

POLICY NO: 7.4.8

DEVELOPMENT GUIDELINES FOR MULTIPLE DWELLINGS

INTRODUCTION

The purpose of this policy is to guide and control Multiple Dwelling developments and provide additional and varied Acceptable Development and Performance Criteria to that stated in the Residential Design Codes.

OBJECTIVES

1. To facilitate good quality and well-designed multiple dwelling developments.
2. To ensure that multiple dwelling developments are well articulated and of a contemporary character which are respectful to their historic and/or streetscape context.
3. To maximise the opportunities afforded by the City of Vincent's proximity to the central business district, major public transport routes, and road networks to provide a range of housing types consistent with the principles of *'Directions 2031 Spatial Framework for Perth and Peel'* and the *City of Vincent Economic Development Strategy*.
4. To encourage the provision of affordable housing within the City of Vincent including a wide variety of dwelling types for a range of household types.
5. To ensure that multiple dwelling developments have well designed open space and soft landscaped areas that are designed as an integral part of the site design and contribute positively to the residential streetscape character.
6. To ensure that Development Applications for multiple dwelling developments are of a high standard and provide the required information outlining how the proposal relates to its context, contributes positively to the streetscape and meets all the statutory planning requirements.
7. To ensure applicants respond to the following ten (10) principles when preparing an application for development of multiple dwellings:

Principle 1: Context

Good design responds and contributes to its context. Context can be defined as the key natural and built features of an area. Responding to context involves identifying the desirable elements of a location's current character or, in the case of precincts undergoing a transition, the desired future character as stated in planning and design policies. New buildings will thereby contribute to the quality and identity of the area.

Principle 2: Scale

Good design provides an appropriate scale in terms of the bulk and height that suits the scale of the street and the surrounding buildings. Establishing an appropriate scale requires a considered response to the scale of existing development. In precincts undergoing a transition, proposed bulk and height needs to achieve the scale identified for the desired future character of the area.

Principle 3: Built Form

Good design achieves an appropriate built form for a site and the building's purpose, in terms of building alignments, proportions, building type and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

Principle 4: Density

Good design has a density appropriate for a site and its context, in terms of floor space yields (or number of units or residents). Appropriate densities are sustainable and consistent with the existing density in an area or, in precincts undergoing a transition, are consistent with the stated desired future density. Sustainable densities respond to the regional context, availability of infrastructure, public transport, community facilities and environmental quality.

Principle 5: Resource, Energy and Water Efficiency

Good design makes efficient use of natural resources, energy and water throughout its full life cycle, including construction. Sustainability is integral to the design process. Aspects include demolition of existing structures, recycling of materials, selection of appropriate and sustainable materials, adaptability and reuse of buildings, layouts and built form, passive solar design principles, efficient appliances and mechanical services, soil zones for vegetation and reuse of water.

Principle 6: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in greater aesthetic quality and amenity for both occupants and the adjoining public domain. Landscape design builds on the existing site's natural and cultural features in responsible and creative ways. It enhances the development's natural environmental performance by co-ordinating water and soil management, solar access, micro-climate, tree canopy and habitat values. It contributes to the positive image and contextual fit of development through respect for streetscape and neighbourhood character, or desired future character. Landscape design should optimise useability, privacy and social opportunity, equitable access and respect for neighbours' amenity, and provide for practical establishment and long term management.

Principle 7: Amenity

Good design provides amenity through the physical, spatial and environmental quality of a development. Optimising amenity requires appropriate room dimensions and shapes, access to sunlight, natural ventilation, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, outlook and ease of access for all age groups and degrees of mobility.

Principle 8: Safety and Security

Good design optimises safety and security, both internal to the development and for the public domain. This is achieved by maximising overlooking of public and communal spaces while maintaining internal privacy, avoiding dark and non-visible areas, maximising activity on streets, providing clear, safe access points, providing quality public spaces that cater for desired recreational uses, providing lighting appropriate to the location and desired activities, and clear definition between public and private spaces.

Principle 9: Social Dimensions

Good design responds to the social context and needs of the local community in terms of lifestyles, affordability, and access to social facilities. New developments should optimise the provision of housing to suit the social mix and needs in the neighbourhood or, in the case of precincts undergoing transition, provide for the desired future community.

