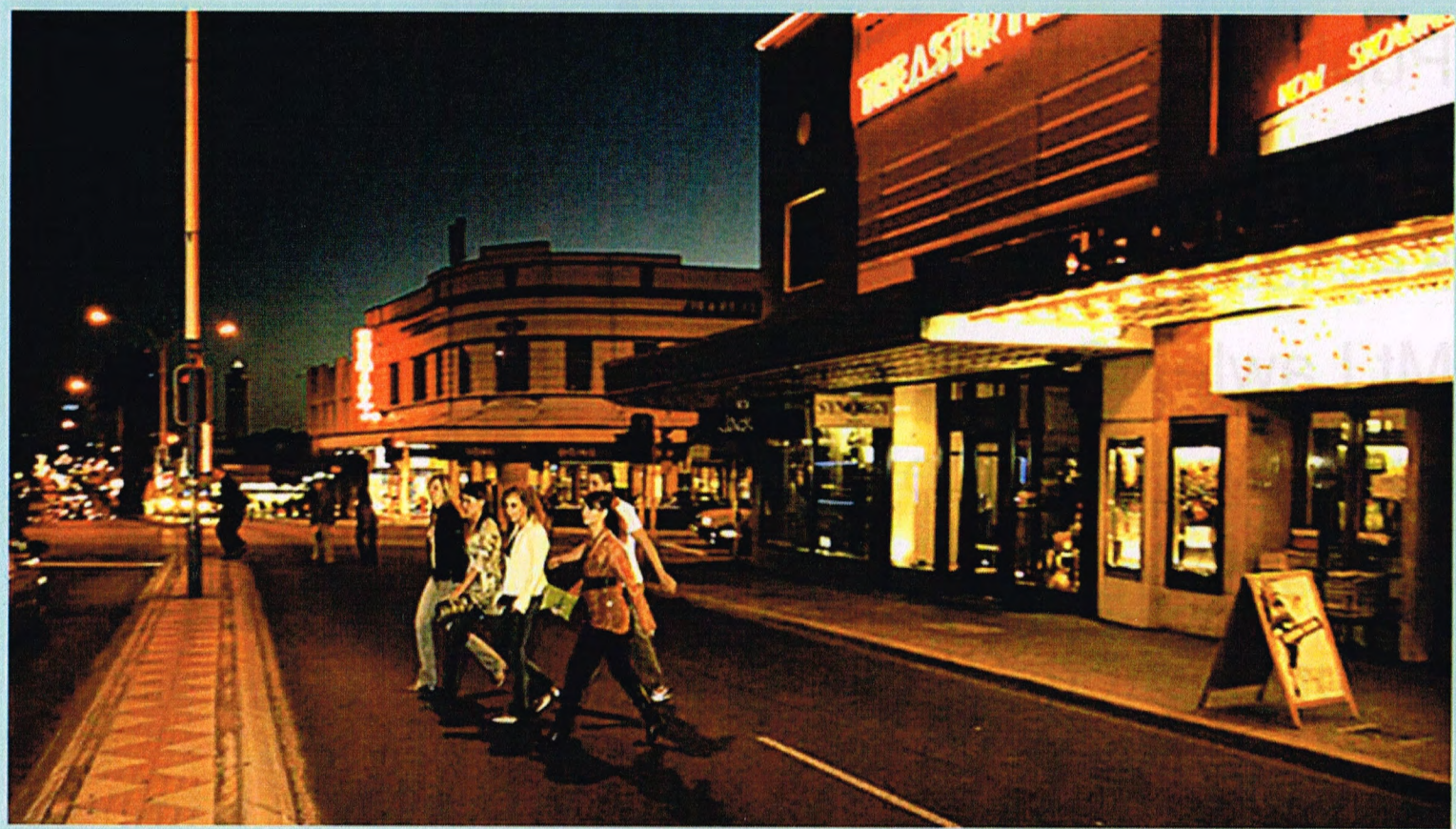
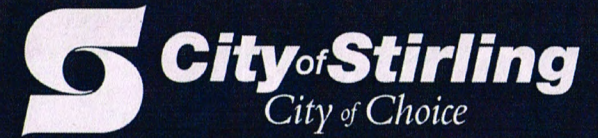


Beaufort Street Activity Corridor



Presentation to Mount Lawley Society

7 March 2016

Outline

- Public advertising
- Submissions
- Key issues
- Mt Lawley Society submission
- Proposed changes
- Discussion
- Future actions

- **Visioning Workshops**
 - 5 and 6 February 2014
- **Charrette**
 - 31 March to 9 April 2014
- **Public Advertising**
 - 23 March 2015 to 18 May 2015 (42 days)
- **Submissions**
 - 60 (support 2; object 36; comment 22)
 - Additional consultation post advertising
 - One to one meetings with submitters

