

LOCAL DEVELOPMENT PLAN | LOT 101, 40 FRAME COURT, LEEDERVILLE

1. GENERAL PROVISIONS

- a) Where this Local Development Plan (LDP) is inconsistent with the City's Local Planning Scheme, the local planning scheme prevails. Where this local development plan is inconsistent with an adopted Precinct Structure Plan or Structure Plan, Local Planning Policy, Master Plan or Guidelines (e.g. Character Retention Area Guidelines), this Local Development Plan prevails
- b) In accordance with the Clause 1.2.2 of State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments (R Codes Volume 2), this Local Development Plan contains provisions that amend or replace:
- Acceptable Outcomes set out in Part 2, 3 and 4 of the R Codes Volume 2. The Element Objectives of the R Codes Volume 2 remain and apply.
 - The Acceptable Outcomes set out in Volume 2 Section 1 of the Built Form Policy. The Local Housing Objectives of the Built Form Policy remain and apply; and
 - Development requirements of any applicable Masterplan and/or Structure Plan. The aims and objectives of any applicable Masterplan and/or Structure Plan apply.
- The provisions below detail which Acceptable Outcomes of the R Codes Volume 2 and the Built Form Policy have been amended or replaced by Acceptable Outcomes of the Local Development Plan. Refer to Table 3 for the summary of amendments and/or replacements.
- c) Unless provided for below, the provisions of State Planning Policy 7.3 Residential Design Codes (R Codes), Leederville Precinct Structure Plan and Local Planning Policy No. 7.1.1 – Built Form apply. Any State Planning Policy, Local Planning Policy, Structure Plan or other legislation that is applicable to this LDP that is amended or replaced will continue to be applicable to the development that is the subject of the LDP.
- d) Variations to the Sections 3 and 4 of this Local Development Plan may be approved at the time through a Development Application, provided that the development achieves the objectives of this Local Development Plan and the relevant objectives of the R Codes Volume 2, Built Form Policy, Masterplan, Structure Plan and/or Local Planning Policy (as applicable).
- e) This LDP is to be read in conjunction with the 40 Frame Court, Leederville Local Development Plan Report (May 2021).

2. DESIGN OBJECTIVES

The following design objectives are to be read in addition to the relevant objectives of the R Codes Volume 2, Built Form Policy, Masterplan, Structure Plan and/or Local Planning Policy (as applicable). These design objectives are to be satisfied as part of the assessment of a Development Application, including where a variation to the Acceptable Outcomes of this Local Development Plan are proposed.

ENHANCED ENVIRONMENT

- a) Development to identify and measure goals and targets for the following One Planet Living Principles: Health and Happiness, Equity and Local Economy, Culture and Community, Land and Nature and Travel and Transport.
- b) Development to deliver landscape quality through:
- The retention of the existing trees adjacent to the site's western boundary through building setbacks;
 - Adequate in ground and on structure landscaping areas to facilitate planting of trees to contribute towards a high level of amenity of the development and public spaces); and
 - The integration of an innovative stormwater strategy in the proposed public plazas.
- c) Provide safe and attractive plazas that shall:
- Be open to the sky;
 - Be accessible to people of all abilities;
 - Provide opportunities for stationary activity;
 - Be lined with active frontages;
 - Incorporate soft and hard landscaping elements; and
 - Have access to sunlight.

ACCESSIBLE CITY

- d) Recognise the site's catalyst potential and ensure the development integrates with the surrounding precinct by:
- Creating a legible pedestrian network by framing and activating Frame Court and the site's western frontage, and integrating with the Water Corporation Infrastructure Corridor;
 - Delivering two publicly accessible plaza spaces on the site's northern and southern boundary that are designed as people friendly and safe destinations through landscaping and activation; and
 - Creating publicly accessible destinations through community uses and tenant selection on the ground floor.

CONNECTED COMMUNITY

- e) Provide for tenancies on the ground floor to respond to changing community needs and be designed so as to accommodate uses such as creative hubs, art galleries, community meeting spaces, co-working spaces or the like.
- f) Provide for a variety of housing options for a diverse local community, including a range of apartment types and layouts and affordable housing options.
- g) All residents within the development (inclusive of owners and occupiers) to be provided with equal access to the shared communal amenities of the development.