Principle 10: Aesthetics

Quality aesthetics require the appropriate composition of building elements, textures, materials and colours and reflect the use, internal design and structure of the development. Aesthetics should respond to the environment and context, particularly to desirable elements of the existing streetscape or, in precincts undergoing transition, contribute to the desired future character of the area.

POLICY STATEMENT

1. DEFINITIONS

Landscape, Landscaping or Landscaped – as per current R Codes with additional clarification on “any such area approved by the City as landscaped area” to be defined as:

Landscaped areas are to be available for the use and enjoyment of the occupants, can include open area recreational areas and open air porous parking areas but do not include covered portions of driveways, hard paved driveways and parking areas, or areas less than 1 metre wide such as pathways.

Major Road – for the purpose of this Policy, the following roads are considered a ‘Major Road’;

- Beaufort Street
- Charles Street
- East Parade
- Fitzgerald Street
- Guildford Road
- Loftus Street
- Lord Street
- Newcastle Street
- Oxford Street (north of Richmond Street only)
- Scarborough Beach Road
- Vincent Street (east of Loftus Street, but not including the portion opposite Hyde Park between Ethel Street east to William Street)
- Walcott Street
- William Street (north of Vincent Street).

Minor Road – for the purpose of this policy, all other roads which are not defined as a Major Road

Multiple Dwellings – as per current R Codes.

Open Space – as per current R Codes.

Private Open Space – as per current R Codes.

R Codes – Refers to the currently gazetted Residential Design Codes of Western Australia.

Soft Landscaping – Any landscaped area with a minimum soil depth of 300mm that contains in-ground planting, and is exclusive of removable planter boxes/pots and porous paving areas.

2. BUILT FORM CONTEXT

2.1 Plot Ratio

- 2.1.1 For areas zoned Residential, the plot ratio is to be in accordance with the corresponding R-Coding of the site.

2.2 Building Height

- 2.2.1 For areas zoned Residential R100, the height limit is four storeys (plus loft).
- 2.2.2 For areas zoned Residential R60 and R80 and are located on Major Roads, and the area zoned R80 on Gibney Avenue, the height limit is three storeys (plus loft).
- 2.2.3 For areas zoned Residential R60 and R80 and are located on Minor Roads, and the site is 1000 square metres or greater, the height limit is three storeys (plus loft).
- 2.2.4 For areas zoned Residential R60 and R80 and are located on Minor Roads the height limit is two storeys (plus loft).
- 2.2.5 For areas zoned Residential R20 to R50 the height limit is two storeys (plus loft).
- 2.2.6 Additional storeys to the above building heights may be considered for all areas zoned Residential R60 and above, in accordance with the City's Policy No. 3.5.11 relating to Exercise of Discretion for Development Variations.

2.3 Building Interface

- 2.3.1 For all Multiple Dwelling Developments which are three storeys and above, and adjoin a property to the side or rear which is zoned below R60, the following provisions apply:
 - (a) A setback of a minimum of 2.4 metres shall be provided and the setback shall be landscaped to include trees at a maximum of 3 metre spacing; and
 - (b) The prescribed height for the adjoining portion of the proposed development shall be the same prescribed height of the adjoining side or rear residential property within 6 metres of the side or rear boundary. If there is a Right of Way between the two properties the measurement of the 6 metres is to include the width of the Right of Way.
 - (c) Each additional storey above the prescribed height allowed to the side or rear of the proposed development, as described in 2.3.1 (b), shall be setback 12 metres from the boundary. If there is a Right of Way between the two properties the measurement of the 12 metres is to include the width of the Right of Way.

