

Local Planning Policy 2.4.2: Parkside Walk, Jolimont (Design Guidelines)

INTRODUCTION

These design guidelines are adopted as a local planning policy under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. They have been prepared to satisfy Part 1 of the adopted Outline Development Plan (ODP) for Lot 520 Salvado Road, Jolimont (former Nursery Site, to be developed as 'Parkside Walk').

These design guidelines vary and/or amend the development provisions set out in the Residential Design Codes of Western Australia or local planning policies.

AIMS

The vision for Parkside Walk is:

“To transform a once hidden pocket of Jolimont into a vibrant inner city community in a parkland setting. A new place which is integrated into the surrounding neighbourhood structure and enhances connections by linking green spaces and amenities.”

APPLICATIONS SUBJECT TO THIS POLICY

This policy applies to development in the former Nursery Site, Lot 520 Salvado Road, Jolimont, to be developed as Parkside Walk.

RELATIONSHIP WITH RESIDENTIAL DESIGN CODES (R-CODES)

These design guidelines should be read in conjunction with the R-Codes. The standards contained herein replace or amend certain deemed-to-comply provisions of the R-Codes, as per the following table:-

	Part 5 of the R-Codes	Part 6 of the R-Codes
Street setback	5.1.2	6.1.3
Lot boundary setback	5.1.3	As per R-Codes
Open space	5.1.4	As per R-Codes
Building height	As per R-Codes	6.1.2
Setback of garages and carports	5.2.1	Not applicable
Street surveillance	5.2.3	6.2.1
Street walls and fences	5.2.4	6.2.2
Outdoor living areas	5.3.1	6.3.1
Parking	5.3.3	6.3.3
Solar access for adjoining sites	Not Applicable - controlled through 5.1.3	As per R-Codes
Ancillary dwellings	5.5.1	Not applicable

Where no reference is made to particular design elements, the relevant provisions of the R-Codes or local planning policies shall apply.

Where any conflicts arise, the provisions of these design guidelines shall prevail.

Where the development does not satisfy the provisions of these design guidelines, the relevant design principles of the R-Codes or local planning policies apply.

RELATIONSHIP WITH OTHER STRATEGIES AND POLICIES

These Design Guidelines should be read in conjunction with the adopted ODP. Where any conflicts arise, the provisions of the Design Guidelines shall prevail.

Where no reference is made to particular development control aspects, the relevant Local Planning Policy shall apply.

DEFINITIONS

For the purpose of the design guidelines, the following definitions apply. For any other definition, the R-Codes definitions apply.

Architectural feature:	A unique ornamental or functional embellishment that accents and complements the building design such as a parapet or gable treatment, awnings, or artwork.
Built form:	The architectural style of a building in terms of height, lot coverage, street setbacks and its articulation.
Character:	The look, feel and building style of a location or place comprising elements such as residential density, landscaping, building materials and features.
Private courtyard:	An outdoor living area at ground level or above a structure. e.g. a podium that is open to the sky.
Deep soil zone:	Areas of natural ground with relatively natural soil profiles retained within a development.
Double garage:	A garage which is greater than 3.0m in width as measured parallel to the street frontage, including doors and supporting structures.
Façade:	The external face of a building.
Landscaping:	Land developed with garden beds, ground covers, shrubs and trees, or by the planting of lawns, and includes hardscape features such as gravelled or pebble areas and ornamental ponds but excludes swimming pools, pavement, or any other non-vegetative objects.
Natural Ground Level	<p>For development on the multiple dwelling lots where the lots have been excavated, the natural ground level shall be an assumed plane across the lot that matches the natural ground levels at the lot boundaries that adjoin the public realm. Building height is to be measured from this plane.</p> <p>For the single dwelling lots, natural ground level shall have the same meaning as per the R-Codes.</p>
Open space:	Generally that area of a lot not occupied by any building including open areas of accessible roof utilised for active or passive recreation, outdoor living areas above natural ground level, roofed structures such as verandahs and patios, and unroofed open structures such as pergolas, but excludes all car parking, access ways, outbuildings, plant rooms and the like.
Public open space:	Land used for a public park, public gardens, foreshore reserve, playground or other grounds for recreation which are normally open to the public without charge.
Public realm:	The public space including public open space, streets, footpaths, parks, gardens, etc which are normally open to the public without charge.