THRIVING PLACES

- h) Deliver a well-defined public realm by:
- Delivering community use tenancies identified in Figure 1 that respond to changing community needs and be designed so as to accommodate uses such as creative hubs, art galleries, community meeting spaces, co-working spaces or the like;
 - Delivering a range of complimentary active uses on the ground floor such as retail and food and beverage tenancies that are designed as flexible spaces to adapt to changing community needs through the life of the development;
 - Aligning the building to the street at ground level, except for where a plaza is provided;
 - Avoiding narrow publicly accessible alcoves and areas with limited passive surveillance and recesses that lack a clear public purpose.
- i) Respond to the future Water Corporation infrastructure corridor 'Green Link' as a key placemaking element of the precinct, through:
- the provision of the northern public plaza;
 - active uses fronting the plaza;
 - murals, street art and/or greenery on the boundary wall; and
 - the ability for the northern elevation of the building that directly adjoins the infrastructure corridor to be activated in the future through the conversion of car parking spaces on the ground and first floor to tenancies.

SENSITIVE DESIGN

- j) Ground floor and podium facades are to reflect the eclectic, diverse and authentic character of Leederville and use this to inform the building's design including the ground floor treatment, materiality of the building and landscape design.
- k) Appropriate use of a variety of materials and finishes that complement elements of the existing Leederville character whilst avoiding the use of faux (made as an imitation, fake or false) materials.
- l) Building bulk and scale to be broken down through the use of two towers and design treatment including curved facades, on-structure landscaping, horizontal and vertical articulation, and colours and materials which reflect the Leederville town centre character. Refer to Figures 3,4 and 6-9
- m) The public plazas are to be designed for both day and night safety through lighting and the implementation of CPTED principles. The landscape design is to minimise entrapment and concealed spaces. Sight lines from streets are to be incorporated to ensure good visibility across the plazas and plant material selected to support those sightlines. Plazas to feature a civic lighting strategy that addresses safety and access as well as feature lighting for visual interest.
- n) Provide depth and detail to all visible facades, including:
- Facades should provide for depth and a balance of light and shadow on the street wall and upper levels through the use of balconies, integrated shading, rebates or expression of structural elements;
 - Street wall facades should avoid a predominately glazed appearance by providing a balance of transparency and solidity;
 - Facades should avoid the use of surfaces which cause unacceptable glare to the public realm;
 - Materials should be durable, robust and low maintenance in the higher parts of a building.

INNOVATIVE + ACCOUNTABLE

- o) Prepare and implement mechanisms to enhance the liveability outcomes for the community, including:
- Potential utilisation of the City of Vincent Percent for Art Policy for the curation and management of a cultural production space and/or art gallery; and
 - Affordable housing options to encourage a diverse community.

Approved by Council - 12 October 2021

Approved by WAPC - 1 February 2022



HATCH | RobertsDay

REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D
N	REMOVE DEV CONTROL 4.12	220131	SB	RD
M	UPDATES TO LDP	211015	RF	RD
L	UPDATES TO LDP	211006	RF	RD
K	UPDATES TO LDP	210922	RF	RD
J	UPDATES TO LDP	210903	RF	RD
I	UPDATES TO LDP	210813	RF	RD
H	UPDATES TO LDP	210505	RF	RD

LOCAL DEVELOPMENT PLAN
Lot 101 Frame Court, Leederville
City of Vincent

JOB CODE DRAW NO. REV.
EGFLEE RD3 001 N

3. DEVELOPMENT INCENTIVES FOR COMMUNITY BENEFIT

The community benefits identified in Table 1 will be provided for at Development Application stage: (Refer Figure 1: Indicative Massing and Community Benefit):

