standards relating to development over the Northbridge Tunnel to ensure that the integrity of the tunnel is maintained.

A Tunnel Impact Statement is required with any development application for Lot 308.

Western Power Sub-Station

Development of Lot 308 must incorporate:

- a two hour fire rated district sub-station within the south western corner of the development, and

- a district sub-station within the north eastern corner of the development, both complete with transformers and switchgear to Western Power and the local government's requirements.

Sound Attenuation

Due to the close proximity of the Aberdeen Hotel, development should be acoustically treated to minimise any adverse effect on amenity, particularly to proposed residential uses.

5.4 Lot 328 – Design Guidelines and Performance Standards

In addition to information contained in Planning Policy 1.2 New Northbridge Project Area, the following specific information applies to development on Lot 328 (a sketch providing an example of indicative built form is contained in Section 6.0).

Preferred Land Use

The preferred land use for Lot 328 is car parking.

Setbacks

Northern, Southern, Western and Eastern – Nil.

Building Height

The maximum building height permitted on the site is 12m.

Access

Vehicular access can be obtained from either Zempilas Road, Errichetti Place or Michael Close.

Appearance

The preferred use for development on Lot 328 is a large public car park. In designing the structure for Lot 328, every effort should be made to minimise its imposition on the streetscape when viewed from Newcastle Street. Frontages to Zempilas Road and Errichetti Place should be articulated and provide visual interest at streetscape level.

Noise Emissions

The intent in locating the car park on this lot is to achieve an amelioration of noise emissions from the Aberdeen Hotel. This will have a positive effect on the new residential developments within the Precinct.

All noise emission from the car park must comply with the requirements of the Environmental Protection (Noise) Regulations. As the car park is expected to be open after 10pm at night, the Assigned Level set for night time noise sensitive (residential) premises must be achieved. Noise sources to be addressed include:

- opening and closing of car doors;
- car alarms;
- car starts and car horns;
- vehicle movement through car park including tyre squeals on corners;
- anti-social behaviour including shouting, noisy vehicles and car stereos; and
- car park ventilation systems.

Generally, noise control of these issues is to be achieved by a combination of engineering noise control and noise management.

Northbridge Tunnel Covenants & Easements

Owners of land in the Mid-Tunnel Sump Ventilation Area (refer to Figure 1) will be restricted from constructing any building within three metres of the Mid-Tunnel Ventilation Shaft and any air duct or air intake within five metres of the Mid-Tunnel Sump Ventilation Shaft.

Applicants should refer to the Planning Policy 1.2 New Northbridge Project Area for performance standards relating to development over the Northbridge Tunnel to minimise intrusion upon tunnel operations. A Tunnel Impact Statement is required to be submitted with any development application for Lot 328.

5.5 Plateia Hellas, Lot 207 and Lot 301

The Plateia Hellas will form the hub of the Precinct. It will be designed for versatile use for surrounding business, residential and recreational activities, as well as providing an ideal venue for public events.

Lots 207 and 301 define the north-western and south-eastern boundaries of the Plateia.

Desired Character

Plateia Hellas is intended to become the heart of social activity within this part of Northbridge by encouraging people to gather for everyday business and entertainment activities, supplemented by special cultural events at regular intervals.

The Plateia will be characterised by food vendors, casual dining options and commercial tenancies, and will become the family-oriented alternate dining and light entertainment precinct, frequented by local residents and metropolitan, interstate and international visitors.

Preferred Land Use

The preferred use within the Plateia is mixed use.

Place Management

The objective for the Plateia area of influence - which includes Lots 1L, 2, Pt Lot 2, 5, 6, 206, 207 and 212 - is to achieve the following:

- increased exposure of the Plateia to Newcastle and Aberdeen Streets to reinforce its position as the north-west entry point to Northbridge from Newcastle Street; and
- promotion of the Plateia as a social space for community, business, cultural and entertainment activities.

Building Appearance & Streetscape

The built form surrounding the Plateia should be designed to relate to Lake Street and the Plateia and create an intimate, human-scaled environment. Development on Lots 207 and 301 should address the public access ways (PAWs) and Michael Close respectively, through appropriately located openings and articulation of the built form so as to maintain street level activity and ensure casual surveillance, particularly from the car park on Lot 328. Blank walls to these boundaries are not permitted.

The built form is important in determining the successful activation of the Plateia. It must encourage the creation of a safe, pedestrian based, efficient and accessible space, and must create an active and vibrant environment by reinforcing the interface between internal and external uses and by providing passive surveillance.

Upper level balconies are encouraged to overlook and surveil the Plateia. The built form must:

- relate to surrounding development through building heights, roof lines and scale;

- allow for the greatest activity and interest to be placed toward the most active external areas and pedestrian routes;
- have uniform nil setbacks along Lake Street and the PAWs;
- have facades that provide richness and give buildings a strong sense of street presence by expressing verticality through the design of openings and the use of simple architectural features to break up larger surface areas;
- have appropriately sized windows on the ground floor that frame views of the shop and its displays;
- have legible and well defined entrances and openings to enable safe and comfortable access;
- have windows on the ground floor that have a sill no less than 0.5m high to assist in defining the street edge; and
- not have visible air-conditioning units, ducts or other services on the facades.

Ground Floor Entrances

Shop entrances must be designed to enable safe and comfortable access, and to ensure that building fronts provide a clearly defined street edge. Shops should ideally have recessed entrances, allowing for a transition zone between buildings and footpaths, whilst maintaining a strong relationship between the entrance and the street. This zone should not extend further than one metre away from the footpath.

Where recessed entrances are provided, they should be truncated at an angle to the pedestrian route of no less than 60 degrees, or the adjacent sides of the recess must be glazed.

