

Rokeby Road South Local Development Plan

City of Subiaco

Prepared for City of Subiaco
February 2021

HASSELL

Front cover image: Rokeby Road South, Subiaco, Australia. Imagery by HASSELL.

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City of Subiaco



Rokeby Road South

Local Development Plan Overview

1) Engage with the Vision

Rokeby Road South is a vibrant and engaged community that is connected to its village centre. It is a thriving local area that respects its character and landscape attributes and allows people to live, work and socialise within their own community. Embracing the unique culture and identity of Subiaco, Rokeby Road South offers an active urban lifestyle amongst rich streetscapes.

A future for Rokeby Road South includes opportunity and certainty for future development of affordable and mixed-use housing while retaining and respecting its local values to reinvigorate growth and connections as an area for people of all ages and needs.

Rokeby Road South will continue to be a distinct neighbourhood in Subiaco’s network of villages.

It is a local place where people come together for daily rituals – for the morning coffee, for the work day, for after work drinks and dinner.

Exhibiting varied scales and forms, it is united by a distinct character that emphasises human comfort, interest, and exemplary urban design.

Rokeby Road South is green, attractive, safe, comfortable and “lived in”.

People feel at home here – local residents, workers and visitors.




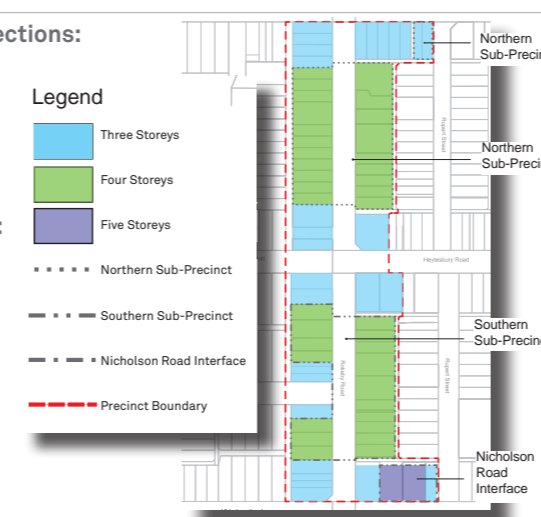
2) Understand the Objectives

- Development within Rokeby Road South will:
- _ Support medium scale, mixed-use development
 - _ Enhance land use diversity
 - _ Preserve local character
 - _ Encourage a mix of high-quality commercial, residential and complementary retail land uses
 - _ Ameliorate the impact of a mixed-use precinct on adjoining low-density residential areas
 - _ Preserve fine grain development at activity nodes
 - _ Encourage active uses on the ground floor
 - _ Enhance access to sunlight at activity nodes
 - _ Provide high quality facade design
 - _ Create welcoming universally accessible buildings
 - _ Ensure safe, legible, landscaped laneways
 - _ Contribute to a safer one-way laneway circulation approach
 - _ Ensure design outcomes that incorporate CPTED principles
 - _ Incorporate sustainability principles and embrace innovative design solutions
 - _ Directly link increased development potential to design excellence outcomes



3) Primary Controls

Part 2 of SPP 7.3 - Vol 2 defines the primary controls, which relate to building height, street setbacks, plot ratio, building depth, building separation and development excellence. A summary of the key amended primary controls within SPP 7.3 - Vol 2 are provided below:

Primary Controls	Description								
Preferred land use	<div><div>Second floor and above Non-Active uses - Residential</div><div>First floor Non-Active uses - Commercial</div><div>Ground floor Active uses - Retail</div></div> 								
Building height	<div><div>Northern and Southern Sections: _ Maximum 4 storeys</div><div>Activity Node: Maximum 3 storeys.</div><div>Nicholson Road Interface: Maximum 5 storeys</div></div> <div><div>Legend</div><div><div>Three Storeys</div><div>Four Storeys</div><div>Five Storeys</div></div><div><div>..... Northern Sub-Precinct</div><div>..... Southern Sub-Precinct</div><div>..... Nicholson Road Interface</div><div>..... Precinct Boundary</div></div></div>								
Setbacks	<table><tr><th>Setbacks</th><th>Development</th></tr><tr><td>Minimum primary and secondary street setback</td><td><div>_ Nil setback for the first three storeys</div><div>_ 3m setback above 3 storeys</div></td></tr><tr><td>Minimum side setback</td><td><div>_ Nil - development sites with a frontage of less than 15m</div><div>_ 4m side setback above three storeys - development sites with a frontage greater than 15m</div></td></tr><tr><td>Minimum rear setbacks</td><td><div>Western edge of precinct: _ 3m minimum setback to first two storeys _ 9m minimum setback to third storey and above</div><div>Eastern edge of precinct: _ 3m minimum setback to first two storeys _ 6m minimum setback to third storey and above</div></td></tr></table>	Setbacks	Development	Minimum primary and secondary street setback	<div>_ Nil setback for the first three storeys</div> <div>_ 3m setback above 3 storeys</div>	Minimum side setback	<div>_ Nil - development sites with a frontage of less than 15m</div> <div>_ 4m side setback above three storeys - development sites with a frontage greater than 15m</div>	Minimum rear setbacks	<div>Western edge of precinct: _ 3m minimum setback to first two storeys _ 9m minimum setback to third storey and above</div> <div>Eastern edge of precinct: _ 3m minimum setback to first two storeys _ 6m minimum setback to third storey and above</div>
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Minimum rear setbacks	<div>Western edge of precinct: _ 3m minimum setback to first two storeys _ 9m minimum setback to third storey and above</div> <div>Eastern edge of precinct: _ 3m minimum setback to first two storeys _ 6m minimum setback to third storey and above</div>								
Plot ratio	Maximum overall plot ratio of 2.0.								
Development Incentives Development Bonuses	Additional height and plot ratio may be permitted in the form of a development bonus in accordance with clause 3.8.1.								

4) Siting the Building

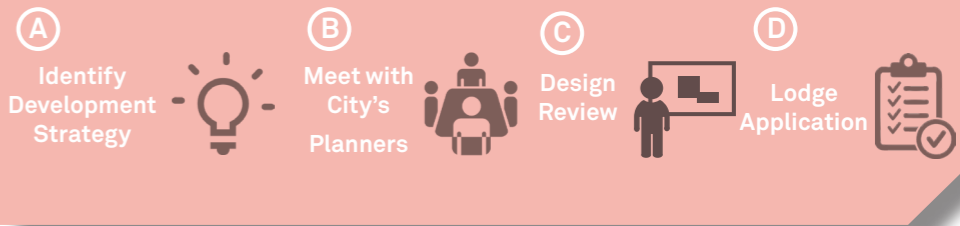
Part 3 of SPP 7.3 - Vol 2 requires the preparation of a site analysis, design response to facilitate:

- Preliminary discussions with City officers; and
- Preliminary review by the City’s Design Review Panel.

Changes to the acceptable outcomes in the elements in *italics* are subject to approval by the WAPC.

This Local Development Plan amends acceptable outcomes for the following design elements:

- *Tree canopy and deep soil areas*
- *Visual privacy*
- Public domain interface
- Vehicle access
- *Car and bicycle parking*



5) Designing the Building

Part 4 of SPP 7.3 - Vol 2 , designing the building details elements that are important to residential amenity.

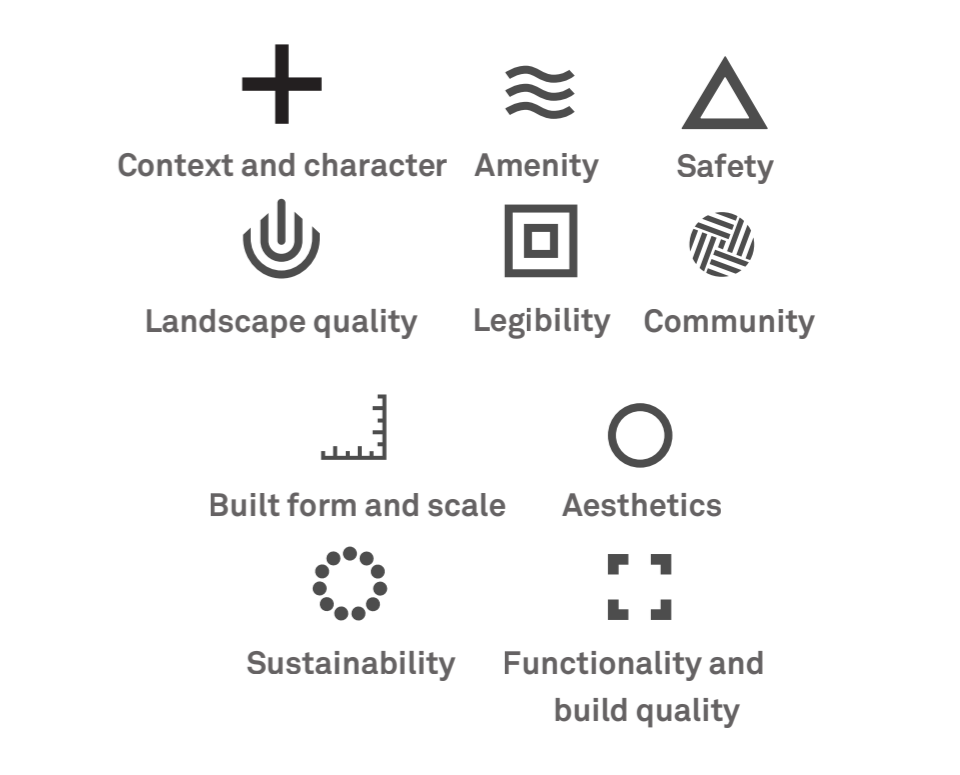
As the precinct is an evolving place, it is expected that in time there will be a larger residential presence in the precinct. Thus, the following elements are subject to minor amendments that support a uniquely Rokeby Road Built Form.

