

CITY OF SUBIACO
LOCAL PLANNING POLICY 1.2

Residential Development - Apartments

ADMINISTRATIVE

Version	Date	Comment
0.1	07 July 2020	Draft for public advertising
1.0	23 February 2021	Final for publishing

AUTHORITY

- Planning and Development (Local Planning Schemes) Regulations 2015.
- City of Subiaco Local Planning Scheme No. 5 (**Scheme**).
- State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments (**R-Codes Volume 2**).

STATUTORY BACKGROUND

This local planning policy (**the Policy**) is made pursuant to Schedule 2, Part 2, Division 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* relating to local planning policies.

This Policy applies in conjunction with the Scheme, R-Codes Volume 2 and any other relevant local planning policies.

PURPOSE

The Policy is prepared to guide and facilitate the development of **apartments** which positively contribute to the **desired future character** of the unique neighbourhoods in the City of Subiaco. 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 to land zoned Residential in the Scheme where residential development is proposed to which the R-Codes Volume 2 applies.

RELATIONSHIP WITH R-CODES VOLUME 2

Clause 1.2.2 of the R-Codes Volume 2 provides for the Policy to amend or replace specific Acceptable Outcomes, and in these instances as set out in Parts 3 to 7 of this Policy, the amended or replaced provisions prevail over the standard provision of the R-Codes Volume 2.

All other acceptable outcomes of the R-Codes Volume 2 which are not amended or replaced continue to apply. The relevant Element Objectives of the R-Codes Volume 2 continue to apply in all circumstances.

POLICY

1.0 Objectives

- (a) To define a **desired future character** for areas transitioning to higher density.
- (b) To ensure new development positively contributes to the **desired future character** of residential areas.
- (c) To ensure new development is respectful to the context and amenity of existing residential areas.
- (d) To shift the building **bulk** of new **apartment** development away from any adjoining **low density** residential areas.
- (e) To encourage high quality materials, finishes and innovative design solutions that enhance the development and its interaction with the streetscape.
- (f) To encourage development at a human **scale** at the interface with the public realm.
- (g) 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.

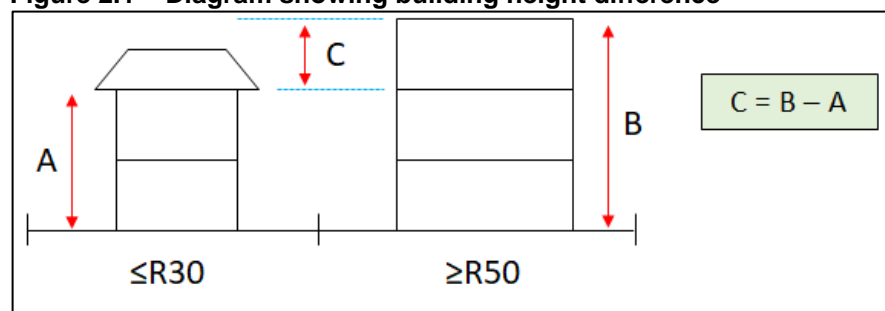
- Apartment:** Multiple Dwelling development as defined in R-Codes Volume 2.
- Building Height Difference:** The difference in maximum permitted building height (storeys) between lower density land and higher density land. In the case of a **pre-existing low density dwelling** in a **transition area**, 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 a **low density** land, the following applies, based on the deemed-to-comply provisions:

R-Codes Vol. 1 building height	Equivalent storeys	Sub-precinct
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).*

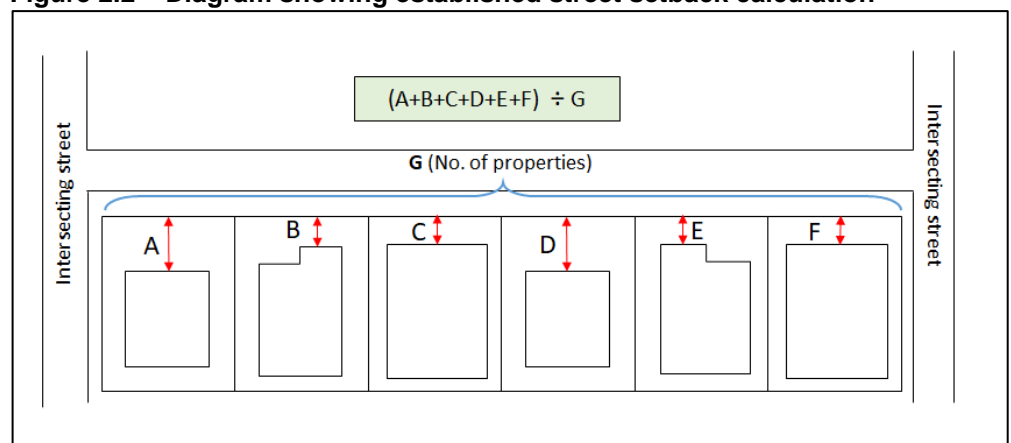
Figure 2.1 – Diagram showing building height difference



- 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.
- Deemed Provisions:** The provisions contained in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Density Interface:	Land allocated density code of R50 or higher abutting: <ul style="list-style-type: none"> 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 Neighbourhood Character:	The dominant visual characteristics of the surrounding area formed by the interrelationship of built form, vegetation and formed topographic characteristics in both the private and public domains within that area. The elements of the built form that contribute to established neighbourhood character include the orientation of buildings, window and door proportions, side setbacks, roof form and pitch, and bulk . These elements do not include colours and finishes.
Established Street Setback:	The average street setback of existing buildings on the same side of the street, between the nearest intersecting streets (see figure 2.2).