1. PRECINCT DEVELOPMENT PROVISIONS

The following provisions are applicable to the four precincts of the ODP area (see Figure 1 below). The design of individual precincts and lots must be responsive to neighbouring lots, the existing context and the surrounding public realm.

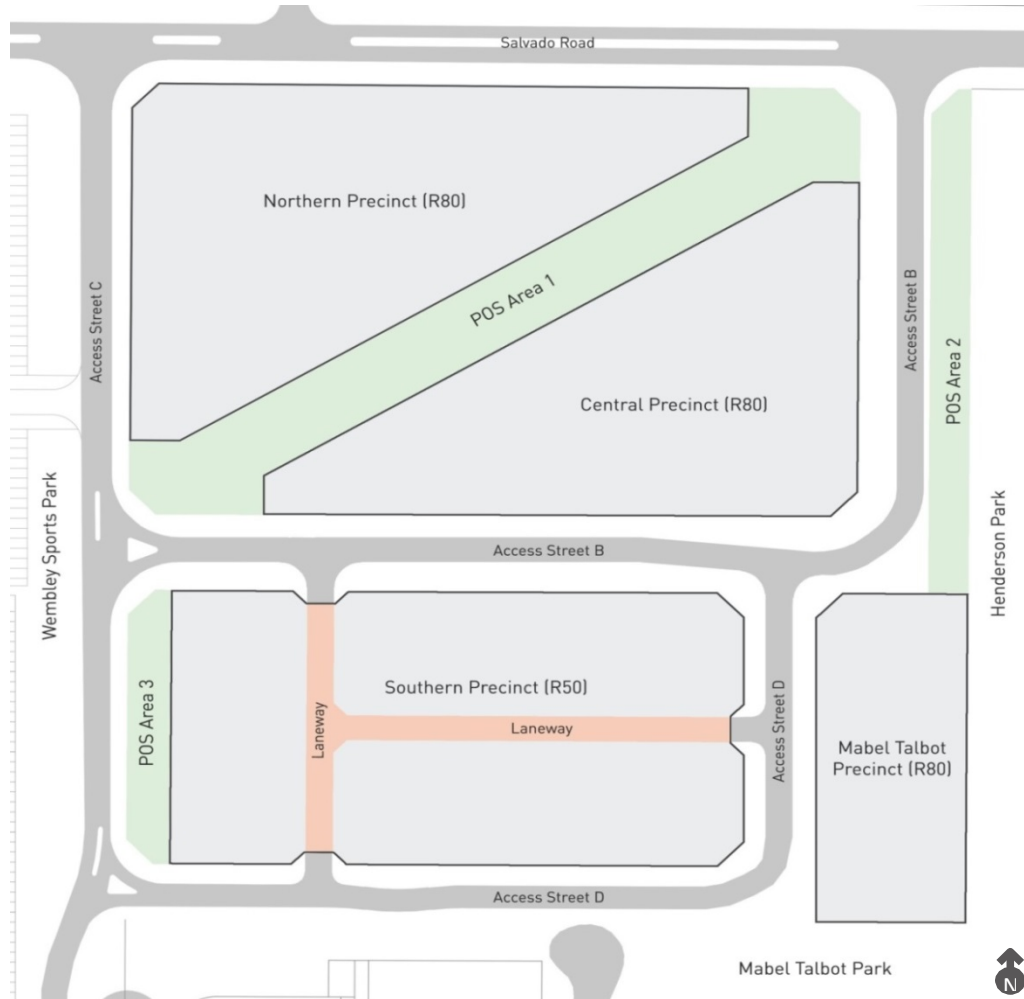


Figure 1: Four precincts of the ODP area

1.1 Northern Precinct Plan

The Northern Precinct, bound by Salvado Road to the north and the Wembley Sports Park to the west, is to present a 'transition zone' between the existing low scale residential development to the north and the medium density development within the ODP area.

Design elements

Key design elements to be achieved by development shall include:

- (a) direct pedestrian access from ground level dwellings to Salvado Road and Public Open Space Area 1;
- (b) communal and/or private open space (e.g. courtyards) to address Salvado Road;
- (c) visually permeable fencing to Salvado Road;
- (d) an active ground floor interface to ensure a high level of surveillance to Public Open Space Area 1;
- (e) additional height (up to six storeys) adjacent to Public Open Space Area 1; and
- (f) a strong sense of arrival from Salvado Road into the north-east corner of the Precinct.

