

Mount Lawley/Highgate Precinct Policy No. 1.4



The precinct of Mount Lawley/Highgate is located approximately 1.5 kilometres from the Perth Central Business District and covers an area of approximately 2.14 square kilometres. The area includes the suburbs of Mount Lawley, Highgate, Perth and East Perth and contains the City's only contact point with the Swan River, and includes a portion of land, under the planning control of the East Perth Redevelopment Authority.

The Mount Lawley/Highgate Precinct Guidelines apply to the area outlined in the adjacent map and as prescribed in the City of Vincent Town Planning Scheme No. 2, and provide clear guidance to developers as to what is desirable, and required, in order to be

considered to be acceptable development. These Precinct Guidelines complement the Residential Design Codes (R Codes) by augmenting and further developing certain provisions, to cater for the City's specific character and needs. If there are inconsistencies between the provisions of the R Codes and these Precinct Guidelines, the provisions of the Guidelines overrides the Codes.

All development in the Mount Lawley/Highgate Precinct area is to comply with these guidelines and with all the relevant policies and design guidelines contained in the City of Vincent Planning Policy Manual. These Mount Lawley/Highgate Precinct Guidelines are divided into the following sections:

1. Residential Zone;
2. Residential/Commercial Zone;
3. Claisebrook Road North Precinct;
4. Commercial Zone;
5. Local Centre Zone;
6. District Centre Zone;
7. Standards for All Mixed Use and Commercial Developments;
8. Strategic Development Sites; and
9. Reserves.



Beaufort Street

1.0 RESIDENTIAL ZONE

Character Statement

Mount Lawley/Highgate is one of the most diverse residential areas in the City of Vincent. It is extremely diverse in terms of the age and types of housing, ranging from tiny workers' cottages from the turn of the 20th century; to tower blocks of flats of the 1960s; and town houses and contemporary multiple dwelling developments. The majority of the Precinct is laid out on a rectangular grid modified in part by the angle of arterial transport routes.

Whilst the Precinct has a diversity of housing types, there are large areas with a predominance of traditional modest single storey dwellings, many of high architectural quality, in established landscaped gardens. Styles are predominantly Federation Bungalows, Federation Queen Anne with some examples of Federation Arts & Crafts and Californian Bungalow styles.

The precinct is to continue to respect and enhance the traditional original building stock that creates a depth of character. New single dwellings and medium density housing will sit alongside restored and renovated original dwellings. Along major roads, larger-scaled buildings in a range of forms are appropriate, although they are to be designed to harmonise with any adjacent buildings of historic character.

Objectives:

- 1) To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas.
- 2) To encourage the development of a range of housing types across the Town, offering variety in built form and typology and to facilitate housing affordability, sustainable design, diversity and choice.
- 3) To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles.



Typical Federation Bungalow

1.0 Development - Residential Zoned land

1.1 Development Requirements	All residential development is required to comply with the City of Vincent's Residential Design Elements Policy, in addition to the City of Vincent Town Planning Scheme No.2 (Scheme) and the Residential Design Codes (R Codes).
1.2 Land Use	<p>Residential zoned land should primarily be used for residential purposes.</p> <p>The City encourages the development of home occupations provided that they are not considered to have an undue impact on the amenity of the residential area.</p> <p>The City does not support the ad-hoc or indiscriminate use of residential properties for non-residential uses as it would result in an unreasonable intrusion of the residential amenity and interrupt the continuity of residential uses and the residential streetscape.</p>
1.3 Building Height	<ul style="list-style-type: none"> i. The prescribed maximum height limit for the areas zoned R20, R40, R50 and R60 (excluding Walcott Street) is two storeys. ii. The prescribed maximum height limit for the area zoned R80 between Beaufort Street and Lord Street and the area zoned R60 along Walcott Street is three storeys, provided that the amenity of the residential area is protected in terms of privacy, scale and bulk. ii. The prescribed height for the area along Broome Street (between Beaufort Street and Lord Street) is three storeys. A maximum of three storeys (including loft) can be considered along Broome Street (between Beaufort Street and Lord Street), provided that the amenity of the residential area is protected in terms of privacy, scale and bulk. iii. The prescribed maximum height limit for areas zoned R80 along William Street and the areas zoned R60 along Walcott Street is three storeys. iv. The maximum prescribed height limit for areas zoned R80 along William Street and the areas zoned R100 along Lord Street and East Parade is four storeys. v. Staggering of the maximum building height may be required to provide a suitable transition to adjacent lower residential zones. vi. Refer to the Residential Design Codes for the maximum building height in metres. vii. <u>Variations to the number of storeys proposed can only be considered in accordance with the City's Policy No. 3.5.11 relating to Exercise of Discretion for Development Variations.</u>