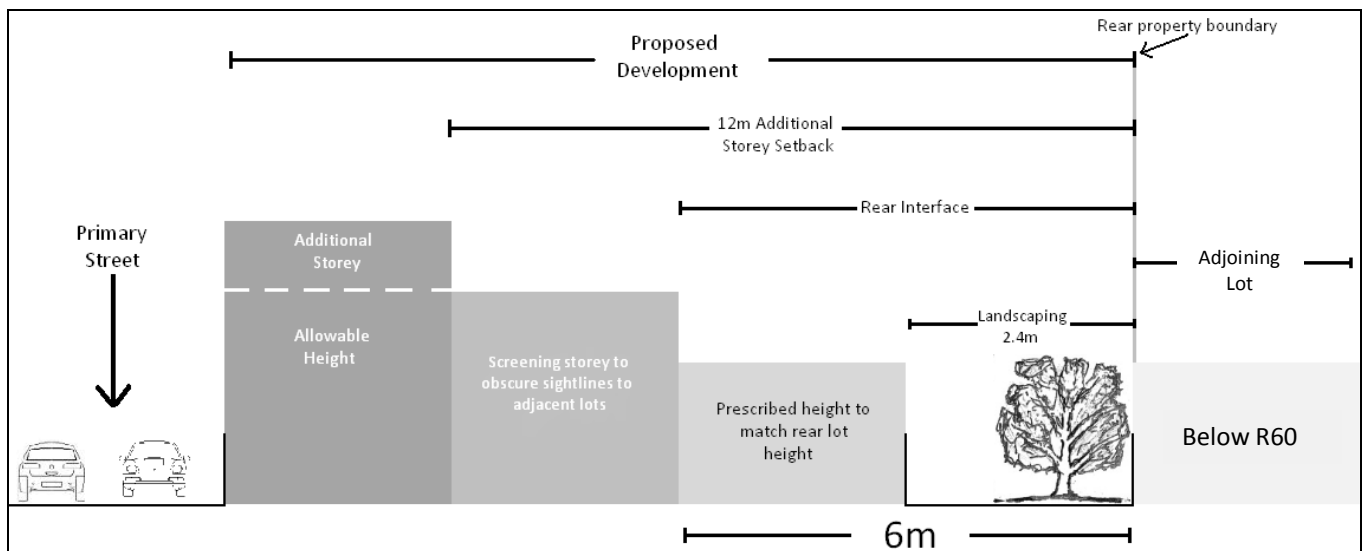


Figure 1 – Rear Interface Diagram

2.3.2 Variations to the requirements of 2.3.1 may be considered where the applicant demonstrates special circumstances that ensure that greater height close to the boundary will not have a negative impact on the neighbour in regards to overshadowing, bulk or general amenity.

2.4 Street Setbacks

2.4.1 For areas zoned Residential, the primary and secondary street setback is to be in accordance with the City's Policy No. 3.2.1 relating to Residential Design Elements.

3. STREETSCAPE

3.1 Surveillance of the Street

Multiple Dwelling developments are to be designed to address the streetscape and provide ground floor activation to the street. The following Acceptable Development and Performance Criteria requirements are to be considered, in addition to clause 6.2.1 relating to Surveillance of the Street, of the Residential Design Codes:

Performance Criteria	Acceptable Development
P1.3 Multiple Dwelling developments shall be designed to integrate with the street through providing a clear and identifiable entry from the street and to the development and ensuring garages and car parks do not dominate the streetscape.	A1.4 The ground floor at the front of the development is occupied by a dwelling without any parking between the dwelling and the front boundary.

Performance Criteria	Acceptable Development
<p>P1.4 Ground Floor Activation: The ground floor shall be designed to address the street and provide passive surveillance of the street from the building.</p> <p>P1.5 Streetscape Integration: Multiple Dwelling developments shall be designed to integrate with the street and ensure garages and car parking areas do not dominate the streetscape.</p>	

3.2 Any street wall or front fence is to be in accordance with the City's Policy No. 3.2.1 relating to Residential Design Elements.

3.3 Building Appearance

New developments should provide facades which define and enhance the public domain and the desired streetscape character. Multiple dwelling developments should be composed of facades with an appropriate scale, rhythm and proportion, which respond to the building's use and the desired contextual character. The following design elements should be addressed:

