

Policy P318 South Perth Station Precinct Application Requirements

Responsible Business Unit/s	Development Services
Responsible Officer	Manager Development Services
Affected Business Unit/s	Development Services

TABLE OF CONTENTS

	Page
Policy Objectives	1
Policy Scope	1
Policy Statement	1
1. Introduction	1
2. Context Analysis	2
3. Proposal and Response to Context	3
4. Proposal and Development Quality and Amenity	4
5. Other Elements	4
6. Assessment of Applications	5
7. Checklist	5
Legislation/Local Law Requirements	5
Other Relevant Policies/Key Documents	5

POLICY OBJECTIVES

This policy aims to:

- Provide guidance on application information requirements for applications for comprehensive new development within the South Perth Station Precinct.
- Provide an explanation as to the Council's purpose in requiring the information, and how it will be applied.

POLICY SCOPE

This policy applies to developments with SCA 1 – South Perth Station Precinct, as defined in Schedule 9A of the City of South Perth Town Planning Scheme No. 6 (TPS 6).

POLICY STATEMENT

1. Introduction

The City aims to ensure that the evolution of the South Perth Station Street Precinct in accordance with Scheme objectives results in high quality development that contributes positively to the experience of the area for residents, workers, and recreational visitors alike. The City recognises that change is iterative, and wishes to ensure that each new development not only contributes to the realisation of the long term objectives for the precinct, but is also responsive to existing development that may remain unchanged for many years. Furthermore, the City aims to ensure that new development does not prejudice the options for future redevelopment of other sites in the future.

The scale and intensity of development possible under the provisions of SCA-1 is greater than was previously possible or that may be permitted in other precincts. Developments may be more complex in their composition and design than previous developments, and the potential impacts – both positive and negative – are greater. This being the case, the City has a responsibility to subject development proposals to close scrutiny to ensure the best possible outcome, and requires applications to provide sufficient information to allow for proper evaluation of both compliance with development standards and qualitative aspects of amenity and design quality.

This policy outlines the information required to accompany applications to enable the City to properly understand and evaluate the proposed development.

Material that must accompany applications for development approval is already set out in clause 63 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). Schedule 2 includes the Deemed Provisions for all local planning schemes, and therefore override the provisions of clause 72 of TPS 6. Furthermore, except where specifically modified by TPS 6, the provisions of *State Planning Policy 3.1 Residential Design Codes (R-Codes)* apply to residential development in the Station Precinct, and in Part 3 identify the information that shall or may be required to accompany certain types of applications.

The information requirements set out in this policy are for the most part a compilation of the existing requirements of TPS 6 and applicable sections of the R-Codes relating to material that must accompany applications. By compiling these requirements into a single document and making clear the additional information that the City will require to accompany all applications for residential, mixed use and non-residential development within the Station Precinct, the City aims to improve the consistency of application content and assessment of proposals.

2. Context Analysis

Whilst achieving the objectives of the South Perth Station Precinct will see the area evolve and transform over time into a more urban and intensive place, the City is nevertheless concerned that this evolution will respect, build upon and enhance the positive environmental and social qualities of the South Perth peninsula and not destroy them. The short term quality of life of existing residents and businesses, and the amenity of existing developments and the public realm must be respected and developments designed and orientated in such a way as to minimise any potentially adverse impacts.

In order for a proposed development to be properly understood in terms of how well it will fit into its existing and proposed future setting, the City requires applications to include comprehensive urban design analysis of the character and setting of the area within which a proposed development will be located and to then demonstrate how the proposed development responds to that character and setting.

Context analysis is also important to ensure that proposed developments are not unfairly assessed as having a negative impact when they may actually improve or not affect certain pre-existing conditions in the environment. This can only be understood if the existing conditions are well documented and explained.

In relation to context analysis, the following information is required:

2.1. Context analysis plan at 1:200 showing:

- 2.1.1. The location of the site including street names, lot numbers, north point, scale bar, and the area and boundary dimensions of the site;
- 2.1.2. The existing and proposed ground levels to an established datum, preferably using AHD, contours at maximum intervals of 0.5 metres and spot levels at all boundaries at intervals of not more than 5 metres over the whole of the land the subject of the application;
- 2.1.3. The position and dimensions, setback distances both horizontal and vertical, of all existing buildings, retaining walls, and other structures;
- 2.1.4. The position, type, and size of any existing tree exceeding 3 metres and/or significant landscaping features;
- 2.1.5. The street verge, including footpaths, street trees, crossovers, truncations, power poles and any services such as telephone, gas, water and sewerage in the verge;
- 2.1.6. The location of all service connections;
- 2.1.7. The location of any easement or piped services traversing the site and any sewer or sewer connection point servicing the site;
- 2.1.8. The location of existing means of access for pedestrian and vehicles to and from the site;
- 2.1.9. The location of any access restrictions such as road islands adjacent to the site;
- 2.1.10. Existing traffic volumes on adjacent streets;