Figure 2.2 – Diagram showing established street setback calculation



Identified Heritage Significance:	Those properties: <ol style="list-style-type: none"> Entered in the Register of Heritage Places under the Heritage Act 2018; or included on a heritage list prepared in accordance with this Scheme; or Identified as contributory places located within an area designated under the Scheme as a heritage area.
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Interface Area: For land with a **Density Interface**, the portion of the development site located adjacent to adjoining lower density land; or adjacent to a **pre-existing low density dwelling** as follows, measured perpendicular to the boundary abutting the **low density** land (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

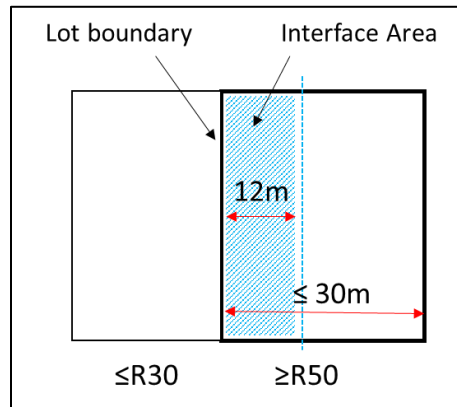
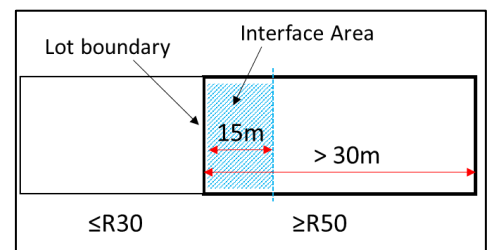
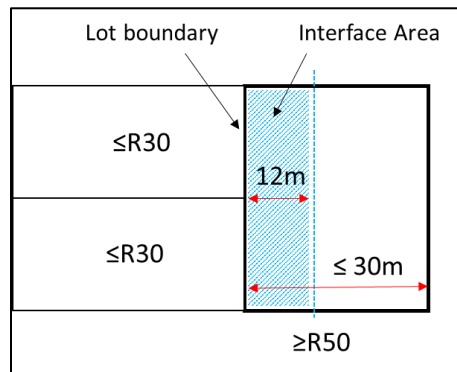
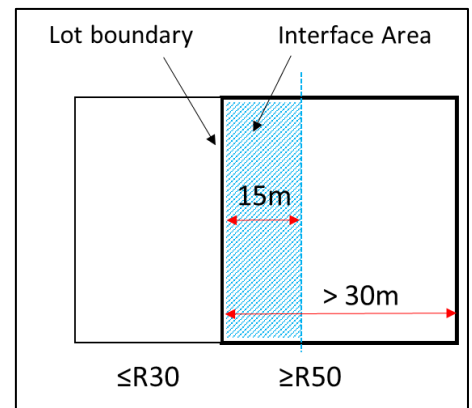


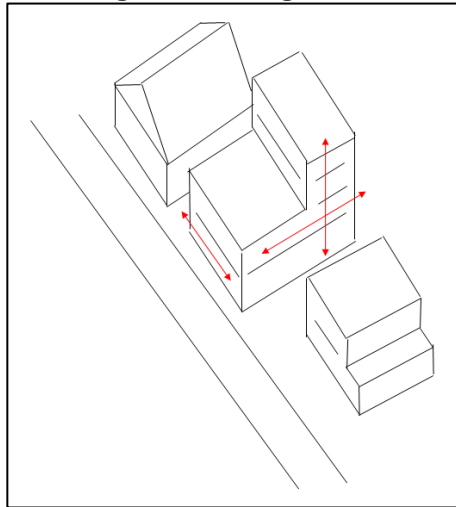
Figure 2.4 Interface Area for development site with a dimension of more than 30m



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:** Land zoned Residential in the Scheme and allocated a density code of R30 and below.
- Precinct:** The residential precincts shown on Map 1 in Part 7 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 in a **transition area**.
- Scale:** The height, width and length of a building, or buildings, proposed within a development, relative to the built form of surrounding buildings (see figure 2.5).

Figure 2.5 – Diagram showing scale consideration



Scheme: The applicable Local Planning Scheme to which this Policy applies, being the City of Subiaco Local Planning Scheme No. 5. (LPS 5).

Sub-precinct: Land zoned Residential in the Scheme has been divided into four sub-precincts. Sub-precincts are shown on Map 7.2 in Part 7 of this Policy.

Transition Area: Land where density codes have increased under LPS 5 and is expected to undergo a period of transition from predominantly single residential dwellings to grouped and multiple dwellings. These areas are generally captured within **Sub-precinct 4** areas and shown on Map 7.3 in Part 7 of this Policy.

Apartments on higher density land located within **low density** areas (**Sub-precinct 1** areas); or on land where an existing higher density development is being replaced in accordance with Clause (3)(2) of Table 5 in the Scheme, are included in **Transition Area** provisions.

- 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 General provisions

3.1 This part sets out development controls and provisions for **apartment** development where the R-Codes Volume 2 – Apartments applies. The general provisions in Part 3 of this Policy apply unless replaced by a specific provision in Parts 4, 5 and 6 of this Policy, in which case the specific provision in Parts 4, 5 and 6 prevails.

3.2 Table 1 sets out the general development provisions.

Table 1 – General provisions

Element Objective	Acceptable Outcome
As per R-Codes Volume 2	Amended or replaced R-Codes Volume 2 provision
3.6 Public domain interface	
O3.6.1 O3.6.2	<p>Text related to the following Acceptable Outcomes in R-Codes Volume 2 is replaced:</p> <p>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.</p> <p>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.</p>
3.8 Vehicle access	
O3.8.1 O3.8.2	<p>Text related to the following Acceptable Outcomes in R-Codes Volume 2 is replaced:</p> <p>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.</p>

4.10 Façade design

O4.10.1 O4.10.2	<p>Text related to the following Acceptable Outcomes in R-Codes Volume 2 is replaced:</p> <p>A4.10.1 Façade design includes:</p> <ul style="list-style-type: none">– 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.
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4.0 Transition Areas

4.1 This part sets out development controls and provisions for **apartment** development as follows:

- in **Sub-precinct 1** – areas where land zoned for higher density is located within existing **low density** areas;
- in **Sub-precinct 4** – areas transitioning from **low density** to higher density; and
- Where development is proposed in accordance with Table 5, Clause 3(2) – *Residential Zone* of the Scheme – redevelopment of land up to the same dwelling density.

Sub-precinct 1 generally consists of **low density** residential areas with a unique character that are protected and enhanced through specific policy provisions in Local Planning Policy 1.1 – Single Houses and Grouped Dwellings.

Sub-precinct 1 includes land zoned and developed at an R50 density. Any redevelopment of these sites needs to be cognisant of the special character of the surrounding neighbourhood. The policy provisions in Part 4 assist in integrating new **apartment** development into the existing **low density** character areas.

Sub-precinct 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 4 of this Policy amends or replaces specific Acceptable Outcomes of the R-Codes to manage the transition.