Setbacks and height

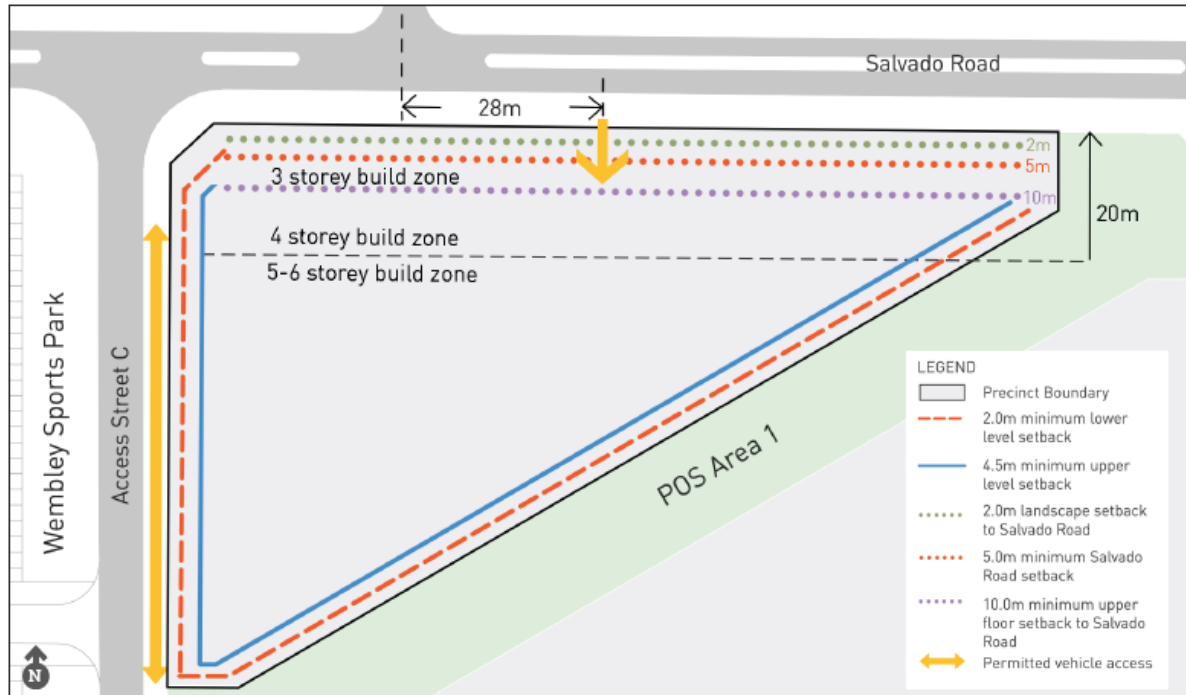
	Min setbacks²	Max height from natural ground level
Salvado Road	Lower levels (1-3 storeys): 1 st storey: 5.0m to building with a 2.0m wide strip adjacent to the street being landscaped ¹	10.8m
	2 nd -3 rd storey: 5.0m	
	Upper levels (4-6 storeys): 4 th storey: 10.0m	14.4m
	5 th -6 th storey: 20.0m	21.6m
Access Street C (Wembley Sports Park access road)	Lower levels (1-3 storeys): 2.0m	10.8m
	Upper levels (4-6 storeys): 4.5m	21.6m
Public Open Space Area 1	Lower levels (1-3 storeys): 2.0m	10.8m
	Upper levels (4-6 storeys): 4.5m	21.6m

Notes:

¹: No fencing permitted within the Salvado Road landscape setback area

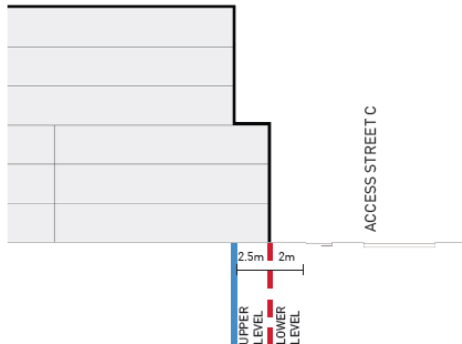
²: Lot boundary setbacks apply as per R-Codes between individual lots

NORTHERN PRECINCT PLAN

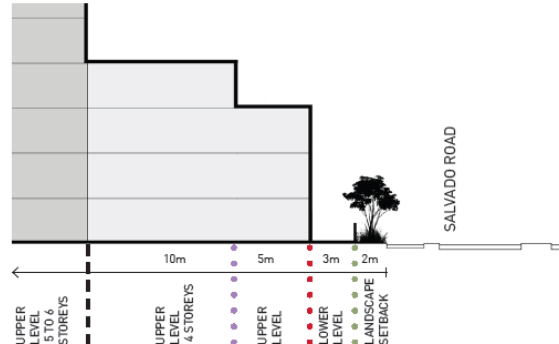


SCALE 1:750

ACCESS STREET C/ POS AREA 1 SECTION



SALVADO ROAD SECTION



Plot ratio

Plot ratio to be a maximum of 2.0.

