

Local Planning Policy 1.2

Residential Development (High Density)



Administrative

Version	Date	Comment
1.0	23 February 2021	Adopted
2.0	26 August 2025	Reviewed

Authority

- Planning and Development (Local Planning Schemes) Regulations 2015 (**LPS Regulations**)
- City of Subiaco Local Planning Scheme No. 5 (**Scheme**)
- Residential Design Codes Volume 2 (**R-Codes Volume 2**)

Statutory background

this Local Planning Policy (**the Policy**) is made pursuant to:

- Schedule 2, Part 2, Division 2 of the LPS Regulations relating to local planning policies
- Clause 1.2.2 of the R-Codes Volume 2, which allows for local governments to amend or replace the Acceptable Outcomes when permitted

This Policy applies in conjunction with the Scheme, R-Codes Volume 2 and any other relevant local planning policies. All other provisions of the R-Codes Volume 2 which are not amended or replaced by this Policy continue to apply. The relevant Element Objectives of the R-Codes Volume 2 continue to apply in all circumstances.

Purpose

The Policy is prepared to guide and facilitate the development of **multiple dwellings** which positively contribute to the **desired future character**. It aims to align the **scale** of development with the unique and valued character of Subiaco's neighbourhoods.

The Policy has a key focus on areas transitioning to higher density, areas which have interface with existing residential areas with established and valued **character** and includes provisions to minimise undue impact on the amenity of existing residential areas.

Application

This Policy applies in conjunction with the R-Codes Volume 2, specifically to land zoned Residential in the **Scheme** where development is proposed to be:

- High density residential development meaning multiple dwelling developments in areas coded R80 and above.

The Policy identifies five **policy areas** with the City of Subiaco (the City) and has specific Acceptable Outcomes related to each **policy area**, for high density residential development.

Low and **medium density** residential development is assessed against the City's Local Planning Policy 1.1 – Residential Development (Low and medium density).

Policy

1.0 Objectives

- To define a **desired future character** for areas transitioning to higher density.
- To ensure new development positively contributes to the **desired future character** of residential areas.
- To ensure new development is respectful to the context and amenity of existing residential areas.
- To shift the building **bulk** of new **multiple dwellings** away from any adjoining **low density** residential areas.
- To encourage high quality materials, finishes and innovative design solutions that enhance the development and its interaction with the streetscape.
- To encourage development at a human **scale** at the interface with the public realm.
- To protect the amenity and streetscape **character** of adjoining **low density** residential areas and any heritage areas by providing for an appropriate interface between different densities.

2.0 Definitions

2.1 The following terms are defined for the purpose of this Policy.

Abut / Abutting:

a lot that is contiguous with another lot to the extent that it shares a common boundary.

Note: This does not include lots separated by a ROW or gazetted road.

Building Height Difference:

the difference in maximum permitted building height (storeys) between lower density land and higher density land. In the case of a **pre-existing low density dwelling** in policy area 4, the difference between the existing building height of the **pre-existing low density dwelling** and the higher density land.

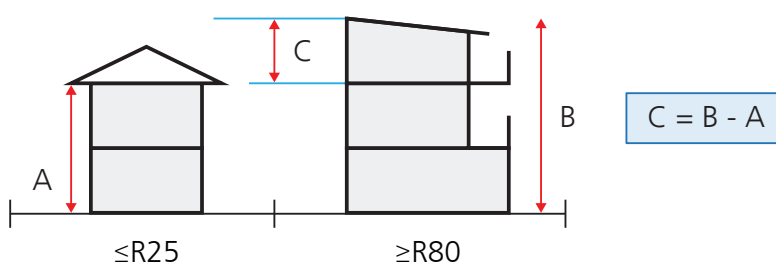
For the purpose of determining the maximum permitted building height at **low density** land, the following applies, based on the deemed-to-comply provisions:

R-Codes Vol. 1 building height	Equivalent storeys	Policy area
Category A	1	1 and 2, unless existing two-storey building
Category B	2	3 and 4 where R40 and less; or 1 and 2 with existing two-storey building
Category C	3	3 and 4 where R50 and above, subject to conditions

For example:

- a lot on **low density** land has a maximum permitted building height of two storeys (R-Codes Volume 1 Table 3 Category B) and the higher density land has a maximum building height of three storeys (R-Codes Volume 2 Table 2.1). The **building height difference** is one storey (see figure 2.1).

Figure 2.1: Diagram showing building height difference



Bulk:

Refers to the overall physical mass of a building as viewed from the street, public realm and adjoining properties. The design elements that most notably contribute to bulk with respect to the streetscape are height, articulation, street setbacks and boundary setbacks.

Character:

As defined in the [City of Subiaco Local Planning Strategy 2020](#) and explained further for each **Precinct** in Part 8 of this Policy.

Density Interface:

Land allocated density code of R50 or higher **abutting**:

- land allocated a density code of R30 or lower; or
- land developed with a **pre-existing low density dwelling**.

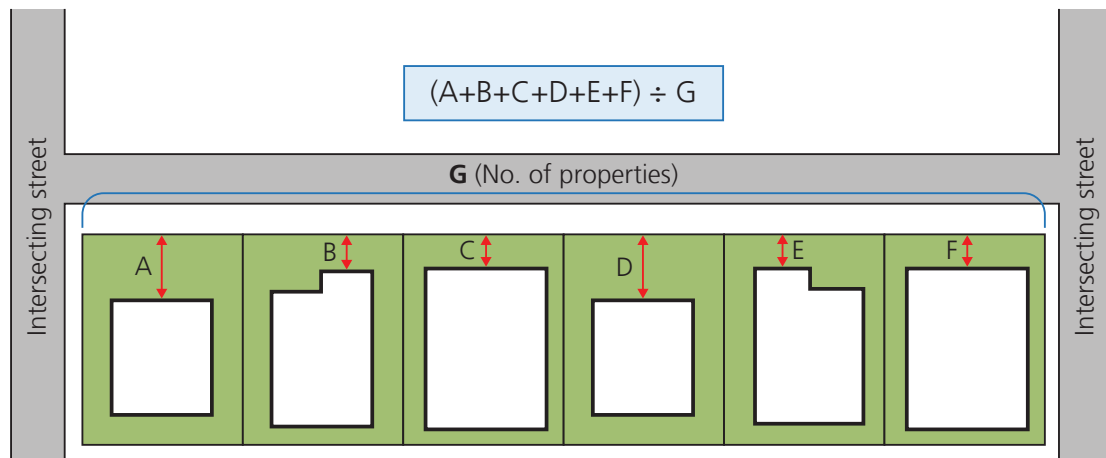
Desired Future Character:

The desired characteristics of an area subject to change over time as expressed in the Precinct Character Statement in 7.4 of this Policy.