4.2 Table 2 sets out the specific development requirements for **transition areas**.

Table 2 – Transition Areas

Element Objective	Acceptable Outcome
As per R-Codes Volume 2	Amended or replaced R-Codes Volume 2 provision
2.2 Building height	
O2.2.1 O2.2.2 O2.2.3 O2.2.4	<p>Text related to the following Acceptable Outcomes in R-Codes Volume 2 is replaced:</p> <p>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.</p> <p><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></p> <p>A2.2.2 Where new development adjoins 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.</p> <p>A2.2.3 Building height within the interface area complies with the following:</p> <ul style="list-style-type: none"> (a) The building height difference is a maximum of two storeys; (b) Any portion of the building above a building height difference of two storeys is setback outside the interface area; (c) Buildings with an additional one storey building height greater than described in (a) above may be supported where: <ul style="list-style-type: none"> • 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

	<p>in any adverse impact on the adjoining pre-existing low density dwelling or the streetscape with regard to building bulk, visual privacy or solar access; and</p> <ul style="list-style-type: none"> 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. <p>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:</p> <ul style="list-style-type: none"> (a) is setback to not be substantially visible from the middle of the primary outdoor living area of an adjoining pre-existing low density dwelling; and (b) is not considered to have any undue adverse effect on the existing or desired future streetscape and adjoining properties; and (c) the maximum plot ratio stipulated in R-Codes Volume 2 Table 2.1 cannot otherwise be achieved; and (d) 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	<p>Text related to the following Acceptable Outcomes in R-Codes Volume 2 is replaced:</p> <p>A2.4.1 Development complies with the side and rear setbacks set out in R-Codes Volume 2 Table 2.1, except where:</p> <ul style="list-style-type: none"> (a) modified by the provisions below; and/or (b) a greater setback is required to address clause 3.5 Visual Privacy of the R-Codes Volume 2. <p>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.</p> <p>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</p>

building with a **building height difference** of three storeys or more, where applicable, is set back outside the **interface area**.

Figure 4.1: 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

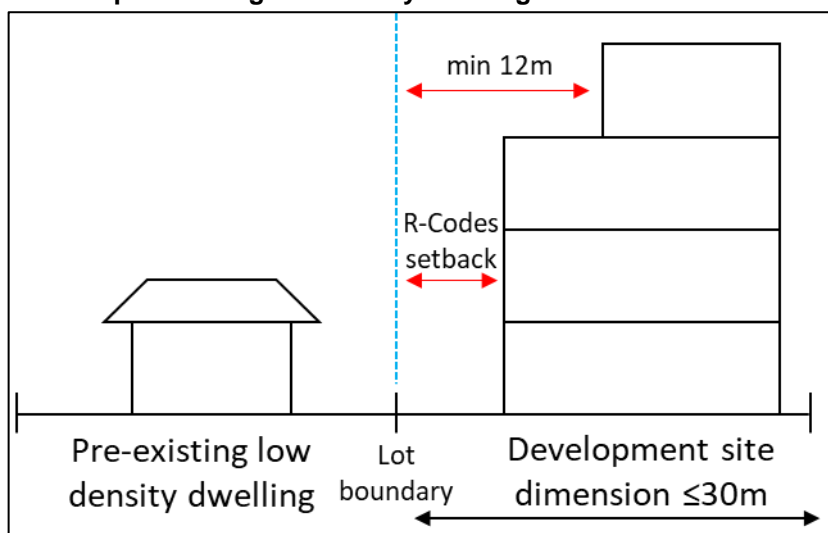
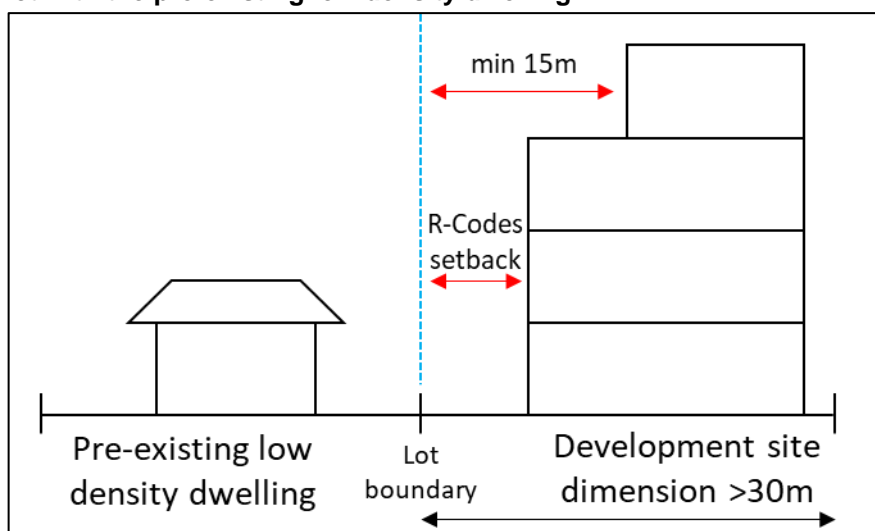


Figure 4.2: side and rear setback for development site dimension of more than 30m, , measured perpendicular to the boundary abutting the lot with the pre-existing low density dwelling



A2.4.4 Where a development adjoins land with a heritage listed property or a heritage area, 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.

5.0 Areas with a density interface – side or rear boundary of low density land

5.1 This part sets out development controls provisions for **apartment** development on land interfacing the side or rear boundary of **low density** land in **Sub-precinct** areas 3 and 4.

Sub-precincts 3 and 4 include land with a density coding of R50 or higher that in some cases adjoin land with a density code of R30 or lower. The interface between the higher density development and the adjoining **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 5 of this Policy amends or replaces specific Acceptable Outcomes of R-Codes Volume 2 to address situations where a development site adjoins the side or rear boundary of the **low density** land.

5.2 Table 3 sets out the specific development requirements for areas with a **density interface** abutting the side or rear of **low density** land.