	<p>Variations to the number of storeys proposed can only be considered in accordance with clause 5.5 of the City of Vincent Town Planning Scheme No. 2.</p>
<p>1.4 Desire Residential Character</p>	<ul style="list-style-type: none"> i. Federation Bungalows, Queen Anne and Arts & Crafts dwellings and Californian Bungalows are strongly encouraged to be retained and conserved to maintain the established and valued Mount Lawley/Highgate residential character. ii. New contemporary developments are encouraged, provided that the design responds to, and respects the established character.
<p>1.5 Multiple Dwellings</p>	<p>Multiple dwellings are not permitted in the areas zoned Residential R60, which is bounded by Vincent Street, Beaufort Street, Lincoln Street and William Street (refer to clause 4.6.1 of the City of Vincent Town Planning Scheme No. 2).</p>



Typical Federation Bungalow

2.0 RESIDENTIAL/COMMERCIAL ZONE

Character Statement

The Mount Lawley/Highgate Precinct has ~~two~~ Residential/Commercial zones, abutting the Perth Precinct.

This section refers to the area zoned Residential/Commercial R100 along Beaufort Street only. ~~Refer to clause 3.0 — Claisebrook Road North Precinct for the area zoned Residential/Commercial, which is located east of Lord Street.~~

This small Residential/Commercial area acts as buffer like area, before heading south into the William Street Town Centre and Perth CBD

New development is to contain a residential component to establish a mixed-use community setting which encourages flexible live-work spaces including high quality apartments, studio/study-style developments, shop-top housing and affordable housing options suited to a range of household types.

Development of these areas should be of a high quality design, which engages the public realm and should be compatible with the nature and character of the surrounding area. Development should also provide for a mixture of compatible uses that will provide activity and life to these areas.

Objectives:

- 1) To encourage the development of a range of housing types within the Mount Lawley/Highgate Precinct, offering variety in built form and typology and to facilitate housing affordability, diversity and choice.
- 2) To promote a mixture of uses such as housing, places of employment and shops in close proximity to each other.

2.0 Development – Residential/Commercial Zoned land (excluding the area east of Lord Street)

2.1 Residential Development	Residential development is to be in accordance with the Residential R100 density provisions of the R Codes.
2.2 Plot Ratio	<ul style="list-style-type: none"> i. Mixed Use Developments — NA for ground floor commercial and 1.25 for all floors above. ii. Residential Developments — 1.25 for all floors
2.3 Land Use Mix	<ul style="list-style-type: none"> i. A building cannot be used solely for commercial purposes. ii. Where a building is to be used for both residential and commercial purposes the total plot ratio of the commercial component of a building is not to exceed 0.5.
2.4 Building Height	<ul style="list-style-type: none"> i. The prescribed height for the Residential /Commercial R100 area is four storeys, to a height of 15 metres. A maximum of four storeys, to a maximum of height of 15 metres (including loft) can be considered provided that the amenity of any adjacent residential area is protected in terms of privacy, scale and bulk. ii. Staggering of the maximum building height may be required to provide a suitable transition to adjacent lower residential zones. iii. <u>Variations to the number of storeys proposed can only be considered in accordance with the City's Policy No. 3.5.11 relating to Exercise of Discretion for Development Variations.</u> Variations to the number of storeys proposed can only be considered in accordance with clause 5.5 of the City of Vincent Town Planning Scheme No. 2.
2.5 Primary Street Setbacks	<ul style="list-style-type: none"> i. Buildings are to be setback from the street alignment such distance as is generally consistent with building setback on adjacent land and in the immediate locality. <p>Nil setbacks will generally be supported where it is demonstrated that it will not result in any undue impact on the streetscape pattern or the amenity of adjoining properties.</p>
2.6 Secondary Street Setbacks	<ul style="list-style-type: none"> i. The secondary street setback requirement is 1 metre. <p>To ensure that there is no undue impact on the streetscape pattern or the amenity of adjoining properties, building setbacks may be required to form a suitable transition between the non residential/mixed-use development and adjacent residential zones.</p>

2.7 Side Setbacks	In accordance with Table 5 of the Residential Design Codes for all developments.
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3.0 CLAISEBROOK ROAD NORTH PRECINCT

Character Statement

The Claisebrook Road North area is located directly north east of the Perth Central Business District and covers an area of approximately 0.17 square kilometres. The area refers to the area zoned Residential/Commercial located east of Lord Street and ~~South~~ South of Summers Street.

