

APPENDIX NO. 16

**DESIGN GUIDELINES FOR THE HALF STREET BLOCK BOUNDED
BY FITZGERALD, NEWCASTLE (ALL LOTS BETWEEN PALMERSTON
AND FITZGERALD STREETS) AND STUART STREETS AND
PENDAL LANE, PERTH**



1. INTRODUCTION

These Guidelines apply to all land within the development area bounded by Fitzgerald, Newcastle (all lots between Palmerston and Fitzgerald Streets) and Stuart Streets and Pandal Lane, Perth.

The Guidelines aim to provide developers and landowners with direction to design and construct development of a high calibre and intensity of use befitting of the land's location and suitability.

2. CONTEXT

The half street block bounded by Fitzgerald, Newcastle (all lots between Palmerston and Fitzgerald Streets) and Stuart Street and Pandal Lane covers an area just over 2 hectares. It is characterised by a variety of semi-industrial and commercial uses fronting Newcastle Street and Fitzgerald Street and backing onto Pandal Lane. The opposing side of Pandal Lane accommodates the Maltings development and a number of former industrial buildings retrofitted for residential apartments (these properties are not included in the development area). Traditionally, the local area has been characterised by large scale industrial activities with sporadic residential properties.

3. KEY CHARACTERISTICS

- Transitional area containing blighted, underdeveloped properties.
- Newcastle Street, until recently, was a major east-west thoroughfare of the central business district.
- Recent upgrading of the area as a result of the Graham Farmer Freeway, streetscape works, refurbishment of heritage places and the construction of new commercial, residential and mixed-use developments within *New Northbridge*.
- Newcastle Street marks the boundary between the City of Vincent and the City of Perth.

4. OPPORTUNITIES

- Significant and rapid development has occurred in *New Northbridge* contributing to an improved amenity and confidence in inner-city development.
- Establish development that reinforces a gateway into the City of Vincent.
- A number of large underutilised properties apt for redevelopment.
- Proximity to the Perth central business district, public transport and road networks.
- High demand for high-quality, inner-city living.
- Growing need for diverse housing types close to services and infrastructure.
- The removal of adverse uses from the inner city as a result of centrally located industrial uses relocating to outer industrial areas.
- The new role of Newcastle Street effectively discourages heavy haulage vehicles and cross-city traffic.
- Proximity and outlook to Robertson Park - ability to draw on openness afforded by its size and proximity to the area.
- Design standard, form and impetus of recent development.
- Encourage the provision of affordable housing.
- Encourage the use of 'green building' technology.

5. THE RELATIONSHIP WITH OTHER DOCUMENTS

These Guidelines are to be read in conjunction with the City of Vincent Town Planning Scheme No. 1, the Residential Design Codes of Western Australia and any relevant Council Policies.

Where requirements are inconsistent, these Guidelines are to take precedence over other documents and Policies.

6. DEVELOPMENT OBJECTIVES

The Guidelines aim to achieve the following objectives:

- i) To facilitate good quality and well-designed buildings for residential, commercial and mixed-use purposes.
- ii) To maximise the use and enjoyment of the excellent public open space afforded in the area.

- iii) To maximise the opportunities afforded by the area's proximity to the central business district, major public transport routes, road networks and gateway to the City of Vincent.
- iv) To create a premier example of robust building forms catering to a variety of uses within a pleasant inner-urban environment.
- v) To create a mixed-use environment where the amenity of all users is respected and considered.
- vi) To build on the sense of place evidenced by the area's history and cultural diversity.
- vii) To encourage the use of 'green building' techniques and the provision of 'affordable housing'.

7. DESIGN FEATURES

These Guidelines will achieve the above objectives by considering the following design features:

SITE PLANNING

- i) **Subdivision** - Unlike the surrounding residential areas, the subdivisional pattern of this street block is characteristically industrial, irregular in pattern with large lots. The ownership of property favours clusters of lots; hence there is scope for diversity in the types of development across the street block. The City of Vincent encourages the amalgamation of lots to facilitate effective, rational and optimised development. Some lots fronting Fitzgerald Street are still affected by a Metropolitan Region Scheme road widening reservation and the extent of the road widening reservation would need to be confirmed with the Western Australian Planning Commission.
- ii) **Density and Mix** - The street block is located within a transitional area characterised by a wide variety of uses. The City of Vincent recognises the opportunity available to develop this area with higher density development, consistent with development occurring south of Newcastle Street. As such, the City of Vincent is seeking higher density development commensurate with an R160 density. The remaining semi heavy industrial and intensive commercial service uses are expected to relocate and be replaced by appropriate contemporary inner-city uses. New development and change of use applications will require active ground floor uses. These will be characterised by:
 - Residential commensurate with R160 density;
 - Mixed use within the area zoned Residential/Commercial, with a minimum 66 per cent residential (commensurate with R160 density) and compatible commercial and non-residential uses, such as offices and consulting rooms;
 - Contemporary robust buildings, containing a variety of housing types to meet differing household types;
 - Opportunity for affordable housing; and
 - Shops, restaurants and other active and interactive uses commensurate with the locale, within the area zoned Commercial along Newcastle Street.