- Defining a base, middle and top related to the overall proportion of the building;
- Expressing key datum lines in the context using cornices, a change in materials or building set back;
- Expressing the internal layout of the building, for example, vertical bays or its structure, such as party wall-divisions;
- Expressing the variation in floor to floor height, particularly at the lower levels;
- Articulating building entries with awnings, porticos, recesses, blade walls and projecting bays;
- Selecting balcony types which respond to the street context, building orientation and residential amenity: cantilevered, partially recessed, wholly recessed, or Juliet balconies will all create different facade profiles;
- Detailing balustrades to reflect the type and location of the balcony and its relationship to the façade detail and materials;
- Using a variety of window types to create a rhythm or express the building uses, for example, a living room versus a bathroom;
- Incorporating architectural features which give human scale to the design of the building at street level. These can include entrance porches, awnings, colonnades, pergolas and fences;
- Using recessed balconies and deep windows to create articulation and define shadows thereby adding visual depth to the façade;
- Coordinate and integrate building services, such as drainage pipes, with overall facade and balcony design;
- Coordinate security grills/screens, ventilation louvres and carpark entry doors with the overall facade design;
- Retain significant vegetation consider significant vegetation on surrounding properties, and avoid hard surfaces;
- Reduce large expanses of opaque or blank walls; and
- Facades should be designed to reflect the orientation of the site using elements such as sun shading, light shelves and bay windows as environmental controls, depending on the facade orientation.

4. SITE PLANNING AND DESIGN

4.1 Outdoor Living Area

The following Performance Criteria requirements are to be considered, in addition to clause 6.3.1 relating to Outdoor Living Area, of the Residential Design Codes:

Performance Criteria	Acceptable Development
P1: Balconies or equivalent outdoor living areas capable of use in conjunction with a habitable room of each dwelling that: <ul style="list-style-type: none"> • Provide useable outdoor living areas for each dwelling with direct sunlight. • Assists in providing a landscaped setting for the building. • Maintains a sense of open space between buildings. • Contribute to the desired streetscape. 	<i>No additional Acceptable Development Requirements. Refer to clause 6.3.1 of the R Codes.</i>

4.2 Landscaping

The following Performance Criteria and Acceptable Development requirements are to be considered, in addition to clause 6.3.2 relating to Landscaping, of the Residential Design Codes:

Performance Criteria	Acceptable Development
P2: <ul style="list-style-type: none"> • Assists in contributing to the amenity of the locality. • Assists in providing a landscaped setting for the building. • Assists in the protection of mature trees. • Maintains a sense of open space between buildings. • Assists in increasing tree and vegetation coverage. 	A2: <ul style="list-style-type: none"> • A minimum of 30 percent of the total site area is to be provided as <i>landscaping</i>. • A minimum of 10 percent of the total site area shall be provided as <i>soft landscaping</i> within the common property area of the development. • A minimum of 5 percent of the total site area, shall be provided as <i>soft landscaping</i> within the private outdoor living areas of the dwellings.

For areas coded R100 or above dwellings with no landscaping may be considered if the amenity of landscaping can be provided for in a communal setting.

5. BUILDING DESIGN

5.1 Energy Efficient Design

- 5.1.1 Multiple Dwelling developments are required to be designed so that all dwellings within the development maximize northern sunlight to living areas and provide natural daylight to all dwellings.
- 5.1.2 Multiple Dwelling developments are required to be designed so that the dwellings within the development maximize cross ventilation and provide natural ventilation to all dwellings.

5.2 Essential Facilities

No additional Acceptable Development or Performance Criteria is required except for that prescribed under clause 6.4.6 of the R Codes, however additional clarification is provided as follows:

Performance Criteria	Acceptable Development
<i>No additional Performance Criteria Requirements. Refer to P6 of clause 6.4.6 of the R Codes.</i>	A6.3: <i>Adequate Communal Area</i> is defined as an area that allows a minimum length of clothes line as follows: 1-15 dwellings = 3 lineal metres of clothes line per dwelling 16-30 dwellings = 2.5 lineal metres of clothes line per dwelling 31-45 dwellings = 2 lineal metres of clothes line per dwelling 46 dwellings and above = 1.5 lineal metres of clothes line per dwelling

6. VARIATIONS TO REQUIREMENTS

Variations to the requirements set out in this policy are guided by the City's Policy No. 3.5.11 relating to Exercise of Discretion for Development Variations.

7. PLANNING APPLICATION PROCESS

7.1 Pre-Lodgement Process Requirements

The pre lodgement process is outlined in Figure 2.