The area is unique from other areas in the City as a result of its proximity to major public transport nodes and the predominant mix of light and services industrial land uses. The area exhibits a potential for renewal and revitalisation through introducing a greater diversity of land uses and employment opportunities that capitalize on the close proximity to the Train Station, innovative and sustainable built form and streetscape improvements.

Objectives:

1. To promote the principles of Transit Oriented Development through high density mixed use developments in close proximity to the surrounding public transport nodes.
2. To encourage social diversity throughout the area by encouraging a range of housing choices and affordability.
3. To encourage uses that supports the local community and encourages the development of Claisebrook Road as a local centre.
4. To encourage a mix of commercial and residential use developments that are compatible with one another.
5. To encourage employment opportunities within the area through a range of commercial activities.
7. To promote links within the area and with the surrounding facilities and infrastructure, such as Perth Oval and Claisebrook Train Station.
8. To encourage the retention and re-establishment of native vegetation in the area to enhance the amenity of the area and to minimise the impact of carbon emissions and the *heat island effect*.
9. To encourage the removal uses that is not compatible with Residential uses, in particular, the concrete batching plants.

3.0 Development – Claisebrook Road North Precinct

3.1 Residential Development	<p>i. <u>The lots fronting Cheriton Street and Caversham Street is to be in accordance with the R160 density provisions of the R Codes.</u></p> <p>ii. <u>The remaining lots in the Claisebrook Road North Precinct are to be in accordance with the R100 density provisions of the R Codes.</u></p> <p>iii. <u>Aged or Dependant Persons Dwellings, grouped dwellings, single house, residential building, multiple dwelling and short term accommodation are not permitted on lots with direct frontage to Edward Street east of Lord Street, Caversham Street, and Claisebrook Road between Chelsea Street and Murchison Terrace.</u></p> <p>Residential development is to be in accordance with the R Codes density provisions. Refer to scheme map for specific R Coding.</p>
3.2 Plot Ratio	<p>For areas zoned Residential/Commercial R400 <u>(excluding the lots fronting Cheriton and Caversham Streets):</u></p> <p>i. Mixed Use Developments — NA for ground floor commercial and 1.25 for all floors above.</p> <p>ii. Residential Developments — 1.25 for all floors</p> <p>For areas zoned Commercial R460 that is located:</p> <p>i. South of Caversham Street and south of Edward Street,</p> <p>a) Mixed Use Developments — NA for ground floor commercial and 4.0 for all floors above.</p> <p>b) Residential Developments — 4.0 for all floors</p> <p>iii. South of Cheriton Street,</p> <p>a) Mixed Use Developments — NA for ground floor commercial and 5.0 for all floors above.</p> <p>b) Residential Developments — 5.0 for all floors</p> <p>iiii. North of Cheriton Street,</p> <p>a) Mixed Use Developments — NA for ground floor commercial and 6.0 for all floors above.</p> <p>b) Residential Developments — 6.0 for all floors</p>