Established Street Setback:

the average street setback of existing buildings on the same side of the street, between the nearest intersecting streets (Figure 2.2).

Figure 2.2: Diagram showing established street setback calculation



Grouped Dwelling:

as per the definition in the [R-Codes](#).

Heritage-protected Place:

as per the definition in the [LPS Regulations](#).

High Density:

applies to land coded R80 and above, proposing **multiple dwellings** where [Volume 2 of the R-Codes](#) apply.

Interface Area:

for land at the **density interface**, the portion of the development site **abutting** the lower density land or **pre-existing low density dwelling**, measured perpendicularly to the boundary (see Figures 2.3 and 2.4)

- Development sites with a dimension of 30m or less: 12m
- Development sites with a dimension of more than 30m: 15m

Figure 2.3: Interface Area for development site with a dimension of 30m or less

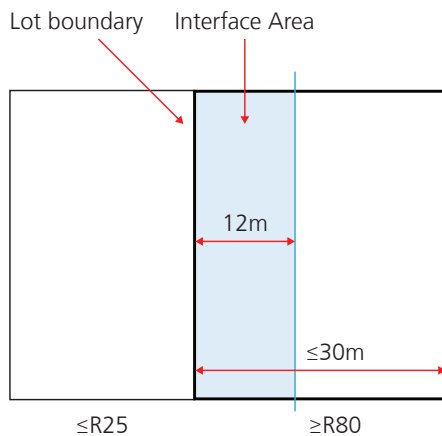
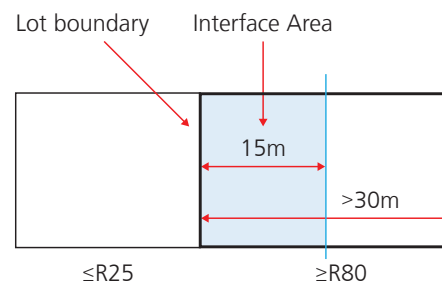
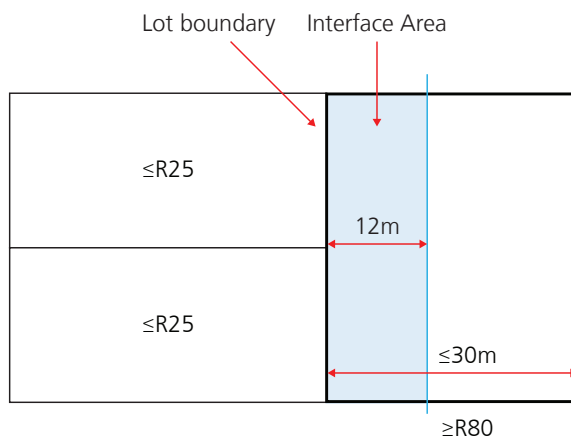
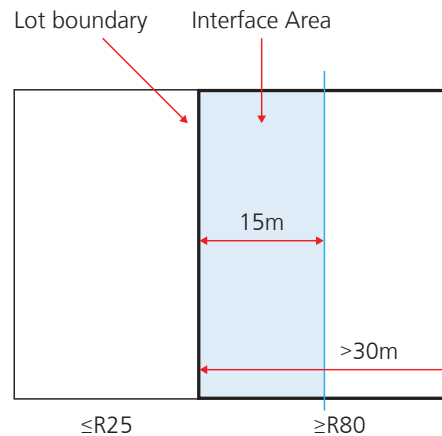


Figure 2.4: Interface Area for development site with a dimension of more than 30m



Note: The Interface Area relates to lot dimensions evident on affected lots within the City of Subiaco and is based on the presumption that new higher density development should be shifted away from low density land as much as possible without significantly impacting on the development potential that would otherwise be available under the R-Codes Volume 2.

Low density:

applies where [Volume 1 of the R-Codes](#) apply, to land coded:

- R40 and below for **single houses**
- R25 and below for **grouped dwellings**
- R10-R25 for **multiple dwellings**

Medium Density:

Applies where [Volume 1 of the R-Codes](#) apply, to land coded:

- R50 and above for **single houses**
- R30 and above for **grouped dwellings**
- R30 to R60 for **multiple dwellings**

Multiple dwellings:

as per the definition in the [R-Codes](#).

Precinct:

The City's character precincts as shown and explained in Part 8 of this Policy.

Pre-Existing Low Density Dwelling:

a single house or grouped dwelling constructed prior to any increase in density code under LPS 5 from a density code of R25 or below in **policy area 4**.

Scale:

The height, width and length of a building, or buildings, proposed within a development, relative to the built form of surrounding buildings

Single House:

as per the definition in the [R-Codes](#).

Policy area:

land zoned Residential in the **Scheme** has been divided into five policy areas. Policy area are shown in Figure 3.1 of Part 3 of this Policy.

2.2 All other terms, words and expression used in this Policy have the same meaning as they have in the Scheme and the applicable planning framework.