- 7.1.1 Design Advisory Committee (DAC)** – All applications for Multiple Dwellings are to be considered by the City's DAC prior to lodgement. Scaled plans and a Technical Assessment of the R Codes and relevant policies are to be submitted a minimum of 2 weeks prior to a DAC Meeting for consideration by the City's Officers. When meeting the DAC the designer responsible for the application is required to be present for the purpose of addressing queries which arise from the DAC discussion.

7.1.2 Pre Lodgement Meeting with Administration Officers – All applications for Multiple Dwellings are required to have a pre lodgement meeting with the City's Officers following consideration by the DAC for technical advice on the proposal and application requirements prior to submitting a development application. Scaled plans and a Technical Assessment of the R Codes and relevant policies are to be submitted a minimum of 2 weeks prior to a Pre Lodgement Meeting for consideration by the City's Officers.

7.2 Lodgement Process Requirements

The development assessment process is outlined in Figure 3.

In addition to the standard information required to be submitted for a Planning Application, the following information is also required to be submitted:

7.2.1 Neighbourhood Context Report

Applicants are required to submit a *Neighbourhood Context Report*, for proposed multiple dwelling developments. The Neighbourhood Context Report should demonstrate that the applicant has considered local conditions and desired strategic objectives to ensure that new multiple dwellings developments are respectful of neighbourhood character, minimises impacts on adjoining and nearby properties and enhances liveability for future occupants of the new dwellings.

The Neighbourhood Context Report shall be included with the Development Application and will be made available on the City's website to interested parties during any consultation period and is to comprise the following information as a minimum:

i) **Contextual Plan**

The Contextual Plan is to establish the existing character and features of the immediate area. Areas of assessment are to include:

- subdivision pattern for the street, including both sides of the street, to attain the context of the proposed development;
- the scale and setting of adjacent properties (such as extent of building envelope, setbacks and landscaping);
- distribution and mix of uses;
- the location of shops, community facilities, public transport services and public open space within 400 metres walking distance; and
- solar access to the site and adjacent properties.

ii) The applicant is to submit a written response to demonstrate how the proposed development derives from and responds to the character of the area with regard to elements such as quality of design and finishes, building form, height, setbacks, massing, materials, streetscape character, heritage, access, car parking, open space, landscape and safety. It is recommended that this response be communicated visually when meeting with the Design Advisory Committee.

7.2.2 Development Application Report

Applicants are required to submit a *Development Application Report*, for proposed multiple dwelling developments.

A Development Application Report is to demonstrate compliance with planning requirements for multiple dwelling developments through written justification and diagrams and is to include as a minimum:

- i) The applicant is to submit a written response to demonstrate how the proposed development addresses the requirements of the City's Town Planning Scheme and the Acceptable Development Criteria of the subject policy, R Codes, Residential Design Element's Policy and any other relevant policy of the City.
- ii) Where elements of the proposed development are designed to satisfy the Performance Criteria the application is to include a written response for each element including diagrams and plans demonstrating compliance with all of the performance criteria and that the outcome is equal to or better than achieved utilising the related acceptable development criteria.
- iii) Applicants should consult the City's Policy No. 2.2.11 relating to Waste Management and, if necessary, arrange to meet with the City's Technical Officers regarding a waste disposal strategy.
- iv) The applicant is to submit a written response which demonstrates how the proposed development was designed to address the 10 Principles of the City's Design Advisory Committee.

7.2.3 Landscape Context Plan

A landscape concept plan shall be submitted with the development application that allows the proposed development to be assessed against the requirements of the Town Planning Scheme, R Codes and the City's Policies.

A Landscape Concept Plan which may be combined with the Proposed Development Site Plan as set out in Clause 3.2.4 of the R Codes shall be provided at a scale not less than 1:200 showing the following as a minimum:

- i) Clearly identified areas and calculations demonstrating compliance with the requirements of Open Space;
- ii) Clearly identified areas and calculations demonstrating compliance with the requirements of Landscaping and requirements of soft landscaping;
- iii) Clearly identified areas and calculations demonstrating compliance with the requirements of Private Open Space;

- iv) Location and Levels of all paved areas, this includes areas of artificial grass;
- v) The levels and falls of the sites drainage demonstrating that all water is retained on site; and
- vi) Identification and location of trees to be retained, removed and planted.