Precinct dwelling yield

Minimum: 50 dwellings

Maximum: 137 dwellings

Refer to Section 3 'Target Dwelling Yield Plan' of this policy for minimum and maximum dwelling yields per individual site.

Open space

Combined communal open space and private open space, excluding balconies, to be a minimum of 25% of the lot area.

1.2 Central Precinct Plan

The Central Precinct should demonstrate design excellence and deliver high quality and innovative medium and high density built form outcomes.

Design elements

Key design elements to be achieved by development shall include:

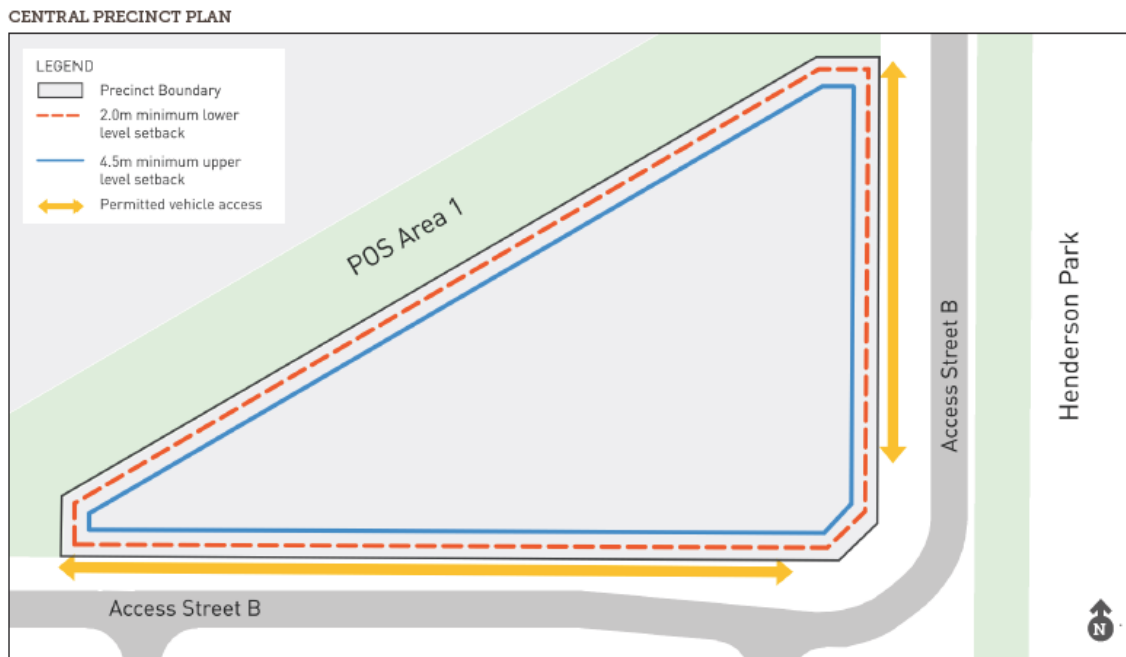
- (a) respond to the amenity of the surrounding Public Open Space through habitable room and private open space/ balcony orientation;
- (b) direct pedestrian access from ground level dwellings to Public Open Space Area 1;
- (c) an active ground floor interface to ensure a high level of surveillance to Public Open Space Area 1; and
- (d) a strong sense of arrival from Salvado Road into the north-east corner of the Precinct.