Ground Floor Windows

Shopfront windows should:

- be appropriately sized and defined;
- express mullion detail for added streetscape richness;
- be openable at every opportunity, especially in cafes, newsagents, etc.;
- have sills that are at least 0.5m high;
- not be painted out;
- not have window coverings to prevent views into the shop;
- have un-reflective glazing to allow views into the shop; and
- occupy at least 80% of the shopfront.

Ground Floor Tenancies

In order to ensure activation of the Plateia, the total ground floor commercial/retail floorspace provided for Lots 207 and 301 must be at least 185m² and 230m² respectively.

Residential Development

Permanent residential dwellings will be permitted to be developed on the first and second floors of Lots 207 and 301. However, in order to avoid potential interface issues between residential and non-residential uses, a Section 70A notification will be placed on the title of all permanent residential dwellings to alert purchasers that they are buying into an entertainment precinct.

Sound Attenuation

The objectives for the Precinct aim to create a mixture of compatible land uses such as residential, retail and commercial. In doing so, it is acknowledged that certain measures will need to be taken to minimise any adverse effect on amenity, particularly residential.

Setbacks and Heights

Development should achieve a nil front setback to provide a consistent streetscape and engage the street.

The height of buildings on Lots 207 and 301 must be three storeys up to 12m.

Vehicular & Pedestrian Access

The Plateia will form a distinct north-west entry point for Northbridge, providing a logical point of arrival for visitors and residents travelling by foot, car or bus along Newcastle Street and Aberdeen Street from the west.

Vehicular access to lots should be obtained via the rear of each lot unless otherwise stated in these guidelines.

The main pedestrian access should be obtained from Lake Street. Access to the Plateia from the car park (Lot 328) is encouraged along the northern boundary of Lot 301.

Car parking

No minimum car parking requirements apply for either the commercial or residential uses of Lots 207 or 301. This is in order to ensure that valuable space around the Plateia is used for active rather than inactive (i.e. car parking) uses.

5.6 Lots 324 – 326 – Design Guidelines and Performance Standards

In addition to information contained in Planning Policy 1.2 New Northbridge Project Area, the following specific information applies to development on Lots 324-326 inclusive.

Heritage Listed Properties

The three existing cottages located on Lots 324 - 326, are listed on the State Heritage Register and the local government's Heritage List. Any development proposed for the sites will require assessment by the Heritage Council of Western Australia, in addition to any assessment carried out by the local government's officers. Applicants should refer to section 4.0 and the City Planning Scheme No.2 and Part 3 of the Deemed Provisions for further details regarding the development of heritage listed properties.

Building Form

Any proposed changes to the structural integrity of the buildings as a result of new development, will need to be in keeping with the heritage conservation plan for the properties, and be substantially justified by the applicant.

In general, any proposed development should be compatible with the existing buildings in its built form and use of materials. Building form should be of a similar articulation and reflect the cottages' proportions, materials and colour. That is not to say that new development should replicate the existing form. Rather, it should be compatible so as not to compromise a clear interpretation of what was built when, and what elements have cultural significance. An appropriate "bridging" structure/element should be used to link existing and new development in the locations as shown in Figures 2 and 5.

Roof form should be compatible with, and expressed in a manner that compliments the architectural style of the existing buildings.

Building Height

All lots have a maximum building height of 2 storeys or a total overall height of 11 metres, whichever is the lesser, measured from the finished ground level. Floor to ceiling heights of any proposed development should be derived from the use of the particular design.

Building Setbacks

No development is permitted forward of the existing front setbacks of each cottage.

There is no minimum rear setback to Lot 326. Development may be built to the rear boundary. Lots 324 and 325 must maintain a rear setback of 2.2 metres to accommodate a sewer easement, as shown in Figure 2. The easement must not be built on but may be used for car parking.

Side setbacks must be in keeping with the existing side setbacks of the cottages as shown in Figure 2. An exception to this requirement is the boundary between Lots 324 and 325, where a nil side setback is permitted as shown in Figure 2.

Relationship to side boundaries must consider access for natural light and ventilation. This may be approached by using atriums, courtyards and/or appropriate setbacks.

A building setback of 2 metres from the existing outbuilding on Lot 326 shall apply.

Vehicular Access and Parking

- Vehicular access to Lots 325 and 326 must be obtained from the access easement provided which is accessible from Aberdeen Street.
- Access to Lot 324 shall be obtained via the right of way along the eastern boundary of that lot.
- There are no minimum parking requirements for existing or additional development on the lots.

Fences

The simple timber picket fences, in keeping with the character of the cottages, are to remain unchanged.

Landscaping

All open areas on-site are to be appropriately landscaped with a combination of "hard" and "soft" elements. Areas that relate visually or physically to the adjacent public domain should adopt a similar general landscape style for visual consistency. In order to limit run-off and increase water absorption, permeable paving is to be used for all hard surfaces.