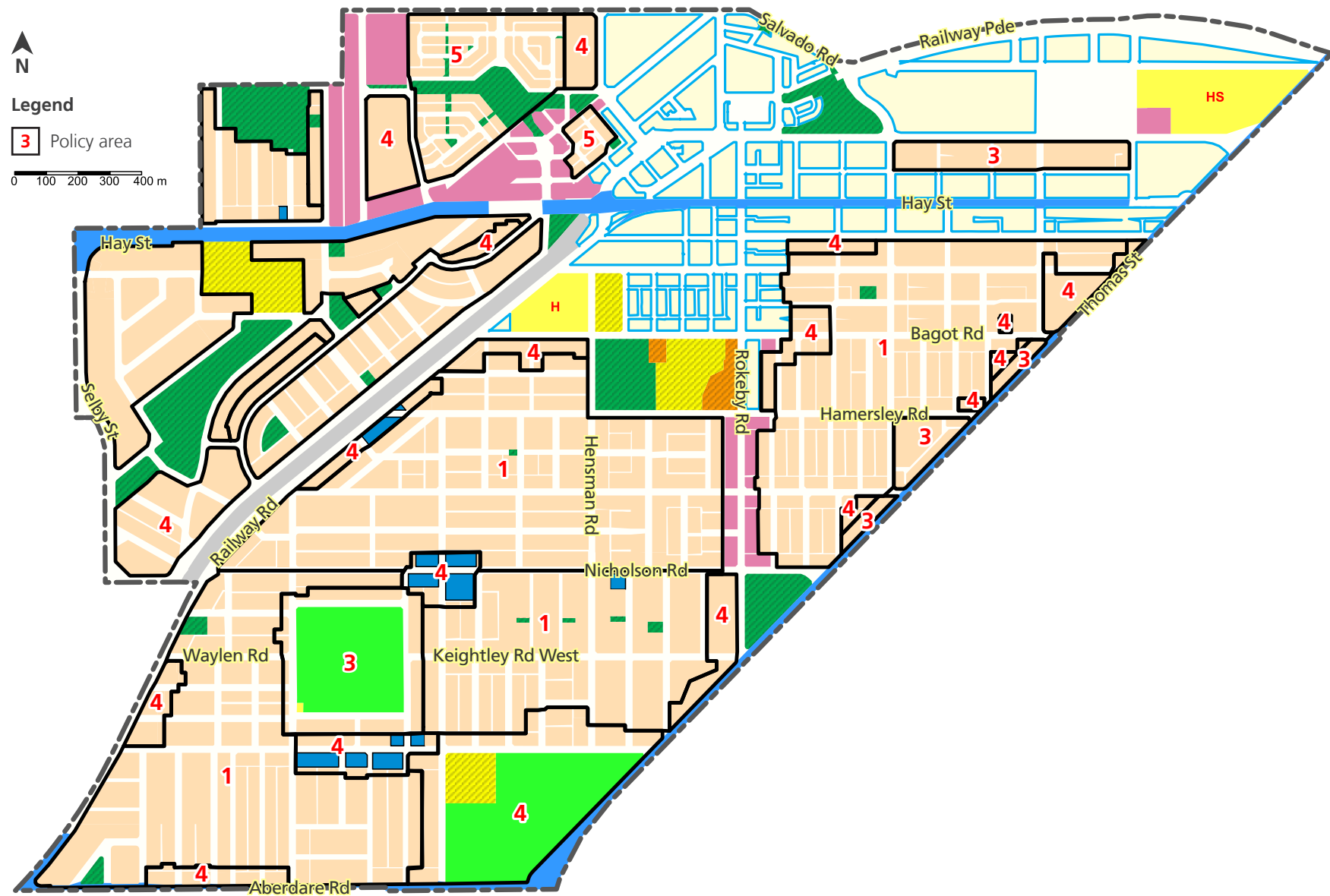
3.0 Policy areas

- a. **Policy areas** are designated areas with the City that have context specific planning controls. They can be identified for specific properties in Figure 3.1 and on the City's online Intramaps. They are categorised in **Table 1**.

Table 1: Policy areas

Policy areas 1 and 2	Unique character areas to be retained and enhanced.
Policy area 3	Areas without distinct character : generally developed based on the R-Codes Volume 1 provisions.
Policy area 4	Areas transitioning to higher density. The edges of policy area 4 serves as the density interface .
Policy area 5	Areas developed under DevelopmentWA in accordance with Subiaco Redevelopment Scheme No. 2.

Figure 3.1: Policy area map



4.0 General provisions

- 4.1 Table 2 sets out development controls provisions for all multiple dwellings where the R-Codes Volume 2 applies. The general provisions in Part 4 of this Policy apply unless replaced by a specific provision in Parts 5, 6 and 7 of this Policy, in which case the specific provision in Parts 5, 6 and 7 prevails.

Table 2: General provisions

Element Objective	Acceptable Outcome
3.6 Public domain interface	
O3.6.1 O3.6.2	Acceptable Outcomes A3.6.5 and A3.6.6 of the R-Codes are replaced with the following. A3.6.5 Changes in level between private terraces, front gardens and the ground floor level of the building and the street level average less than 1m and do not exceed 1.2m. Where the development is in an area with a density interface or abuts a pre-existing low density dwelling the level difference does not exceed 0.6m. A3.6.6 Front fencing includes visually permeable materials above a height of 900mm and the maximum height of solid walls or fences to the street does not exceed 0.9m. Front fences that are integrated into the design of the building and reflect the desired future character.
3.8 Vehicle access	
O3.8.1 O3.8.2	Acceptable Outcomes A3.8.1 of the R-Codes are replaced with the following. A3.8.1 Vehicle access is limited to a right-of-way where available, a secondary street where no right-of-way exists, and one opening with a maximum width of 5.5m per street frontage that is visible from the street.
4.10 Façade design	
O4.10.1 O4.10.2	Acceptable Outcomes A4.10.1 of the R-Codes are replaced with the following. A4.10.1 Façade design includes: - scaling articulation, materiality and detailing that reflects the scale, character and function of the public realm and the desired future character and adjoining lower density residential areas, where applicable. - streetscape rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour. - responding to the desired future character by incorporating high quality materials and finishes that are sympathetic to the desired future character.

5.0 Provisions for multiple dwellings next to pre-existing low density dwelling

5.1 Table 3 sets out the specific development requirements for multiple dwellings next to pre-existing low density dwellings in policy area 4.

Explanatory note:

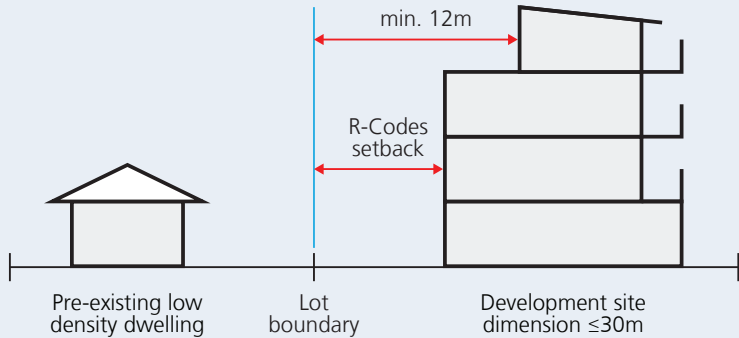
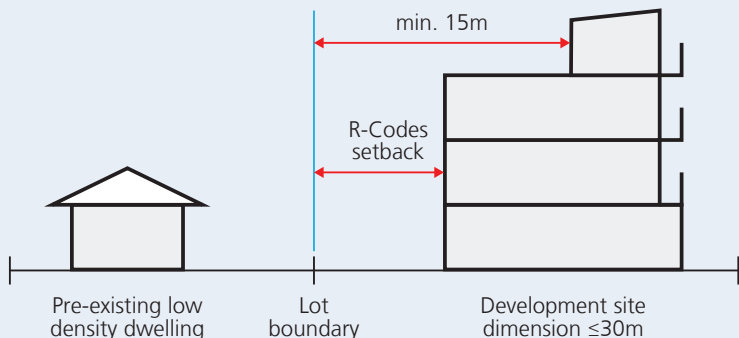
Policy area 4 includes areas which are transitioning from a **low density** residential neighbourhood to a higher density development area over an extended period of time. New development will need to be cognisant of the amenity of existing **low density** dwellings, many of which may not be redeveloped in the near future.