Date Initially Adopted:	28 October 2008
Date Amended:	11 August 2009, 9 August 2011, 20 November 2012, 26 February 2013, 23 July 2013
Date of Next Review:	July 2018

Figure 2: Pre Lodgement Process

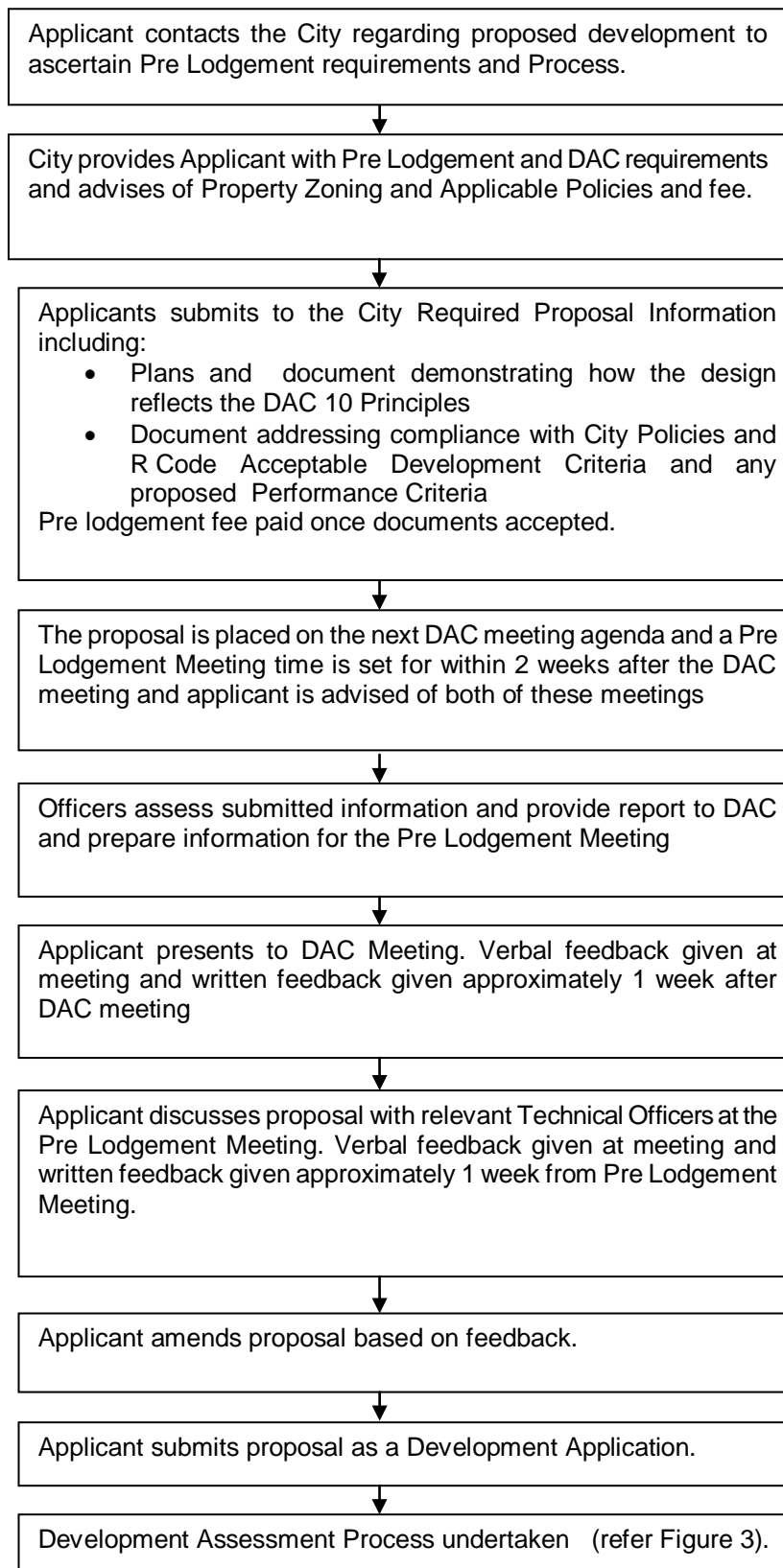


Figure 3: Development Assessment Process