Figure 5.1 density interface – side of low density land

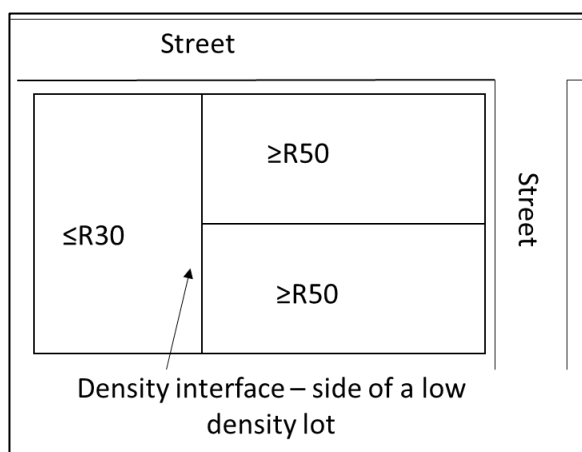
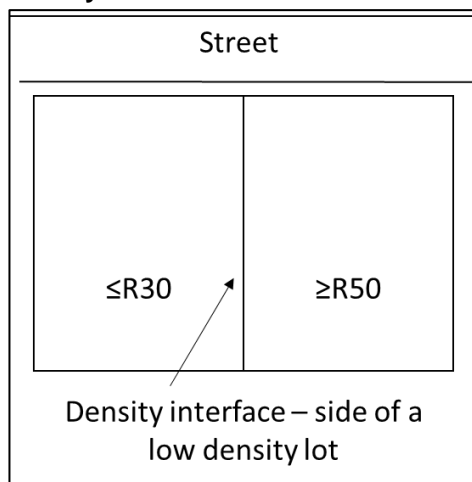


Figure 5.2 density interface – rear of low density land

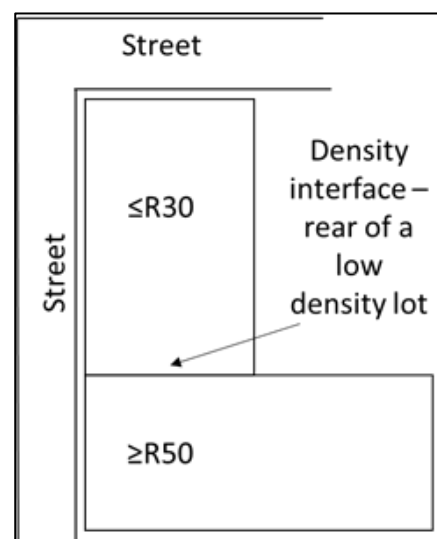
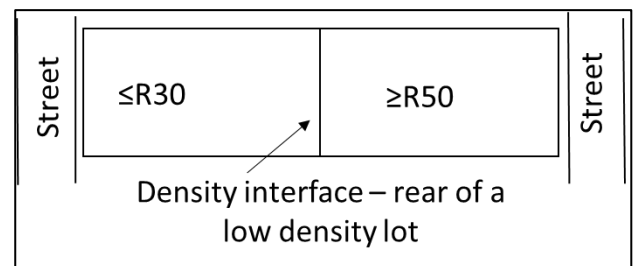


Table 3 – Specific provisions for land with a density interface – side or rear boundary of low density land

Element Objective	Acceptable Outcome
As per R-Codes Volume 2	Amended or replaced R-Codes Volume 2 provision
2.2 Building height	
O2.2.1 O2.2.2 O2.2.3 O2.2.4	<p>Text related to the following Acceptable Outcomes in R-Codes Volume 2 is replaced:</p> <p>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.</p> <p><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></p> <p>A2.2.2 Building height within the interface area that is stepped down to create an appropriate interface with the adjoining 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.</p> <p>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 5.5 to 5.8 below). Any portion of the building above a building height difference of two storeys is setback outside the interface area.</p> <p>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:</p> <p>(a) is setback to not be substantially visible from the primary outdoor living area of an adjoining low density land; and</p>

	<p>(b) is not considered to have any undue adverse effect on the existing or desired future streetscape and adjoining properties; and</p> <p>(c) the maximum plot ratio stipulated in R-Codes Volume 2 Table 2.1 cannot otherwise be achieved; and</p> <p>(d) 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.</p>
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2.3 Street setbacks

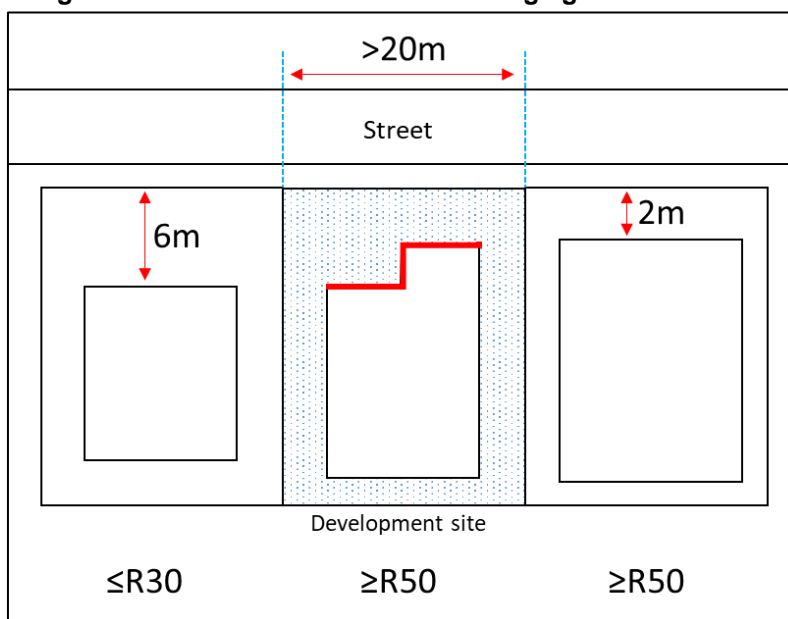
O2.3.1 Text related to the following Acceptable Outcomes in R-Codes Volume 2 is replaced:
O2.3.2
O2.3.3
O2.3.4

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:

