

# Primary Centre City Living Zone Northern Waterfront Sector

## 1 Introduction

This information sheet outlines the requirements for development in the Primary Centre City Living Zone, which is also known as the Northern Waterfront Sector. This information sheet should be read in conjunction with the City's Town Planning Scheme No.2 and Planning Policy 3.2.6 - Development Policy Plan Northern Waterfront Sector (PP3.2.6).

## 2 Town Planning Scheme Requirements

### 2.1 Minimum Residential Density

In the Primary Centre City Living Zone, all development for the purpose of grouped or multiple dwellings must achieve a minimum of one dwelling per 180m<sup>2</sup> of land area. To work out the minimum density you need to achieve, simply divide your land area by 180 and then round up to the next whole number. Densities greater than this are permissible, subject to compliance with the PP3.2.6 provisions outlined below.

### 2.2 Subdivision

Any subdivision application is to be prepared in conjunction with an Integrated Development Guide Plan (IDGP). The IDGP is required to demonstrate that an appropriate built form can be achieved which is consistent with PP3.2.6. The IDGP is to illustrate:

- building envelopes
- indicative building configurations
- setbacks
- pedestrian and vehicular access
- indicative car parking layouts
- any rights of way or access easements required.

In general, a rectilinear subdivision pattern will be preferred with a minimum lot size of 1,500m<sup>2</sup>. This allows for a simple and cohesive layout and one that can provide for a development in accordance with PP3.2.6.

An IDGP is required to be approved by the City before an application for subdivision can be approved by the Western Australian Planning Commission (WAPC).

## 2.3 Residential Design Codes (R-Codes)

Where residential development is proposed, the R-AC0 density code of R-Codes is to apply. This means that for:

- all single houses and grouped dwellings, the R80 coding is the default; and
- for all multiple dwellings, PP3.2.6 provisions apply.

For all residential development, the provisions of PP3.2.6 override the provisions of the R-Codes where they overlap. All other requirements of the R-Codes not covered by the PP3.2.6 are to be satisfied as well. The Council may exercise its discretion in respect of the R-Code provisions in order to encourage residential development consistent with the urban design objectives for individual precincts set out in the PP3.2.6 or other adopted policies.

## 3 Planning Policy Requirements

### 3.1 Preferred Residential Density

Figure 1 illustrates the preferred residential densities the Policy aims to achieve. The minimum density required, however, is outlined in Section 2.