Changes to the acceptable outcomes in the elements in *italics* are subject to approval by the WAPC.

- *Private open space and balconies*
- Façade design
- *Landscape design*

6) Design WA

As part of SPP 7.3 - Vol 2, development incentives are linked to design proposals which demonstrate design excellence. The City of Subiaco Design Review Panel and the Local Government must be satisfied the development has achieved design excellence in accordance with Local Planning Policy 1.9: Design Review Panel and the 10 Design Principles that underpin the policy objectives and element objectives of SPP 7.3 - Vol 2.



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Application



1.0 Application

1.1 Application of the Local Development Plan

This Local Development Plan (LDP) applies to all proposed development within the Rokeby Road South Precinct as defined in Figure 001.

When assessing applications for development approval the Local Government is to have due regard to the provisions of the LDP.

The provisions of this LDP are applicable to all types of development, including residential, mixed-use and non-residential development. The relevant State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments (SPP 7.3 - Vol 2) provisions also apply to non-residential development, including:

- All provisions of Part 2 – Primary Controls;
- Design Element 3.1 Site analysis and design response;
- Design Element 3.2 Orientation;
- Design Element 3.3 Tree canopy and deep soil areas;
- Design Element 3.6 Public domain interface;
- Design Element 3.7 Pedestrian access and entries;
- Design Element 3.8 Vehicle access;
- Design Element 3.9 Car and bicycle parking;
- Design Element 4.10 Façade design;
- Design Element 4.11 Roof design;
- Design Element 4.12 Landscape design;
- Design Element 4.13 Adaptive reuse;
- Design Element 4.15 Energy efficiency;
- Design Element 4.16 Water management and conservation.

The following provisions are to be read in conjunction with the City of Subiaco Local Planning Scheme No.5 (LPS 5), SPP 7.3 - Vol 2 and any other applicable Local Planning Policies (LPPs).

Where there is inconsistency between this Local Development Plan (LDP), SPP 7.3 - Vol 2 or an LPP, the LDP prevails to the extent of the inconsistency.

The provisions of this LDP amend or replace the Acceptable Outcomes of SPP 7.3 - Vol 2 , where applicable.



Figure 001: Rokeby Road South Precinct

1.0 Application

Table 001: Summary of modifications to SPP 7.3 - Vol 2

SPP 7.3 - Vol 2 Design Element	LDP Section	Amended or Replaced Acceptable Outcomes	WAPC approval required
Primary Controls			
2.2 Building height	3.2 Building Heights	Replaces A2.2.1 acceptable outcomes	
2.3 Street setbacks	3.3 Street setbacks	Replaces A2.3.1 acceptable outcomes	
2.4 Side and rear setbacks	3.4 Side and rear setbacks	Amends A2.4.1 and A2.4.2 acceptable outcomes	
2.5 Plot ratio	3.5 Plot ratio	Replaces A2.5.1 acceptable outcomes	
2.6 Building depth	3.6 Building depth	Amends A2.6.1 acceptable outcomes	
2.7 Building separation	3.7 Building separation	Amends A2.7.1 acceptable outcomes	
2.8 Development incentives for community benefit	3.8 Development incentives	Replaces PG2.8.1 planning guidance	
Siting the Development			
3.3 Tree canopy and deep soil areas	4.1 Tree canopy and deep soil areas	Amends A3.3.4 acceptable outcomes	✓
3.5 Visual privacy	4.2 Visual privacy	Amends A3.5.1 acceptable outcomes	✓
3.6 Public domain interface	4.3 Public domain interface	Amends A3.6.2, replaces A3.6.5 and amends A3.6.9 acceptable outcomes	
3.8 Vehicle Access	4.4 Vehicle Access	Replaces A3.8.1 and A3.8.2 acceptable outcomes	
3.9 Car and bicycle parking	4.5 Car and bicycle parking	Amends A3.9.5 and A3.9.10 acceptable outcomes	✓
Designing the Building			
4.4 Private open space and balconies	5.2 Private open space and balconies	Amends A4.4.1 acceptable outcomes	✓
4.10 Façade design	5.4 Façade design	Replaces A4.10.1 acceptable outcomes	
4.12 Landscape design	5.5 Landscape design	Amends A4.12.1 to A4.12.4 acceptable outcomes to apply to non-residential development	✓

All other applicable design elements as per SPP 7.3 - Vol 2.

1.0 Application

1.2 Vision

Rokeby Road South is a vibrant and engaged community that is connected to its village centre. It is a thriving local area that respects its character and landscape attributes and allows people to live, work and socialise within their own community. Embracing the unique culture and identity of Subiaco, Rokeby Road South offers an active urban lifestyle amongst rich streetscapes.

A future for Rokeby Road South includes opportunity and certainty for future development of affordable and mixed-use housing while retaining and respecting its local values to reinvigorate growth and connections as an area for people of all ages and needs.

Rokeby Road South will continue to be a distinct neighbourhood in Subiaco's network of villages.

It is a local place where people come together for daily rituals – for the morning coffee, for the work day, for after work drinks and dinner.

Exhibiting varied scales and forms, it is united by a distinct character that emphasises human comfort, interest, and exemplary urban design.

Rokeby Road South is green, attractive, safe, comfortable and “lived in”.

People feel at home here – local residents, workers and visitors.

1.3 Design Principles

The State Planning Policy 7.0 - Design of the Built Environment design principles informed the preparation of the Rokeby Road South LDP:



Context and character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.



Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.



Built form and scale

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.



Functionality and build quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.



Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.



Amenity

Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.



Legibility

Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.



Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.



Community

Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.



Aesthetics

Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

1.0 Application

1.4 Specific Objectives

In considering an application for development approval within the Rokeby Road South precinct, the Local Government will consider the manner in which the development achieves the objectives of the LDP:

- i) Supports medium scale, mixed-use development that enhances the land use diversity of the emerging Rokeby Road South urban corridor, while preserving local character elements throughout the precinct.
- ii) Encourages greater diversity and mix of high-quality commercial, residential and complementary retail land uses within the precinct.
- iii) Ameliorates the impact of a mixed-use precinct adjoining low-density residential development, including heritage areas and places.
- iv) Preserves fine grain development at activity nodes to support active land uses (street frontages where there is an active visual engagement/transition/interface between those in the street and those using the ground floor of buildings) for the local community, workers and visitors to enjoy.
- v) Enhances access to sunlight at activity nodes throughout the precinct by reducing development heights within the nodes at intersections.
- vi) Provides high quality facade design to enhance the Rokeby Road streetscape.
- vii) Creates welcoming universally accessible buildings with separate residential and commercial/retail access that is clear, recognisable and easily understood.
- viii) Ensures safe, legible, landscaped laneways that support vehicle access to the rear of developments, enhance the amenity of the primary pedestrian street and positively contributing to the abutting residential areas.
- ix) Contributes to a safer one-way laneway circulation approach.
- x) Ensures design outcomes that incorporate Crime Prevention Through Environmental Design (CPTED) principles.
- xi) Incorporates sustainability principles and embraces innovative design solutions.
- xii) Directly links increased development potential to design excellence outcomes.

1.0 Application

1.5 Engagement with the Local Authority

The City of Subiaco has a focus on creating the best possible development outcomes for its community, part of that is improving the design quality of the built environment.

Research indicates that an investment in good design generates a number of benefits, such as increased levels of amenity, cohesive streetscapes, safer developments that incorporates CPTED principles, housing amenity and resident well-being and business productivity.

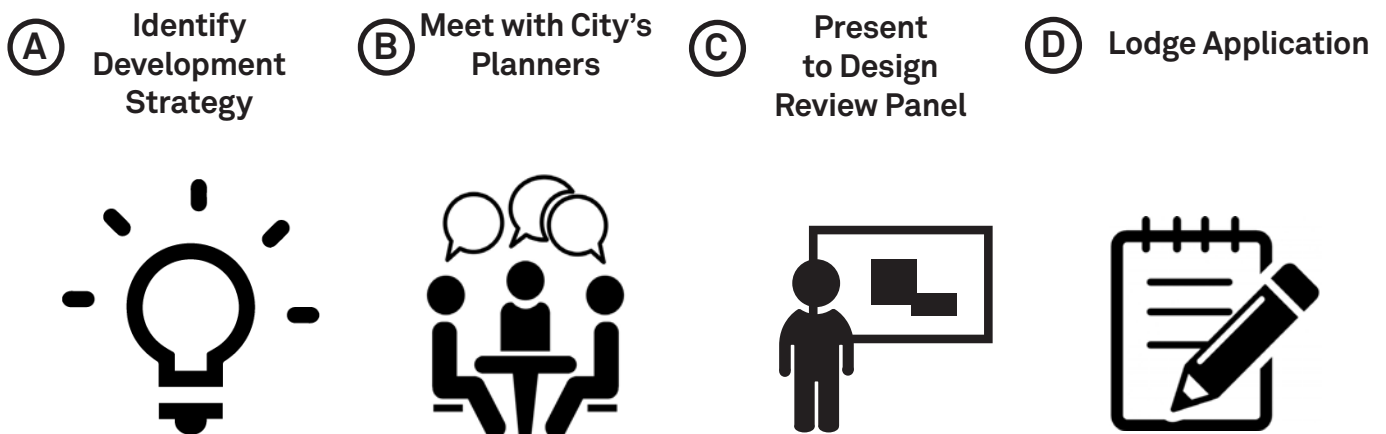
The City of Subiaco encourages applicants to engage with the City planners as early in the development process as possible.