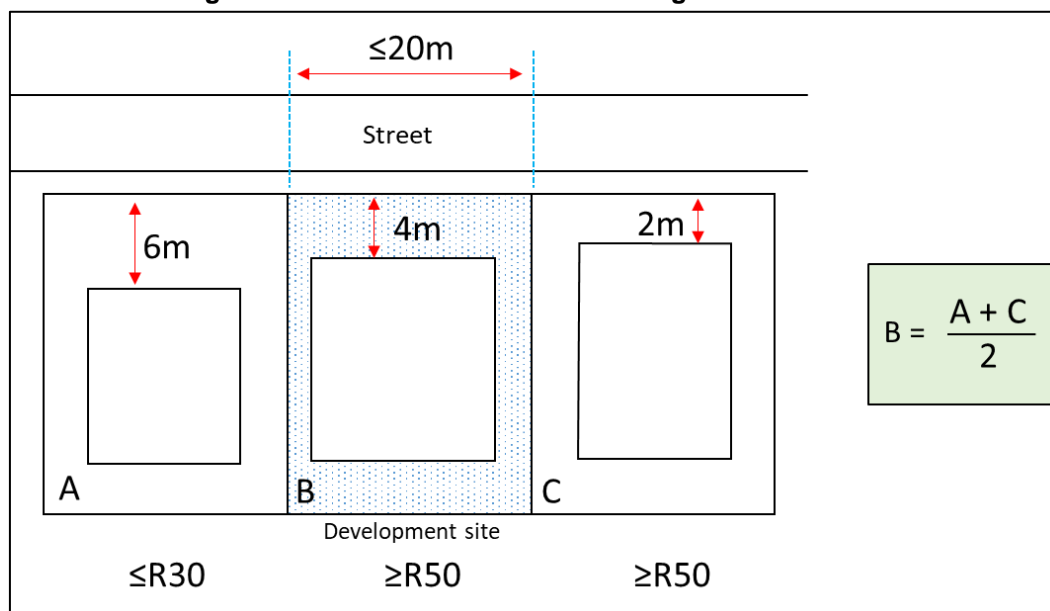
- For lots with a street frontage of more than 20m, the street setback is to be stepped within the lot to provide a transition from the main building line of the **low density** dwelling and the minimum required setback in Table 2.1 of the R-Codes of the higher density development site (see Figure 5.3). 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.

Figure 5.3: Street setback for lot frontage greater than 20m



- 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 adjoining **low density** dwelling and the minimum required setback in Table 2.1 of the R-Codes of the higher density development site (see Figure 5.4).

Figure 5.4: Street setback for lot frontage of 20m or less



*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.*

2.4 Side and rear setbacks

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

Text related to the following Acceptable Outcomes in R-Codes Volume 2 is replaced:

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 adjoining lower density land to minimise any negative impacts on the lower density land, in accordance with Table 3.1 (see Figures 5.5 to 5.8).

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 5.5: 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)

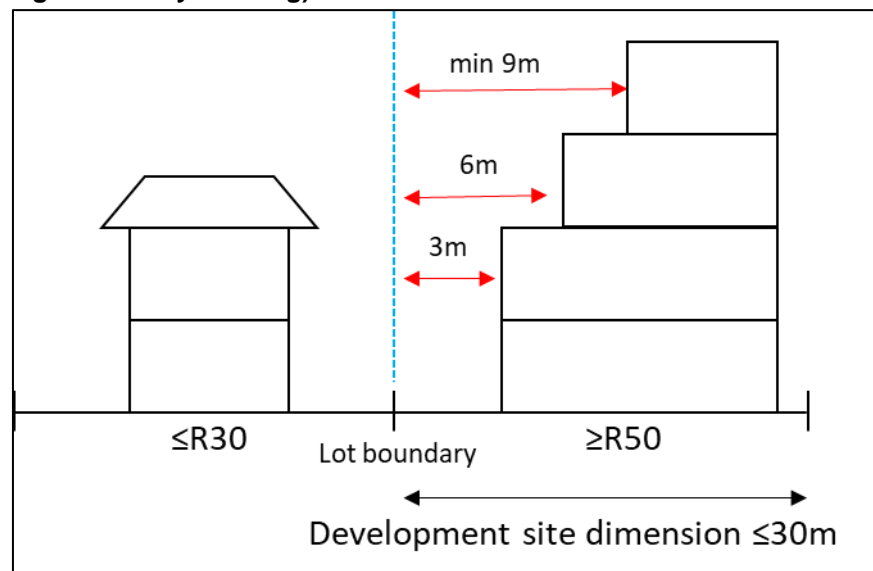


Figure 5.6: Side and rear setbacks for development site dimension of more than 30m – low density dwelling with maximum permitted height of two storeys (Category B, or existing two-storey building)

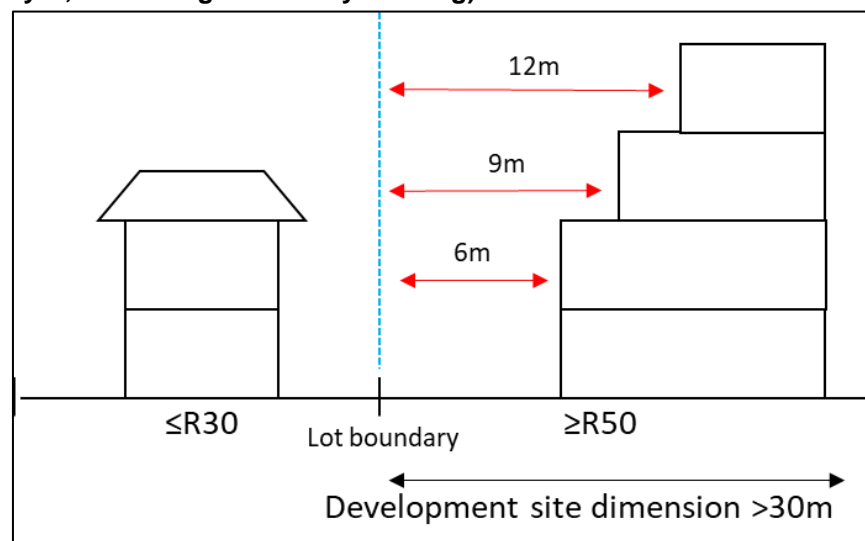


Figure 5.7: Side and rear setbacks for development site dimension of 30m or less – low density dwelling with maximum permitted height of one storey (Category A)