3.1 Affordable Housing
3.1.1 A minimum 10% of the build-to-rent apartments, located within the Western Tower and podium, are to be provide as affordable housing with subsidised rent. An Affordable Housing Management Strategy shall be submitted to accompany the development application which addresses details relating but not limited to the operation, tenure, subsidy details, timeframes and ownership arrangements.
3.2 Dwelling Diversity
3.2.1 Minimum 20% of apartments to be studio and/or one bedroom apartments.
3.2.2 Minimum 10% of apartments to be three or more bedroom dwellings.
3.3 Public Realm
3.3.1 Provision of two publicly accessible plaza spaces located on private property of a minimum area of: <ul style="list-style-type: none"> Public Plaza - South: 200m² Public Plaza - North: 250m²
3.3.2 Public Plaza spaces are to be designed as highly attractive people places. A landscaping and public realm/plaza plan shall be submitted to accompany the development application which addresses the following: <ul style="list-style-type: none"> Street furniture, seating and lighting; 172m² deep soil areas, 2 large mature trees (cumulative across the two plazas), and landscaping species selection. Species selection is to take shadowing into account; Stormwater drainage strategy; and Maintenance of the plaza spaces.
3.4 Public Pedestrian Access Way and Site Linkages
3.4.1 1.5m setback at ground level to be provided from the western property boundary to facilitate the provision of the pedestrian access way in accordance with 3.4.2. All ground floor tenancies, including those on the western boundary, are to have activated frontages, including glazing and pedestrian entrances.
3.4.2 Satisfactory arrangements being made with the City relating to modification of the Frame Court car park adjacent to the western boundary of the subject site accommodate a 3.0m minimum pedestrian access way. This width is inclusive of the 1.5m western setback area referred to in 3.4.1, and is to be landscaped to integrate with the public plazas in respect to treatment and materials to the satisfaction of the City.
3.5 Provision of Public Facilities on Private Land
3.5.1 Provision of the following public facilities: <ul style="list-style-type: none"> A cultural production space and/or art gallery with a minimum floor area of 70m²; A community multi-purpose facility with a minimum floor area of 110m²; and A business incubator / co-working space or other community use with a minimum floor area of 60m²
3.5.2 A Public Facilities Management Strategy shall be submitted with the development application. This management plan should address matters related to: <ul style="list-style-type: none"> The use of the premises and operating details including operations hours; Financing and maintenance; and Safety and security.
3.5.3 For the provision of the cultural production space and/or art gallery, the use of a portion of the developer percent for art contribution may be used to assist with arts curation and/or on-going management of the facility to the satisfaction of the City.