3.3 Land Use Mix	<ul style="list-style-type: none"> i. All new buildings cannot be used solely for commercial purposes. ii. In the areas zoned Residential/Commercial R160 (excluding the area south of Edward Street), the maximum height for the commercial component of a development is four storeys. iii. Shops, local shops and eating houses are preferred uses along Claisebrook Road.
3.43 Building Height	<ul style="list-style-type: none"> <u>i. The prescribed height within the Commercial area (excluding the lots fronting Cheriton and Caversham Steets) is four storeys, to a height of 15 metres. Within the areas zoned Residential/Commercial R100, a maximum of four storeys, to a maximum of height of 15 metres (including loft) can be considered provided that the amenity of any adjacent residential area is protected in terms of privacy, scale and bulk.</u> <u>ii. The maximum prescribed height limit for areas zoned ResidentialCommercial fronting Cheriton Street R160,</u> <ul style="list-style-type: none"> a) south of Caversham Street and south of Edward Street is 8 storeys, to a maximum height of 27 metres; <u>ab) south of Cheriton Street is 10 storeys, to a maximum height of 33 metres; and</u> <u>bc) north of Cheriton Street is 12 storeys, to a maximum height of 42 metres.</u> <u>iii. Variations to the number of storeys proposed can only be considered in accordance with the City's Policy No. 3.5.11 relating to Exercise of Discretion for Development Variations. Variations to the number of storeys proposed can only be considered in accordance with clause 5.5 of the City of Vincent Town Planning Scheme No. 2.</u>
3.54 Primary Street Setbacks	<ul style="list-style-type: none"> i. Lord Street – Nil. ii. Summers Street (the portion zoned R80 only) – 3 metres. iii. All other streets – 2 metres. iv. A minimum of 50 percent of the street setback area is required to provide soft landscaping. v. Car parking (excluding visitor car parking) in the front setback area is not permitted for new developments.

3.65 Secondary Street Setbacks	The secondary street setback requirement is 1 metre.
3.76 Side Setbacks	In accordance with Table 5 of the Residential Design Codes for all developments.
3.87 High Rise Development	Any development greater than 4 storeys shall increase the primary and secondary street setbacks by 1 metre for each additional level, to a maximum of 10 metres.
3.98 Car Parking	<p>This area is subject to the provisions of the <i>Perth Parking Management Act 1999</i>, the <i>Perth Parking Management Regulations 1999</i> and the <i>Perth Parking Policy 1999</i>.</p> <p>The City of Vincent Policy relating to <i>Parking and Access</i> applies to all other parking requirements not covered by the Perth Parking Policy.</p>

4.0 COMMERCIAL ZONE

Character Statement

The Mount Lawley/Highgate Precinct has four commercial areas outside its Town Centre. These areas appear fragmented as a result of varying street setbacks; inconsistencies in building form; and building frontages which have limited interaction with the street and create an 'empty' feel. Future development in these commercial areas should seek to enhance the environment to create active, vibrant and safe spaces.

The Commercial zoned area along Beaufort Street acts as an extension to the District Centre zone in which a range of interactive uses are required to be provided on the ground floor.

For the Commercial area along Lord Street, an active street front containing showrooms and retail uses on the ground floor with a mix of office and consulting land uses on the upper floors is strongly encouraged. This commercial node represents a gate way to the City from the north, and this aspect should be exhibited visually

New development in the commercial area east of East Parade should be of a scale compatible with and be cognisant of the nearby residential zones and parkland. To provide a soft transition between these zones landscaping areas should be provided. A range of commercial uses is to be permitted within these areas as well as local shopping in the areas west of the railway line. Ideally, commercial uses should provide services which are required by local residents, although this is not essential.

Whilst the role of these Commercial areas will essentially remain to serve the immediate neighbourhood, it is noted that mixed-use developments with high density residential components are encouraged particularly in the areas located along Beaufort and Lords Streets.

Objectives:

- 1) To facilitate a wide range of compatible commercial uses that support sustainable economic development within the City.
- 2) To allow a range of development within the zone for office, business and associated purposes and to ensure that the type of retail activity does not prejudice the status and viability of the District Centre Zone.
- 3) To encourage high quality, pedestrian-friendly, street-orientated development, which creates active, vibrant and safe urban spaces.