The City is available for informal, preliminary discussions about the character of the precinct through to assistance during a formal development application review.

Applicants are encouraged to engage with the City's Design Review Panel (DRP) during early concept design.

1.6 Acceptable Outcomes

A number of the SPP 7.3 - Vol 2 acceptable outcome provisions have been amended or replaced. Acceptable Outcomes assist in satisfying the Element Objectives, but are not a comprehensive "deemed-to-comply" list. In order to achieve the Element Objectives, proposals may require additional and/or alternative design solutions in response to the site conditions, streetscape and design approach.



Land Use



2.0 Land Use

2.1 Land Use

The following provides guidance to the location of compatible land uses within the proposed built form.

Preferred land uses can be defined as either active or non-active.

Active uses promote vibrancy in town centres and refer to uses that generate many visits, in particular pedestrian visits, on a daily basis. Active uses may be shops, cafes, restaurants and other social uses on the ground floor of buildings. Higher intensity residential and office uses can also be considered as active uses for particular periods of the day where the proponent can provide suitable justification to the satisfaction of the Local Government.

Non-active uses refer to uses that do not generate many pedestrian visits on a daily basis and are generally not visited by the public except by appointment. Non-active uses primarily refer to lower intensity residential, offices, medical, civic and educational uses located on the first floor or second floors and above of buildings.

The Active / Non-active land uses within the City of Subiaco are stated in appendix 8.1.

2.1.1. Ground Floor – Active Uses

Preferred Uses

Shop, Restaurant/Café, convenience store, fast food outlet, liquor store small, exhibition centre, art gallery, community purpose

2.1.2. First Floor – Non-active Uses

Preferred Uses

Residential, office, consulting rooms, educational establishment, medical centres

2.1.3. Second Floor and Above – Non-active Uses

Preferred Uses

Residential

Active land uses fronting Rokeby Road at the ground floor are encouraged and ground floor active uses should not be less than 10m in depth.

Less active land uses such as residential uses, fronting the primary façade on the ground floor are discouraged, except where a small portion of the facade is for a residential lobby.

An active frontage is a continuous commercial or retail use(s) where the majority of the primary façade opens directly to the footpath. Active uses provide activity on the street and encourage the coming and going of visitors, customers and/or workers. They enhance public security, and passive surveillance and improve the amenity of the public domain by encouraging pedestrian activity.

2.0 Land Use

Active Uses / Retail: Refer to 2.1 - Land Use and appendix 8.1
Non-active Uses / Commercial: Refer to 2.1 - Land Use and appendix 8.1

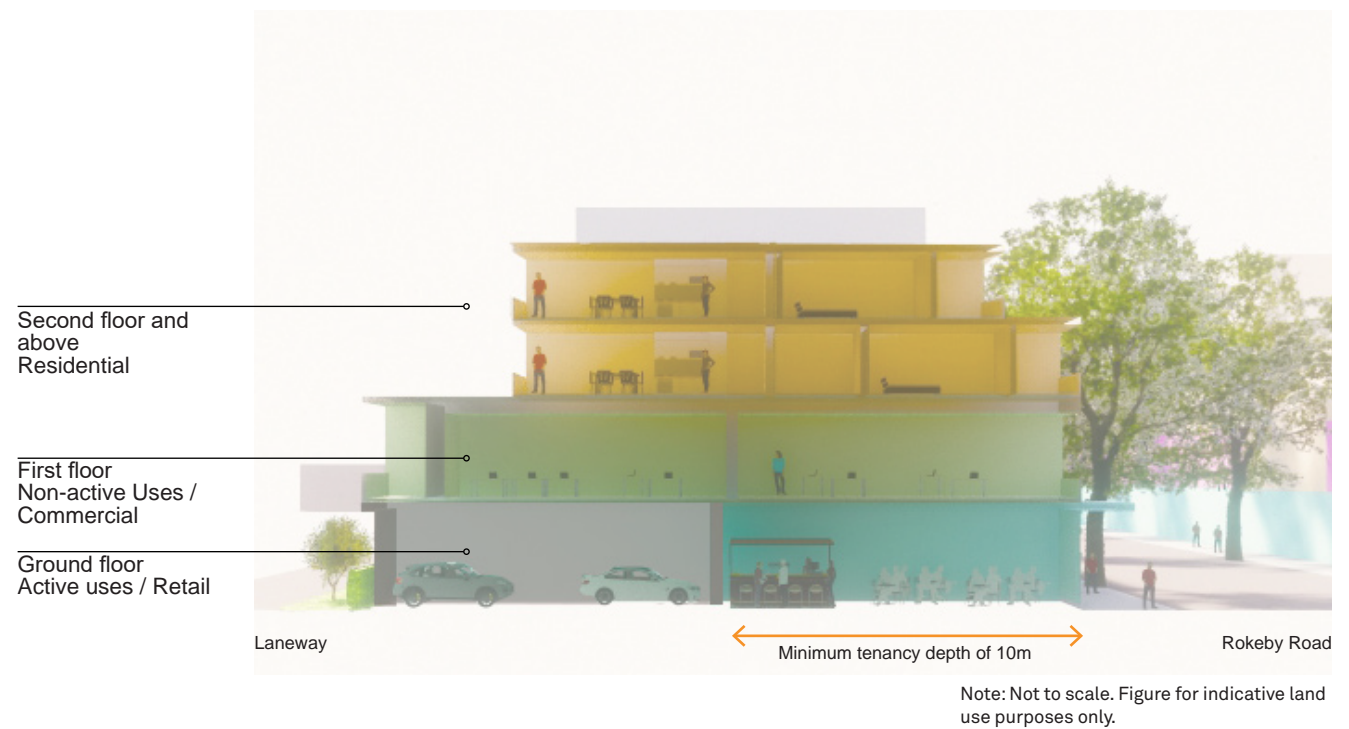


Figure 002: Preferred Land Use Location

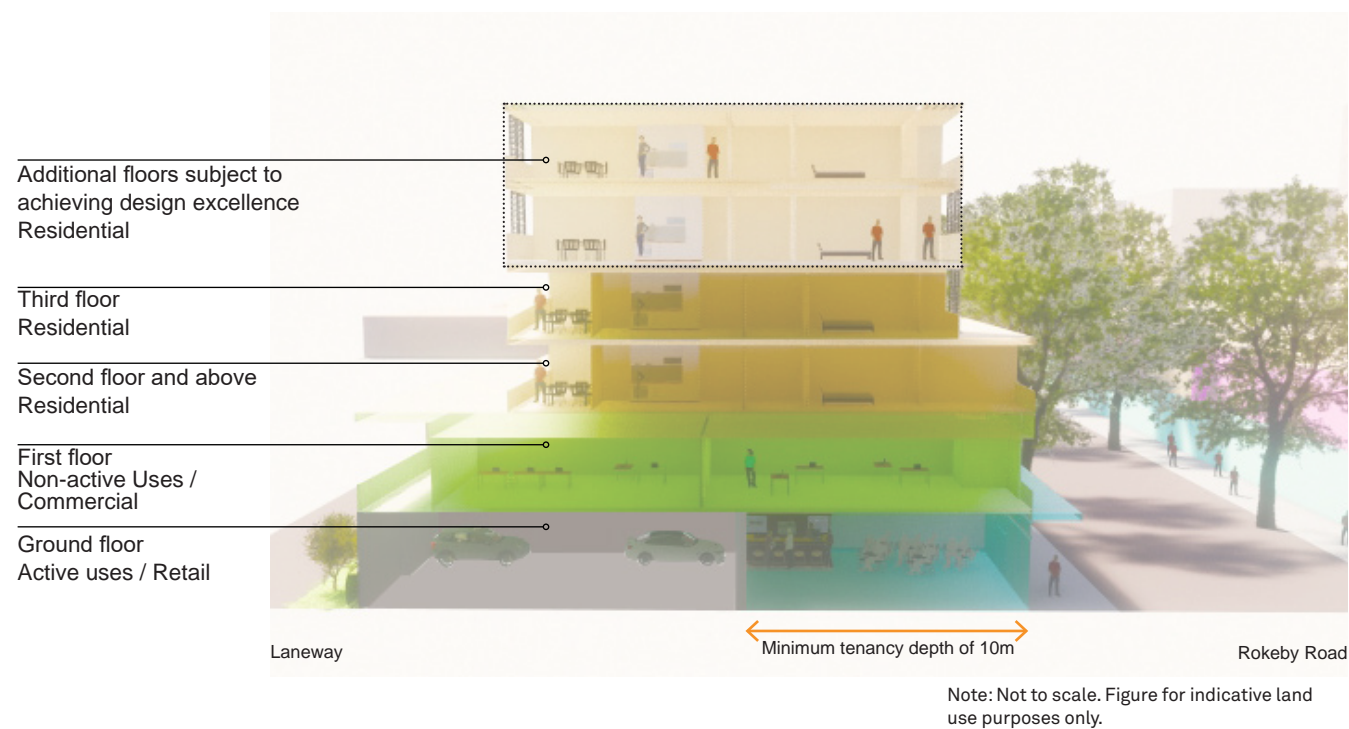


Figure 003: Preferred Land Use Location (where design excellence is achieved)