Table 1 - Community Benefits

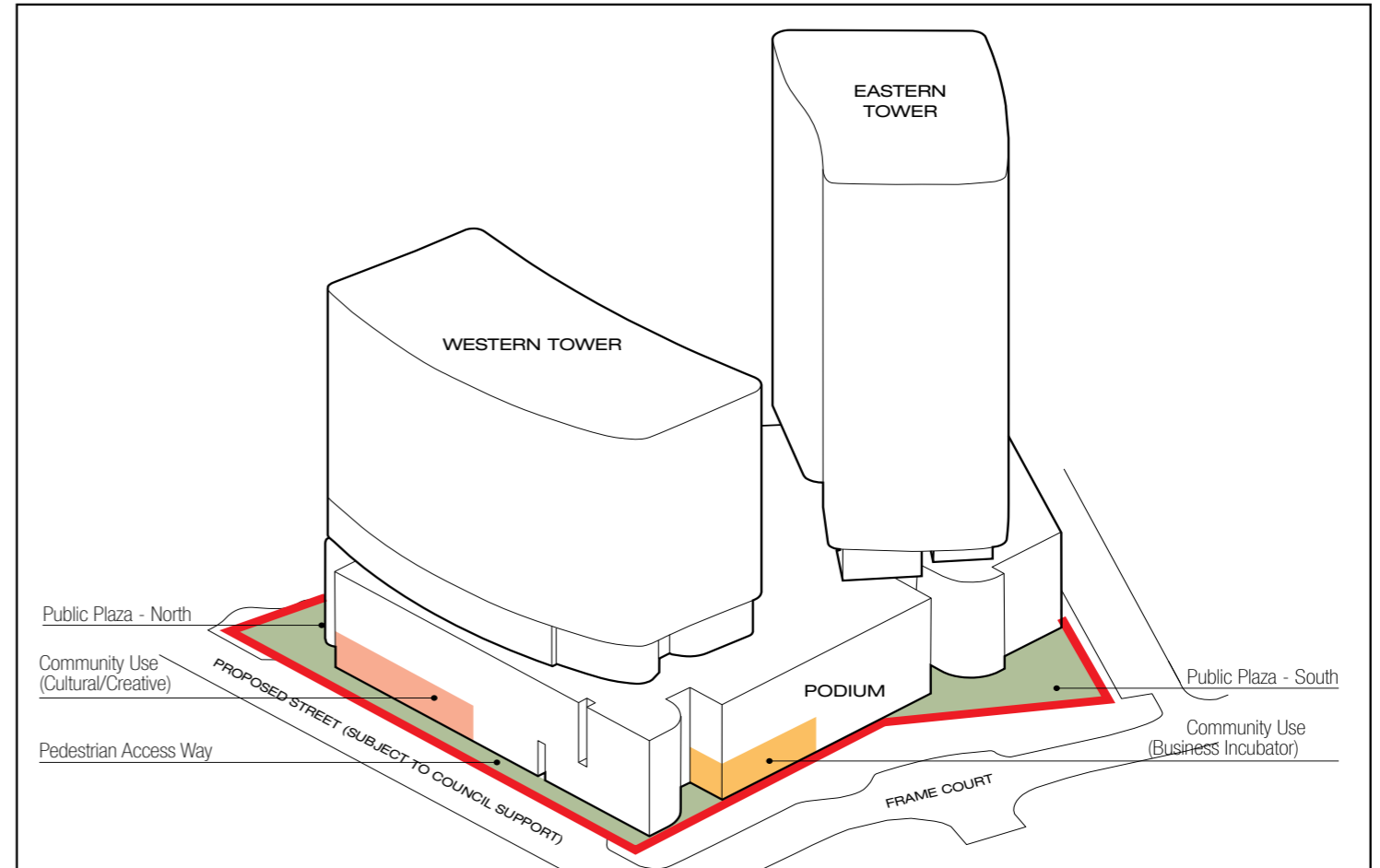


FIGURE 1 - Indicative Massing and Community Benefit

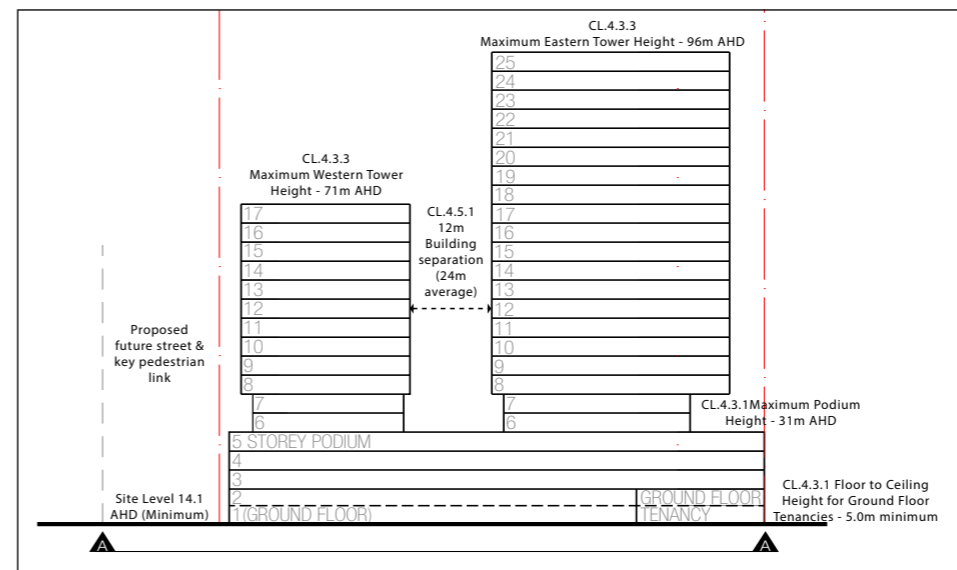


FIGURE 2 - Building Height Plan



N	REMOVE DEV CONTROL 4.12	220131	SB	RD
M	UPDATES TO LDP	211015	RF	RD
L	UPDATES TO LDP	211006	RF	RD
K	UPDATES TO LDP	210922	RF	RD
J	UPDATES TO LDP	210903	RF	RD
I	UPDATES TO LDP	210813	RF	RD
H	UPDATES TO LDP	210505	RF	RD
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

LOCAL DEVELOPMENT PLAN
Lot 101 Frame Court, Leederville
 City of Vincent

JOB CODE DRAW NO. REV.
EGFLEE RD3 001 N

4. DEVELOPMENT CONTROLS

- a) As part of any future Development Application, the community benefits identified in Table 1 will be provided for;
- b) The development controls outlined in Table 2 apply to the site and are to be read in conjunction with the following figures:
- Figure 2: Building Height Plan;
 - Figure 5: Development Controls Masterplan.