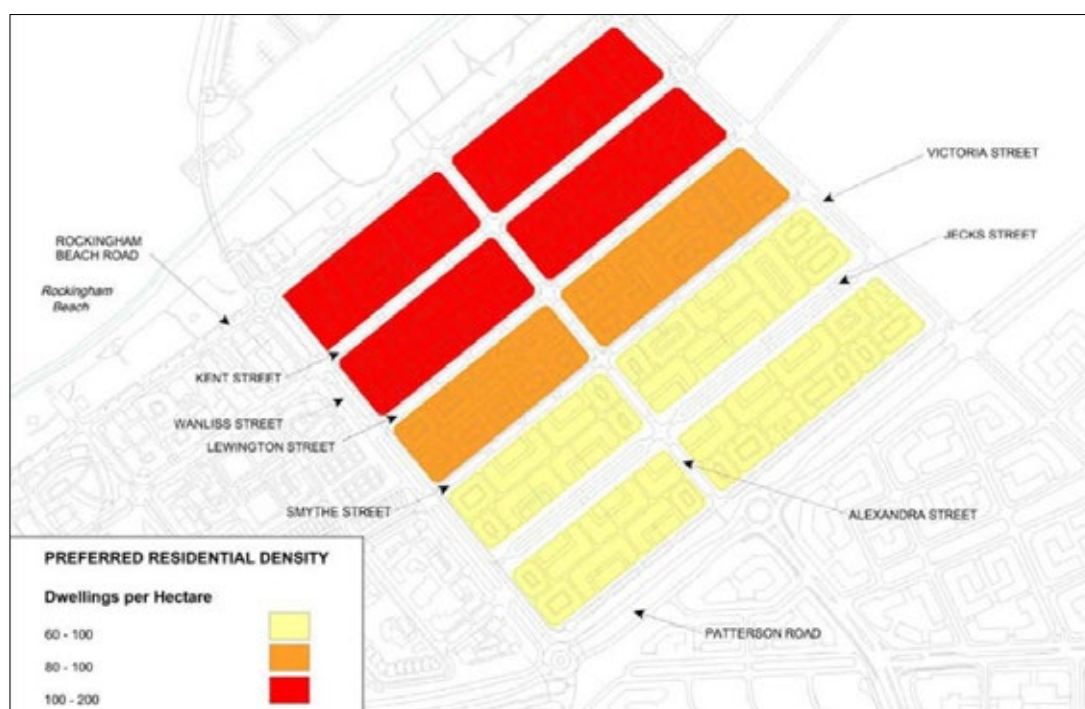


Figure 1 - Preferred Residential Density

### 3.2 Building Heights

Figure 2 illustrates the maximum height limits. Please note that the maximums are also subject to the overshadowing requirements of each precinct.



Figure 2 - Maximum Building Heights

3.3 Frontage Types

Figure 3 illustrates the two frontage types the Policy provides for, with explanations of each provided below.



Figure 3 - Frontage Types

### 3.1 Type 3 Frontage

A moderate level of frontage activation with residential apartments, possible hotel and short stay accommodation lobbies and associated cafes and restaurants at ground level and a 2 to 3 storey façade positioned behind a variable 0-2 metres, green landscaped setback. The ground level of inner-city residential units would address the street with a façade that is transparent over at least 30% of its area.

### 3.2 Type 4 Frontage

A moderate level of frontage activation with residential apartments at ground level and a 2 to 3 storey façade positioned behind a 2-3.5 metres, green landscaped setback. Ground level inner-city residential units would address the street with a façade that is transparent over at least 30% of its area.

## 4 Precincts

The Northern Waterfront Sector is divided into three precincts:

- Northern Foreshore
- Lewington
- Alexandra

Each Precinct has its own development requirements, as shown in Figure 1 below.