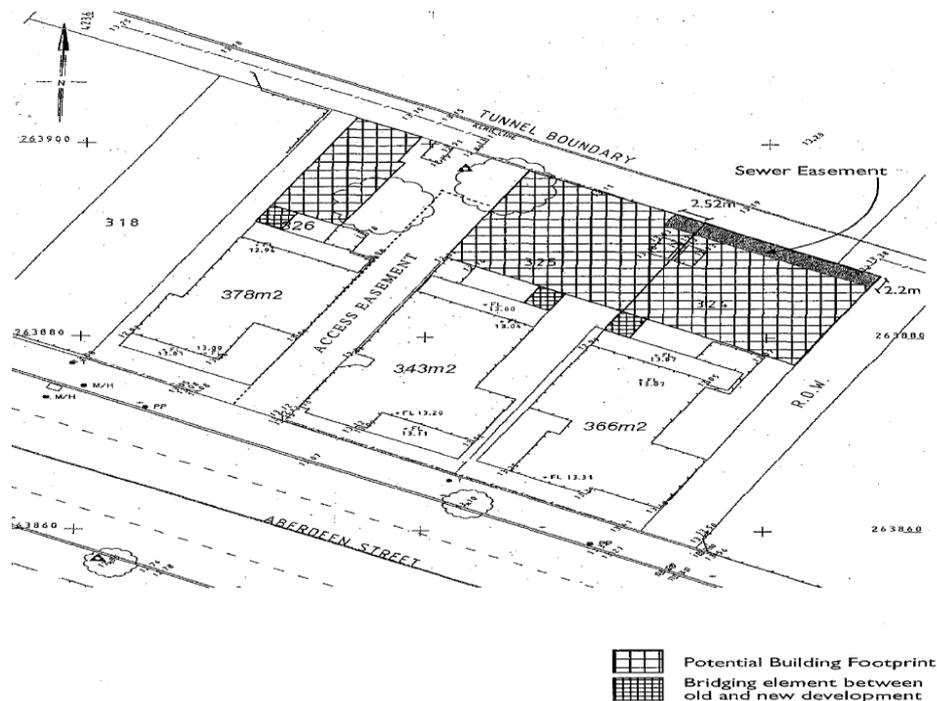
Significant Trees

Lot 326 contains a Jacaranda tree at the rear of the property. This tree has been identified as being significant and is required to be retained.

Easements

Applicants should be aware that easements, other than those stated in these Guidelines, may exist over Lots 324 - 326.

Figure 2 – Lots 324-326



5.7 Lot 215 – Design Guidelines and Performance Standards

In addition to information contained in Planning Policy 1.2 New Northbridge Project Area, the following specific information applies to development on Lot 215.

Heritage Listed Properties

The existing dwelling on Lot 215 is listed on the local government's Heritage List.

Building Form – New

The front portion of the existing improvements located at Lot 215 is circa 1895. As was typical of that era, the dwelling is setback a nominal distance from either side boundary, and as a consequence of the tunnel development, only a small rear courtyard is afforded. Development potential is limited as a result.

Whilst the local government requires the preservation of the existing fabric and that which is representative of the era, part of the building can be removed. That section which was built subsequent to the original construction date, beyond the second chimneystack, may be demolished to allow development up to two-storeys (9 metres) in height.

In general, any proposed development should be compatible with the existing building in its form and use of materials. Building form should be of a similar articulation and reflect the dwelling's proportions, materials, and colour. That is not to say that new development should replicate the existing form. Rather, it should be compatible so as not to compromise a clear interpretation of the existing fabric.

Roof form should be compatible with, and expressed in a manner that compliments the architectural style of the existing and adjacent buildings.

Building Height

Maximum building height shall be 2 storeys or a maximum overall height of 9 metres, measured from the finished ground level (See Figure 6). Proposed floor to ceiling heights should be derived from the use of the particular design.

Building Setbacks

No further development shall be permitted in front of the existing building line.

Consequently no outbuildings of any sort, or any architecture feature will be permitted within the existing setback area.

A minimum rear setback of 4 metres shall apply.

The side setbacks of any new development must accord with the established setbacks as shown in Figure 3. Wall lengths which front side boundaries must consider access for natural light and ventilation.

Colour Schemes

Traditional colours are preferred by the local government for all exterior walls. Any proposed change to existing colour schemes will be at the discretion of the local government.

Vehicular Access and Parking

Access for one vehicle in the front setback area is available to Lot 215 from Aberdeen Street.

Fences

The timber picket fencing established along the Aberdeen Street boundary of the subject property should be maintained. If the existing structure is replaced, new fencing should be of similar scale and design as exists currently. The discretion of the local government shall apply.

Landscaping

Any proposed landscaping should have regard to the scale of existing improvements on Lot 215. Vegetation types with limited vertical emphasis are preferred, as are plant types which will not obscure the façade of the building. Plant species that require limited maintenance and water are also encouraged.

Paving or hard surfaces must not exceed 50% of the total open space area.