Table 2 - Development Controls

Site R-Code	R-AC0
<i>The following provision presents as a variation to setback provision 1.2 of Policy 7.1.1 Built Form</i>	
4.1 Minimum setbacks	<p>4.1.1 Podium setbacks:</p> <ul style="list-style-type: none"> • North: Nil minimum (except where required to provide Northern Plaza) • East: Nil • South: Nil (except where required to provide Southern Plaza) • West: 1.5m minimum <p>4.1.2 Towers:</p> <ul style="list-style-type: none"> • North: 2m minimum • East: 3m minimum • South: 6m minimum • West: 3m minimum
<i>The following provisions presents as a variation to the maximum building heights nominated under Table 2 of Policy 7.1.1 Built Form and referred to in Precinct 8 – Network City of the Leederville Town Centre Masterplan and Built Form Guidelines</i>	
4.2 Boundary wall height (storeys)	4.2.1 Podium: <ul style="list-style-type: none"> • 5 storeys (31m AHD maximum)
4.3 Building height (Storeys)	<p>4.3.1 Podium:</p> <ul style="list-style-type: none"> • 5 storey podium (31m AHD maximum) • Floor to ceiling height of the ground floor tenancies is to be a 5m minimum to allow generous volumes for a range of uses and flexibility for the future. • Floor to floor height (Levels 2-5) – 3.2m <p>4.3.2 Eastern Tower:</p> <ul style="list-style-type: none"> • Ground floor + 24 storeys (including podium) • Floor to floor height – 3.2m • 96m AHD maximum (not including roof plant) <p>4.3.3 Western Tower:</p> <ul style="list-style-type: none"> • Ground floor + 16 storeys (including podium) • Floor to floor height – 3.2m • 71m AHD maximum (not including roof plant) <p>4.3.4 A Wind Impact Assessment is to be prepared by a suitably qualified wind engineering consultant and submitted with any development application.</p>
<i>The following provisions are variations Acceptable Outcomes of Parts 2 and 3 of State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments</i>	

4.4 Building Depth	<p>4.4.1 Western Tower - Maximum building depth of 24m</p> <p>4.4.2 Eastern Tower - Maximum building depth of 25m</p>
4.5 Building Separation	4.5.1 Minimum building separation distance for habitable rooms/ balconies is 12m with an average of 24m, subject to visual and acoustic privacy (including the provision of privacy screens or eyelid windows), natural ventilation, sunlight and daylight access being adequately addressed to the satisfaction of the approval authority at the development application stage.
4.6 Car Parking	4.6.1 Provision of a car share service (minimum 2 cars) within the development subject to agreement with car share provider.
4.7 Tree Canopy	<p>4.7.1 Landscaping for the development is to be provided in accordance with the following:</p> <p>Northern Plaza Deep soil – 82m² Canopy coverage – 80% Trees – Large – 1; Medium – 4; and Small trees to suit</p> <p>Southern Plaza Deep soil – 90m² Canopy coverage – 80% Trees – Large – 1; Medium – 2; and Small trees to suit</p> <p>Podium Level On structure planting areas – 630m² Trees – Medium – 25; and Small trees to suit</p> <p>Western Tower On structure planting areas – 91m² Trees – Small – 5; Location of gardens – Levels 6 and 14</p> <p>Eastern Tower On structure planting areas – 46m² Trees – Small – 10; Location of gardens – Levels 6 and 14</p>
<i>The following provisions are in addition to Part 3 of State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments</i>	
4.8 Public Domain Interface	<p>4.8.1 Ground level frontages as indicated on Figure 2 are to be activated through a variety of design measures, which may include the provision of shop fronts, lobbies which have a visual and physical connection with the street, operable doors and windows, and/or entry doors.</p> <p>4.8.2 Parking on the ground floor and within the podium is to be sleeved with active land uses on the southern and western elevations.</p> <p>4.8.3 Entrances to the parking and other service areas is to be integrated into the design of the building façade and service areas are to be screened from view.</p> <p>4.8.4 Primary and Alternative Resident Entries are to incorporate innovative and creative design elements including entry canopies to accentuate entrances and provide a sense of identity to buildings and as points of orientation to the building.</p> <p>4.8.5 Continuous awnings are to be provided in the locations identified in Figure 5. Awnings should have a minimum height of 3.5m, respond to any existing or proposed verge trees, and be integrated into the design of the façade.</p>