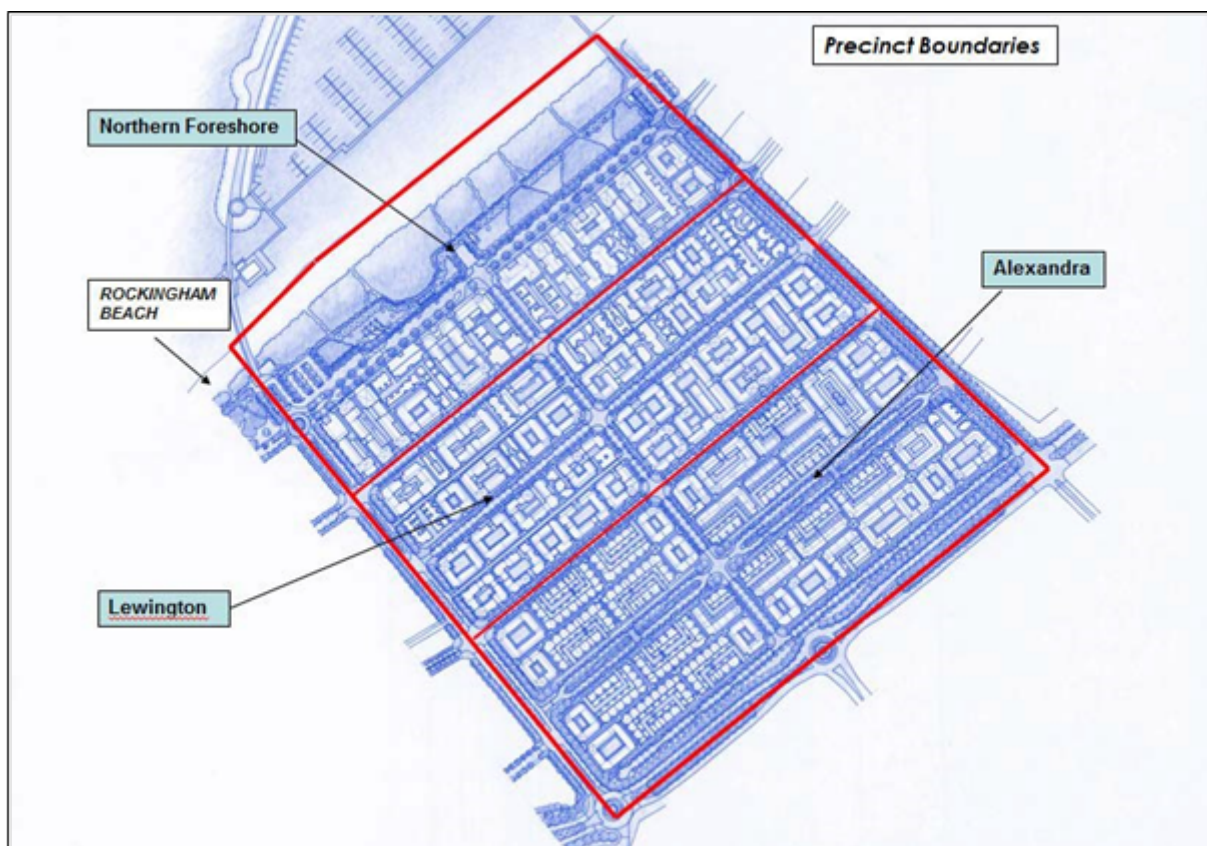


Figure 4 - Precinct Plan

The requirements of each of the Precincts are outlined below.



## 4.1 Northern Foreshore Precinct

### 4.1.1 Preferred Uses

Within the Northern Foreshore Precinct the preferred uses are:

- multiple dwellings/residential
- hotel or short-stay accommodation and related dining and hospitality
- recreation (existing waterfront parkland).

Other permissible uses listed under the City's Town Planning Scheme No.2 (TPS2) are not preferred.

### 4.1.2 Required Development Elements

Element	Requirement
Residential Density	<ul style="list-style-type: none"> <li>• Consistent with Figure 1 and preferred densities ranging from 100 to 200 dwellings per hectare, with a minimum density of 80 dwellings per hectare in any development which includes a residential component.</li> <li>• Residential development within the precinct is to be developed to accommodate a balanced mix of dwelling sizes.</li> </ul>
Building Height	<b>West of Alexandra Street</b> <ul style="list-style-type: none"> <li>• Consistent with Figure 2, buildings are to present a minimum 2 storey (6.0m) or equivalent parapet height to the street or relevant public space subject to:               <ul style="list-style-type: none"> <li>~ the maintenance of a 12.5 metre height limit along street frontages,</li> <li>~ with any additional height to a maximum of 19.0m to be setback a minimum of 3.5 metres and,</li> <li>~ any height thereafter to a maximum of 8 storeys (30.0m) to be setback a minimum of 6.0 metres.</li> </ul> </li> <li>• The scale and massing of buildings are to be designed to minimise any overshadowing of adjoining properties and public spaces.</li> </ul>
	<b>East of Alexandra Street</b> <ul style="list-style-type: none"> <li>• Consistent with Figure 2, buildings are to present a minimum 2 storey (6.0m) or equivalent parapet height to the street or relevant public space subject to:               <ul style="list-style-type: none"> <li>~ the maintenance of a 12.5 metre height limit along street frontages,</li> <li>~ with any additional height to a maximum of 19.0m to be setback a minimum of 3.5 metres.</li> </ul> </li> <li>• The scale and massing of buildings are to be designed to minimise any overshadowing of adjoining properties and public spaces.</li> </ul>
Frontage Type	<ul style="list-style-type: none"> <li>• Consistent with Figure 3, subject to:               <ul style="list-style-type: none"> <li>~ Buildings to be located, configured and activated to frame and address street frontages, laneways and other public spaces in a way that is generally consistent with the Precinct Concept Plan.</li> <li>~ The frontage of any building is to incorporate and maintain the required area of transparent facade with suitably glazed windows and doors, consistent with the applicable 'Frontage Types'.</li> </ul> </li> </ul>