- 2.1.11. The position of any adjoining and existing buildings that might affect, or be affected by, the proposed development, including the position of the proposed development, levels and positions of habitable room windows, and designated locations of outdoor living areas;
- 2.1.12. The shadow cast by existing development and structures on the site and those on adjoining sites at noon on 21 June;
- 2.1.13. Exposure of the site to prevailing winds;
- 2.1.14. Any impacted view-lines of significance related to the streetscape and to and from public places – including but not confined to, to and from the Swan River;
- 2.1.15. Streetscape elevations (ie: photographs and/or drawings of adjoining development) showing any existing buildings on-site and on the adjoining sites, showing height, roof and wall materials, windows and roof pitch;
- 2.1.16. A cadastral base survey identifying all lots located within the street block on which the site is located as well as the lots on the opposite side of the street and location, height, street setback and land use of all buildings located on these lots;
- 2.1.17. Any listed heritage places and landmarks within close proximity to the development;
- 2.1.18. Location of retail and community services and public open spaces within 800 metres walkable catchment;
- 2.1.19. Location of train station on high frequency rail routes (800 metres walkable catchment) and bus stops on high frequency bus routes (250 metres walkable catchment);
- 2.1.20. Any sources of nuisance emissions such as noise, light, and odour that may have a bearing on any residential elements of the proposal.

3. Proposal and Response to Context

In addition to the context analysis, the City requires applications to demonstrate how the proposed development responds to the identified context. This will include consideration of the impact on the development on existing development, particularly residential amenity of any immediately adjacent development, including access to daylight and ventilation. The impact of the proposed development on the public realm, including the creation of micro-climate and potential adverse wind conditions is to be considered and addressed.

The manner in which the proposal responds to the future context of the locality should also be addressed. This includes adjacent areas/precincts with a different future scale and intensity. The City expects proposals to consider ways of managing transitions in height between the development site and adjacent sites/precincts with lower height potential.

Similarly it is the City's expectation that proposed development will not prejudice the opportunities for future comprehensive and high quality development on other sites, or the ultimate realisation of the objectives for the precinct as destination for employment and recreation as well as a quality residential environment. Therefore development proposals should address how consideration has been given to preserving options for future development of adjacent sites so that the cumulative and collective impact of all development on the amenity of the precinct as a place to live, work and visit will be visually cohesive and socially and economically positive.

This may include 'macro' impacts such as on the South Perth skyline and the creation of a range of employment and recreation opportunities, and 'micro' impacts such as the micro-climate and safety of adjacent streets and public spaces, and the amenity of existing adjacent development. It may include the spacing and orientation of tower elements to ensure that the amenity of building occupants can be maintained over time, and not adversely impact or be impacted by development on other sites (existing or future).

In relation to response to context, the following information is required:

3.1. Proposed development site plan at 1:100 showing:

- 3.1.1. Property details, north point and scale bar, and existing contours and levels as set out in requirements A(i)–(ii);
- 3.1.2. The horizontal position, floor levels and positions of all openings of any existing (where retained) and proposed building or part of a building on the subject property where any such building is within 7.5 metres of a lot boundary;
- 3.1.3. The position and levels of all proposed buildings, walls, fences, retaining walls and other structures;
- 3.1.4. The position of paved vehicle, pedestrian access ways and on-site and off-site car parking spaces;
- 3.1.5. The location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas;
- 3.1.6. Existing structures, trees and any environmental features (indicate which are to be retained and which are to be removed);
- 3.1.7. Private open space areas and dimensions including areas to be landscaped;
- 3.1.8. Proposed finished site levels;

- 3.1.9. A shadow cast diagram indicating the shadow cast by the development at 10am, noon and 2pm on the 22 August, 22 September and 22 October;
- 3.1.10. Site area boundaries of any proposed strata lots;
- 3.1.11. Position and dimensions of any balcony or major openings to any active habitable space in any wall of an adjoining building which is visible from the development site and is located within 6 metres of a boundary of the development site;
- 3.1.12. Position and level of any accessible area (e.g. lawn, paving, decking, balcony or swimming pool) on any adjoining property and within 7.5 metres of the boundaries of the development site;
- 3.1.13. The nature and extent of any open space and landscaping proposed for the site;
- 3.1.14. Any proposed sources of potential nuisance emissions such as noise, light, and odour within the proposal that may have a bearing on any residential elements of the proposal;
- 3.1.15. Additional or marked-up plans and sections showing critical lines of sight from major openings as they relate to adjoining properties;
- 3.1.16. Details of how the design considers overlooking;
- 3.1.17. Plans and sections with sufficient information to explain how any neighbouring property/properties would be affected by overshadowing;
- 3.1.18. Landscape development plan identifying areas of in-ground and other planting, paving, lighting, furnishing and other elements to provide for the needs, safety and security of building occupants and visitors and that makes a positive contribution to the streetscape including, where applicable, any proposed streetscape enhancement work by the City of South Perth.

4. Proposal and Development Quality and Amenity

Development plans are required to provide sufficient information to enable an assessment of the design quality and amenity proposed. The City expects comprehensive developments to exhibit high architectural and urban design quality. This is especially critical for any tall buildings, that is, buildings notably taller than surrounding buildings, because of their visual prominence. The amenity of building occupants is also a consideration.