Commercial zoned properties at No. 485-489 Beaufort Street, Highgate

4.0 Development – Commercial Zoned land (excluding the area within the Claisebrook Road North Precinct)

4.1 Residential Development	All residential development is to be in accordance with the R100 density provisions of the R Codes.
4.2 Plot Ratio	<ul style="list-style-type: none"> i. Commercial Developments — NA ii. Mixed Use Developments — NA for ground floor commercial and 1.25 for all floors above. iii. Residential Developments — 1.25 for all floors
4.3 Building Height	<ul style="list-style-type: none"> i. The prescribed height is four storeys, to a height of 15 metres. A maximum of four storeys, to a maximum of height of 15 metres (including loft) can be considered, provided that the amenity of any adjacent residential area is protected in terms of privacy, scale and bulk. ii. Staggering of the maximum building height may be required to provide a suitable transition to adjacent lower residential zones. iii. <u>Variations to the number of storeys proposed can only be considered in accordance with the City's Policy No. 3.5.11 relating to Exercise of Discretion for Development Variations.</u> Variations to the number of storeys proposed can only be considered in accordance with clause 5.5 of the City of Vincent Town Planning Scheme No. 2.
4.4 Primary Street Setbacks	<ul style="list-style-type: none"> i. Development along Beaufort Street, Lord Street and Guildford Road shall have a nil street setback. To ensure that there is no undue impact on the amenity of adjoining residential zoned properties building setbacks may be required to form a suitable transition between commercial and residential zones. ii. New development in the commercial area east of East Parade should be setback from the street alignment such distance as is generally consistent with the buildings setback on the adjoining land to accommodate soft landscaping.
4.5 Secondary Street Setbacks	<p>The secondary street setback requirement will generally be nil.</p> <p>To ensure that there is no undue impact on the streetscape pattern or the amenity of adjoining properties, building setbacks may be required to form a suitable transition between the non residential/mixed-use development and adjacent residential zones.</p>
4.6 Side Setbacks	<ul style="list-style-type: none"> i. Commercial and Mixed Use Developments — Nil Where the development abuts a Residential or Residential/Commercial zone, Table 5 of the Residential Design Codes shall apply. ii. Residential Developments — In accordance with Table 5 of the Residential Design Codes.

5.0 LOCAL CENTRE ZONE

Character Statement

The Mount Lawley/Highgate Precinct has one designated Local Centre, located along the Walcott Street between Burt and William Streets.

Currently, this pocket of land is fragmented as a result of varying street setbacks, inconsistencies in building form and land use, and building frontages. Opportunity exists to create a high quality, pedestrian-friendly and street-orientated developments.

The Local Centre is to continue to serve the community's day to day requirements. Expansion of this Local Centre or properties adjacent to it, is not considered appropriate and will be discouraged to ensure the growth and viability of the Mount Lawley/Highgate Town Centre.

Objectives:

- 1) To foster small-scale, pleasant and convenient mixed-use facilities which meet the needs of the local residential community.
- 2) To encourage high quality, pedestrian-friendly, street-orientated development compatible with surrounding residential uses of the area.
- 3) To increase the significance of existing character buildings by encouraging appropriate and contemporary responses from new infill development.



Local Centre at Nos. 145-161 Walcott Street, Mount Lawley

5.0 Development – Local Centre Zoned land

5.1 Residential Development	Residential development is to be in accordance with the Residential R80 density provisions of the R Codes.
5.2 Plot Ratio	<ul style="list-style-type: none"> i. Commercial Developments — NA ii. Mixed use Developments — NA for ground floor commercial and 1.0 for floors above.
5.3 Land Use Mix	<ul style="list-style-type: none"> i. A building cannot be used wholly for residential purposes. ii. In a mixed use development, the ground floor is required to be used for commercial uses.
5.4 Building Height	<ul style="list-style-type: none"> i. The prescribed height is three storeys, to a height of 12 metres. A maximum of three storeys, to a maximum of height of 12 metres (including loft) can be considered, provided that the amenity of the adjacent residential area is protected in terms of privacy, scale and bulk. ii. Staggering of the maximum building height may be required to provide a suitable transition to adjacent lower residential zones. iii. <u>Variations to the number of storeys proposed can only be considered in accordance with the City's Policy No. 3.5.11 relating to Exercise of Discretion for Development Variations.</u> Variations to the number of storeys proposed can only be considered in accordance with clause 5.5 of the City of Vincent Town Planning Scheme No. 2.
5.5 Primary Street Setback	<ul style="list-style-type: none"> i. Buildings are generally to have a nil setback. Exceptions may be allowed to enable convenient car parking within the front setback subject to the provision of a 1.5 metre wide landscape buffer so as not to unreasonably impact on the streetscape.
5.6 Secondary Street Setbacks	<ul style="list-style-type: none"> i. The secondary street setback requirement will generally be nil. <p>To ensure that there is no undue impact on the streetscape pattern or the amenity of adjoining properties, building setbacks may be required to form a suitable transition between the non residential/mixed-use development and adjacent residential zones.</p>
5.7 Side Setbacks	<ul style="list-style-type: none"> i. Commercial and Mixed Use Developments — Nil <p>Where the development abuts a residential or residential/commercial zone, Table 5 of the Residential Design Codes shall apply.</p>

6.0 DISTRICT CENTRE ZONE

Character Statement

The Beaufort Street Town Centre is perfectly positioned at the junction of two major access roads, Beaufort Street servicing the northern suburbs, and Walcott Street connecting the eastern and western suburbs.