Part 5 of this Policy amends or replaces specific Acceptable Outcomes of the R-Codes to manage the transition.

Table 3: Provisions for multiple dwellings next to pre-existing low density dwellings

Element Objective	Acceptable Outcome
2.2 Building height	
O2.2.1	Acceptable Outcomes A2.2.1 of the R-Codes is replaced with the following. A2.2.1 Development complies with the building height limit (storeys) set out in R-Codes Volume 2 Table 2.1, except where modified by the provisions below. <i>Note: While building heights in this Policy are expressed in storeys, R-Codes Volume 2 Table 2.2 Indicative building height provides guidance for the corresponding overall building height in metres.</i> A2.2.2 Where new development abuts a pre-existing low density dwelling , the building height within the interface area is stepped down to create an appropriate interface between the pre-existing low density dwelling and the new development. The design demonstrates a response to the context, including topography, lot orientation and the existing and future streetscape. A streetscape analysis and/or cross sections outlined in R-Codes Volume 2 Appendix 3 under 'Local Context Plan' demonstrating how the proposed development addresses the interface is submitted with the development application.
O2.2.2	
O2.2.3	
O2.2.4	

Element Objective	Acceptable Outcome
O2.2.1 O2.2.2 O2.2.3 O2.2.4	A2.2.3 Building height within the interface area complies with the following: - The building height difference is a maximum of two storeys; - Any portion of the building above a building height difference of two storeys is setback outside the interface area; - Buildings with an additional one storey building height greater than described in a. above may be supported where: - it can be demonstrated that the greater building height will result in an improved outcome for the subject development and/or the streetscape without resulting in any adverse impact on the abutting pre-existing low density dwelling or the streetscape with regard to building bulk, visual privacy or solar access; and - the development is considered to be of high quality by the City's Design Review Panel, in respect to built form and scale, and context and character; and - the overall building height does not exceed the maximum provided for in R-Codes Volume 2 Table 2.1. A2.2.4 Development with a building height that exceeds the maximum limit provided for in R-Codes Volume 2 Table 2.1 by not more than one storey, where the additional storey: - is setback to not be substantially visible from the middle of the primary outdoor living area of an abutting pre-existing low density dwelling; and - is not considered to have any undue adverse effect on the existing or desired future streetscape and adjoining properties; and - the maximum plot ratio stipulated in R-Codes Volume 2 Table 2.1 cannot otherwise be achieved; and - the development is considered to be of high quality by the City's Design Review Panel, in respect to built form and scale, and context and character, and landscaping.
2.4 Side and rear setbacks	
O2.4.1 O2.4.2 O2.4.3 O2.4.4	Acceptable Outcomes A2.4.1 and A2.4.2 of the R-Codes are replaced with the following. A2.4.1 Development complies with the side and rear setbacks set out in R-Codes Volume 2 Table 2.1, except where: - modified by the provisions below; and/or - a greater setback is required to address clause 3.5 Visual Privacy of the R-Codes Volume 2. A2.4.2 Development is setback from the boundary in order to achieve the Objectives outlined in 2.7 Building separation, 3.3 Tree canopy and deep soil areas, 3.5 Visual privacy and 4.1 Solar and daylight access of the R-Codes Volume 2. A2.4.3 Development is setback from the boundary with any pre-existing low density dwelling to minimise any negative impacts of the difference in scale, including any portion of a building with a building height difference of three storeys or more, where applicable, is set back outside the interface area.

Element Objective	Acceptable Outcome
O2.4.1 O2.4.2 O2.4.3 O2.4.4	Figure 5.1: Side and rear setback for development site dimension of 30m or less, measured perpendicular to the boundary abutting the lot with the pre-existing low density dwelling  Figure 5.2: side and rear setback for development site dimension of more than 30m, measured perpendicular to the boundary abutting the lot with the pre-existing low density dwelling  A2.4.4 Where a development abuts a heritage-protected place, the development is setback sufficiently to appropriately respond to the heritage context with the support of a heritage impact assessment, but not less than required by this policy.

6.0 Provisions for multiple dwellings at a lot boundary density interface

6.1 Table 4 sets out development controls provisions for multiple dwellings on land interfacing the side or rear boundary of low density land in policy area 3 and 4.

Explanatory note:

Policy area 3 and **4** include land with a density coding of R50 or higher that in some cases **abut** land with a density code of R25 or lower. The interface between the higher density development and the **abutting low density** area needs to be addressed specifically to manage that interface and enable a suitable transition that protects the amenity with regard to visual privacy, overshadowing, and visual impact of the **low density** residential area and provides an appropriate streetscape.

Part 6 of this Policy amends or replaces specific Acceptable Outcomes of R-Codes Volume 2 to address situations where a development site **abuts** the side or rear boundary of the **low density** land.