Primary Controls



3.0 Primary Controls

Primary controls relate to building height, street setbacks, plot ratio, building depth, building separation and development incentives

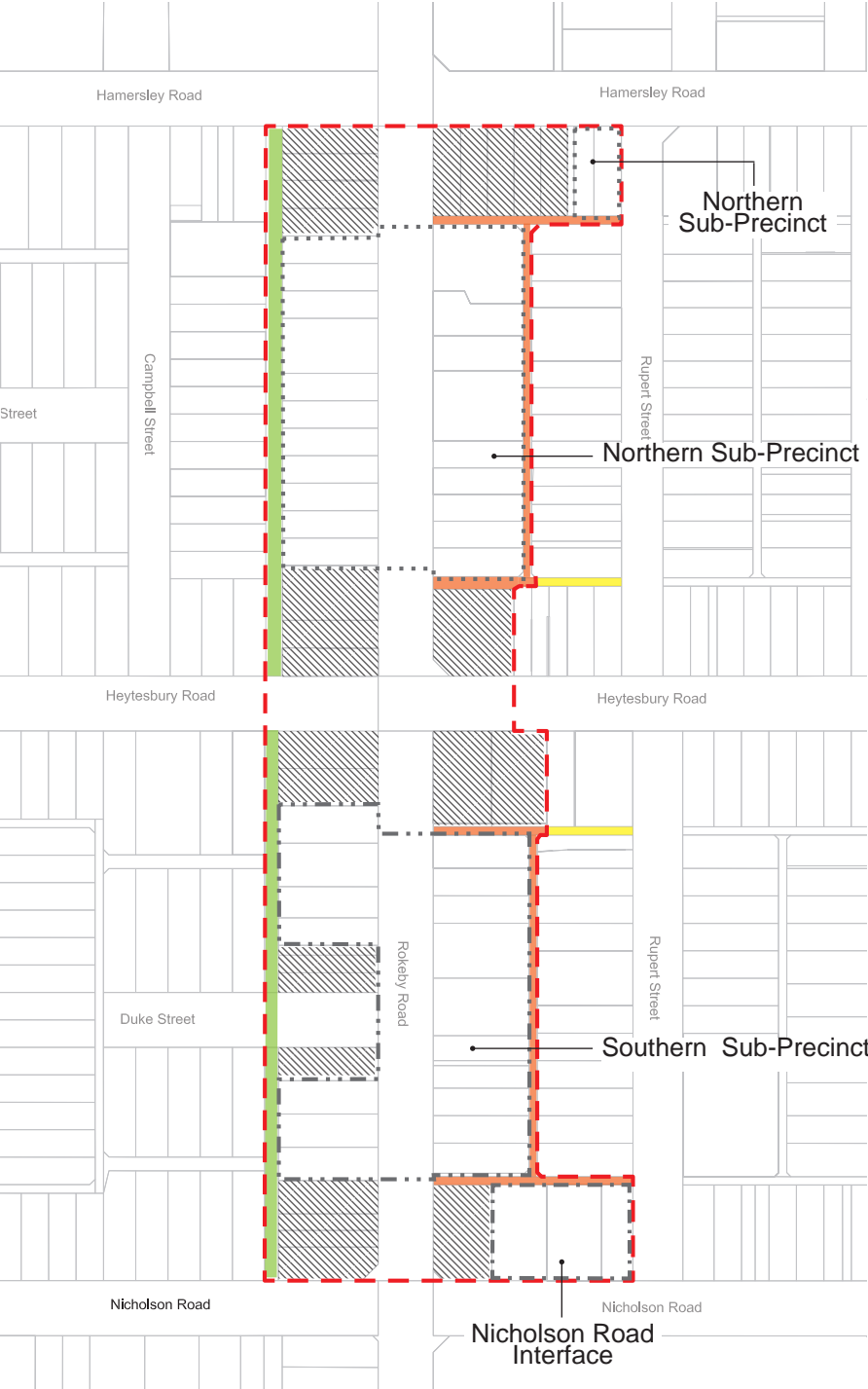
3.1 Precinct Map

Some provisions may apply to specific sub-precincts as outlined in Figure 004 below.

Figure 004: Precinct Map

Legend

- Activity Nodes
- Northern Sub-Precinct
- Southern Sub-Precinct
- Nicholson Road Interface
- Laneway (Western)
- Laneway (Eastern)
- Pedestrian Access
- Precinct Boundary



3.0 Primary Controls

3.2 Building Heights

Development complies with the building height limit (storeys) set out in Figure 005: Maximum building height map.

Lift-over-runs, rooftop plants and servicing should not extend more than 3.5m above the top of a building and be set back so they are not significantly visible from the public realm and/or integrated into the design of the building to a high quality standard.

Note: Indicative heights in metres as per SPP 7.3 - Vol 2.

Figure 005: Building Heights



3.0 Primary Controls

3.3 Street Setbacks

Development complies with the street setbacks in Table 002: Street Setbacks.

Table 002: Street Setbacks

Setbacks	Development
Minimum primary and secondary street setback	Nil setback for the first three storeys 3m setback above 3 storeys

3.4 Side and Rear Setbacks

Development complies with the side and rear setbacks in Table 003: Side and Rear Setbacks.

Table 003: Side and Rear Setbacks

Setbacks	Development
Minimum side setback on development sites with a frontage of less than 15m	Nil
Minimum side setback on development sites with a frontage of greater than 15m	4m side setback above three storeys
Minimum rear setbacks Note: On corner lots, the rear setback is the setback to the laneway, opposite Rokeby Road	Western edge of precinct: 3m minimum setback to first two storeys 9m minimum setback to third storey and above Eastern edge of precinct: 3m minimum setback to first two storeys 6m minimum setback to third storey and above