The District Centre zone already contains a rich mix of quality fashion, convenience shopping, cafes, restaurants, entertainment venues, offices and residences. Opportunity exists however, to further build upon the area's versatility, diversity and land use mix, to ensure Beaufort Street is firmly established as place to stop and visit, and not as a thoroughfare.

Retail and other similar uses are to be concentrated north of Barlee Street, while a range of retail and commercial uses will occupy the remainder of the Precinct. The compatibility of all non-residential uses with any adjacent residential uses is to be ensured. The traditional 'main road' character of the Precinct is to be preserved and enhanced.

Beaufort Street contains an eclectic mix of buildings, both contemporary and traditional. The District Centre zone is to be developed in a manner that reinforces its strategic role as a centre of retail, social, civic and entertainment importance. The traditional ribbon form of development along Beaufort Street is to be reinforced with development built up to the street, continuous interactive fronts and weather protection creating a vibrant, pedestrian friendly environment.

Objectives

- 1) To encourage high quality, pedestrian-friendly and street-orientated development.
- 2) To ensure levels of activity, accessibility and diversity of uses and density is sufficient to sustain public transport and enable casual surveillance of public spaces.
- 3) To provide a range of residential living options such as short term and/or tourism accommodation, student housing, affordable housing and aged/dependent persons dwellings , to meet the diverse needs of the community.
- 4) To maintain an eclectic mix of buildings that contribute to the character of the street and encourage richly articulated buildings designed to create varied and visually interesting facades to enhance profile as a vital cosmopolitan village.



Indicative drawing of the Beaufort Street Town Centre.

6.0 Development – District Centre Zoned land

6.1 Residential Development	Residential development is to be in accordance with the Residential R100 density provisions of the R Codes.
6.2 Plot Ratio	<ul style="list-style-type: none"> i. Commercial — NA ii. Mixed use — NA for ground floor commercial and 1.25 for floors above.
6.3 Land Use Mix	<ul style="list-style-type: none"> i. A building cannot be used solely for residential purposes. ii. In a mixed use development, the ground floor is required to be used for commercial uses. iii. Only shops, restaurants and other interactive uses which are considered to offer interest and attraction from the footpath are to be permitted to front Walcott Street or Beaufort Street at street or pedestrian level.
6.4 Building Height	<ul style="list-style-type: none"> i. The prescribed height for areas within the District Centre Zone is four storeys, to a height of 15 metres. A maximum of four storeys, to a maximum of height of 15 metres (including loft) can be considered, provided that the amenity of the adjacent residential area is protected in terms of privacy, scale and bulk. ii. Staggering of the maximum building height may be required to provide a suitable transition to adjacent lower residential zones. iii. <u>Variations to the number of storeys proposed can only be considered in accordance with the City's Policy No. 3.5.11 relating to Exercise of Discretion for Development Variations.</u> Variations to the number of storeys proposed can only be considered in accordance with clause 5.5 of the City of Vincent Town Planning Scheme No. 2.
6.5 Primary Street Setback	<ul style="list-style-type: none"> i. All Development in the District Centre shall have a nil street setback. To ensure that there is no undue impact on the amenity of adjoining Residential zoned properties building setbacks may be required to form a suitable transition between Commercial and Residential zones.
6.6 Secondary Street Setbacks	<ul style="list-style-type: none"> i. The secondary street setback requirement will generally be nil. To ensure that there is no undue impact on the streetscape pattern or the amenity of adjoining properties, building setbacks may be required to form a suitable transition between the non residential/mixed-use development and adjacent Residential zones.
6.7 Side Setbacks	<ul style="list-style-type: none"> i. Commercial and Mixed Use Developments — Nil Where the development abuts a residential or Residential/Commercial zone, Table 5 of the