Figure 6.1: Density interface – side of low density land

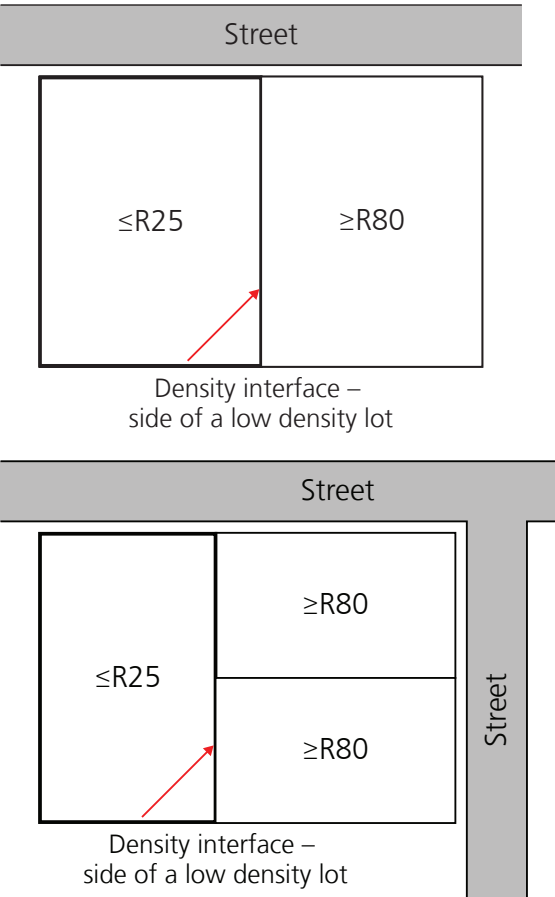


Figure 6.2: Density interface – rear of low density land

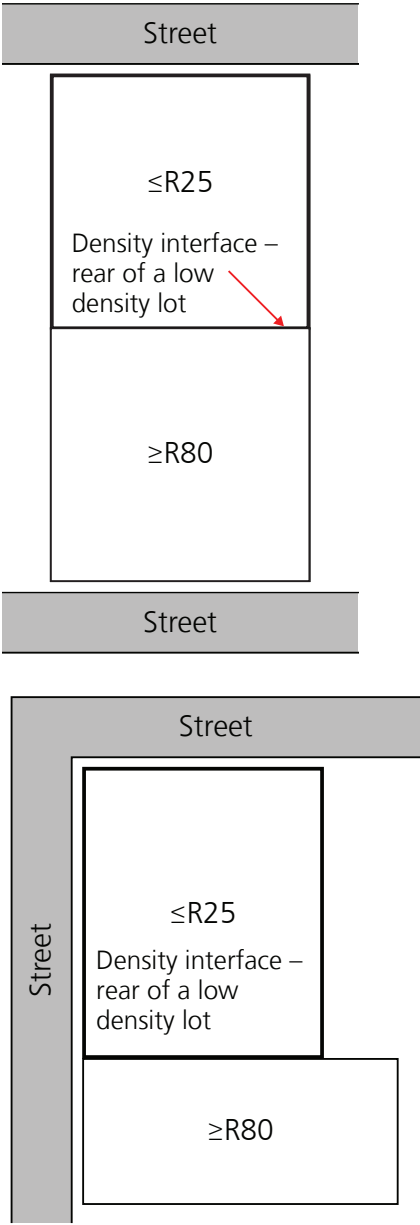
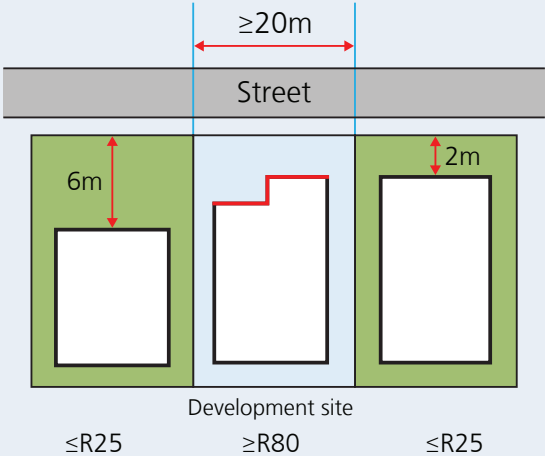
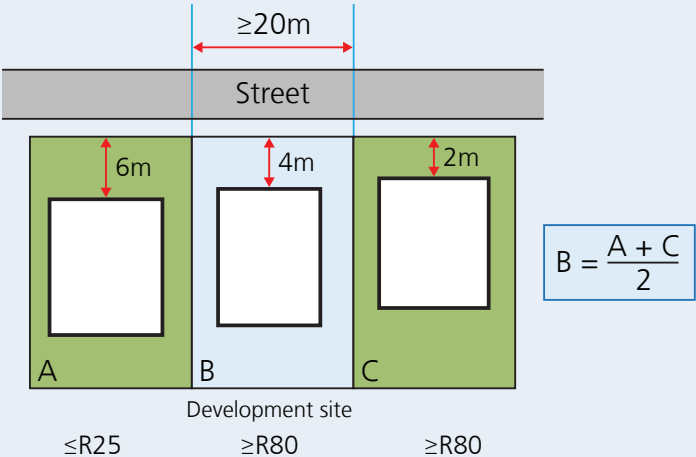


Table 4: Provisions for multiple dwellings with a side or rear boundary density interface

Element Objective	Acceptable Outcome
2.2 Building height	
O2.2.1 O2.2.2 O2.2.3 O2.2.4	Acceptable Outcomes A2.2.1 of the R-Codes is replaced with the following. A2.2.1 Development complies with the building height limit (storeys) set out in R-Codes Table 2.1, except where modified by the provisions below. <i>Note: While building heights in this Policy are expressed in storeys, R-Codes Volume 2 Table 2.2 Indicative building height provides guidance for the corresponding overall building height in metres.</i> A2.2.2 Building height within the interface area that is stepped down to create an appropriate interface with the abutting lower density land. The design demonstrates a response to the context, including topography, lot orientation and the existing and future streetscape. A streetscape analysis and/or cross-sections as outlined in R-Codes Volume 2 Appendix 3 under 'Local Context Plan' demonstrating how the proposed development addresses the interface is submitted with the development application. A2.2.3 Building height within the interface area is limited to a maximum building height difference of two storeys and is stepped in accordance with element 2.4 <i>Side and rear setbacks</i> of the R-Codes Volume 2 (see also Figures 6.5 to 6.6 below). Any portion of the building above a building height difference of two storeys is setback outside the interface area. A2.2.4 Development with a building height that exceeds the maximum limit provided for in R-Codes Volume 2 Table 2.1 by not more than one storey, where the additional storey: - is setback to not be substantially visible from the primary outdoor living area of an abutting low density land; and - is not considered to have any undue adverse effect on the existing or desired future streetscape and adjoining properties; and - the maximum plot ratio stipulated in R-Codes Volume 2 Table 2.1 cannot otherwise be achieved; and - the development is considered to be of high quality by the City's Design Review Panel, in respect to built form and scale, and context and character, and landscaping.
2.3 Street setbacks	
O2.3.1 O2.3.2 O2.3.3 O2.3.4	Acceptable Outcomes A2.3.1 of the R-Codes is replaced with the following. A2.3.1 Development complies with the street setback set out in R-Codes Volume 2 Table 2.1, except where modified by the provisions below. A2.3.2 Where there is a density interface between lots which face the same primary street, the street setback is to transition as follows: For lots with a street frontage of more than 20m, the street setback is to be stepped within the lot to provide a transition from the main building line of the low density dwelling and the minimum required setback in Table 2.1 of the R-Codes of the higher density development site (Figure 6.3). A minimum of 30% of the width of the building along the street frontage is to be at the setback of the lower density dwelling.