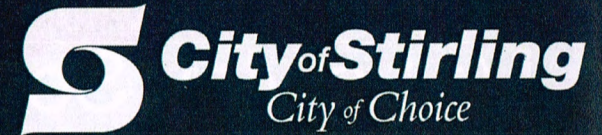


Key issues raised during advertising

- No objections to the overall plan for the area
- Objections relate to particular aspects of the proposals
- Key issues
 - Parking provision
 - Building height
 - Building styles
 - Character Protection Guidelines
 - Street setbacks

- Concerned at:
 - Removal of Character Retention Guidelines
 - Increased height with nothing in return
 - Mandatory nil setbacks
 - Zero setbacks abutting existing residential
 - Removal visitors parking for residential development
 - Parking concessions in commercial areas
 - Adoption of 4 architectural styles without making them more stringent in terms of their application
 - Narrowing of the Road reservation under the MRS unless it applies to heritage listed property
 - Air conditioning units on street fronts/balconies/facades
 - Sale of City-owned land

Proposed changes



- Parking;
- Heights;
- Building Styles; and
- Setbacks.

- Residential parking

- Be modified to be in accordance with the R- Codes.
- Requires visitor bays.

- Non- residential parking ^{ratios} ~~rates~~

- Reduce non-residential parking ratios from 4:1 to 3:1
- Non-residential: 3 /100 m²
- Shops above 1,000 m²: 5 /100 m²
- Introduce a requirement for tavern and hotels to be 6/100m²



Height: Non-residential

- **Corner sites**
 - Remove additional height bonus on corners
- **Bonus height**
 - Identified sites - in return for the provision of plazas
- **Inglewood Town Centre**
 - Reduced from 5 storeys to 4 storeys
 - 5 storeys height on sites >1,000 sq. metres
- **2nd Ave, 4th - 5th Ave, Central Ave and Civic Hotel**
 - 4 storeys (no change)
- **Mount Lawley**
 - 3 storeys (no change)



Height: Residential

- No change proposed
- Currently 60% of residential sites coded R50 and above - permits 3 storeys buildings
- Three storeys considered a modest height for development along one of Perth's activity corridors



Heritage Control

- Buildings identified as worthy of protection will have the same heritage controls as apply now.
- For building built after 1960 and not considered worthy of protection then all new buildings will have to comply with one of four architectural styles or another style found on the corridor that dates prior to 1960.
- The Beaufort Street Local Development Plan to be modified to provide clarity on other styles.



Residential Development

- All applications for the demolition of residential and non-residential buildings will be assessed against the existing Character Retention Guidelines
- All additions to existing residential buildings contained within Appendix 2 of the Plan will be assessed against the Character Retention Guidelines
- All new single and grouped residential dwellings would be assessed against the Character Retention Guidelines
- All new multiple dwelling development will be assessed against the Beaufort Street Local Development Plan.

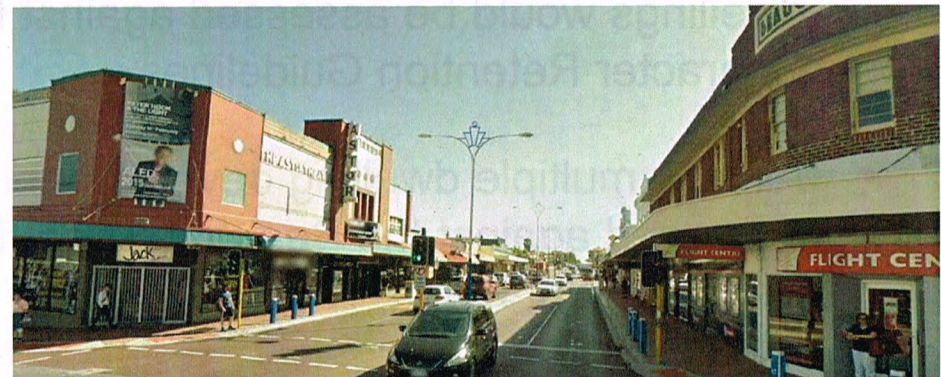


Non-residential Development

Character Retention Guidelines for Mount Lawley, Menora and Inglewood and the Inglewood Town Centre Guidelines.

- Do not identify architectural styles that are suitable for non-residential development (only identify styles for residential development)
- Provide limited guidance on type of frontage for non-residential buildings
- Do not address the different zones and different residential densities

Council endorsed the creation of a single document that deals with the development provisions for properties along Beaufort Street