	Residential Design Codes shall apply.
6.8 Existing Character	The remaining late 19th and early 20th century commercial facades, which feature unique parapet detailing should be retained where possible and incorporated into redevelopment proposals.
6.9 Pedestrian Access	<ul style="list-style-type: none"> i. Pedestrian (or customer) entrances from Beaufort Street are to be mandatory for all buildings. Secondary pedestrian entrances may be provided from rear or side car parking areas. ii. The use of architectural treatments (such as punctuated rooflines, porticos, public art and facade treatments) are to clearly identify the location of entrances. iii. Pedestrian access for the public may be required to be provided from Walcott and Beaufort Streets to the car parking at rear of properties. This access is to be adequately lit, maintained, signposted and separated from any vehicle access.
6.10 Street Front Openings	<ul style="list-style-type: none"> i. A minimum of 80 per cent of the wall area facing a street, at ground level is to be glazed. <p>Glazing may be in the form of smaller windows in a regular pattern or larger shop fronts offset by wall panels. West facing glazing is to be protected by appropriate solar screening devices.</p>
6.11 Roof Forms	<p>Roof forms are to be proportioned and detailed to harmonise with the streetscape.</p> <ul style="list-style-type: none"> i. The height of fascias are to vary at a minimum of every 10 metres to ensure the provision of visual articulation along the streetscape. <p>The use of the roof space is also encouraged in the form of lofts, roof top gardens, outdoor living spaces, and the like.</p> <div style="text-align: center;"> <p>VARIED HEIGHT TO LENGTH OF FAÇADE LENGTH OF FAÇADE TOO LONG</p> </div> <p>Figure 1: Roof Forms — Low buildings or buildings with a horizontal emphasis are considered undesirable.</p>

7.0 — STANDARDS FOR MIXED USE & COMMERCIAL DEVELOPMENTS

This section contains common requirements that are applicable to all Residential/Commercial and Commercial zoned land in the Mount Lawley/Highgate Precinct.

7.1 — Building Form	<p>i. The street or 'public face' of new buildings should be detailed to provide visual richness and variety, highlighting rhythm, reduce apparent bulk and enhance its individual identity. Buildings are to incorporate:</p> <ul style="list-style-type: none"> - A mixture of building materials into the street facing façade, introducing variations in colour and texture; and - Highly legible primary entrances. <p>ii. Blank and featureless walls are unacceptable as they detract from the visual amenity of the areas and create an unsafe environment.</p> <p>iii. The use of tilt up construction methods is not permitted unless it can be demonstrated that the requirements relating to articulation, detail and blank walls have been satisfied.</p>
7.2 — Corner Sites	<p>i. Developments on dual street frontages or corner lots are to address all street frontages as well as public open space, incorporating windows, balconies and terraces and other elements to encourage passive surveillance and visual interest. Blank walls are not permitted.</p> <p>ii. Buildings located at corner sites are often landmarks, which assist people's understanding of a place. Elevations should reinforce the corner to which the development addresses, with special treatments including:</p> <ul style="list-style-type: none"> - Greater building height; - Articulated parapet detailing; - Vertical proportioning through the use of fenestration and facade detailing.
7.3 — Mixed Use Developments	<p>i. It is preferred that the address and entry points for residential uses are to be separate from other uses and readily identifiable.</p> <p>ii. All necessary rubbish bin areas, letterboxes, drying areas, residential visitor bays and similar facilities and services are also to be separately provided for residential uses.</p> <p>iii. An Outdoor Living Area is to be provided for each residential dwelling in accordance with the Residential Design Codes and the City's Policy relating to relevant Local Planning Policy</p> <p>iv. A store is to be provided for each residential dwelling in accordance with the Residential Design Codes and the relevant Local Planning Policy.</p>

7.4 Car Parking	<p>i. Car parking standards for non-residential development are required to conform with the City's Policy relating to Parking and Access.</p> <p>ii. Car parking standards for residential components of mixed use developments are to comply with the Residential Design Codes.</p> <p>iii. Car parks should not visually detract from the public environment or character of the area and, preferably, should not be visible from streets and public spaces. They should, therefore, be located underground or at the rear of properties.</p> <p>iv. Car parking within the street setback area is not permitted (except where otherwise specified on the 'zone' specific standards).</p>
7.5 Rear Setbacks	<p>Where mixed use or commercial developments or residential developments that are four storeys or greater abut a Residential zone to the rear, the required rear setback is 6 metres.</p> <p>Other measures to reduce the impact of a high density development on residential dwellings are encouraged such as staggering the building height from the rear setback and maintaining and/or introducing vegetation.</p>
7.6 Awnings	<p>i. Buildings that have a nil setback are to be provided with continuous and complementary awnings over the adjacent footpaths. Refer to the City's Local Law 2008 relating to Local Government Property for the minimum standards for awnings.</p> <p>ii. Awnings are intended to provide continuous cover at abutting buildings. Where one abuts another the connection is to be treated so as to prevent the penetration of rain. It is the responsibility of the property owner erecting the later structure to effect this.</p>
7.7 Ancillary and Incidental Development	<p>Ancillary/Incidental Development for example air conditioners, antennas, transformers, bin stores, exhaust systems and the like are to comply with the following:</p> <p>i. Not visible from the street; and</p> <p>ii. Designed integrally with the development.</p>