Setbacks and height

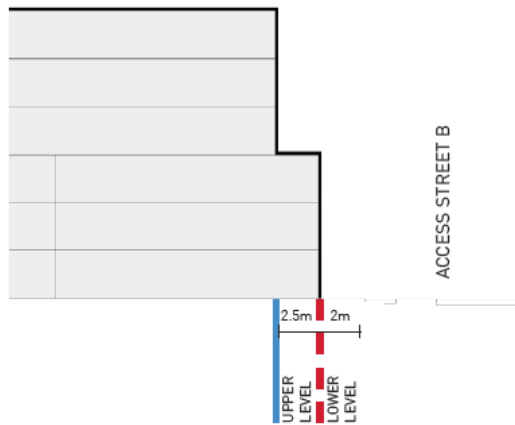
	Min setbacks ¹	Max height from natural ground level
Access Street B	Lower levels (1-3 storeys): 2.0m	10.8m
	Upper levels (4-6 storeys): 4.5m	21.6m
Public Open Space Area 1	Lower levels (1-3 storeys): 2.0m	10.8m
	Upper levels (4-6 storeys): 4.5m	21.6m

Notes:

¹: Lot boundary setbacks apply as per R-Codes between individual lots



ACCESS STREET B / POS AREA 1 SECTION



Plot ratio

Plot ratio to be a maximum of 2.0.

Precinct dwelling yield

Minimum: 104 dwellings

Maximum: 143 dwellings

Refer to Section 3 'Target Dwelling Yield Plan' of this policy for minimum and maximum dwelling yields per individual site.

Open space

Combined communal open space and private open space, excluding balconies, to be a minimum of 25% of the lot area.

1.3 Mabel Talbot Precinct

The Mabel Talbot Precinct should respond, and be sympathetic, to its adjacent public open space areas. Development fronting public open space is to engage through active interfaces, providing passive surveillance to the public realm, whilst maximising amenity opportunities to the precinct residents.

Design elements

Key design elements to be achieved by development shall include:

- (a) respond to the amenity of Henderson and Mabel Talbot Parks through habitable room and private open space/ balcony orientation;
- (b) direct pedestrian access from ground floor dwellings to the surrounding Public Open Space is encouraged;
- (c) communal and/or private open space (e.g. courtyards) to address Henderson and Mabel Talbot Parks;
- (d) visually permeable fencing to Henderson and Mabel Talbot Parks;
- (e) an active ground floor interface to ensure a high level of surveillance to Henderson and Mabel Talbot Parks; and
- (f) additional depth to balconies where abutting Henderson Park and Mabel Talbot Park to ensure greater privacy for both the dwelling and park users.

Setbacks and height

	Min setbacks²	Max height from natural ground level
Henderson Park	Lower levels (1-3 storeys): 4.0m	10.8m
	Upper levels (4-6 storeys): 12.0m	21.6m
Mabel Talbot Park 1 ¹	Lower levels (1-3 storeys): 8.5m	10.8m
	Upper levels (4-6 storeys): 16.5m	21.6m
Access Street B and D	Lower levels (1-3 storeys): 2.0m	10.8m
	Upper levels (4-6 storeys): 4.5m	21.6m

Notes:

¹: Mabel Talbot Park setback may be subject to a reduction of 4.0m, at the discretion of the Department of Parks and Wildlife (or successor) for development within the Mabel Talbot Lake 50m wetland buffer. All development within the Mabel Talbot Park setback is at the discretion of Department of Parks and Wildlife (or successor).

²: Lot boundary setbacks apply as per R-Codes between individual lots

Plot ratio

Plot ratio to be a maximum of 2.0.

Precinct dwelling yield

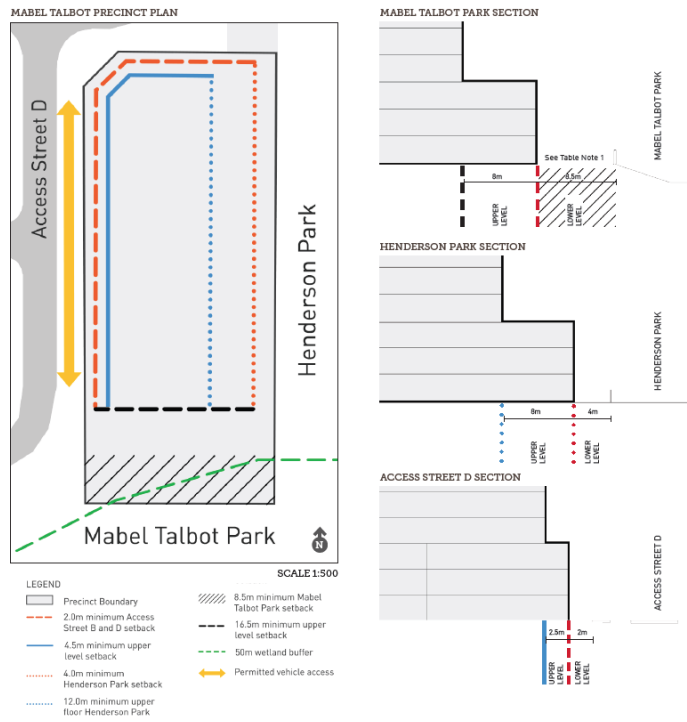
Minimum: 22 dwellings

Maximum: 46 dwellings

Refer to Section 3 'Target Dwelling Yield Plan' of this policy for minimum and maximum dwelling yields per individual site.