3.0 Primary Controls

Front Setbacks

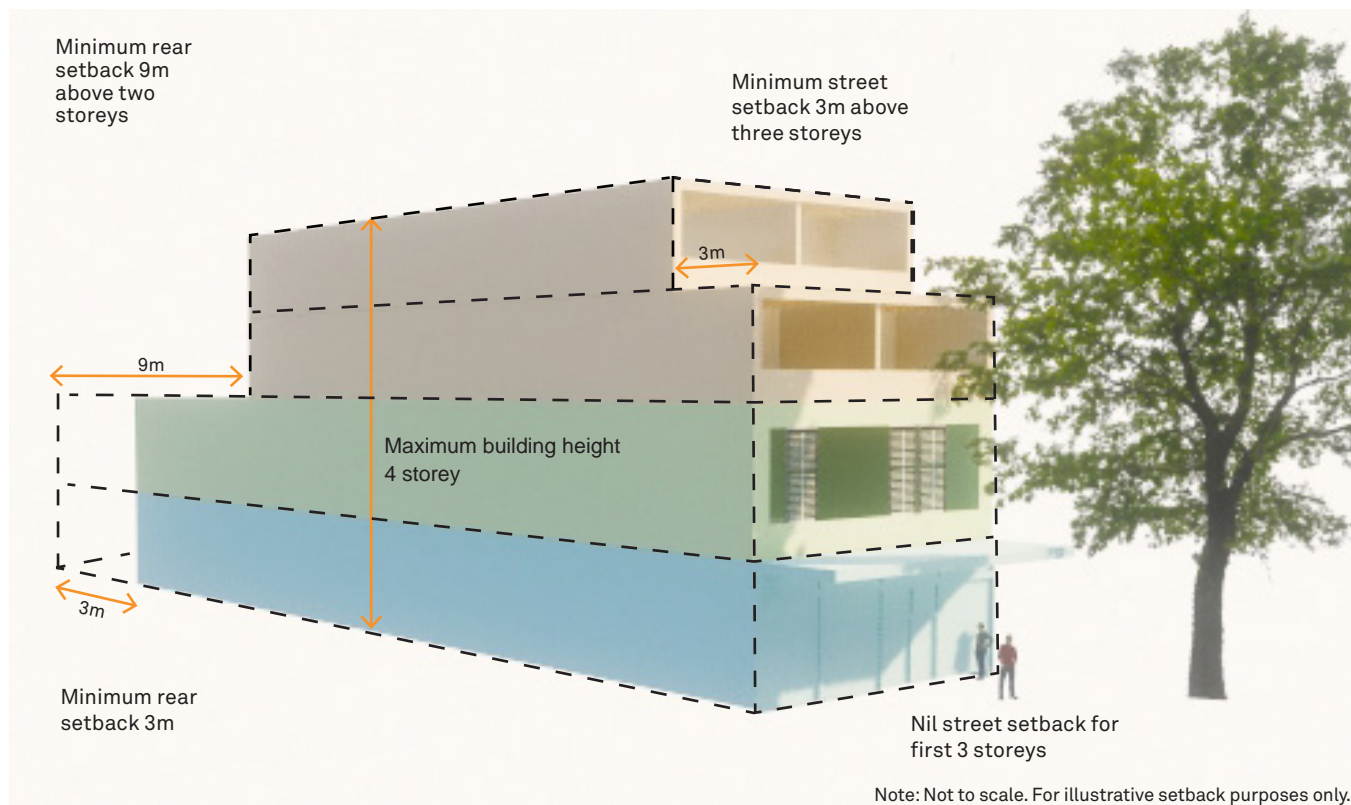


Figure 006: Setbacks on lots less than 15m wide on western edge of the precinct

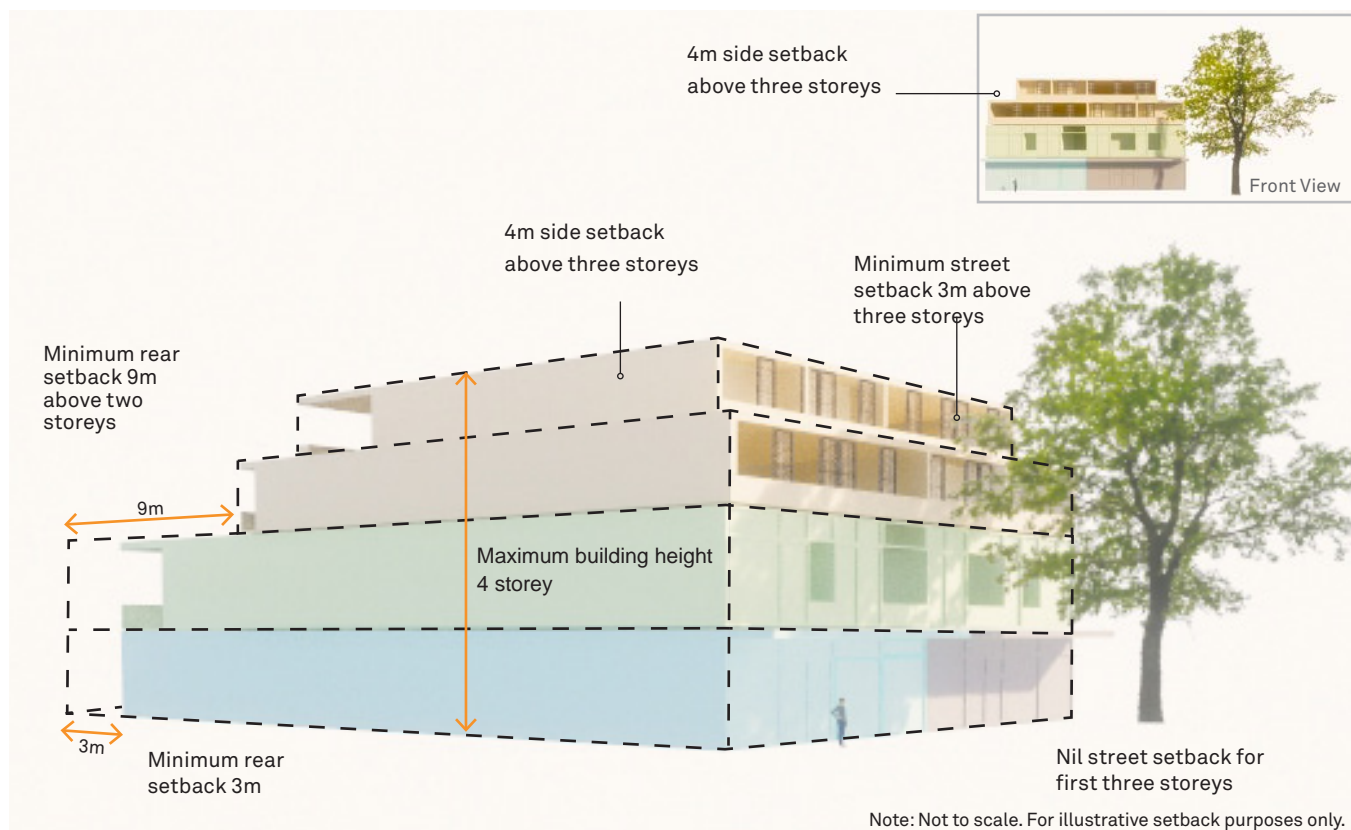


Figure 007: Setbacks on lots greater than 15m wide on western edge

3.0 Primary Controls

Rear Setbacks

Note: Not to scale. For illustrative setback purposes only.

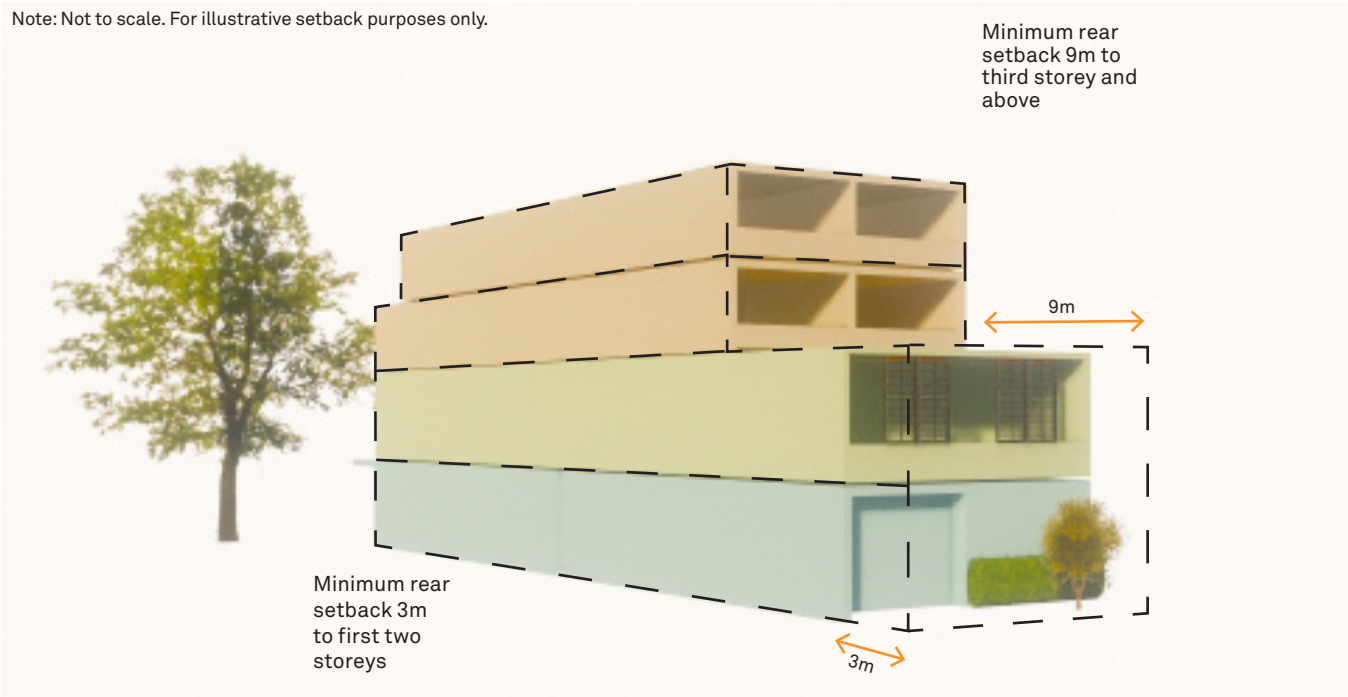
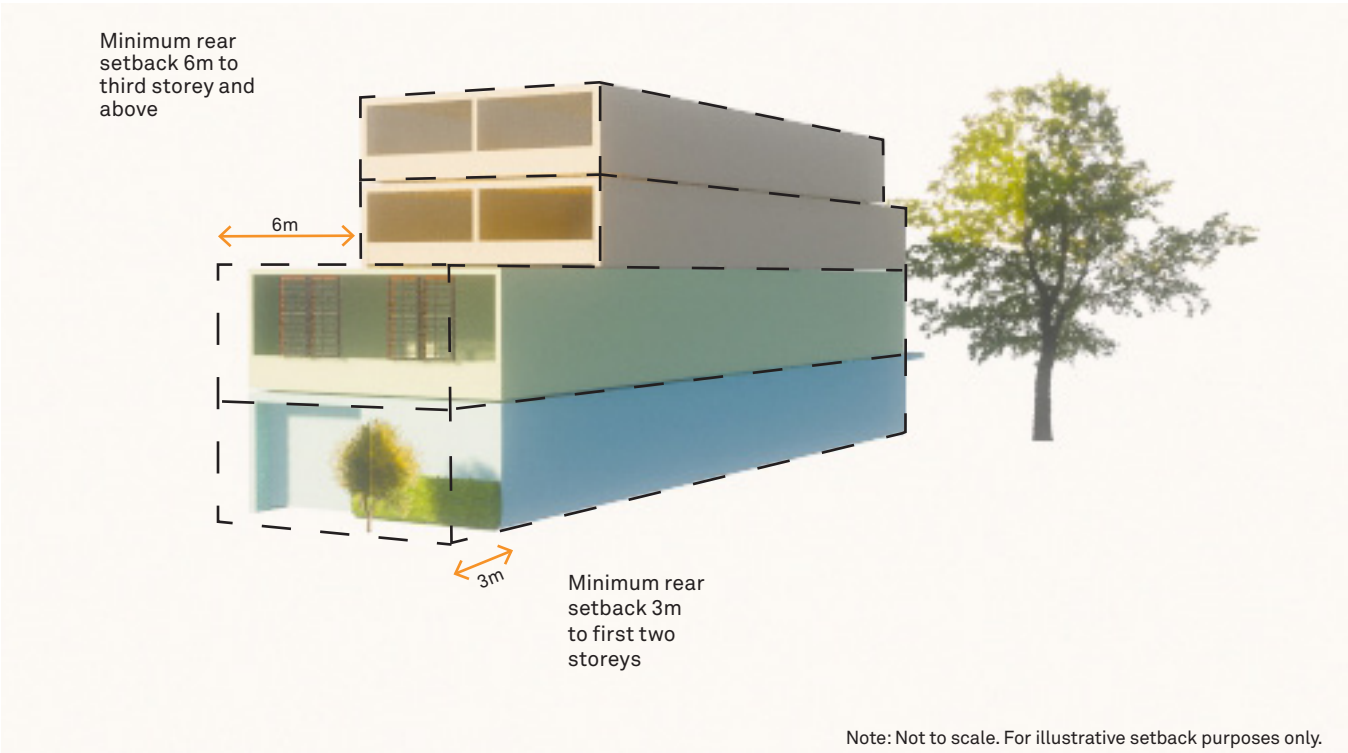


Figure 008: Rear setback on lots less than 15m wide on western laneway setback



Note: Not to scale. For illustrative setback purposes only.