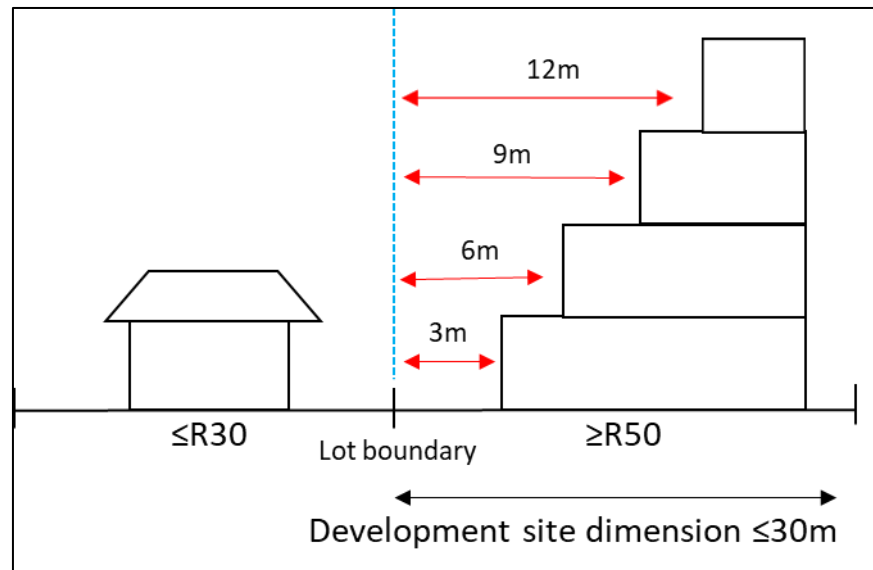
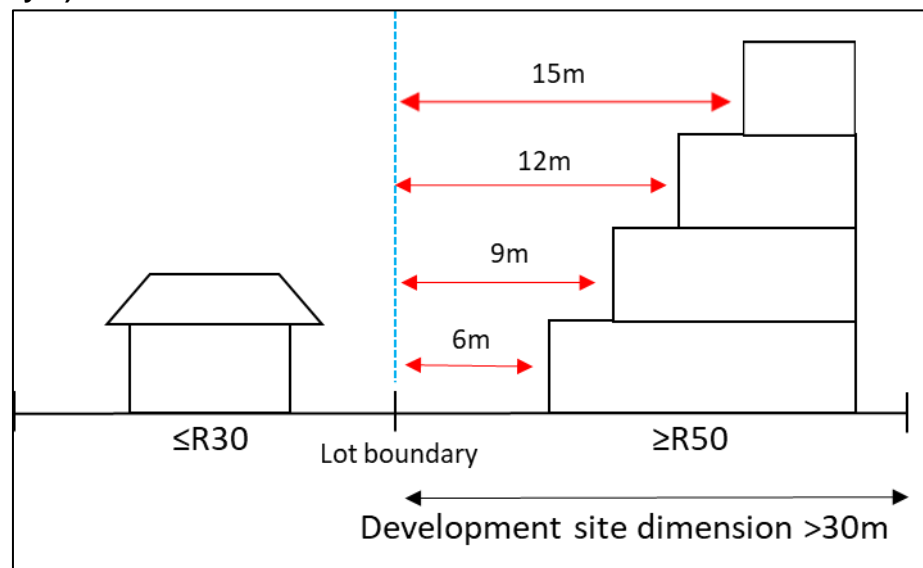


Figure 5.8: Side and rear setbacks for development site dimension of more than 30m – low density dwelling with maximum permitted height of one storey (Category A)



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:

- (a) 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 adjoining lower density land or the streetscape with regard to building **bulk**, visual privacy or solar access; and
- (b) 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.

	<p>A2.4.5 Where a development adjoins land with a heritage listed property or in a heritage area, 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.</p>
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6.0 Areas with a density interface – across a public street

- 6.1 This part sets out provisions for **apartment** development on land interfacing a **low density** land across a public street in **sub-precinct** areas 3 and 4.

Sub-precincts 3 and 4 includes land with a density coding of R50 or higher that in some cases adjoins land with a density code of R30 or lower. The interface between the higher density development and the adjoining **low density** area needs to be addressed specifically to manage that interface and enable a suitable transition that protects the amenity of the **low density** residential area and provides an appropriate streetscape.

Part 6 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.

- 6.2 Table 4 sets out the specific development requirements for areas with a **density interface** across a public street of **low density** land.

Figure 6.1: density interface – across a public street

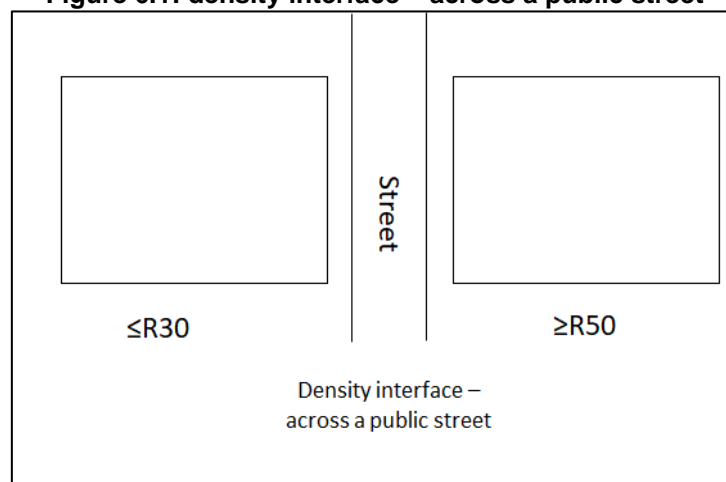


Table 4 – Areas with a density interface – across a public street

Element Objective	Acceptable Outcome
As per R-Codes Volume 2	Amended or replaced R-Codes Volume 2 provision
2.2 Building height	
O2.2.1 O2.2.2 O2.2.3 O2.2.4	<p>Text related to the following Acceptable Outcomes as referred to in R-Codes Volume 2 is replaced:</p> <p>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.</p> <p><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></p> <p>A2.2.2 Development has a maximum height of two storeys at the street setback line.</p> <p>A2.2.3 Building height above two storeys is setback in accordance with 2.3 <i>Street setbacks</i> of this Policy below.</p> <p>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:</p> <ul style="list-style-type: none"> (a) is setback to not be visible from the street, measured from eye level on the footpath immediately in front of the development site; and (b) is not considered to have any undue adverse effect on the existing or desired future streetscape and adjoining properties; and (c) the maximum plot ratio stipulated in Table 2.1 of the R-Codes cannot otherwise be achieved; and (d) 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 Text related to the following Acceptable Outcomes as referred to in R-Codes Volume 2 is replaced:

O2.3.2

O2.3.3

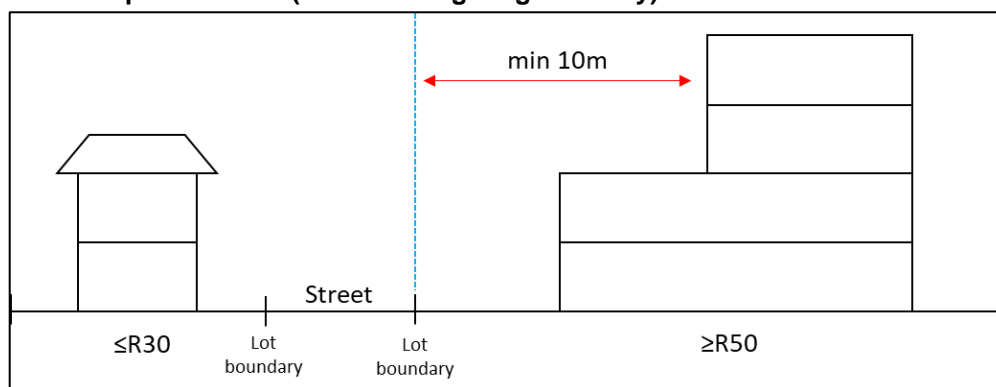
O2.3.4

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 adjoining properties. Where adjoining 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 (see Figure 6.2).