4.9 Podium Design	<p>4.9.1 The podium facade of the development is to present as a human scale to the public realm and be of a high architectural quality to reflect the character of the Leederville town centre. This is to be achieved through:</p> <ul style="list-style-type: none"> • The incorporation of articulated facades which feature fine-grained detail and fenestration; • Large openings and clear glazing to the street which are not obscured by window signage; • The incorporation of stall risers as part of the ground floor design; and • The use of durable materials, colours and finishes. <p>4.9.2 Upper level frontages within the podium are to be activated through a variety of uses such as communal terraces, private balconies and/or major openings which overlook Frame Court, adjoining car park and the plazas.</p> <p>4.9.3 The podium deck is to provide for activation with accessible, functional and usable areas including rooftop gardens, which enhance amenity and promote surveillance of the public realm below.</p> <p>4.9.4 Each of the primary resident entries, including lobbies, are to be treated the same in respect to design and material quality.</p> <p>4.9.5 Ground floor tenancies are to include a minimum floor to ceiling height of 5.0m floor to provide sufficient space for servicing and infrastructure to support future adaption.</p> <p>4.9.6 The structure of the building adjoining the Water Corporation infrastructure corridor shall be appropriately designed and engineered to accommodate future ground floor tenancies.</p>
4.10 Tower Design	4.10.1 The eastern and western towers are to be of a high architectural quality to reflect the character of the Leederville town centre. This is to be achieved through: <ul style="list-style-type: none"> • The towers integrating with the podium element below; • The incorporation of articulated facades including curved buildings and building edges, and horizontal elements; • The incorporation of major openings and balconies. External facing major openings and balconies should be unobscured and unscreened. Internal facing major openings and balconies should be only be screened or obscured where necessary to protect visual privacy; • The use of vertical landscaping to create visual interest to the tower elements; and • The use of durable materials, colours and finishes.
4.11 Aesthetics	4.11.1 The aesthetics of the development, including the colours, materials, finishes and architectural detail of both the podium and the eastern and western towers shall be natural, tactile and visually interesting and are to reflect the diverse and eclectic character of the Leederville town centre as identified within the supporting Urban Design Study to be submitted with the development application. Refer to Figures 3 and 4 for example materials palettes.

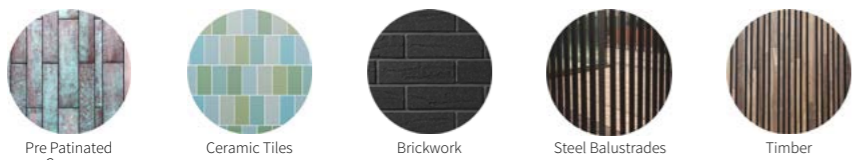


FIGURE 3 Podium Materials Palette

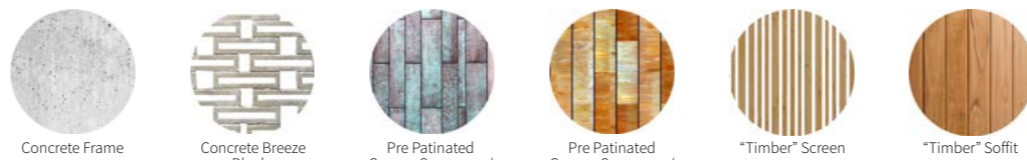


FIGURE 4 Tower Materials Palette



N	REMOVE DEV CONTROL 4.12	220131	SB	RD
M	UPDATES TO LDP	211015	RF	RD
L	UPDATES TO LDP	211006	RF	RD
K	UPDATES TO LDP	210922	RF	RD
J	UPDATES TO LDP	210903	RF	RD
I	UPDATES TO LDP	210813	RF	RD
H	UPDATES TO LDP	210505	RF	RD
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