Figure 009: Rear setbacks on lots less than 15m wide on eastern laneway setback

3.0 Primary Controls

3.5 Plot Ratio

Development complies with the plot ratio requirement set out in Table 004 and Figure 010.

Table 004: Maximum plot ratio

Land use	Maximum plot ratio
Overall plot ratio	2.0
Residential	1.5
Active	0.5
Non-active	1.0

Note:

- i) An additional 0.5 in plot ratio may be permitted in the form of a development bonus in accordance with clause 3.8.1.
- ii) The additional 0.5 in plot ratio may only be applied to the residential uses in which case the overall plot ratio may be increased to a maximum of 2.5.
- iii) Any combination of residential, active and non-active plot ratio may not exceed the overall maximum plot ratio.
- iv) Additional plot ratio may be available for specific sites under Section 6.2.

3.6 Building Depth

A2.6.1 of the Building Depth Design Element is amended to read as follows:

Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m.

Where the floor to floor heights of the residential component of a building are not less than 4m and the frontage of the lot is not more than 15m, the maximum building depth may be increased to 25m.

All other proposals will be assessed on their merits with particular consideration to 4.1 Solar and daylight access and 4.2 Natural ventilation.

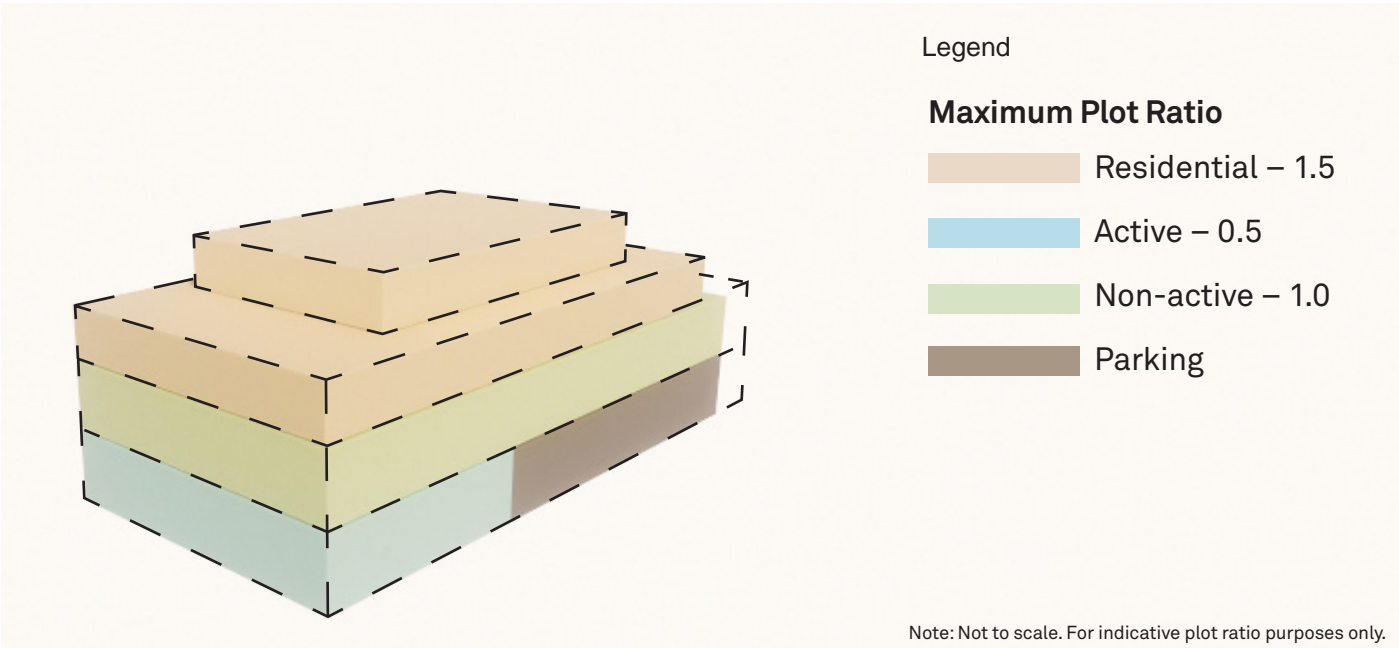


Figure 010: Plot Ratio

3.0 Primary Controls

3.7 Building Separation

A2.7.1 of the Building Separation Design Element is amended to read as follows:

Development complies with the separation requirements set out in the SPP 7.3 - Vol 2, except where the development site frontage is 15m or less, in which case, development complies with the building separation requirements set out in Table 005: Building Separation.

Table 005: Building separation

Separation between		Building height	Building height
		Equal and less than 4 storeys - Refer to Figure 11	Above 4 storeys - Refer to Figure 12
Within the site boundary	Habitable rooms / balconies	8m	12m
	Habitable and non habitable rooms	4m	6m
	Non habitable rooms	4m	6m

3.0 Primary Controls

Building Separation where building height is equal to and less than four storeys

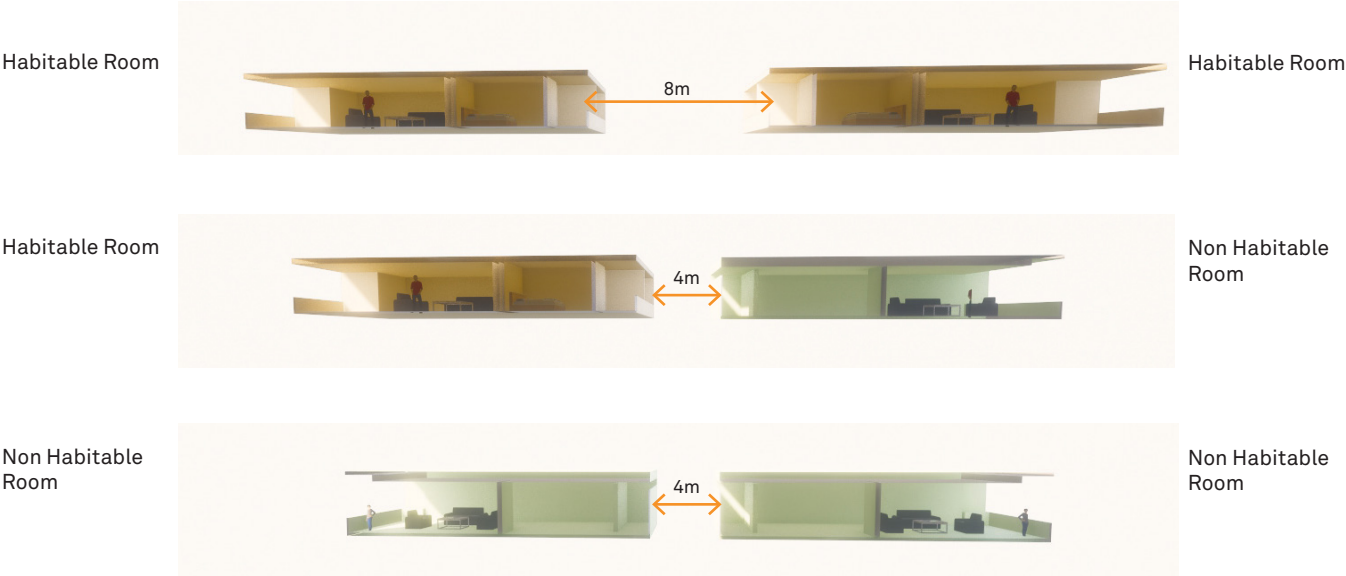


Figure 011: Building Separation less than four storey

Note: Not to scale. For indicative building separation purposes only.