Element Objective	Acceptable Outcome
	Figure 6.3: Street setback for lot frontage greater than 20m  Development site ≤R25 ≥R80 ≤R25 For lots with a street frontage of 20m or less the setback is to be no less than the average of the main building line of the abutting low density dwelling and the minimum required setback in Table 2.1 of the R-Codes of the higher density development site (Figure 6.4). Figure 6.4: Street setback for lot frontage of 20m or less  Development site ≤R25 ≥R80 ≥R80 $B = \frac{A + C}{2}$ <i>Note: Where the low density land does not contain an existing dwelling, the minimum setback that would be required for a new dwelling on the low density land is to be used.</i>

Element Objective	Acceptable Outcome
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2.4 Side and rear setbacks

O2.4.1
O2.4.2
O2.4.3
O2.4.4

Acceptable Outcomes A2.4.1 and A2.4.2 of the R-Codes are replaced with the following.

A2.4.1 Development complies with the side and rear setbacks set out in Table 2.1 of the R-Codes, except where:

- modified by the provisions below; and/or
- a greater setback is required to address 3.5 Visual privacy.

A2.4.2 Development is setback from the boundary in order to achieve the Objectives outlined in 2.7 Building separation, 3.3 Tree canopy and deep soil areas, 3.5 Visual privacy and 4.1 Solar and daylight access of the R-Codes Volume 2.

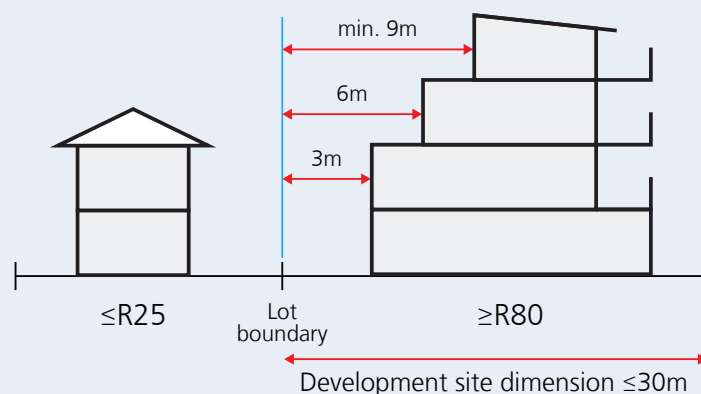
A2.4.3 Development within the **interface area** is setback from the boundary with the **abutting** lower density land to minimise any negative impacts on the lower density land, in accordance with Table 3.1 (Figures 6.5 to 6.8).

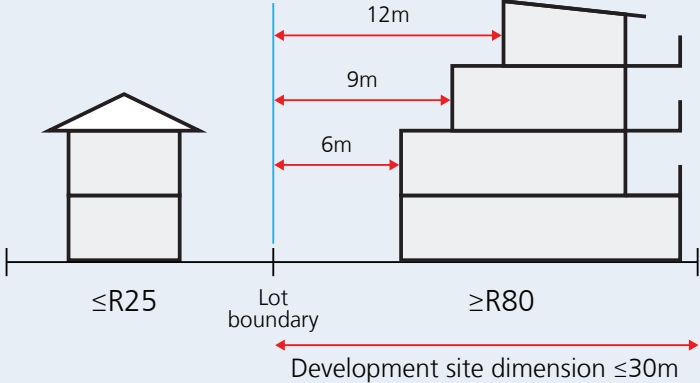
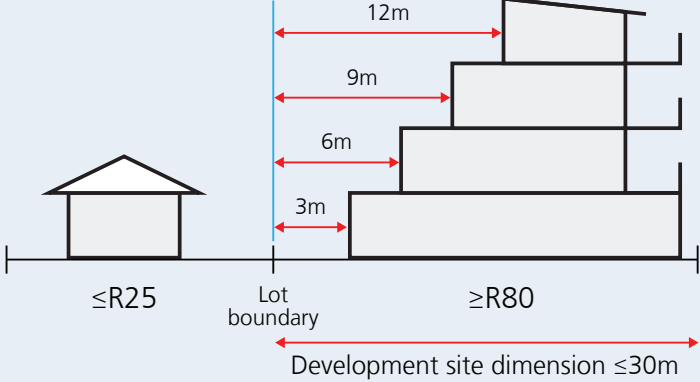
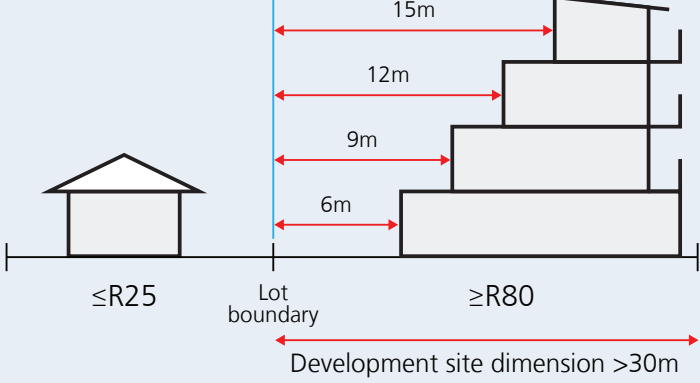
Table 3.1: Side and rear setbacks for land with a density interface

Building height difference (storeys):	Minimum setback for development site dimension 30m or less	Minimum setback for development site dimension more than 30m
Nil	3m	6m
1	6m	9m
2	9m	12m
3 or more	12m	15m

Note: The minimum 3m stepping requirement for setbacks is based on a minimum dimension of a bedroom required under the R-Codes Volume 2.

Figure 6.5: Side and rear setbacks for development site dimension of 30m or less – low density dwelling with maximum permitted height of two storeys (Category B, or existing two-storey building)



Element Objective	Acceptable Outcome
O2.4.1 O2.4.2 O2.4.3 O2.4.4	Figure 6.6: Side and rear setbacks for development site dimension of more than 30m – low density dwelling with maximum permitted height of two storeys (Category B, or existing two-storey building)  Figure 6.7: Side and rear setbacks for development site dimension of 30m or less – low density dwelling with maximum permitted height of one storey (Category A)  Figure 6.8: Side and rear setbacks for development site dimension of more than 30m – low density dwelling with maximum permitted height of one storey (Category A) 

Element Objective	Acceptable Outcome
O2.4.1 O2.4.2 O2.4.3 O2.4.4	A2.4.4 Buildings with side and rear setbacks less than that prescribed by the R-Codes Volume 2 Table 2.1, including a boundary wall on more than one boundary, may be supported from boundaries not subject to a density interface where: - It can be demonstrated that the reduced setback would result in an improved outcome for the subject development and/or the streetscape without resulting in any adverse impact on the abutting lower density land or the streetscape with regard to building bulk, visual privacy or solar access; and - The development is considered to be of high quality by the City's Design Review Panel in respect to built form and scale, and context and character. A2.4.5 Where a development abuts a heritage-protected place, the development is setback sufficiently to appropriately respond to the heritage context with the support of a heritage impact assessment, but not less than required by this policy.