Open space

Combined communal open space and private open space, excluding balconies, to be a minimum of 25% of the lot area.



1.4 Southern Precinct

The Southern Precinct provides for a 'transition zone' between the existing low scale residential development located to the south of the ODP area. Passive surveillance to the southern public access way is encouraged through the provision of balconies to upper floors fronting Primary Streets.

Solar orientation is a key consideration with a northern side setback applicable to east- west orientated lots, to ensure adequate solar access is provided.

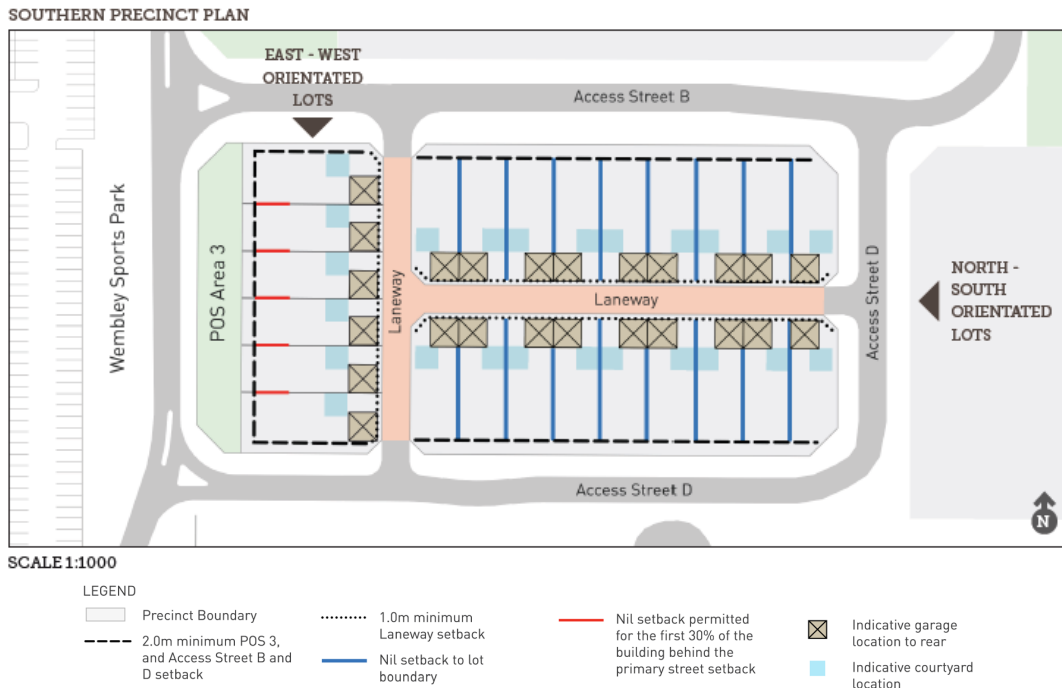
Setbacks and height

		Min setbacks	Max height from natural ground level
Access Street B and D and Public Open Space 3		2.0m	2 storeys (metres as per R-Codes)
Laneway ¹		1.0m	3 storeys (metres as per R-Codes)
Side boundary	Lower level:	Nil (2.0m to northern boundaries in the case of east-west orientated lots) ²	2 - 3 storeys as per above
	Upper level:	As per R-Codes	

Notes:

¹: Three storey elements in the form of a loft space may be considered to the rear of lots

²: Nil side set back applies to the ground floor for the first 30% of the northern lot boundary, with a 2.0m side setback applicable to the balance 70% of the northern boundary.



Plot ratio

Plot ratio to be a maximum of 2.0.

Ancillary dwellings

Ancillary dwelling associated with a single house and on the same lot where:

- (a) the lot is not less than 250m² in area;
- (b) parking provided in accordance with Clause 5.3.3 C3.1 of the R-Codes;
and
- (c) complies with all other R-Code provisions, only as they apply to single houses, with the exception of clauses:
 - I. 5.1.1 Site area;
 - II. 5.2.3 Street surveillance; and
 - III. 5.3.1 Outdoor living areas.