Figure 3 – Lot 215

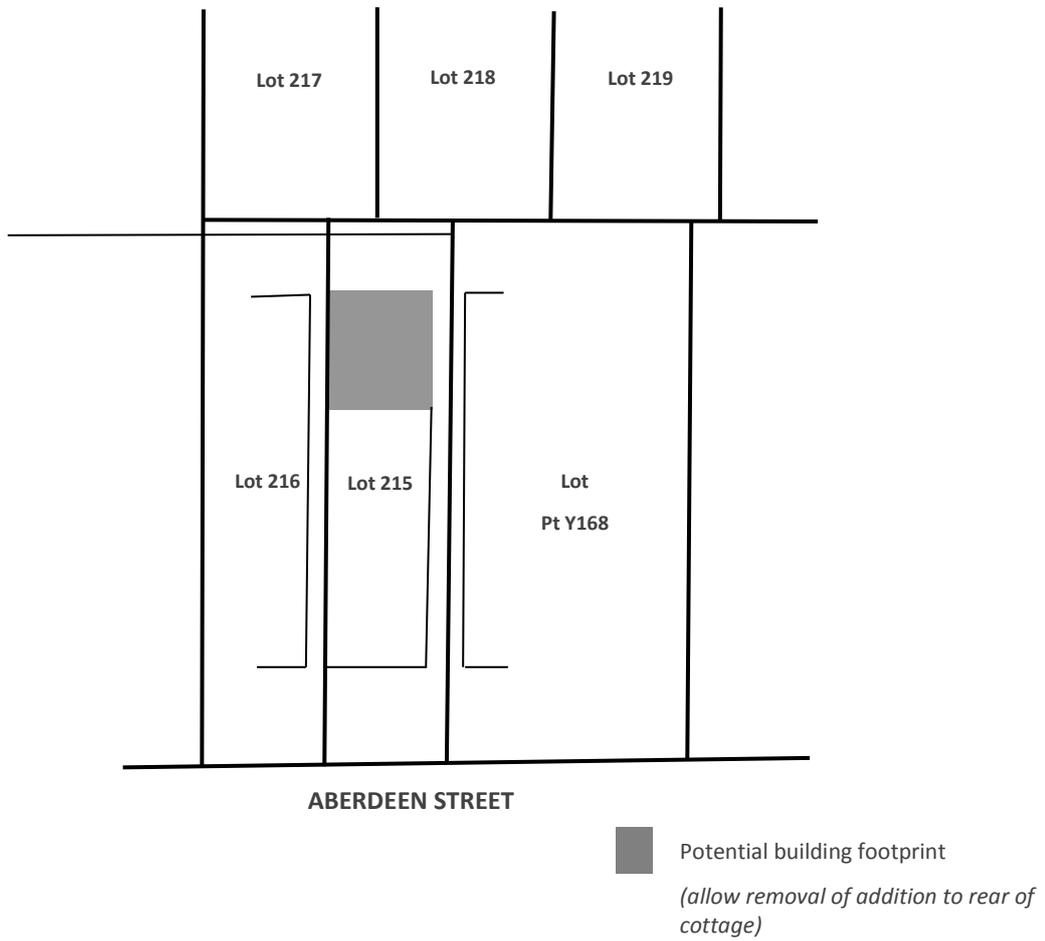


Figure 5 – Indicative side elevations – Lots 324 to 326