Building Separation where building height is greater than four storeys

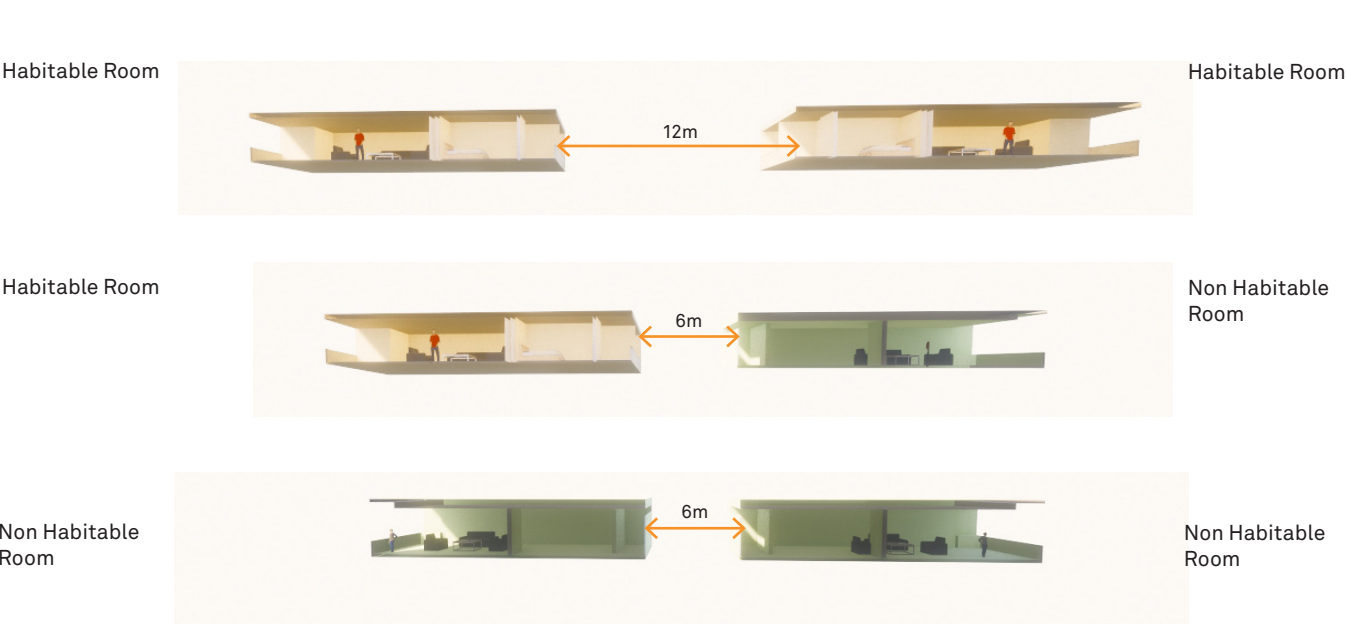


Figure 012: Building Separation greater than four storey

Note: Not to scale. For indicative building separation purposes only.

3.0 Primary Controls

3.8 Development Incentives

Development incentives are an opportunity to provide the landowner with an incentive to provide good community outcomes, such as diverse housing product, exceptional heritage outcomes or environmental consideration through conforming to high levels of sustainable rating systems.

3.8.1. Development Bonuses

The Local Government may approve development with additional building height and plot ratio above the maximum prescribed by the LDP in the form of a development bonus.

A development bonus cannot exceed a additional building height as follows:

- i) Northern sub-precinct - allow up to maximum of 2 storeys in bonus height or;
- ii) Southern sub-precinct - allow up to maximum of 1 storey in bonus height.

A development bonus cannot exceed the maximum plot ratio by more than 0.5.

A development bonus can only be granted where a mixed-use development satisfies the below criteria:

- i) Design Excellence: Where it is determined that the development demonstrates design excellence on advice from the City of Subiaco Design Review Panel and;
- ii) Minimum Primary Frontage: The development site comprises a minimum frontage of 20m or greater to Rokeby Road; and
- iii) Two or more of the criteria:
 - Sustainability Outcomes: Development is designed and constructed to a 5 star Greenstar rating as accredited by the Australian Green Building Council, or an equivalent rating system as agreed by the Local Government and / or a 7 star NATHERS rating for residential development.

- Public Facilities: Provision of public facilities (cultural, public toilets, change rooms, meeting places, public plaza) complemented by demonstrated demand or in accordance with the City's Social Infrastructure Plan to the satisfaction of the Local Government.
- Affordable Housing: Development commits to deliver affordable dwellings in partnership with an approved housing provider or not-for-profit organisation recognised by the Housing Authority.
- Dwelling Diversity: Where providing a dwelling type identified as a priority by the Local Government, such as aged and dependent dwellings, universal access dwellings, one-bedroom apartments, key-worker dwellings or other innovative housing models to meet local demand.
- Green infrastructure: Provision of green infrastructure such as electric car charging facilities, electric bicycle and scooter charging facilities, and additional end of trip facilities beyond those required by LPS 5 and Local Planning Policy 5.2 – Bicycle Parking Facilities. Such facilities are to be made available to residents and the general public.
- Exceptional heritage outcomes: Where a site is included on the Local Planning Scheme Heritage List, positive physical conservation outcomes are achieved, supported by a Heritage Impact Statement prepared by a suitably qualified professional.
- iv) Mandatory criteria:
 - The transformer in the laneway between Nicholson Road and Duke Street (Identified in Figure 013: Movement Network) shall be relocated and/or integrated into a development site at the expense of the applicant. In this circumstance, only one of the criteria in iii) is required to be satisfied.

3.0 Primary Controls

3.9 Design Excellence

Design excellence will be determined by the Local Government on advice from the City of Subiaco Design Review Panel as per Local Planning Policy 1.9: Design Review Panel.

For a proposal to achieve design excellence, the Design Review Panel must support each of the ten principles and advise that the design is of significantly high quality to achieve design excellence for each principle.

City of Subiaco Design Review Panel provides advice in accordance with the Design Quality Evaluation template within in the Design Review guide.

Principle 1 - Context and Character

Principle 2 - Landscape Quality

Principle 3 - Built Form and Scale

Principle 4 - Functionality and build quality

Principle 5 - Sustainability

Principle 6 - Amenity

Principle 7 - Legibility

Principle 8 - Safety

Principle 9 - Community

Principle 10 - Aesthetics

Strengths of the proposal

Suggested amendments/improvements

Recommendation

Siting the Development



4.0 Siting the Development

This Siting the Development section provides guidance on the design and configuration of development at a site, including precinct specific amendments to the relevant planning framework.

4.1 Tree canopy and deep soil areas

A3.3.4 is amended to read as follows:

Deep soil areas provided within the 3m rear setback with one tree provided for every 10m of rear boundary length to improve the overall amenity and interface with the laneway.

4.2 Visual Privacy

A3.5.1 is amended to read as follows:

Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 006: Visual Privacy.

Table 006: Visual privacy

Cone of vision from unscreened	First four storeys		5th storey and above
	Adjoining sites coded R50 or lower	Adjoining sites coded higher than R50	
Major opening to bedroom, study and open space access walkways	4.5m	3m	Refer to Section 3.7 of the LDP and Table 005: Building Separation
Major opening to habitable rooms other than bedrooms and studies	6m	4m	
Unenclosed private outdoor spaces	7.5m	4m	

4.0 Siting the Development



4.0 Siting the Development

4.3 Public Domain Interface

A3.6.2 of the Public domain interface Design element is amended to read as follows:

Car parking that is not visible from the primary street and is designed to integrate with the building. Car parking is to be sleeved with active uses to conceal car parking from the primary street.

A3.6.5 of the Public domain interface Design Element is replaced with the following:

Development that provides an at grade access point via the primary facade. Except where the ground floor comprises residential units to the street, in which case a change in level reinforces the separation of private and public space.

A3.6.9 of the Public domain interface design element is amended to read as follows:

Services and utilities that are located to the rear of the properties abutting a vehicle accessible laneway or on the roof that are appropriately screened and not visible from the public realm.

4.4 Vehicle Access

A3.8.1 of the Vehicle Access Design Element is replaced with the following:

Vehicle access is not permitted directly from Rokeby Road, and is to be provided from a rear right of way where available. If a right of way is not available, vehicle access shall be from a secondary street. Vehicle access is limited to one opening per 20m laneway frontage.

A3.8.2 of the Vehicle Access Design Element is replaced with the following:

Vehicle access points are to be designed and located to ensure that vehicle entry is identifiable from the laneways.

4.0 Siting the Development

4.5 Car and Bicycle Parking

A3.9.5 of the Car and bicycle parking design element is amended to read as follows:

Car parking areas that are not visible from the primary street.

A3.9.10 of the Car and bicycle parking Design element is amended to read as follows:

Basement parking does not protrude more than 1m above ground. Parking that protrudes above ground is set back away from the primary street so as to ensure street level (at grade) pedestrian access points to the development. Car parking is to be sleeved with active uses along the Rokeby Road street frontage to conceal car parking bays from the primary street.



Designing the Building



5.0 Designing the Building

Designing the building details elements that are important to residential amenity, such as built form, layout, functionality, landscape design, environmental performance and residential amenity.

5.1 Ground floor ceiling height

Residential land uses on the ground floor should comprise a ceiling height of 4m or more to provide greater flexibility for adaptive reuse.

5.2 Private open space and balconies

A4.4.1 of the Private open space and balconies Design Element is amended to read as follows:

Each dwelling has a private open space accessed directly from a habitable room with dimensions in accordance with the SPP 7.3 - Vol 2. Except where A3.4.1 in the Communal open space design element is not satisfied. In this case each dwelling has a private open space accessed directly from a habitable room with dimensions in accordance with Table 007.

Table 007: Private open space and balconies

Dwelling type	Minimum area	Minimum dimension
Studio apartment or 1 bedroom	10m ²	2.4m
2 bedrooms	12m ²	3m
3 bedrooms or more	15m ²	3m
Ground floor / apartment with a terrace	15m ²	3m

5.0 Designing the Building

5.3 Managing the impact of noise

Where in the opinion of the Local Government there is the potential impact of noise and vibration associated with the development, it may require an acoustic report to be prepared by a suitably qualified professional. The report should detail the appropriate noise mitigation measures that are implemented as the development proceeds, including prior to the submission of the Building Permit Application.