Car parking	<ul style="list-style-type: none"> <li>To be provided in accordance with Table 3 of TPS2.</li> <li>Podium level courtyard gardens may provide private open space over car parks located behind street front buildings. Examples of this form of development are located at Rockingham Beach, Mandurah Marina, Joondalup City Centre, Subi-Centro Subiaco and in Northbridge over the Graham Farmer Freeway.</li> <li>Off-street car parking will generally be located behind, under or over ground floor, street front buildings.</li> <li>Semi-basement car parks are permitted wherever nominal ground floor residential development would benefit from being elevated up to 1.0m above the level of the adjacent public footpath.</li> </ul>
Required Elements	<ul style="list-style-type: none"> <li>The Precinct is to be developed as a high quality, predominantly residential area, with street blocks framed by generally contiguous, street front buildings which address the street in a manner consistent with a contemporary, inner-city townscape discipline.</li> <li>Buildings shall be designed to achieve an appropriate use profile along Rockingham Beach Road, with a moderately activated, ground floor street frontage. In instances where ancillary cafes, restaurants and similar uses are associated with proposed hotel or short stay accommodation, the City will have regard for adverse impacts of alfresco hospitality facilities on the amenity of adjoining residential properties.</li> <li>To complement the City's townscape objectives for the Northern Waterfront, the massing, articulation and facade treatments of all development will be required to adhere to a quality, urban townscape aesthetic.</li> <li>Variety and high design standards will be encouraged in the fit-out, awning treatments, signage and private street furniture attached to individual premises.</li> </ul>
Landscaping	<ul style="list-style-type: none"> <li>In lieu of the normal landscaping requirements of the Scheme, developers may be required to contribute to the cost of streetscape and/or landscape works within the public domain in the general vicinity of their development site.</li> </ul>

## 4.2 Lewington Precinct

### 4.2.1 Preferred Uses

Within the Lewington Precinct the preferred uses are:

- multiple dwellings/residential
- short stay accommodation.

Other permissible uses listed under TPS2 are not preferred.

Element	Requirement
Residential Density	<p>North of Lewington Street</p> <ul style="list-style-type: none"> <li>Consistent with Figure 1, residential development is to be developed to accommodate a balanced mix of dwelling sizes.</li> <li>Preferred densities ranging from 100 to 200 dwellings per hectare, with a minimum density of 80 dwellings per hectare.</li> </ul>
	<p>South of Lewington Street</p> <ul style="list-style-type: none"> <li>Consistent with Figure 1, residential development is to be developed to accommodate a balanced mix of dwelling sizes.</li> <li>Preferred densities ranging from 80 to 100 dwellings per hectare, with a minimum density of 60 dwellings per hectare in any development which includes a residential component.</li> </ul>
Building Height	<ul style="list-style-type: none"> <li>Consistent with Figure 2, buildings are to present a minimum 2 storey (6.0m) or equivalent parapet height to the street or relevant public space subject to: <ul style="list-style-type: none"> <li>the maintenance of a 12.5 metre height limit along street frontages,</li> <li>with any additional height to a maximum of 19.0m to be setback a minimum of 3.5 metres.</li> </ul> </li> <li>The scale and massing of buildings are to be designed to minimise any overshadowing of adjoining properties and public spaces.</li> </ul>
Frontage Type	<ul style="list-style-type: none"> <li>Consistent with Figure 3, subject to: <ul style="list-style-type: none"> <li>Buildings to be located, configured and activated to frame and address street frontages, laneways and other public spaces in a way that is generally consistent with the Precinct Concept Plan.</li> <li>The frontage of any building is to incorporate and maintain the required area of transparent facade with suitably glazed windows and doors, consistent with the applicable 'Frontage Types'.</li> </ul> </li> </ul>
Car parking	<ul style="list-style-type: none"> <li>To be provided in accordance with Table 3 of TPS2.</li> <li>Podium level courtyard gardens may provide private open space over car parks located behind street front buildings. Examples of this form of development are located at Rockingham Beach, Mandurah Marina, Joondalup City Centre, Subi-Centro Subiaco and in Northbridge over the Graham Farmer Freeway.</li> <li>Off-street car parking will generally be located behind, under or over ground floor, street front buildings.</li> <li>Semi-basement car parks are permitted wherever nominal ground floor residential development would benefit from being elevated up to 1.0m above the level of the adjacent public footpath.</li> </ul>
Required Elements	<ul style="list-style-type: none"> <li>The Precinct is to be developed as a quality, medium to high density residential area, framed by generally contiguous, street front buildings which address the street in a manner consistent with a contemporary inner-city townscape discipline.</li> <li>To complement the City's townscape objectives for the Northern Waterfront, the massing, articulation and facade treatments of all development will be required to adhere to a quality, urban townscape aesthetic.</li> <li>Variety and high design standards will be encouraged in the fit-out, awning treatments.</li> </ul>
Landscaping	<ul style="list-style-type: none"> <li>In lieu of the normal landscaping requirements of the Scheme, developers may be required to contribute to the cost of streetscape and/or landscape works within the public domain in the general vicinity of their development site.</li> </ul>