- iii) **Height and Massing** - The wide reserve of Fitzgerald Street, the openness of Robertson Park and the adjacent Maltings development support building height to a maximum of 4 storeys adjacent to the primary streets. A minimum height of two storeys to the primary streets is considered appropriate. The Council may consider greater development heights up to a maximum of six storeys, particularly on those lots with frontage to both Fitzgerald Street and Pandal Lane provided the greater height is positioned towards the centre of the lot, to ensure consistency with building forms in the immediate surrounding area, and acceptable levels of amenity can be maintained at adjoining lots. It is considered appropriate for those developments that extend above 3 storeys for the fourth storey to be setback a minimum of 10 metres from Fitzgerald Street, and any building height above 4 storeys a minimum of 30 metres from Fitzgerald Street.

Development is to incorporate significant vertical and horizontal articulation on the rear elevations, particularly those adjacent to Pandal Lane to ensure that there is no undue impact on the amenity of the adjacent properties and to ensure that a safe environment for pedestrians is maintained along Pandal Lane.

The opportunity to extract maximum impact from corner locations will be encouraged and promoted, and greater heights will be considered in these instances. Buildings are to define corners by building to the street alignment and create landmark features. Corners may be emphasised by greater scale or differing geometries relative to surrounding development. This may include chamfering, curving, additional height, varying roof forms, verandahs, balconies or other design elements which accentuate corners.

- iv) **Plot Ratio** - Plot ratio provisions for residential development are to be generally in accordance with R160 pertaining to the Residential Design Codes however, the City of Vincent may consider variations. Non-residential floorspace is not subject to plot ratio provisions in this respect.
- v) **Connectivity and Legibility** - All buildings are to provide active frontages to all street frontages including Pandal Lane. Particular attention is to be given to all Pandal Lane frontages to encourage liveliness and interest and as a safe, shared pedestrian-motor vehicle thoroughfare to Newcastle Street. The use of functional balconies and terraces and major windows to overlook the laneway, along with development above garages to ensure additional activity is strongly encouraged.

- vi) **Façade and Interface** - Buildings are to have nil setbacks to the front, side and rear boundaries and the Fitzgerald Street road widening line. All new developments are to have a nil setback to Stuart Street. Openings are to be provided to all levels facing the primary street, Pandal Lane and rights of way. Buildings fronting onto primary streets, including Pandal Lane where appropriate, are to provide pedestrians with weather protection over the footpath (awnings). It is desirable that buildings facing Stuart Street take full advantage of views over the park with balconies to the residential components. Balconies to commercial uses may be considered where their use will not unduly impact on the amenity of the area or adjacent residential uses. Nil setbacks to all other boundaries.

Building facades are to be articulated and detailed (broken into distinct visual elements). The public faces of buildings are to be detailed in order to provide richness and variety, with accentuated elements aimed at reducing the perceived building bulk. The creation of expansive blank walls and featureless glazing is prohibited. Pedestrian entrances must be clearly visible from the street.

- vii) **Vehicle and Pedestrian Access** - The street block provides vehicular access from the primary streets of Fitzgerald (restricted), Newcastle and Stuart Streets, Pandal Lane (dedicated road) and two rights of way. Vehicular access from Pandal Lane or a right of way is strongly encouraged, and in such instances the length of Pandal Lane adjacent to the subject land is to be widened by at least one (1) metre through a road widening or a legal agreement or a grant of access easement with the City of Vincent being a party at the development approval stage, or a road widening at the subdivision stage. This will facilitate safer vehicular access and promote a more pedestrian-friendly environment along Pandal Lane.

In those instances where vehicle access is only available from the primary street, the access way is to be unobtrusive; car parking is not permitted within the front setback area. Pedestrian access is to be gained from the primary streets and Pandal Lane.

- viii) **Car Parking** - Car parking bays are to be provided in accordance with the Town Planning Scheme, the City's Policy relating to Parking and Access and the Residential Design Codes. The City of Vincent may consider variations to car parking requirements given the accessibility to public transport and where it is considered that a lesser provision will not impact on the amenity of the area.

