



# CITY OF FREMANTLE

## LOCAL PLANNING POLICY (3.17)

### HILTON LOCAL CENTRE (SOUTH STREET, HILTON)

**COUNCIL MEETING DATE: 27/06/2018**

**ADOPTION DATE: 14/07/2018**

**AUTHORITY: LOCAL PLANNING SCHEME NO.4**

#### **STATUTORY BACKGROUND**

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), the Deemed Provisions contained in Schedule 2 Part 2, provide the requirements for making a local planning policy.

Clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2, requires the Local Government to consider a broad range of matters when determining an application.

Clause 4.2.2 of the City's Local Planning Scheme No. 4 states that unless otherwise provided for in the Scheme, the development of land for any of the residential purposes dealt with by the Residential Design Codes is to conform to the provisions of the Residential Design Codes.

Schedule 8 of Local Planning Scheme No. 4 provides additional development standards including height and density for sub areas 7.3.1 (Area 1 and Area 2) the subject of this local planning policy (refer to appendix 1 for a summary of these sub area requirements).

#### **APPLICATION**

This policy applies to no. 180, 186, 188, 190, 192 Carrington Street, 15, 17, 19, 38, 40, 42 44 Victor Street, 273, 277, 279, 283, 285, 290, 292, 294, 296, 297, 299, 308, 312 South Street, 3 Lee Street and 1, 3 Hughes Street.

In the event that there is a conflict between this policy, and a provision contained within a Local Area Planning Policy, the most specific policy provision shall prevail.

#### **DEFINITIONS**

**Active Edges:** Street frontages where there is an active engagement between those in the street and those on the ground floors of buildings characteristically achieved through building design and land use activation via retail and commercial opportunities.

**Deep Planting Zone (DPZ):** means an area of the lot for the exclusive use of supporting plant life. The deep planting zone shall be a minimum length and width dimension of 4.5 metres and water permeable, unpaved and uncovered. The deep planting zone shall not be used for vehicle parking or access and contain no buildings, structures, or pergolas.

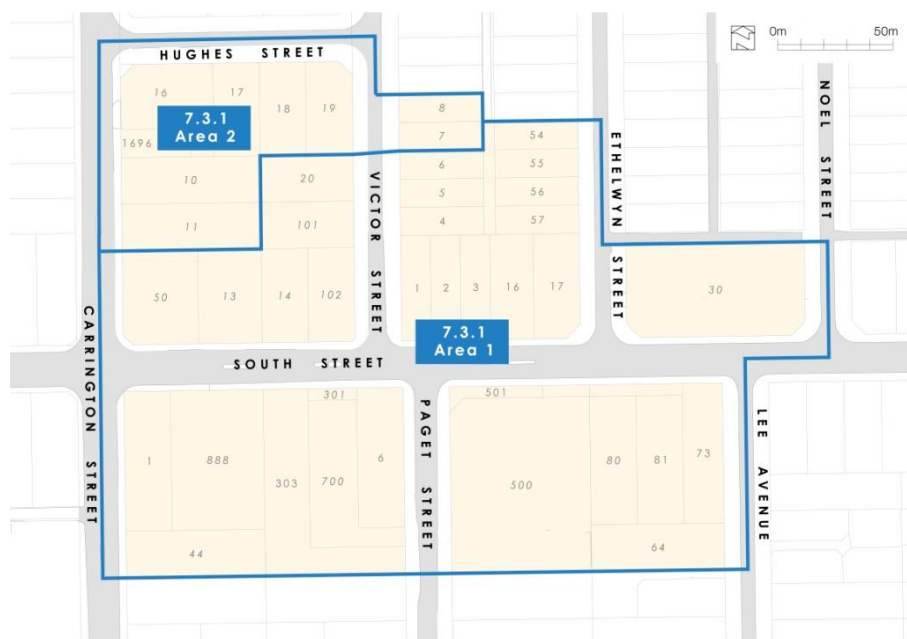
**Building Envelope:** The volume of space that can be occupied by a building, defined by its setbacks and maximum height permitted. It is not an indication of the final building form, mass or scale, but merely the outer limits for construction.

All other definitions are as defined in the R-Codes and the City's Local Planning Scheme No.4.