7.0 Provisions for multiple dwellings on land across a public street to low density land

7.1 Table 5 sets out provisions for multiple dwellings on land interfacing low density land across a public street in policy area 3 and 4.

Explanatory note:

Policy areas 3 and 4 includes land with a density coding of R50 or higher that in some cases are across a public street to land with a density code of R25 or lower. The interface between the higher density development and the **low density** area needs to be addressed specifically to enable a suitable transition that protects the amenity of the **low density** residential area and provides an appropriate streetscape.

Part 7 of this Policy amends or replaces specific Acceptable Outcomes of the R-Codes to address cases where a development site interfaces **low density** land across a public street.

Table 5: Provisions for multiple dwellings on land across a public street to low density land

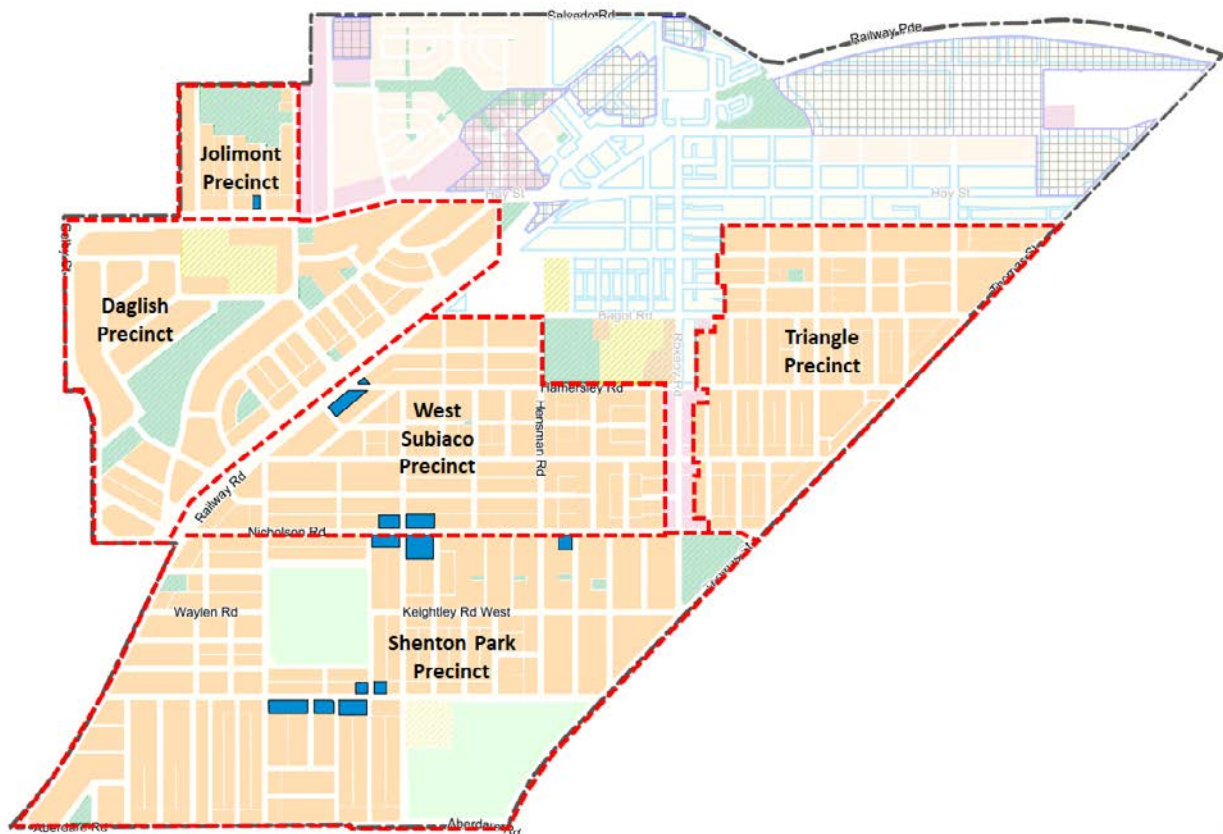
Element Objective	Acceptable Outcome
2.2 Building height	
O2.2.1 O2.2.2 O2.2.3 O2.2.4	Acceptable Outcomes A2.2.1 of the R-Codes is replaced with the following. A2.2.1 Development complies with the building height limit (storeys) set out in R-Codes Volume 2 Table 2.1, except where modified by the provisions below. <i>Note: While building heights in this Policy are expressed in storeys, R-Codes Volume 2 Table 2.2 Indicative building height provides guidance for the corresponding overall building height in metres.</i> A2.2.2 Development has a maximum height of two storeys at the street setback line. A2.2.3 Building height above two storeys is setback in accordance with 2.3 <i>Street setbacks</i> of this Policy below. A2.2.4 Development with a building height that exceeds the maximum limit provided for in R-Codes Volume 2 Table 2.1 by not more than one storey, where the additional storey: - is setback to not be visible from the street, measured from eye level on the footpath immediately in front of the development site; and - is not considered to have any undue adverse effect on the existing or desired future streetscape and adjoining properties; and - the maximum plot ratio stipulated in Table 2.1 of the R-Codes cannot otherwise be achieved; and - the development is considered to be of high quality by the City's Design Review Panel, in respect to built form and scale, and context and character, and landscaping.

Element Objective	Acceptable Outcome
2.3 Street setbacks	
O2.3.1 O2.3.2 O2.3.3 O2.3.4	Acceptable Outcomes A2.3.1 of the R-Codes is replaced with the following. A2.3.1 Development complies with the street setback set out in R-Codes Volume 2 Table 2.1, except where modified by the provisions below. A2.3.2 Primary street setback for the first and second storey reflects the setback of abutting properties. Where abutting land is vacant, the primary street setback reflects the established street setback where one exists. Where an established street setback does not exist, the primary street setback is stipulated in Table 2.1 of the R-Codes Volume 2. A2.3.3 Development above two storeys is setback a minimum of 10m from the primary street boundary so it is not substantially visible from the street and the appearance of a two-storey height from the footpath, or street if no footpath exists, is maintained (Figure 7.1). Figure 7.1: Street setbacks for development site facing low density land across a public street (not including a right-of-way) A2.3.4 Notwithstanding the setback stipulated in A2.3.3, a reduced setback of minimum 6m from the primary street boundary may be supported for development above two storeys where the development site is also at a density interface at the side or rear of low density land where: - It can be demonstrated that the reduced setback would result in an improved outcome for the subject development and/or the streetscape without resulting in any adverse impact on the lower density land across the street or the streetscape with regard to building bulk, visual privacy or solar access; and - The development is considered to be of high quality by the City's Design Review Panel in respect to built form and scale, and context and character.