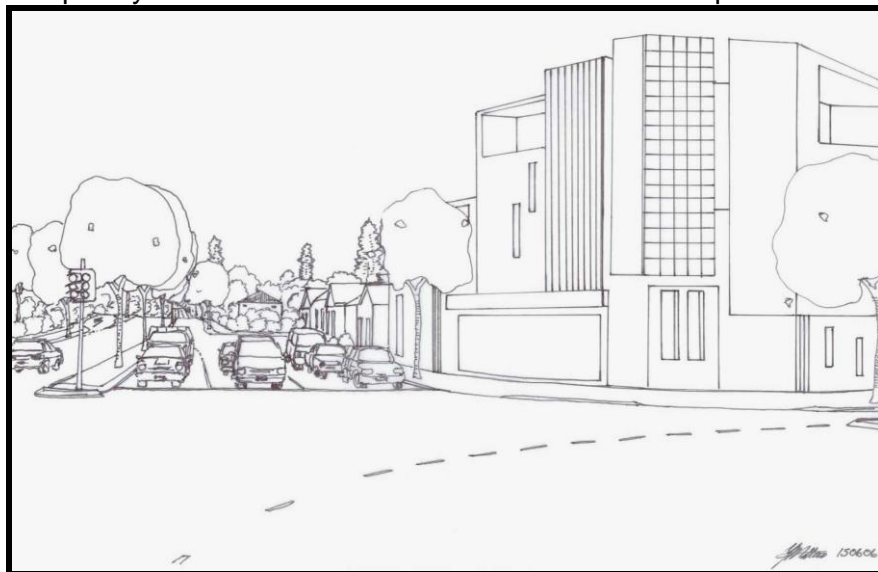
- ix) **High Quality Design and Function** - The use of highly qualified practitioners for architectural and urban design is strongly encouraged given the expectation for architectural diversity in innovative, contemporary development in this area. The resultant development should be robust, with well-designed buildings facilitating flexible spaces adaptive to a range of uses and housing types. Buildings should have a rich visual character with reference made to the local character, heritage and features by complementary or contrasting design.

The key principles of Crime Prevention through Environmental Design (CPTED) including the Office of Crime Prevention's 'Designing Out Crime' are to be employed in all new developments to reduce the opportunity for crime and to improve the public's perception of safety in the area.

- x) **Total Open and Personal Outdoor Space and External Amenities** - Open space provision is to be generally in accordance with Residential R160 pertaining to the Residential Design Codes however, the City of Vincent may consider variations in the context of the development's proximity to Robertson Park. The provision of private open space for all residential dwellings is to be highly functional, well-designed and where possible, located to capture views and sunlight. A minimum balcony dimension of 2.4 metres is required to ensure maximum functionality.
- xi) **Landscaping and Public Art** - High quality landscaping is to be provided to all hard and soft areas. The City of Vincent's Percent for Art Policy will apply.
- xii) **Sound Attenuation and Proximity to Commercial and Entertainment Uses** - A development objective is to facilitate good quality and well-designed buildings for residential, commercial and mixed-use purposes. In doing so, it is acknowledged that certain measures may need to be taken to minimise any adverse effect on amenity, particularly residential.

In this respect, the City of Vincent's Sound Attenuation Policy is to be referred to.

- xiii) **Location of General Plant** - General Plant, such as air-conditioning, garden sheds, lift structures, television antennas, bins, hot water storage tanks, rain water tanks, satellite dishes and the like are to be adequately concealed and screened from the street or public view.



Indicative Sketch - Newcastle Street corner of Fitzgerald Street

- xiv) Affordability** - Affordable housing opportunities are to be encouraged in this location due to the proximity of the central city, access to support services and employment. The City of Vincent encourages the development of diverse affordable housing opportunities including but not limited to, public housing (including shared-equity arrangements), community housing, boarding houses, public/private development partnerships and private developments.

The Council may consider additional density bonuses over and above Residential R160 where affordable housing is proposed and complies with any City of Vincent Policy or Strategy relating to Affordable Housing.

- xv) Environment Sustainability** - Developers will be required to demonstrate a high quality of environmental design that addresses issues such as building orientation, passive solar design, natural ventilation, shading, insulation, grey-water recycling sensitive to the high water table and energy and water efficient appliances.

Prior to the issue of a Building Licence, applicants are to demonstrate the above to the satisfaction of the City of Vincent by submitting an independent environment sustainability assessment report by a Green Star Accredited Professional not directly involved in the design team. The report should assess the development proposals consideration of but not limited to the above environmental design issues. The City of Vincent may vary this requirement if it is considered appropriate given the scale and nature of a development.

- xvi) Access** - Universal design is to be an integral component of the planning and *design* process. It should not be seen as an afterthought or as compromising other aspects of the overall design.

All development is required to comply with the Disability Standards for Access to Premises (Premises Standard).

- xvii) Bin Stores** - Due to the narrowness of Pendal Lane it is considered appropriate for any new development on land adjacent to Pendal Lane to provide a bin store that is designed for optimum bin manoeuvring and collection access from Pendal Lane. The bin store is to be located along the rear boundary for convenient collection and bins are to be kept in the store at all times, except when they are collected.

All development is to comply with the City of Vincent's Technical Services' requirements relating to bin stores along Pendal Lane.