## PURPOSE

The purpose of this policy is to provide controls that promote coordinated development that enhance the character of the area, are sensitive to established development interfaces and incorporate thoughtful design which provides high levels of public realm engagement. The design objectives and criteria in this policy are intended to assist proponents in preparing their development applications.

## POLICY AREA



Policy Area – Sub Area 7.3.1.from LPS4

## POLICY

1. Development is to demonstrate it meets the following design objectives. The design criteria provide specific points to consider when meeting the design objective.

<b>LOCAL PLANNING POLICY DESIGN CRITERIA</b> <i>Site Specific Development controls (in addition to Schedule 12 Provisions above)</i>	
<b>DEVELOPMENT CONTEXT</b>	
<b>Objectives:</b>	Development should improve, acknowledge and be responsive to surrounding development, with appropriate consideration of adjacent site amenity where applicable.

## LOCAL PLANNING POLICY DESIGN CRITERIA

*Site Specific Development controls (in addition to Schedule 12 Provisions above)*

### Design criteria:

- Site design must be responsive to neighbouring sites, the existing context and neighbouring public realm resulting in a positive contribution to the neighbourhood.
- Development must be sensitive to the interface with residential lots. Particular care should be taken in the treatment of interfaces to residential properties outside the centre where these are developed for single residential purposes to limit impact and building bulk and overshadowing.

## SITE PLANNING, ORIENTATION AND SETBACKS

### Objectives:

Building design must demonstrate satisfactory site planning, orientation and setbacks with specific attention to:

- Public realm interface with adjoining streets to create interesting, activated and amenable environments;
- The interface with Residential zoned properties to minimise adverse impacts on amenity; and
- The existing topography of the land and opportunities to 'step' development down sloping sites.

### Design criteria:

- Building orientation must consider the site, the street and neighbouring buildings to maximise amenity, including architectural form to the street, solar access and visual privacy.
- Where possible, orientation of buildings should also consider and provide surveillance of internal roads proposed as part of the redevelopment.
- Where level changes occur on sites, ensure floor levels and entrances to buildings appropriately interface with the ground plane.
- New development proposals should consider the interim opportunities for the South Street road reserve setback to create an amenable interface and interim use of the land through use of soft landscaping, pedestrian connections, awnings and moveable or temporary furnishings (subject to the approval of Main Roads WA and / or WAPC).
- The setback of buildings to, and their interface with, Carrington Street should consider the provision of sufficient space and its treatment to accommodate pedestrian demand and comfortable visitor entry.

## ARCHITECTURAL EXPRESSION AND ARTICULATION

### Objectives:

Development must convey a contemporary and high quality architectural response with active edges at ground level and articulated facades above including appropriate building form design to South Street frontages to achieve vibrant and stimulating pedestrian experiences.

Building design must positively respond to the surrounding urban context, streets, and neighbouring properties and be sensitive to the interface with properties in the Residential zone.

## LOCAL PLANNING POLICY DESIGN CRITERIA

*Site Specific Development controls (in addition to Schedule 12 Provisions above)*

New development should encourage innovative and imaginative development that provides variety, articulation and building outcomes that will enhance the visual amenity of the area.

### Design criteria:

- The South Street ground level building facades of retail and commercial tenancies shall be designed to address the street via entries and windows to create interest and a sense of activity within the building.
- In buildings over 4 storeys, the design composition should include a legible but harmonious base (boundary, setback, lower levels), middle (main façade) and top (roof/parapet/upper level) in the façade.
- Continuous horizontal and vertical building elements shall be broken into smaller components through architectural features, materials textures and/or building breaks to maintain a built form rhythm and grain evocative of traditional town centre character.
- Internalised habitable rooms, including bedrooms, will not be permitted.
- At least 60% of apartments shall be naturally cross ventilated.

## CORNERS (BUILDINGS)

### Objectives:

Address and activate key street corners and, where appropriate (principally the corners of South Street and Carrington Street), create landmarks that assist in defining local character.

### Design criteria:

- Buildings on corners shall address both street frontages and include strong architectural expression to both facades. The ground floor shall provide surveillance and an active edge to the corner return.
- Blank walls to corner frontages will not be permitted.