8.0 Precincts

- a. Precincts serve as broad residential character areas, each with its own distinct identity. These areas are defined through precinct character statements in Part 8.2, which provide insight into the history and unique qualities of the five designated precincts.

8.1 Precinct map



8.2 Precinct character statements

8.2.1 Jolimont Precinct

The Jolimont Precinct is a predominately residential area located adjacent to Mabel Talbot Park. It was originally developed as a single parcel of land known as the Jolimont Estate in 1891. Consequently, it displays a uniform subdivision pattern, including rear laneways, and houses a collection of workers' timber cottages from the Federation period.

Apart from the medium density development along Jersey Street, the Jolimont Precinct reflects the scale and character of its original subdivision period. Some redevelopment of the original housing has occurred and although not sympathetic to the simpler timber cottages in all cases, a largely single storey, cottage style urban environment has been retained. Overall, the Precinct features intimate streetscapes with low fences, relatively small front setbacks and minimal side setbacks, with on-site car parking generally accessed via rear laneways. Some new development adjacent Mabel Talbot Park are larger two-storey dwellings, designed to take advantage of views of the park.

8.2.2 Daglish Precinct

The Daglish Precinct is a predominantly residential area immediately north and west of the Perth to Fremantle railway line. A number of distinct areas of development are evident.

Western Daglish is characterised by more contemporary suburban development developed in the 1960s and 1970s on University Endowment land. This area has predominantly low density dwellings which are consistent in scale and character with car-orientated design and poor pedestrian amenity.

Higher density, rental flats were developed in the Jersey Street and Troy/Cunningham Terrace areas during the 1960s. This area contains a consistent pattern of apartments at similar setbacks however the area lacks in environmental quality, surveillance and aesthetics.

Inter-war housing, which was mostly built during the 1930s, is located close to the railway line. This area has been designed on garden suburb principles with leafy streets and a highly connected grid system of street blocks. Lots here are typically larger in size and characterised by large, open front setback areas. There is access to on-site parking from existing crossovers from the primary street, and some car ports have been constructed over time. A network of rear sealed laneways also exists within this precinct providing opportunities for alternative vehicular access.

A mix of more intensive commercial and residential development exists along Hay Street.

8.2.3 West Subiaco Precinct

The West Subiaco Precinct is a large, predominantly residential area with the Town Centre to the north and the Perth to Fremantle railway line to the west. The Precinct has a variety of housing types, but is mostly made up of single houses on small lots. The street system is laid out in a conventional grid pattern, with narrow rear laneways being a common feature.

Many single houses constructed during the Federation and Interwar periods remain in existence today, with the relatively intact streetscapes giving the Precinct a distinctive and attractive suburban character. New replacement houses have appeared throughout the West Subiaco Precinct over time. These are of one or two storeys, and have generally been respectful of the original house forms and scale, with upper floors often setback further from the primary street.

The northern part of the Precinct on the southern side of Bagot Road has a more pronounced urban character influenced by its proximity to the nearby King Edward Memorial Hospital and the Subiaco town centre. This small area contains a variety of medium density housing types that act as a transition between the differing intensities of development.

While traditional low front fencing is characteristic of the Precinct, solid screen walls and car ports have been constructed more recently in some places to the detriment of streetscapes and the amenity of passing pedestrians.

8.2.4 Triangle Precinct

The Triangle Precinct is a predominately residential area, bounded mainly by major and arterial roads. The orientation of Thomas Street, the Precinct's eastern boundary, provides its distinctive triangular shape.

The Precinct was originally developed following the gold rush of the 1880's and many of the original Federation housing has been retained and renovated to a high standard. The original pattern of development remains largely intact and includes small narrow lots, short front setbacks, low fences, rear laneways and tree lined streets.

The Triangle Precinct makes an important contribution to the diversity of the city's housing stock. Along with Federation houses on small lots, there are examples of grouped and multiple dwellings dating from throughout the last century. Also evident within the precinct are recently constructed dwellings of all types.

8.2.5 Shenton Park Precinct

The Shenton Park Precinct is a large residential area bounded in most part by major roads. The Precinct has a variety of accommodation types, but is predominantly made up of single houses on mostly small lots, particularly in the area where old workers houses remain south of Onslow Road. The street system is laid out in a conventional grid pattern, with narrow rear laneways and an absence of crossovers and vehicle access to the front. The narrow lots and small lot sizes create an intimate character and quiet streets that encourage pedestrian activity.

The Precinct reflects development that mostly occurred over the period 1900 to 1939, however multi-residential development and replacement dwellings have occurred in some areas over time. These are generally respectful of the original cottage forms and scale. The lots located around the edges of Lake Jualbup are steadily being redeveloped with more substantial two storey dwellings, taking advantage of the attractive views over the lake and associated landscaped areas.

The narrow tree lined streets, Lake Jualbup, and Rosalie Park provide for green space that give the precinct its green leafy feel.

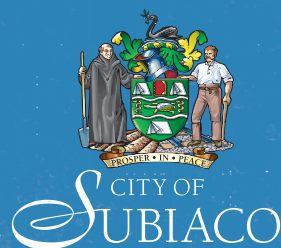
8.2.6 Desirable Future Character

Areas expected to change in character due to a change in density under LPS 5 should be developed to provide a pedestrian friendly interface with the public realm and encourage walkability. Design of new development, whether apartments or townhouses, should be contemporary whilst being respectful to the existing character of nearby low-density residential areas.

Fine grained façade detailing and an opportunity for permeability, interaction and passive surveillance between the public and the private realm are expected, with front fences and landscaping being integrated into the design of the building and contributing to a sense of place. Materials and finishes of new development should be of high quality and respectful to the character typically associated with the area and incorporate organic materials such as brick, limestone and timber without an over reliance on glass, steel and rendered finishes.

Street setback areas should be visually part of the streetscape, should be landscaped, allow for a separation of the public and private realm and should be consistent along the same side of the street.

Where an interface exists between different densities, higher density development should be respectful of its low-density neighbours by scaling development down to provide an appropriate transition. Development may be designed in such a way to displace mass further from lower density areas, while managing the potential for undue adverse impacts to the amenity of other properties.



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