Laneway surveillance

A minimum of one major opening to be provided per habitable room fronting laneways.

Open space

Open space provision to be a minimum of 30% of the lot area.

2. GENERAL DEVELOPMENT PROVISIONS

The following provisions apply to all single and multiple dwellings within the ODP area.

2.1 Single dwelling lots

2.1.1 Public realm surveillance

Development is encouraged to provide passive surveillance through the provision of balconies facing the primary street.

2.1.2 Fences and retaining walls

Uniform estate fencing shall not be modified and must be maintained as visually permeable by all future landowners.

Structural upgrade to existing retaining walls is subject to Council approval.

Certification of load bearing walls must be obtained from an independent practising Structural Engineer in relation to the final dwelling proximity to retaining wall/s.

2.1.3 Outdoor living areas

Outdoor living areas must be provided for each residential dwelling, directly accessed from a habitable room, and shall be a minimum total area of 25m² with a minimum dimension of 5.0 metres.

Balconies must be contained within the lot boundary.

2.1.4 Access

Pedestrian access to laneways from lots shall be provided.

A single (maximum 6.0m wide) point of vehicle access is to be provided to each lot.

2.1.5 Car parking

Garages to be 6.0m maximum in width.

Carports are not permitted.

All other parking standards as per the R-codes.

2.2 Multiple dwelling lots

2.2.1 Public realm surveillance

Blank walls, vehicle access and building services (e.g. bin store, booster hydrant) may not exceed 20% of the total lot frontage to the public realm at ground level.

Where applicable, for lots that directly abut public open space development is encouraged to respond through the placement of communal and private open space, which is accessible from, or provides a direct visual connection to these areas.

Balconies are to be provided for all dwellings fronting the public realm.

2.2.2 Fences and retaining walls

Fencing is to be visually permeable to the street, public open space and other lots with a visually permeable to solid ratio of no less than 4:1 and a maximum height of 1.8m.

Solid fencing and/or walls may be permitted along boundaries to screen utilities and/or service infrastructure at the determination of the Town.

Fences and retaining walls are to be constructed in materials consistent with the building.

2.2.3 Outdoor living areas

Outdoor living areas must be provided for each residential dwelling, and directly accessed from a habitable room, and with minimum total area of 15m² with a minimum dimension of 3.0 metres for private courtyards.

Balconies to be in accordance with the R-Codes and contained within the lot boundary subject to setback requirements under 2.2.5.

Balconies are encouraged to be located on the north side of buildings to maximise winter sunlight and assist with cross ventilation.

2.2.4 Landscaping and Open Space

A minimum combined communal open space and private open space (excluding balconies) of 25% of the lot area shall be provided for all developments and shall incorporate all of the following design elements:

- direct interface with, and access to, existing and proposed public open space areas;
- support a rich variety of planting type and size, including natives and water wise species;
- incorporate mature tree planting and structures to provide appropriate shade;
- provide creative and green screening of parking areas, communal drying areas, swimming pools and private courtyards;
- limit the area of impermeable paved zones; and
- provide a minimum 25% of the required area of combined communal open space and private open space (excluding balconies) as deep soil zones within consolidated areas.

Landscape Buffer to Salvado Road:

- 2m landscape buffer to Salvado Road to comprise of low planting no higher than 0.75m.
- A Landscape Management Plan to be prepared and implemented to the satisfaction of the Town of Cambridge.

2.2.5 Minor incursions in street setback

Open-style balconies (apart from those facing Salvado Road), verandahs and other minor incursions such as porches, porticos, eaves, and other

architectural features, may project into the setback area as applicable to that level, for a maximum of half of the minimum setback requirement.

Balconies to Salvado Road may only extend 3m into the setback as applicable to that level.

Balconies may be roofed.

2.2.6 Access

All building entrances are to be clearly defined, safe and well lit.

Buildings are to use architectural features to establish visually distinct pedestrian access points.

Pedestrian access to public open space from lots shall be provided.

A single (maximum 6.0m) point of vehicle access is to be provided to each lot.

Car park entries, service areas and bin refuse collection points shall be integrated into the development of each lot and screened from view.