## LANDSCAPE DESIGN AND PUBLIC DOMAIN INTERFACE

### Objectives:

Building design must ensure retail areas facilitate the creation of street level activity and vitality of South Street and Carrington Street.

Developments must achieve a high quality public realm streetscape that is complimentary to the wider neighbourhood.

New development designs should contribute to a comfortable pedestrian environments.

Landscaped interfaces between development and South Street shall give expression and character to this location.

### Design criteria:

- Consider the interim opportunities for land in the Metropolitan Regional Scheme Primary Regional Road reserve setback to benefit the areas' building and streetscape responses. Where possible, a coordinated approach with adjoining properties should be achieved.

## LOCAL PLANNING POLICY DESIGN CRITERIA

*Site Specific Development controls (in addition to Schedule 12 Provisions above)*

- Pedestrian experience should be considered in the design of the public domain interface through the use of elements such as footpaths, awnings, lighting, seating, and landscaping which can contribute to improving weather protection, safety and comfort.
- Development shall maximise opportunities to introduce deep planting zones for the protection of trees. Retention of existing trees is encouraged.

### VEHICLE PARKING AND ACCESS

#### Objectives:

On-site vehicle parking and access is appropriately located to minimise adverse visual impact on the streetscape.

#### Design criteria:

- Where possible, vehicle access shall be taken from the rear of the site.
- Where car parking is provided underground or in a building, car park access shall be integrated with the building's overall facade.
- Car parking and access must also address other design and layout criteria specified in the scheme and other council policies.

### BUILDING SERVICES

#### Objectives:

Services are to be well integrated and have minimal visual and acoustic impact on the public realm and adjacent buildings.

#### Design criteria:

- Waste management and storage designs shall minimise the impact on adjoining residences, and be screened from view.
- Bin stores and heavy vehicle manoeuvring areas should be located away from the boundaries of residential zoned properties and / or the interface treated to mitigate noise impacts. Provision of an acoustic assessment demonstrating capacity to comply with the Environmental Protection (Noise) Regulations 1997 may be required as a pre-requisite to approval.
- Building mechanical services including plant and service equipment shall be integrated into the roof design and/or not be visible above the roof line of the building facade from the public realm.

## APPENDIX 1 – SUMMARY OF LPS4 SCHEDULE 8 PROVISIONS – SUB AREA 7.3.1



Sub Area Map – Sub Area 7.3.1

### SUMMARY OF SCHEDULE 8 PROVISIONS

(contained within Local Planning Scheme No.4)

Within sub area 7.3.1 Clause 4.2.5 does not apply; The following additional development standards do apply.

#### SUB AREA 7.3.1 – GENERAL PROVISIONS

- All new non-residential buildings shall be a minimum of 7 metres height.
- All new non-residential buildings in Area 1 shall incorporate an activated frontage to the primary street.
- The base density code of R20 applies only where development proposals do not achieve all of the design criteria for Sub Area 7.3.1 to gain higher density provisions.

### SUMMARY OF SCHEDULE 8 PROVISIONS

(contained within Local Planning Scheme No.4)

Within sub area 7.3.1 Clause 4.2.5 does not apply; The following additional development standards do apply.

#### SUB AREA 7.3.1 - AREA 1 PROVISIONS

##### ACHIEVABLE RESIDENTIAL DENSITY CODE

R160

##### LAND USE

South Street and Carrington Street frontage	Residential land uses are not permitted at ground floor level
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##### BUILDING HEIGHT (minimum)

South Street frontage	7.0m <sup>2</sup>
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##### BUILDING HEIGHT (maximum)

All Lots	17.0m
South Street frontage	New ground floors shall not be more than 600mm above the adjacent footpath Floor to floor heights on the ground floor shall be a minimum of 4.0m above the adjacent footpath