Figure 6.2: Street setbacks for development site facing low density land across a public street (not including a right-of-way)



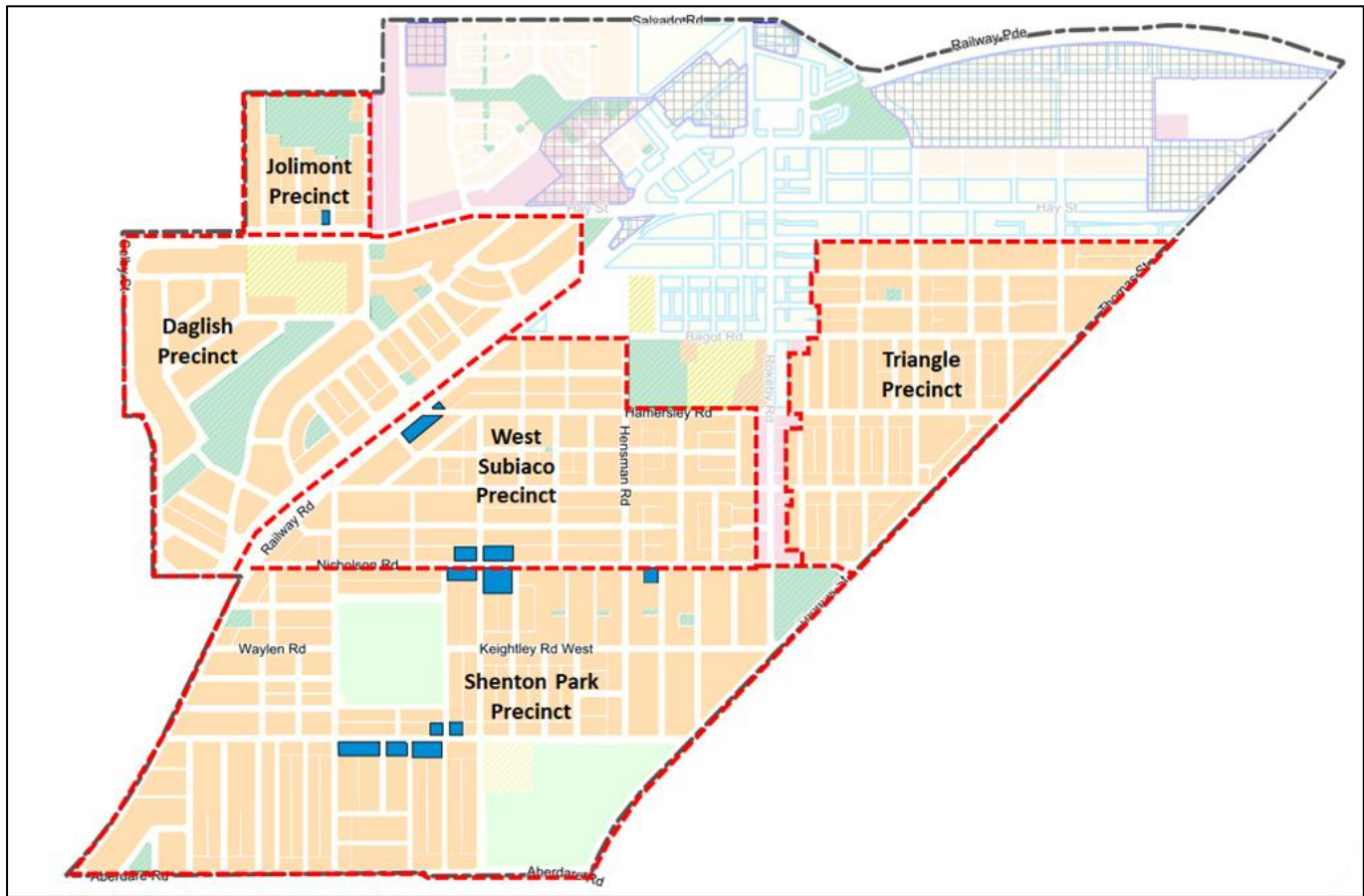
A2.3.4 Notwithstanding the setback stipulated in A2.3.3, a reduced setback of minimum 6m from the primary street boundary may be supported for development above two storeys where the development site is also at a **density interface** at the side or rear of **low density** land where:

- (a) 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 adjoining lower density land across the street or the streetscape with regard to building **bulk**, visual privacy or solar access; and