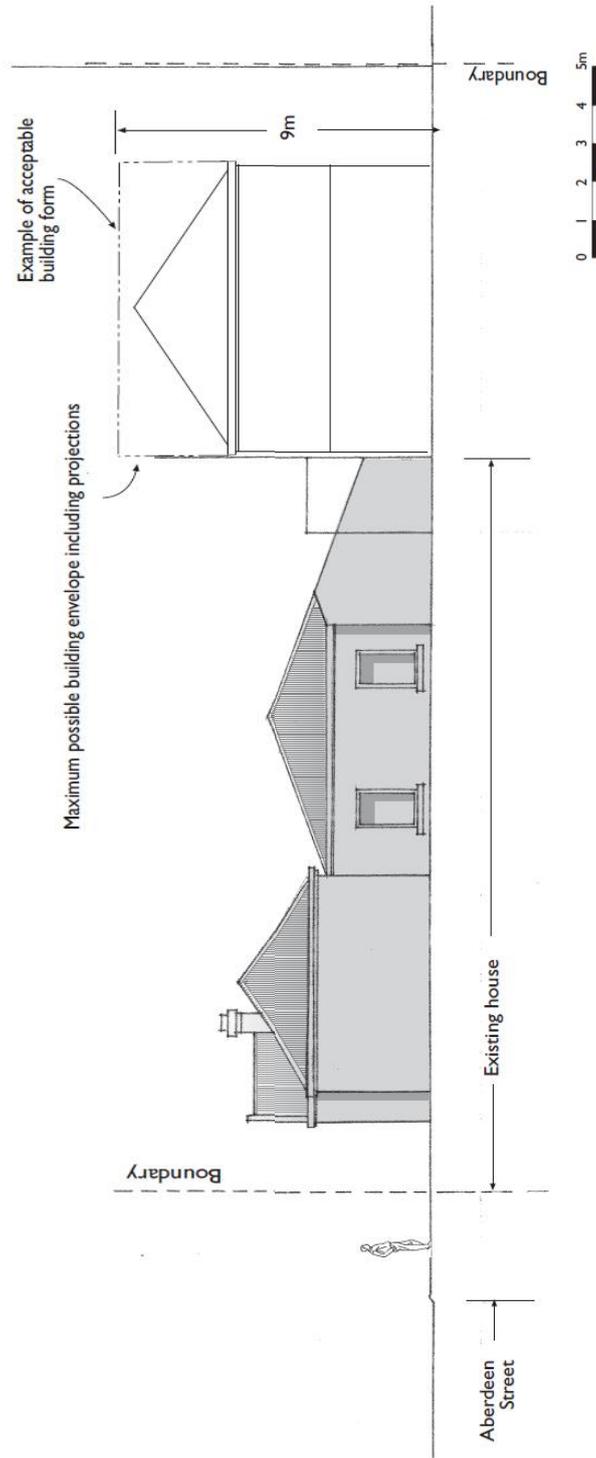
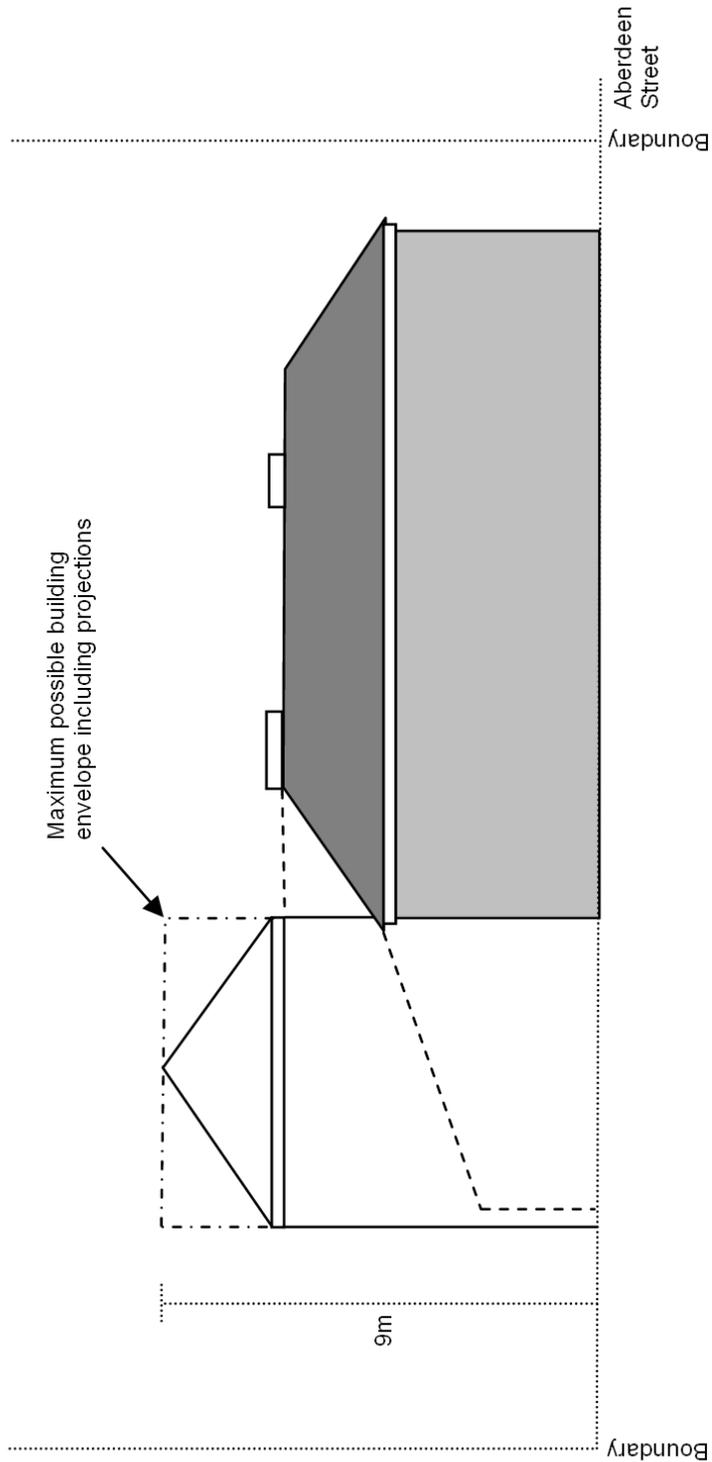
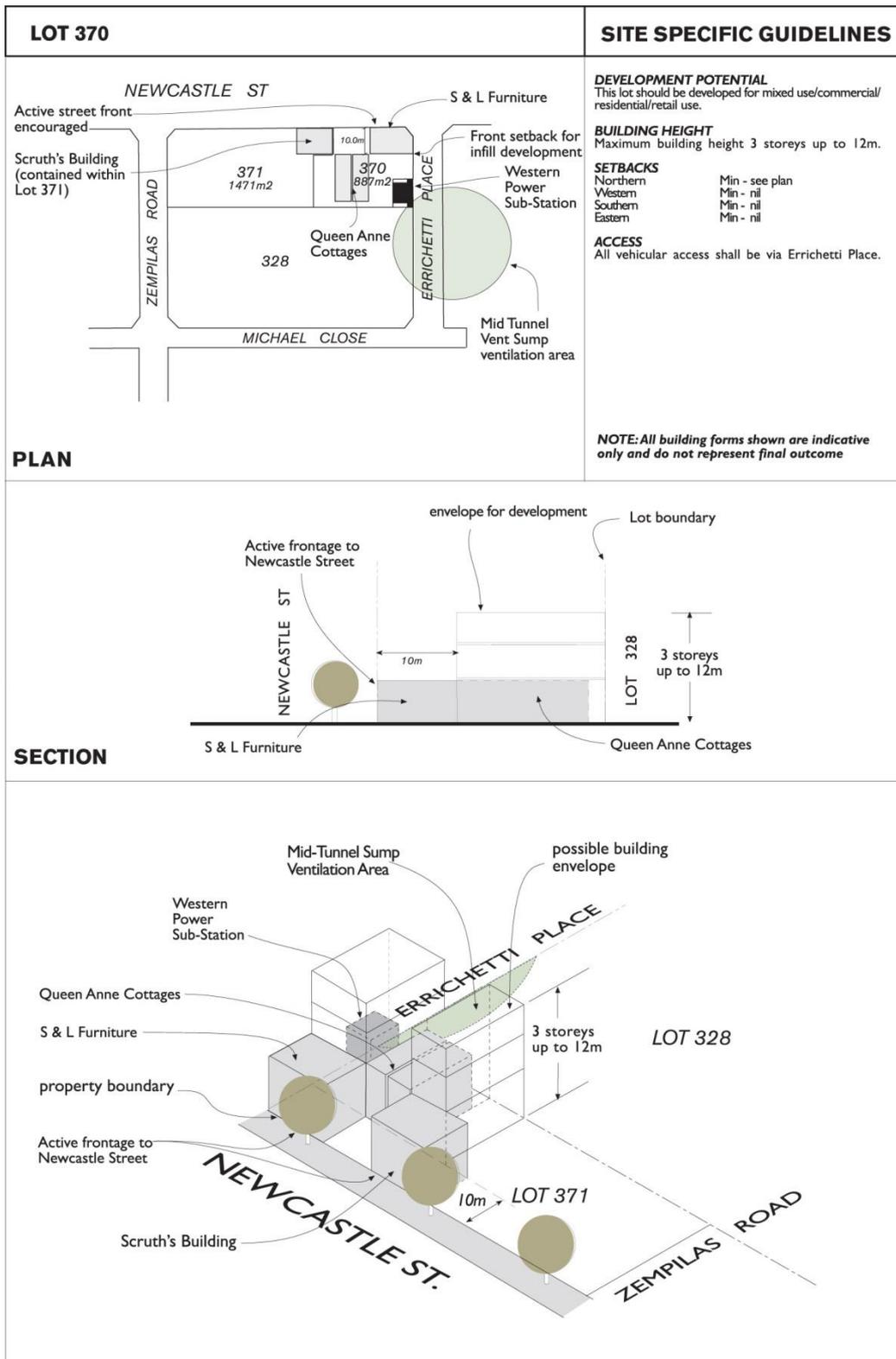