<b>BUILDING HEIGHT BUFFER</b>	
Development proposed within 5m of the boundary of any lot outside sub area 7.3.1	14.0m
<b>BUILDING SETBACKS</b>	
South Street Frontage	10.0m minimum <sup>*3</sup>
	12.0m maximum
	Maximum building separation distance of 6.0m (aggregated) <sup>*4</sup>
Frontage to roads other than South Street	nil minimum
	2.0m maximum
<b>BUILDING FRONTAGES</b>	
South Street frontage	Building facade to incorporate windows and doors at the ground floor and windows to the first level
<b>CAR PARKING AND VEHICLE ACCESS</b>	
South Street frontage	Development sites with frontage to South Street and an alternative public road shall only have vehicle access via the alternative public road. Access shall be designed to coordinate with adjoining properties.
	Traffic Impact Assessment shall be submitted to support any planning application for lots with frontage to South Street <sup>*5</sup> .
	Vehicle parking shall be located at the rear of buildings, below ground level and/or on roof top level
<b>OUTDOOR LIVING AREA</b>	
Minimum outdoor living area	15m <sup>2</sup>
<b>LANDSCAPING</b>	
At least 10% of the site area shall be landscaped with planting and permeable surfaces.	

**Notes:**

<sup>\*1</sup> Design criteria required to be met in order for bonus density to apply – applicable to new buildings.

<sup>\*2</sup> A minimum building height of 7 metres, including a building facade on the South Street frontage which incorporates windows and doors at the ground floor and windows to the first floor level to create interest and a sense of activity within the building, applies.

<sup>\*3</sup> Unless Main Roads has no objection to a reduced street setback.

<sup>\*4</sup> Applies to ground floor level of development to South Street only. The 6.0m maximum aggregate width applies to spaces between the building and/or to the building side lot setbacks.

<sup>\*5</sup> The Traffic Impact Assessment (required as specified in Schedule 8) is to be undertaken by a suitably qualified traffic engineer and shall be submitted in support of application for planning approval.

<b>SUMMARY OF SCHEDULE 8 PROVISIONS</b>	
<i>(contained within Local Planning Scheme No.4)</i>	
Within sub area 7.3.1 Clause 4.2.5 does not apply; The following additional development standards do apply.	
<b>SUB AREA 7.3.1 - AREA 1 BONUS DENSITY PROVISIONS</b>	
<b>ACHIEVABLE RESIDENTIAL DENSITY CODE</b>	
R-AC1 <sup>*1</sup>	
<b>ACHIEVABLE BUILDING HEIGHT (maximum)</b>	
All Lots	20.0m
<b>BUILDING HEIGHT BUFFER</b>	
Development proposed within 5m of the boundary of any lot outside sub area 7.3.1	14.0m
<b>LOT SIZE REQUIREMENTS</b>	
Minimum lot size of 2400m <sup>2</sup>	
<b>BUILDING DESIGN</b>	
Incorporates a distinctive architectural feature and achieves exceptional design achieving the principles listed under 11.8.6.3 of the scheme	
<b>ADDITIONAL DEVELOPMENT REQUIREMENTS</b>	
Development must satisfy at <b>least one</b> of the following criteria:	Incorporates a minimum of two levels of non-residential land uses, one of which shall be the ground floor level.
	At ground floor level, a minimum of 1000m <sup>2</sup> net lettable area designed for occupation by a single tenancy for 'shop' land use as defined in Schedule 1 – Land Use Definitions of this Scheme
	A minimum of 10% of the residential net lettable area of the development shall be provided in the form of dwellings which meet the definition of 'affordable housing' in Schedule 1- Land Use Definitions of this Scheme.

<b>SUMMARY OF SCHEDULE 8 PROVISIONS</b>	
<i>(contained within Local Planning Scheme No.4)</i>	
Within sub area 7.3.1 Clause 4.2.5 does not apply; The following additional development standards do apply.	
<b>SUB AREA 7.3.1 (AREA 2)</b>	
<b>ACHIEVABLE RESIDENTIAL DENSITY CODE</b>	
R100 (only when minimum lot size is achieved).	
<b>ACHIEVABLE BUILDING HEIGHT (maximum)</b>	
Lots equal or greater than 1000m <sup>2</sup>	14.0m
<b>BUILDING HEIGHT BUFFER</b>	
Development proposed within 5m of the boundary of any lot outside sub area 7.3.1	11.0m
<b>LOT SIZE REQUIREMENTS</b>	
Lot size of 1000m <sup>2</sup> or greater	
<b>CAR PARKING AND VEHICLE ACCESS</b>	
Carrington Street frontage	Sites with frontage to Carrington Street and an alternative public road shall only have vehicle access via the alternative public road.
	Access shall be designed to encourage coordination of access to adjoining properties