7.8 Landscaping	<p>Landscaping is an essential element of good urban design. Suitable species of trees in the urban environment can provide shade for pedestrians, cars and occupants; reduce ambient temperatures; enhance built form and contribute to the overall amenity and character of our urban areas.</p> <p>Innovative ways of incorporating landscaping into developments should be explored in this evolving inner city area to compliment the built form and to enhance the occupants amenity. Such measures include but are not limited to:</p> <ul style="list-style-type: none"> - Vertical gardens; - Roof top gardens; - Balcony planter boxes; and - Living sculptural features. <p>Innovative forms of landscaping should be provided in addition to the landscaping requirements for car parking areas, which are prescribed in the City's Parking and Access Policy.</p>
7.9 Affordable Housing	<p>Affordable housing opportunities are to be encouraged in this location due to the proximity of the central city, access to support services and employment.</p> <p>The City of Vincent encourages the development of diverse affordable and social housing types to accommodate the widest possible range of incomes. It is encouraged that a range of dwellings will be developed, including but not limited to, public housing (including shared equity arrangements), community housing, boarding houses, student housing, public/private development partnerships and private developments.</p>
7.10 Energy Efficiency	<p>All new buildings are encouraged to exhibit a high quality of environmental design to maximize passive solar heating, cooling and natural ventilation, and to reduce energy consumption wherever possible.</p> <p>This can be achieved through measures relating to building orientation, access to sunlight, the thermal performance of buildings and their construction material and the use of traditional architectural climate moderation devices.</p> <p>Climate moderation devices (Shade structures, awnings etc) are to be incorporated into the architectural design of the building to minimize summer heat gain. The use of tinted or reflective glazing is not permitted, as it minimize winter heat gain and increases electricity consumption).</p> <p>The installation of alternative energy production devices such as solar panels is encouraged.</p>
<p>NOTE: Lots abutting William Street, Beaufort Street, Lord Street and East Parade may be subject to road widening. It is recommended to _____liaise with the Department of Planning for further details.</p>	

7.0 9-0 RESERVES

The Mount Lawley/Highgate Precinct contains a number of passive and active recreation reserves, including:

- Swan River Foreshore Reserve;
- Forrest Park;
- Jack Marks Reserve;
- Brigatti Gardens; and
- Gladstone Street Reserve.

The purpose of the reserves is to:

- provide balanced opportunities for passive and active recreation uses;
- assist in the preservation, enhancement and enjoyment of features containing natural beauty, conservation significance and/or cultural and amenity values;
- provide facilities that are safe and suitable for intended use;
- provide sporting and social club premises and reserves to conduct social and recreational activities.

A portion of land in the Precinct, comprising Forrest Park and the Swan River Foreshore Parkland, is reserved under the Metropolitan Region Scheme for Parks and Recreation and as such falls within the planning authority of the Western Australian Planning Commission.

The City of Vincent, nevertheless, has the management responsibilities for these areas, as well as having the opportunity to comment on all development, and in this regard the provisions of this Precinct Policy are to be taken into account.

The Precinct also contains a Public Purpose Reserve — Technical School and Special Use; Public Purpose - Civic Use and a Railway Reserve.

Development Standards for Reserves

- i. The development of any new buildings or structures in any of the reserves is only permitted if they are to be used for a purpose incidental to, and associated with, the role of the Reserve.
- ii. Any new buildings within the Reserves are generally not permitted unless they are unobtrusive in bulk and scale.
- iii. Any redevelopment or intensification of the reserves should have regard to the surrounding residential use and parking constraints.
- iv. No healthy mature trees should be removed to facilitate development.
- v. Reserves can be enhanced to offer desirable a public space to cater for the needs of the existing residents and visitors to the area and to meet the needs and requirements to cater for the infill of area and the increase in the number of residents.