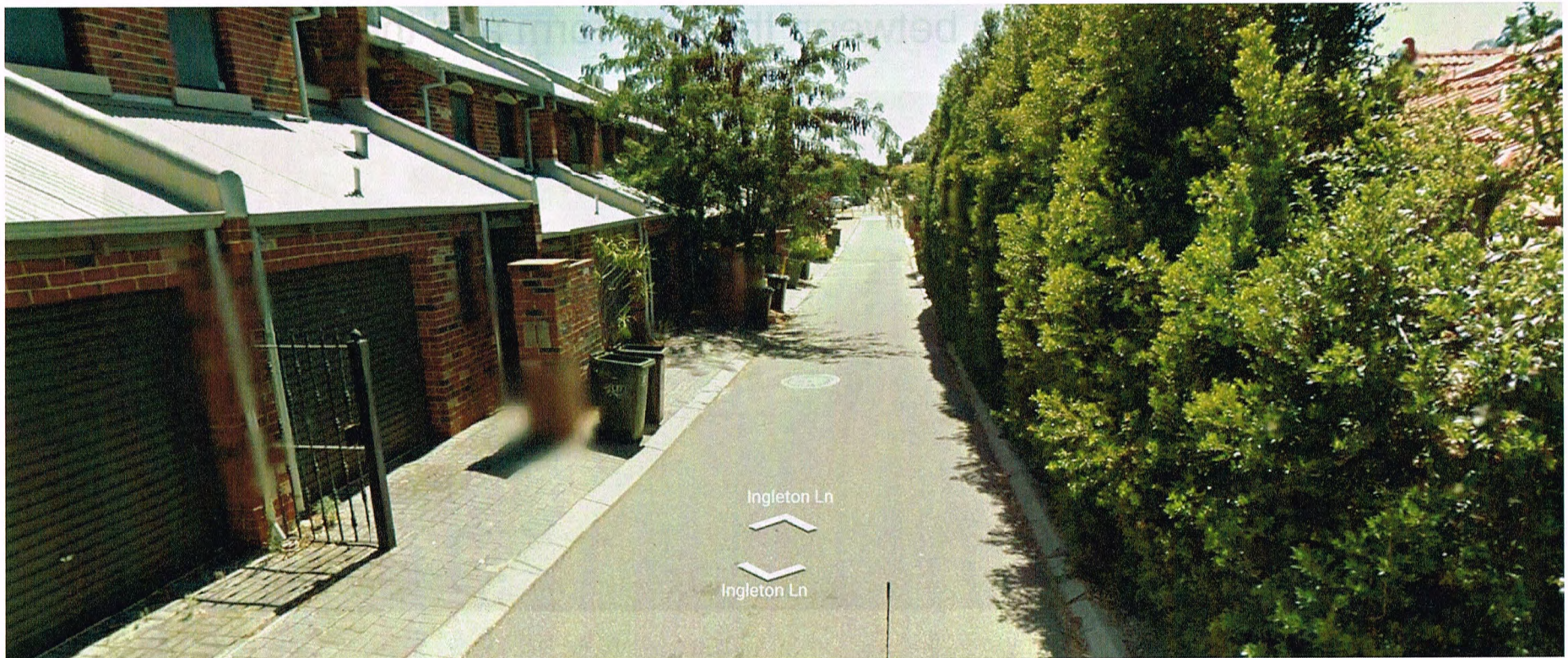
- Nil setback

- Nil setback - Plan modified to allow for consideration of increased setbacks (to a maximum of 5 metres) where demonstrated that the setback will provide visual interest, landscaping and/or facilitate interaction between the built form and the streetscape

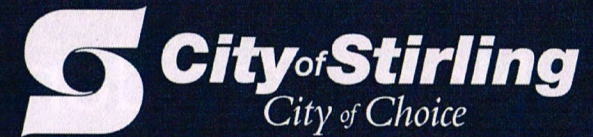


Laneway Setbacks

- Modify to require all buildings be setback 2.0m from ROW, in line with existing requirements.
- Additional setbacks required for buildings above 2 storeys of 4.5 m.



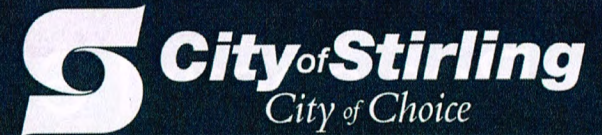
Residential Side Setbacks



- **Currently controlled by R-Codes**
 - Allow a variety of side setbacks including on the boundary up to a maximum height of 3.5 m for 2/3 the length of the boundary.
- **Advertised Beaufort Street Plan**
 - Proposed boundary walls up to 7.0 m in height for 2/3 the length of the lot boundary
- **Proposed modification**
 - Side setbacks will be modified to specify that height and length of boundary walls should be in accordance with R-Codes (maintaining status quo)



Non- Residential Setbacks



- Currently boundary walls permitted on side boundaries of all lots with “Mixed Use” and ‘Local Centre” zonings
- Allowing boundary walls on side setbacks has been permitted since commercial buildings were first constructed in the area
- The Beaufort Street Local Development Plan proposes to maintain the status quo (no change proposed)



City Assets



- City developing and asset management strategy for City-owned lots
- Will make recommendations on the sale and acquisition of lots
- To be included in report to Council

- Finalising
 - Beaufort Street Strategy
 - Beaufort Street Local Development Plan
 - Scheme Amendment (Amendment 60)
 - Modifications to Character Retention Guidelines
 - Documents to be renamed to be consistent with Town Planning Regulations
- Council – April 2016
- WAPC – end 2016