The Local Government may require an Acoustic Report to accompany a Development Application where:

- i) The proposed development is deemed likely to contribute to, or be exposed to, heightened ambient noise, at the discretion of the Local Government; or
- ii) The proposed development includes non-residential development inclusive of plant and equipment that is likely to be a source of noise (such as air conditioning systems, compressors, public address systems, amplified music, musical instruments); or
- iii) A change of use is proposed that may involve noise emitting activity such as entertainment or amplified music; or
- iv) Land uses that may cause large numbers of people to congregate (such as hotels, taverns and other licensed / non-licensed premises) are proposed. Including accommodation premises (such as lodging houses and backpacker establishments).

5.4 Facade Design

The community has indicated that façade design is an important element of a design proposal. The design of a building should ensure a high-quality appearance that allows for flexibility, individuality, creativity and artistic expression that responds to the local and future character of the place. The façades of buildings are to emphasise the vertical elements that enclose the public realm. High-quality façades with high levels of articulation that consider functionality, environmental sustainability, proportion, transparency, the interplay of light and shade, materiality and colour and relate well to the public realm and surrounding neighbourhood are encouraged.

A4.10.1 is replaced with the following:

Facade Design includes:

- i) Facade Materials - Integrate high-quality, durable and diverse materials and finishes into the façade, avoid highly reflective finishes that have poor glare outcomes.
- ii) Composition - Compose appropriately scaled buildings considering rhythm and proportion, which respond to the building's use, height and different street frontage conditions, while avoiding an unconsidered repetition of elements. Compose buildings 4 storeys and above to have three distinct sections; a visual base, middle and top. The base to be of human scale and relates to pedestrians and the public realm, supporting active uses. The middle to provide visual interest and helps define the street edge. The top section finishes off the building, but not to be a dominant element in the design.
- iii) Scale - Support a human-scale and pedestrian-oriented environment. Design a building that has carefully considered the overall scale, perception and legibility of the building through bulk and roofline treatment. However, the design emphasis is to be placed on creating a high-quality human scale building that considers the legibility of the ground floor design when viewed in close proximity from the public realm.
- iv) Proportion – Design a building that is vertically proportioned in height, form and architectural articulation.
- v) Rhythm – Provide frequent entrances, fine grain development and active facades reducing the proportion of inactive frontages, particularly at the ground floor.
- vi) Transparency - Openings create one of the strongest visual impacts on the street. Buildings to have large areas of transparency at the ground floor with a minimum of 80% of surface area to be glazing/openings.

5.0 Designing the Building

- vii) Articulation – Design building façades to be a contrast between solid elements (e.g. walls) and voids (e.g. windows, doors, balcony openings etc), generally with a higher void to solid ratio, particularly on the ground floor.
- viii) Expression - Provide a richness of detail and architectural interest, especially overlooking the public realm and visually prominent locations, such as in the proposed activity nodes. Encourage the inclusion of integrated public art into the building fabric and spaces.
- ix) Colour – Develop a cohesive materials palette as an integral part of the building design that reflects the character of the precinct.
- x) Diversity – Create a range of façade treatments and building character that is fine grain and reflects the character of the locality and region.
- xi) Openings – Provide for windows and doors that have a vertical proportion.
- xii) Sustainable – Consider good passive solar design principles that reduce the reliance on mechanical systems for heating and cooling when designing the building facade .
- xiii) Corner locations – The design, activation and materials of a building should be articulated and expressed volumetrically, addressing both primary and secondary streets. In particular, the quality of the primary and secondary façade of the ground floor should be of similar quality.

Note: Design Review Panel feedback may be sought to assist on the assessment of the above matters.

5.5 Landscape design

The provisions of SPP 7.3 - Vol 2 apply to non-residential development. The intend of this is to ensure consistent landscaping outcomes can be achieved across the precinct.



5.0 Designing the Building

5.6 Heritage Impact Statement

The City may require submission of a Heritage Impact Statement prepared by a suitably qualified professional for development proposals in the following locations:

- i) Sites listed on the City of Subiaco Local Planning Scheme Heritage List and Local Heritage Survey (LHS);
- ii) Sites directly adjacent to Local Planning Scheme Heritage List and LHS sites; and
- iii) Sites in proximity to residential heritage areas.



Designing the Movement Network



6.0 Designing the Movement Network

6.1 Designing the movement network

Within the City of Subiaco LPS 5, Table 5 sets out requirements relating to additional development that is set out in the R-Codes, activity centre plans, local development plans or State or local planning policies.

Table 5 – Additional requirements that apply to land in Scheme area:

(4) Where development is proposed adjacent to a right of way that is less than 6m in width, the Local Government may require as a condition of development approval, up to 3m of land to be ceded to the crown free of cost for the purpose of widening the right-of-way to 6m.

Figure 014 identifies laneways that need to be widened in the future in pursuance of this clause.

Figure 013 identifies a considered approach to the movement network within the precinct.

- i) Location 1: Convert to pedestrian only.
- ii) Location 2: Retain as pedestrian only.
- iii) Location 3: Entry only (Building edge creates poor visibility).
- iv) Location 4: Retain two-way movement network.
- v) Location 5: Two-way movement network. Convert to pedestrian only, post removal of the transformer at location and redevelopment of adjoining lots.
- vi) Location 6: Convert to one-way movement network.
- vii) Location 7: Transformer to be removed in the future

Note:

The section is intended to offer a high level, preliminary approach to consideration of the movement network.

The LDP acknowledges the relationship between new development and the management of the laneway network, and the need to carefully consider each laneway in context, even where the laneway falls outside the boundary of the Precinct.

The LDP guides development on private land, and any changes to the laneway network, in terms of connections and one-way arrangement, will be subject to a separate detailed investigation by the City.



Figure 013: Movement Network

6.0 Designing the Movement Network

6.2 Ceding of Land for Laneway Widening

- 6.2.1. Where Figure: 014 requires laneway widening the local government will require, by way of condition of development approval, up to 3m of land to be ceded to the crown free of cost to widen the laneway to 6m.
- 6.2.2. Where 6.2.1 results in land being ceded to the crown, the maximum plot ratio may be increased by a rate of up to 0.25 per 1.5m of land ceded to a maximum of 0.5.

Note: This area will be maintained as Deep Soil and for vehicle access, until such time as sufficient land has been ceded over time to formally widen the laneway to 6m.

Legend



-  Widen right-of-way to 6m
-  Precinct Boundary



Figure 014: Widen right-of-way to 6m

LDP Approval



7.0 Approval

7.1 Subdivision

When considering an application for subdivision (or amalgamation) within the Rokeby Road South precinct, due regard shall be given to:

- i) The vision, objectives and provisions of this LDP.
- ii) The intended function of the land and the activities carried out on it.
- iii) The intended character of the area.
- iv) The intended amenity of the area.
- v) The built form implications of subdivision.
- vi) The established scale and grain of development.
- vii) Consistency with the established lot patterns of the street.
- viii) Implications on vehicle access and servicing.
- ix) Whether the amalgamation of lots provides for a more considered development approach.



7.0 Approval

7.2 LDP amendment

Amendments to the Local Development Plan

Amendment Number	Summary of Amendment	Date of endorsed by Local Government

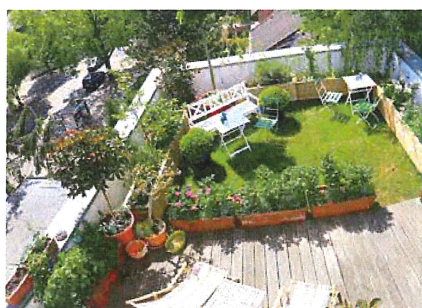
7.3 Approval

This LDP has been approved by the City of Subiaco under clause 52 of Schedule 2 Deemed provisions for local planning schemes of the Planning and Development (Local Planning Schemes) Regulations 2015.

Signature

Date


4 May 2021



Appendix



8.0 Appendix

8.1 Active / Non-active Land Uses in the City of Subiaco

The following land uses are outlined in Table 3 - Zoning Table of the City of Subiaco Local Planning Scheme No. 5.

Land Use and Zones	Active or Non-active Use	Use permissibility within LPS5 zone
Residential		
Aged or dependent persons dwelling	Non-active	D
Ancillary Dwelling	Non-active	D
Grouped Dwelling	Non-active	D
Home Business	Non-active	P
Home Occupation	Non-active	P
Home Office	Non-active	P
Multiple Dwelling	Non-active	D
Single House	Non-active	D
Short Stay Dwelling	Non-active	P
Entertainment		
Betting Agency	Non-active	D
Cinema/Theatre	Active	D
Club Premises	Active	A
Restaurant/cafe	Active	D
Medical/Consulting		
Consulting Rooms	Non-active	D
Funeral Parlour	Non-active	D
Medical Centre	Non-active	P
Veterinary Centre	Non-active	D
Retail (and Recreation)		
Convenience Store	Active	D
Garden Centre	Active	D
Home Store	Non-active	D
Liquor Store – Small	Active	D
Local Shop	Active	P
Recreation – Private	Active	D
Shop	Active	D
Office and Other Commercial		
Car Park	Non-active	D
Office	Non-active	P
Industry: Service	Non-active	D
Bulky Goods Showroom	Non-active	D
Fast Food / Lunch Bar		
Fast Food Outlet / Lunch Bar	Active	D

8.0 Appendix

Accommodation		
Aged Care Facility	Non-active	D
Bed and Breakfast	Non-active	P
Civic and Cultural		
Art Gallery	Active	D
Civic Use	Non-Active	D
Community Purpose	Active	D
Educational Establishment	Non-active	D
Exhibition Centre	Active	P
Child/Day Care		
Family Day Care	Non-active	D