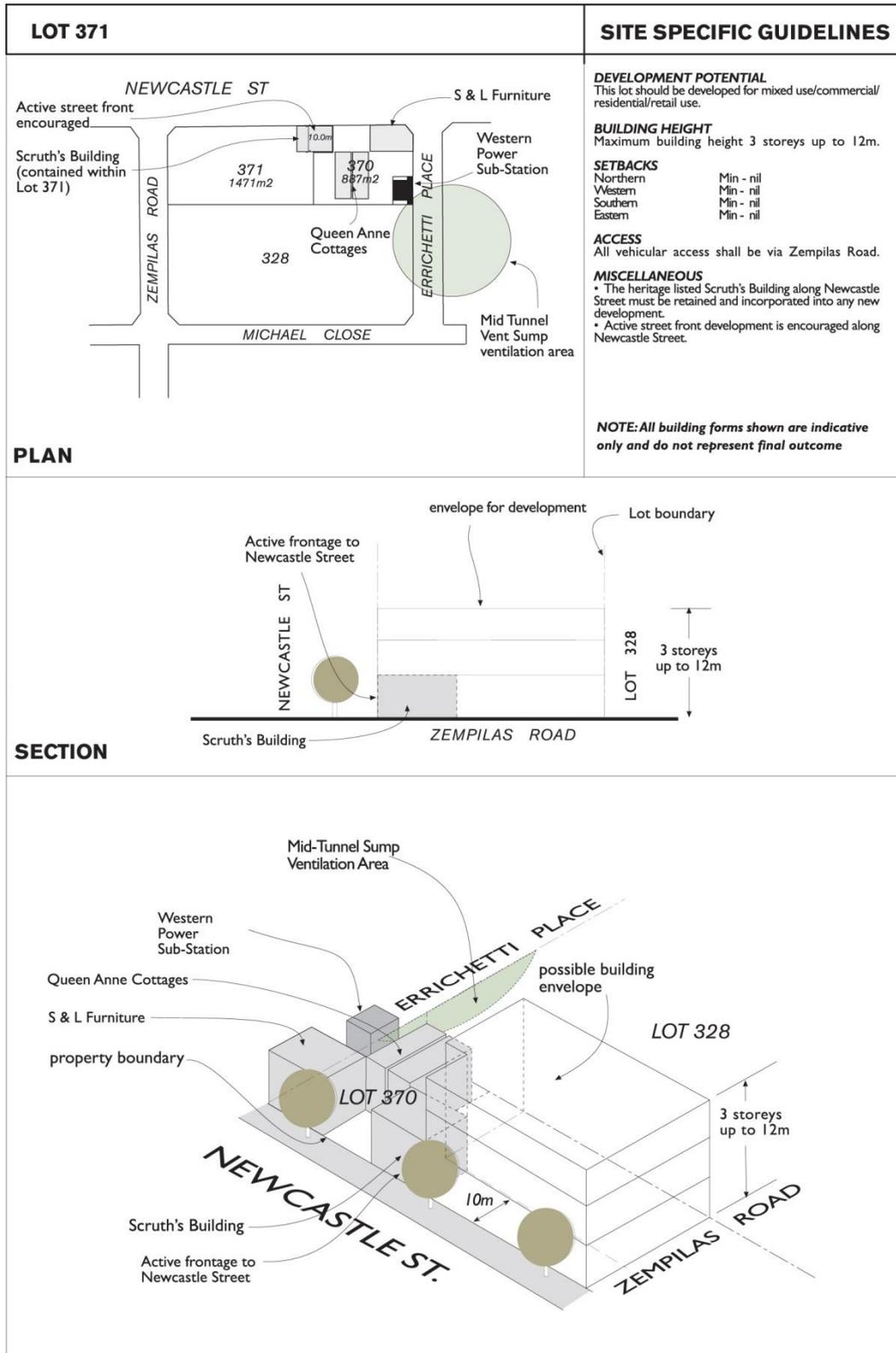


Figure 6 – Indicative side elevations – Lot 215

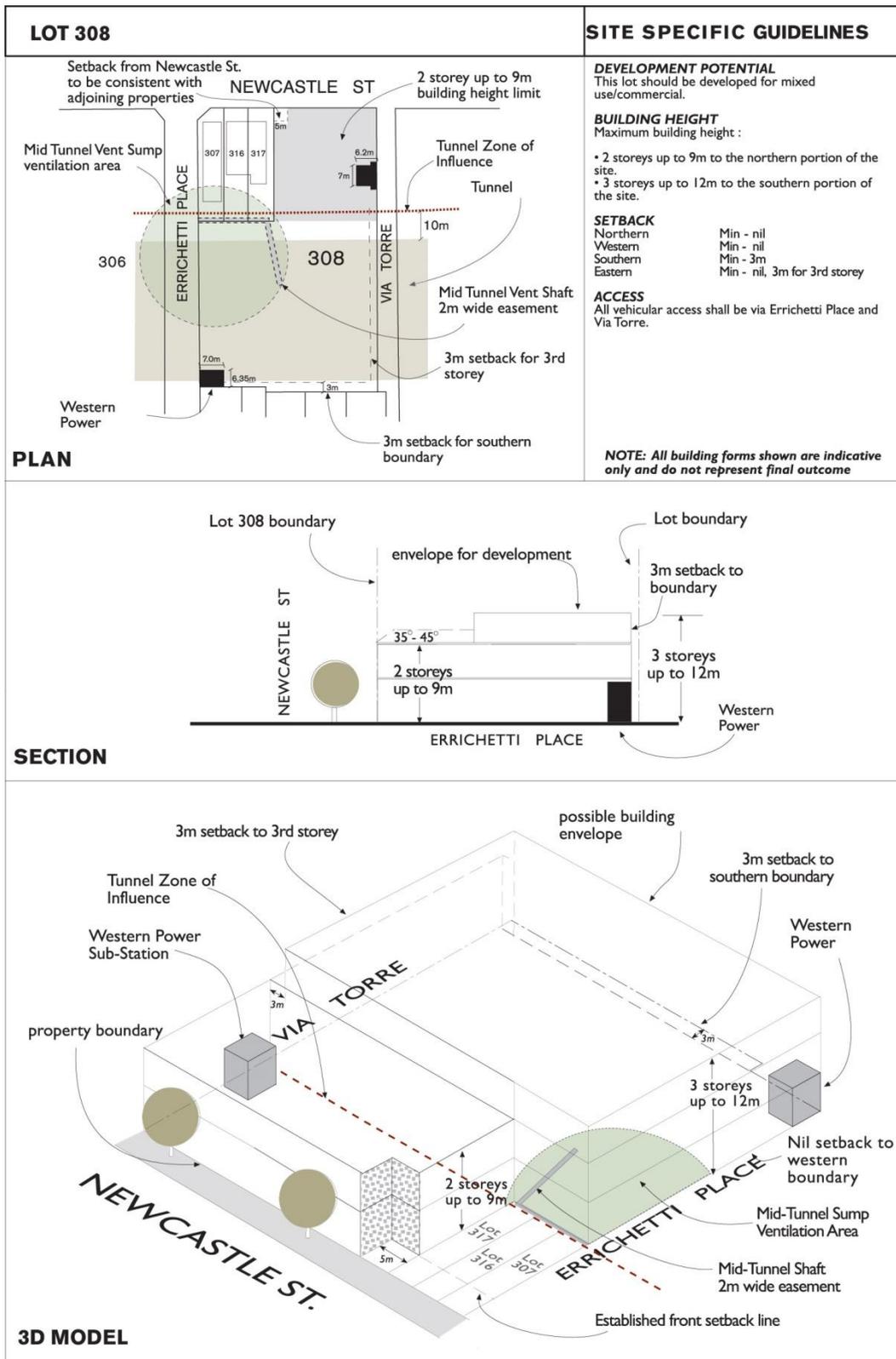




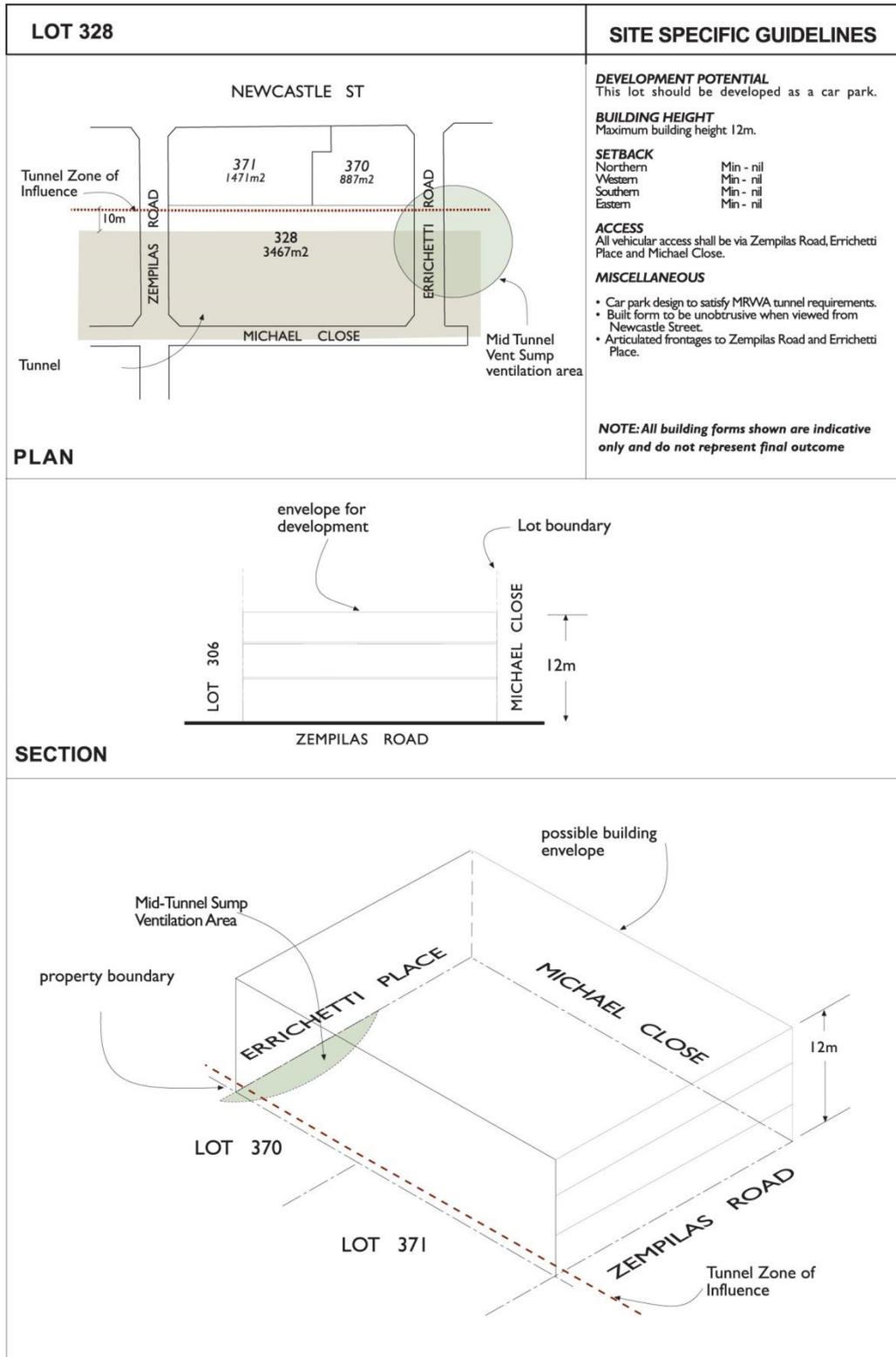
Note: the information shown on these diagrams, such as lot boundaries, lot numbers, lot sizes and the Tunnel Zone of Influence, is indicative only and subject to change. Please refer to the relevant Certificates of Title for the most up-to-date information.