### 4.3 Alexandra Precinct

#### 4.3.1 Preferred Uses

Within the Alexandra Precinct the preferred uses are:

- multiple dwellings/residential; and
- short stay accommodation.

Other permissible uses listed under TPS2 are not preferred.

#### 4.3.2 Required Development Elements

Element	Requirement
Residential Density	<ul style="list-style-type: none"> <li>• Consistent with Figure 1, residential development is to accommodate a balanced mix of dwelling sizes.</li> <li>• Preferred densities ranging from 60 to 100 dwellings per hectare, with a minimum density of 60 dwellings per hectare.</li> </ul>
Building Height	<ul style="list-style-type: none"> <li>• Consistent with Figure 2, buildings are to present a minimum 2 storey (6.0m) or equivalent parapet height to the street or relevant public space subject to               <ul style="list-style-type: none"> <li>~ the maintenance of a 12.5 metre height limit along street frontages,</li> <li>~ with any additional height to a maximum of 19.0m to be setback a minimum of 3.5 metres.</li> </ul> </li> <li>• The scale and massing of buildings are to be designed to minimise any overshadowing of adjoining properties and public spaces.</li> </ul>
Frontage Type	<ul style="list-style-type: none"> <li>• Consistent with Figure 3, subject to:               <ul style="list-style-type: none"> <li>~ Buildings to be located, configured and activated to frame and address street frontages, laneways and other public spaces in a way that is generally consistent with the Precinct Concept Plan.</li> <li>~ The frontage of any building is to incorporate and maintain the required area of transparent facade with suitably glazed windows and doors, consistent with the applicable 'Frontage Types'.</li> </ul> </li> </ul>
Car parking	<ul style="list-style-type: none"> <li>• To be provided in accordance with Table 3 of TPS2.</li> <li>• Podium level courtyard gardens may provide private open space over car parks located behind street front buildings. Examples of this form of development are located at Rockingham Beach, Mandurah Marina, Joondalup City Centre, Subi-Centro Subiaco and in Northbridge over the Graham Farmer Freeway.</li> <li>• Car parking is not permitted between the road reserve boundary and building frontages.</li> <li>• Semi-basement car parks are permitted wherever nominal ground floor residential development would benefit from being elevated up to 1.0m above the level of the adjacent public footpath.</li> </ul>
Required Elements	<ul style="list-style-type: none"> <li>• The Precinct is to be developed as a quality, medium to high density residential area, framed by generally contiguous, street front buildings which address the street in a manner consistent with a contemporary inner-city townscape discipline.</li> <li>• Variety and high design standards will be encouraged in the fit- out, awning treatments, signage and private street furniture attached to individual premises.</li> <li>• To complement the City's townscape objectives for the Northern Waterfront, the massing, articulation and façade treatments of all development will be required to adhere to a quality, urban townscape aesthetic.</li> </ul>
Landscaping	<ul style="list-style-type: none"> <li>• In lieu of the normal landscaping requirements of the Scheme, developers may be required to contribute to the cost of streetscape and/or landscape works within the public domain in the general vicinity of their development site.</li> </ul>