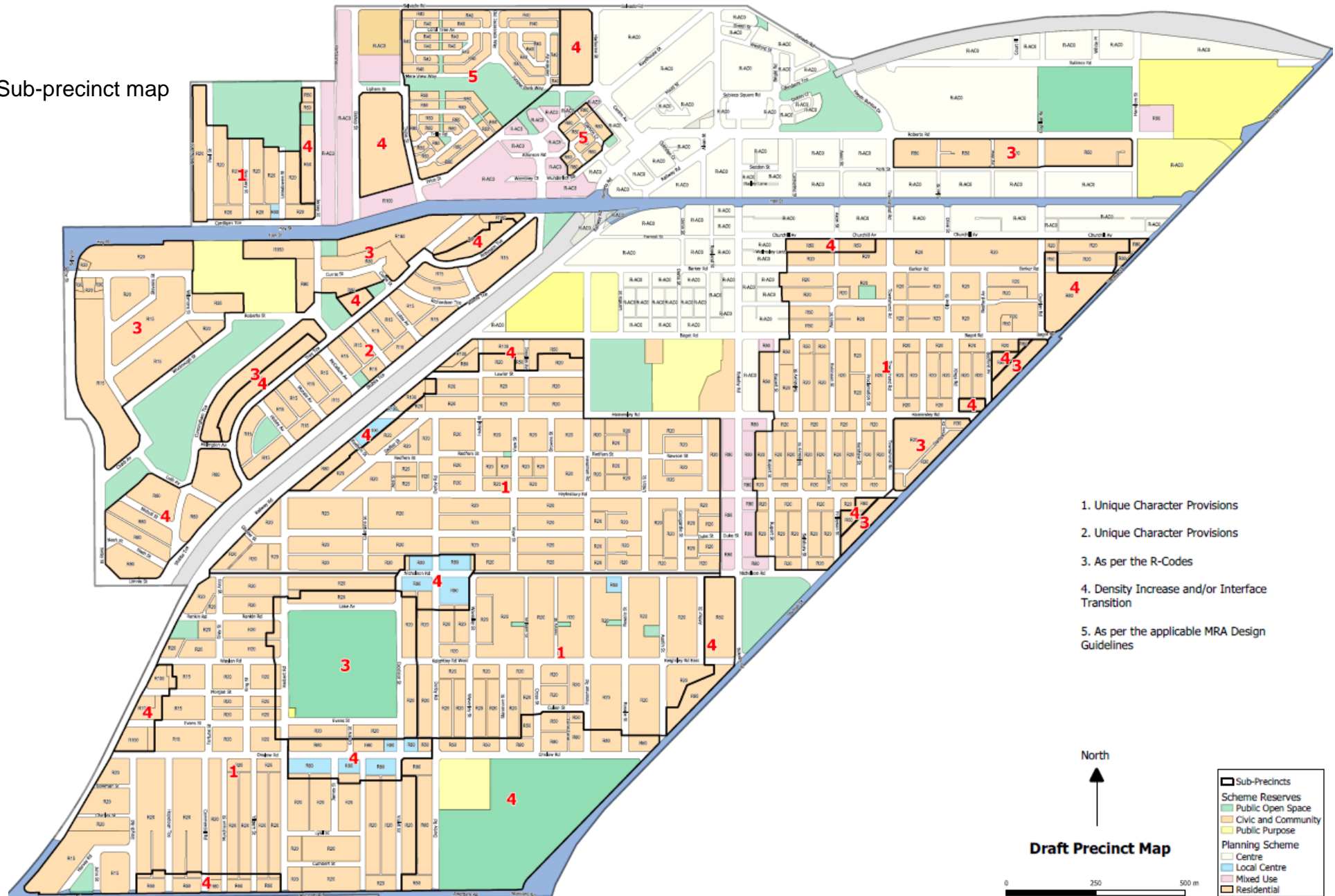
	(b) The development is considered to be of high quality by the City's Design Review Panel in respect to built form and scale, and context and character.
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7.0 Precincts

7.1 Precinct map



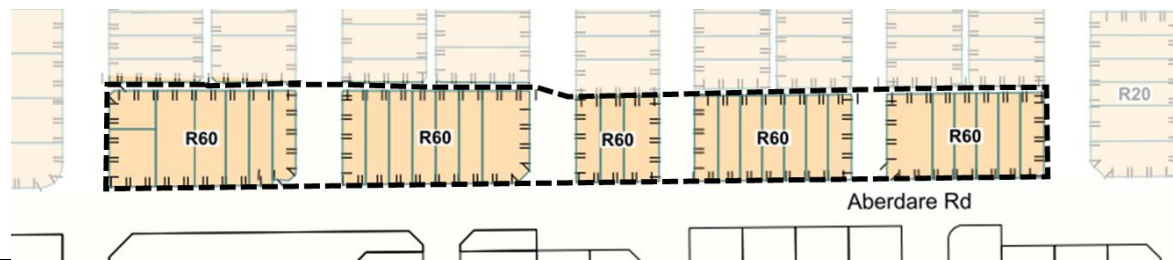
7.2 Sub-precinct map



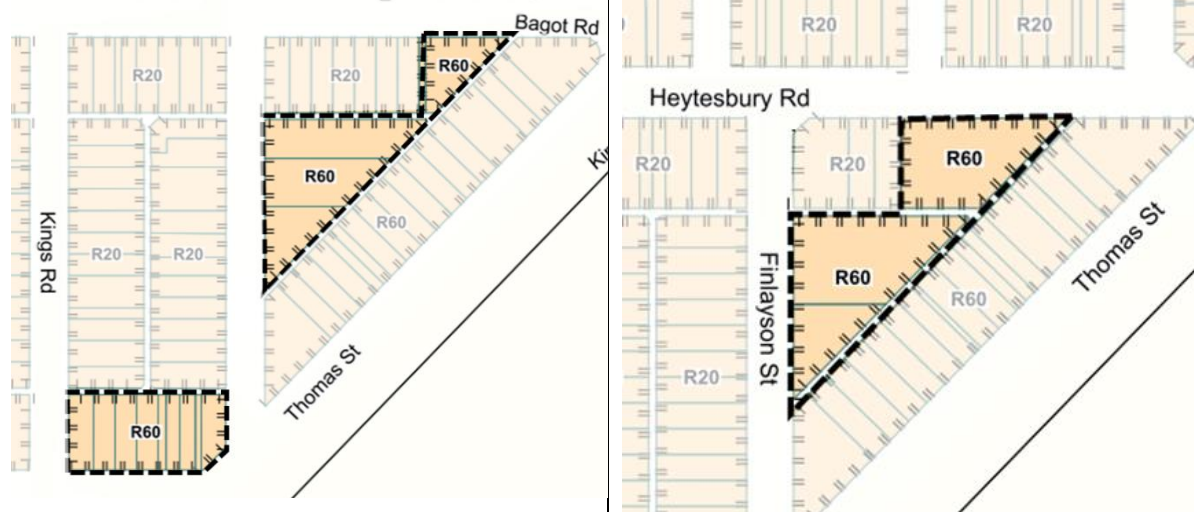
7.3 Transition area maps

<p>Robinson Terrace, Daglish</p>	<p>Southern Daglish</p>
<p>Railway Road, Subiaco</p>	<p>Railway Road, Shenton Park</p>

Onslow Road, Shenton Park



Aberdare Road, Shenton Park



Thomas Street, Subiaco

Finlayson Street and Heytesbury Road, Subiaco

7.4 Precinct character statements

7.4.1 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.

7.4.2 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 **sub-precinct** providing opportunities for alternative vehicular access.

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

7.4.3 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.

7.4.4 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.

7.4.5 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.

7.4.6 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.