LOCAL DEVELOPMENT PLAN
Lot 101 Frame Court, Leederville
 City of Vincent

JOB CODE DRAW NO. REV.
EGFLEE RD3 001 N

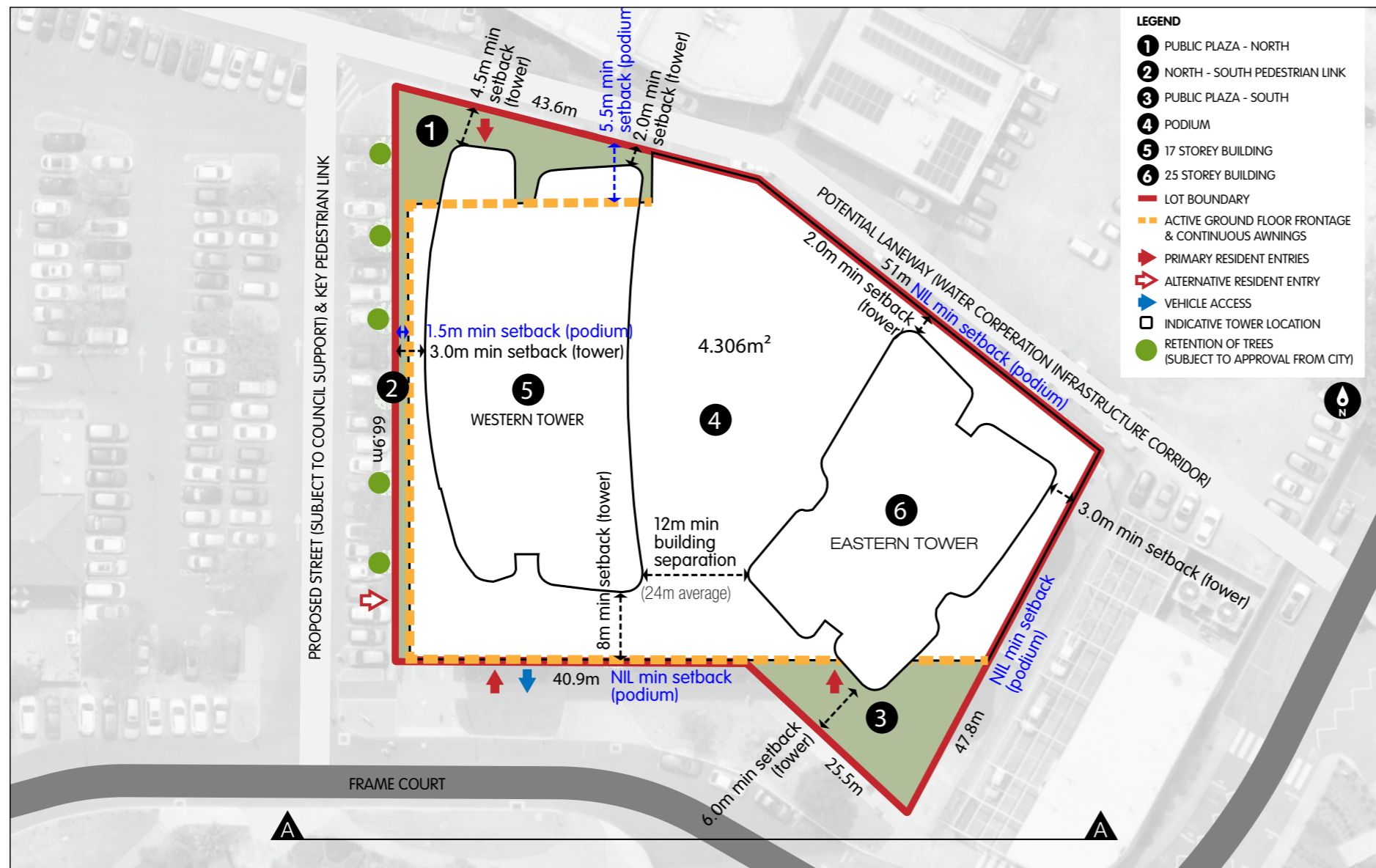


Figure 5 - Development Controls Masterplan



Figure 6 - Conceptual Southern Elevation*



Figure 7 - Conceptual Southern Plaza*



Figure 8 - Conceptual Western Elevation*



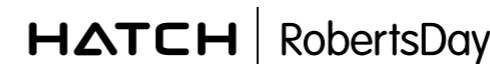
Figure 9 - Conceptual Northern Plaza*

*Note: subject to refinement at development application stage

Table 3 - Summary of Amendments and/or Replacements to Leederville Masterplan, R Codes Volume 2 and Built Form Policy