2.2.7 Car parking

Parking facilities shall be sleeved or screened from view

Pedestrian access to underground parking shall be provided within buildings and not within the public realm.

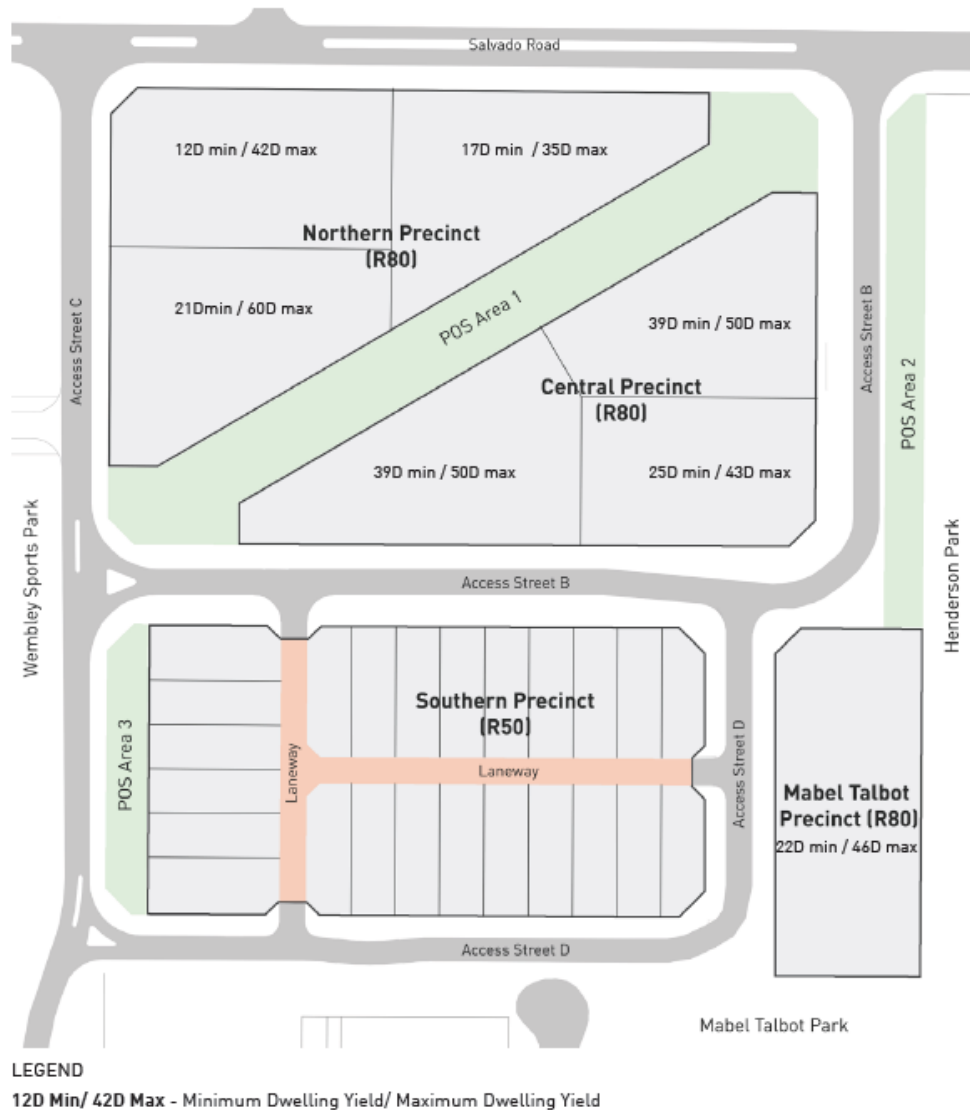
Visitor parking is to be provided at a rate as per the R-Codes for all multiple dwelling development and may be located behind any security barrier to the development.

All other parking standards as per the R-codes.

3. TARGET DWELLING YIELD PLAN

Development shall be in accordance with the minimum and maximum dwelling yields identified in Figure 2 below.

Where sites are amalgamated, development shall be in accordance with the Precinct Dwelling Yield provisions under Section 1 'Precinct Development Provisions' of these guidelines.



LEGEND - 12D Min/ 42D Max - Minimum Dwelling Yield / Maximum Dwelling Yield

Figure 2: Minimum and maximum dwelling yields for individual sites

Adopted: 15 December 2015
 Amended: 28 November 2017
 Amended: 26 March 2019 (DV19.29)
 Amended: 25 June 2019 (DV19.70)