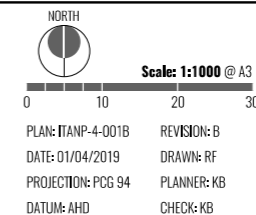




# LOCAL DEVELOPMENT PLAN *Page 1 of 2*

Lots 9, 10, 11, 12, 21, 22, 23, 24 & 25 Fitzgerald Street and Lots 13, 14 & 15 Cowle Street, WEST PERTH

WA Italian Club and Italo-Australian Welfare and Cultural Centre



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## 1. GENERAL PROVISIONS

- The following criteria take precedence over and operate as additions and variations to *Policy No. 7.1.1 Built Form* and thereby constitute Deemed to Comply criteria.
- In the case of any inconsistency between *Policy No. 7.1.1 Built Form*, the Residential Design Codes (R-Codes) and this Local Development Plan (LDP), the provisions of this LDP prevail. Unless provided for below, the provisions of *Policy 7.1.1 Built Form* would apply.
- The following standards are deemed to meet the relevant Design Principles of the R-Codes and do not require consultation with adjoining and/or nearby landowners.

## 2. DESIGN OBJECTIVES

The following design objectives must be considered and addressed at the development application stage:

- Aesthetically the building façade is to present as a collection of smaller buildings to reduce the impact of building mass and scale.
- Development must respond to the desired future built form and streetscape outcomes.
- The development is to provide a high-quality building interface and level of surveillance to the public car park at the rear.
- Vehicle access points are to be located at the rear of the site to reduce visual impact on the streetscape.
- On-site parking to be provided in line with City of Vincent Parking Policy. Provision of on-site parking is to be limited where possible to encourage use of alternate modes of transport.
- The design of the development is to allow for adaptive reuse.
- The design and location of car parking to minimise negative visual and environmental impact on amenity and the streetscape.
- Building facades to provide visual interest when viewed from adjoining properties and the public realm.
- The development is to demonstrate a meaningful contribution to the provision of high quality landscaping and canopy coverage to form an integrated greenway link with nearby parklands.

## 3. SETBACKS

This provision presents as a variation to setback provision 1.2 of *Policy 7.1.1 Built Form*.

a) Ballroom Edge	Minimum Setback
i. 1 – 3 storeys	Nil
ii. 4 – 6 storeys	1.5m
iii. Above 6 storeys	4.5m

b) Fitzgerald Street Edge*	Minimum Setback
i. 1 – 3 storeys	Nil
ii. 4 – 6 storeys	3.0m
iii. Above 6 storeys	6.0m

\*Where an auditorium is proposed along the Fitzgerald Street Edge, the minimum setback requirements as per the Ballroom Edge are permissible.

c) Piazzetta Edge
As per Fitzgerald Street Edge (b) above, however the building must be setback on the ground floor to provide for a minimum of 30m <sup>2</sup> on each side of the central easement (total 60m <sup>2</sup> within the LDP area). This is to provide sufficient space for a functional 'piazzetta', incorporating active elements (e.g. alfresco dining) and passive elements (e.g. informal seating, benches) to engage with the streetscape.

d) Cowle Street Edge	Minimum Setback
i. 1 – 2 storeys	Nil
ii. 3 – 4 storeys	1.5m
iii. 5 – 6 storeys	4.5m
iv. Above 6 storeys	7.5m

e) Rear Edge	Minimum Setback
i. 1 - 4 storeys	Nil

f) Internal Edge South	Minimum Setback
i. 1 – 2 storeys	1.5m
ii. 3 – 6 storeys	4.5m
iii. Above 6 storeys	7.5m

g) Internal Edge North	Minimum Setback
i. 1 – 3 storeys	1.5m
ii. 4 – 6 storeys	4.5m
iii. Above 6 storeys	7.5m

h) Commercial Edge	Minimum Setback
i. 1 – 3 storeys	Nil
ii. Above 3 storeys	3.0m

## 4. BUILDING HEIGHTS

This provision presents as a variation to the maximum building heights nominated under Table 2 of *Policy 7.1.1 Built Form*.

Maximum No. of Storeys	Top of external wall	Top of roof (concealed)
8	30m	31m

## 5. ACTIVE FRONTAGES

The following edges, as nominated on the LDP, must incorporate active frontages:

- Fitzgerald Street Edge
- Cowle Street Edge
- Internal Edge (South & North)

Where edges are required to incorporate an active frontage, these should establish a clear relationship with the external streetscape where practical. Any auditorium pursued within the LDP area is exempt from this provision.

Objectives to be achieved for active frontages are as follows:

- Provide space for alfresco dining areas, courtyards, civic spaces and similar functions to stimulate the streetscape;
- Development to be built up to the street boundary at ground level, except where required to be setback for a space under (i) above or to create visual interest;
- Loading and servicing areas for vehicles should be prioritised at the rear of the development; and
- Up to 25% of the edge may incorporate non-active elements such as doors, solid wall elements and piers.