LDP Clause	Acceptable Outcomes Amended/Augmented			Acceptable Outcomes Remaining	
	Leederville Masterplan	R Codes Volume 2	Built Form Policy	R Codes Volume 2	Built Form Policy
Minimum Setbacks					
4.1.1	Clause 8.3 amended	N/A	A1.2.1, A1.3.1 amended	A2.4.2	N/A
4.1.2	Clause 8.3 amended	N/A	A1.2.1, A1.3.1 amended	A2.4.2	N/A
Boundary Wall Heights					
4.2.1	N/A	N/A	A1.2.1, A1.3.1 amended	A2.4.2	N/A
Building Height					
4.3.1	Clause 8.1 amended	N/A	A1.1.1 amended	N/A	A1.1.2 – A1.1.4
4.3.2	Clause 8.1 amended	N/A	A1.1.1 amended	N/A	A1.1.2 – A1.1.4
4.3.3	Clause 8.1 amended	N/A	A1.1.1 amended	N/A	A1.1.2 – A1.1.4
4.3.4	Clause 8.1 amended	N/A	A1.1.1 amended	N/A	A1.1.2 – A1.1.4
Building Depth					
4.4.1	N/A	A2.6.1 amended	N/A	N/A	N/A
4.4.2	N/A	A2.6.1 amended	N/A	N/A	N/A
Building Separation					
4.5.1	N/A	A2.7.1 amended	N/A	N/A	N/A
Car Parking					
4.6.1	N/A	Element 3.9 augmented	N/A	A3.9.1 – A3.9.	N/A
Landscaping					
4.7.1	N/A	A3.3.4, A3.3.5 and A3.3.7 amended	N/A	A3.3.1 – A3.3.3, A3.3.6	N/A
Public Domain Interface					
4.8.1	Clause 4 amended	Element 4.14 augmented	A1.8.1 amended	A14.4.1 – A14.4.5	A1.8.1 – A1.8.12
4.8.2	Clause 6 amended	A3.6.2 amended	N/A	A3.6.1, A3.6.3 – A3.6.9	N/A
4.8.3	N/A	A3.8.2 amended	N/A	A3.8.1, A3.8.3 – A3.8.7	
4.8.4	N/A	Element 3.7 augmented	Clause 1.5 augmented	A3.7.1 – A3.7.6	A1.5.1 – A1.5.6
4.8.5	Clause 7 amended	A3.7.2 amended	A1.8.11 amended	A3.7.1, A3.7.3 – A3.7.6	A1.8.1 – A1.8.10, A1.8.12

LDP Clause	Acceptable Outcomes Amended/Augmented			Acceptable Outcomes Remaining	
	Leederville Masterplan	R Codes Volume 2	Built Form Policy	R Codes Volume 2	Built Form Policy
Podium Design					
4.9.1	N/A	Element 4.10 augmented	Clause 1.8 augmented	A4.10.1 – A4.10.6	A1.8.1 – A1.8.12
4.9.2	N/A	Element 4.10 augmented	Clause 1.8 augmented	A4.10.1 – A4.10.6	A1.8.1 – A1.8.12
4.9.3	N/A	Element 4.10 augmented	Clause 1.8 augmented	A4.10.1 – A4.10.6	A1.8.1 – A1.8.12
4.9.4	N/A	Element 4.10 augmented	Clause 1.8 augmented	A4.10.1 – A4.10.6	A1.8.1 – A1.8.12
4.9.5	N/A	Element 4.10 augmented	Clause 1.8 augmented	A4.10.1 – A4.10.6	A1.8.1 – A1.8.12
4.9.6	N/A	Element 4.10 augmented	Clause 1.8 augmented	A4.10.1 – A4.10.6	A1.8.1 – A1.8.12
Tower Design					
4.10	N/A	Element 4.10 augmented	Clause 1.8 augmented	A4.10.1 – A4.10.6	A1.8.1 – A1.8.12
Aesthetics					
4.11	N/A	Element 4.10 augmented	A1.8.3 amended	A4.10.1 – A4.10.6	A1.8.1, A1.8.2, A1.8.4 – A1.8.12



N	REMOVE DEV CONTROL 4.12	220131	SB	RD
M	UPDATES TO LDP	211015	RF	RD
L	UPDATES TO LDP	211006	RF	RD
K	UPDATES TO LDP	210922	RF	RD
J	UPDATES TO LDP	210903	RF	RD
I	UPDATES TO LDP	210813	RF	RD
H	UPDATES TO LDP	210505	RF	RD
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

LOCAL DEVELOPMENT PLAN
Lot 101 Frame Court, Leederville
 City of Vincent

JOB CODE DRAW NO. REV.
EGFLEE RD3 001 N