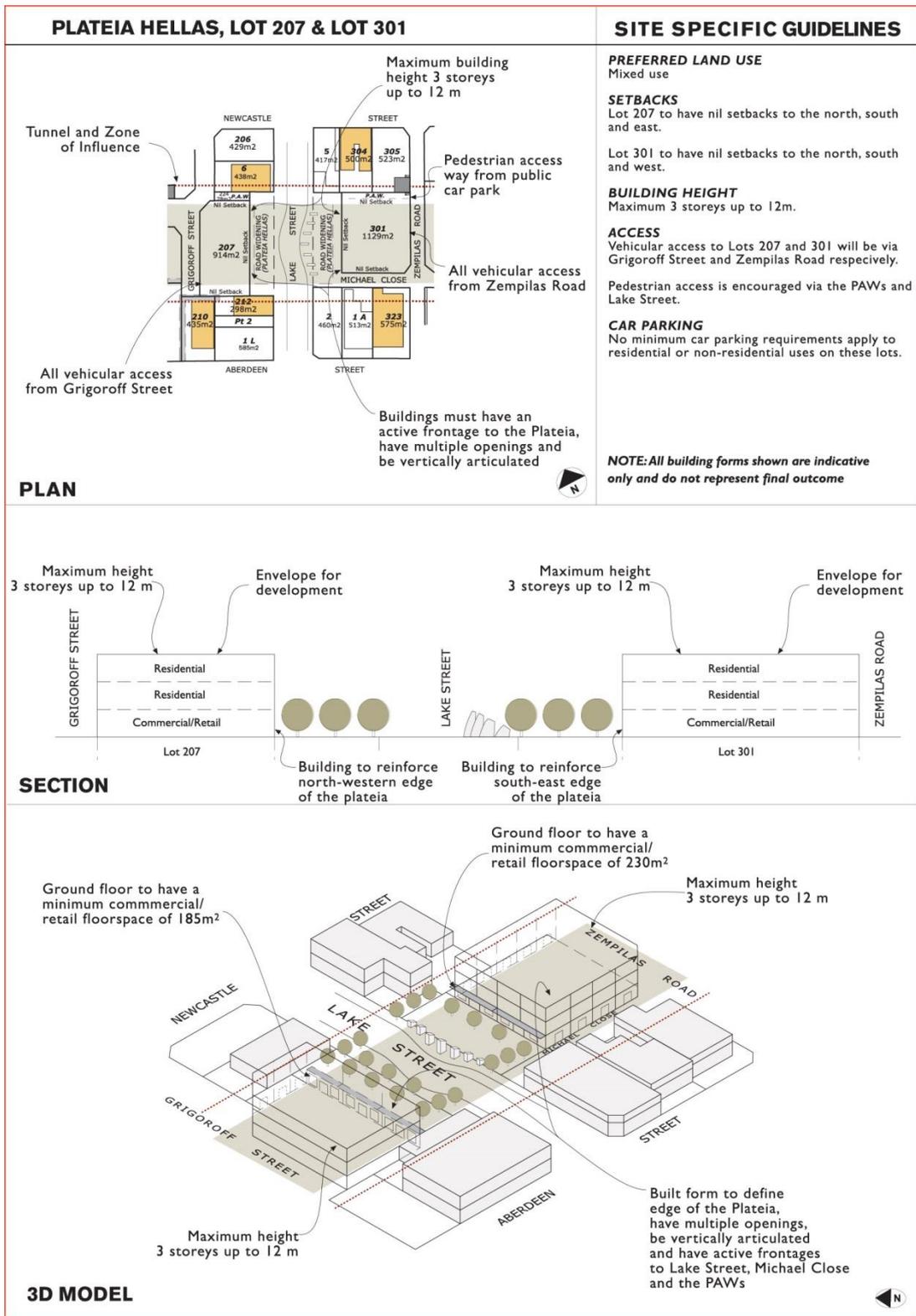
Note: the information shown on these diagrams, such as lot boundaries, lot numbers, lot sizes and the Tunnel Zone of Influence, is indicative only and subject to change. Please refer to the relevant Certificates of Title for the most up-to-date information.



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



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



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

7.0 PRECINCT CHARACTER

7.1 Activity

The Precinct will be characterised by a rich social and cultural diversity with an emphasis on commercial, retail and mixed use buildings focused around the Plateia Hellas.

Uses including restaurants, coffee shops, small shops, office, community facilities, recreational uses and residential are encouraged.

7.2 Movement

New north south vehicle and pedestrian linkages are to be developed onto which two and three storey development is to be focused.

7.3 Building Design

Development should be representative of the traditional Northbridge character and inner city housing styles.

A mixture of building materials that provide a contemporary interpretation of the original building fabric within the Precinct is encouraged.

Building elevations should be articulated to provide visual interest and detail to the development.

Key sites surrounding the Plateia Hellas should be designed for versatile usage as well as providing an ideal venue for public events.