In relation to the proposed building/s and other structures, the following information is required:

4.1.. Development drawings showing the following:

- 4.1.1. All floor plans and their distances from the boundaries of the site at each level of the development;
- 4.1.2. All elevations, with the existing and natural ground levels, wall heights and roof heights related to an established datum, preferably using AHD;
- 4.1.3. Cross-sections through buildings and any proposed areas of excavation or filling with the relevant existing, natural and proposed levels sufficient to show the relationship between building levels, existing and proposed ground levels, and development on existing properties;
- 4.1.4. Proposed materials, colours and finishes of the exterior of the building;
- 4.1.5. The location and size of any proposed signs;
- 4.1.6. For proposals seeking a height variation under Table B of Schedule 9A and that include a residential component, sufficient plans and accompanying information to demonstrate compliance with the relevant 'Silver Level' provisions of the *Livable Housing Design Guidelines* produced by Livable Housing Australia;
- 4.1.7. 3D coloured renders from various angles of the proposed development showing it in the context of the street, and for proposals within the Special Design Area seeking variations to height, long views of the building should also be provided to allow an assessment of its visual impact on the South Perth skyline and from other locations within South Perth;
- 4.1.8. 3D computer model of the exterior and of the development, provided in electronic form, along with details of the software used (software type and version, geographic/projection references, file format, etc), to enable input into a 3D model of the precinct that the City may develop.

5. Other Elements

Other information required to support the application is as follows:

5.1. Supporting documentation outlining:

- 5.1.1. The existing and proposed use of the site, including proposed hours of operation of any non-residential elements;
- 5.1.2. The manner in which the proposed development addresses the existing and proposed context, with particular reference to the elements described in the site analysis plan (requirement 1);

- 5.1.3. Transport impact assessment outlining how the proposed development is likely to impact on cumulative traffic volumes and movement, and measures proposed to mitigate any potentially negative impacts, in accordance with WAPC and City of South Perth Guidelines;
- 5.1.4. Information on likely wind impacts of the proposed development on the adjacent public realm and neighbouring sites, including identification of measures to be taken to mitigate any potential negative impacts;
- 5.1.5. For proposals seeking a height variation by satisfaction of the performance criteria in Table B of Schedule 9A, a report identifying the manner in which the proposed development meets the relevant performance criteria is required;
- 5.1.6. In the case of developments adjacent to or incorporating a heritage place, a heritage impact statement demonstrating how the heritage values of that place are to be protected and/or conserved, based on the principles outlined in the Burra Charter;
- 5.1.7. Proposed manner of waste management (Waste Management Plan);
- 5.1.8. Details of any proposed public art concept/opportunity to be incorporated into the development including estimated value of the proposed art.
- 5.1.9. Estimated employment numbers for the proposed land uses to be accommodated, and an explanation of how the numbers were derived.
- 5.1.10. Construction Management Plan, including noise, vehicle movements, dust suppression, traffic management, contractor parking, waste disposal, pedestrian safety, site security.
- 5.1.11. Tree Management Plan by a qualified Arborist for any street tree potentially affect by the proposal
- 5.1.12. Parking Management Plan
- 5.1.13. Development Summary Table detailing plot ratio areas (for residential and non-residential and listing specific uses), car parking numbers for both res & non-res, bicycle bays and shower/locker facilities, ground floor uses, unit types, number of storeys etc.

6. Assessment of Applications

In addition to referring proposals to the City of South Perth Design Advisory Consultants Group, the City will seek comment on the proposed architectural and urban design of proposals seeking variations to height under Table B from the Office of the Government Architect (OGA). The City also may refer other proposals to the OGA if it requires additional advice on any design aspect of the proposal.

7. Checklist

A checklist of the requirements of this policy is appended. Applicants are to complete the checklist and lodge it along with other application documents.

LEGISLATION/ LOCAL LAW REQUIREMENTS

*City of South Perth Town Planning Scheme No. 6
Planning and Development (Local Planning Schemes) Regulations 2015*

OTHER RELEVANT POLICIES/ KEY DOCUMENTS

P302: Signs
P312: Serviced Apartments
P307: Family Day Care and Child Day Care Centres
P317: Licenced Premises

Livable Housing Guidelines - Livable Housing Australia, current edition. These guidelines can be downloaded from the Livable Australia website <http://www.livablehousingaustralia.org.au/>.

Transport Assessment Guidelines for Developments Volume 4 – Individual Developments – Western Australian Planning Commission. These guidelines and associated checklist can be downloaded from the Department of Planning website <http://www.planning.wa.gov.au/publications/1197.asp>.

South Perth Station Precinct Traffic Impact Assessment Criteria.

Please indicate whether the required information has been provided and submit this form with your application.

Information Required	Y	N	N/A
Context analysis plan at 1:200 showing:			
1. The location of the site including street names, lot numbers, north point, scale bar, and the area and boundary dimensions of the site;			
2. The existing and proposed ground levels to an established datum, preferably using AHD, contours at maximum intervals of 0.5 metres and spot levels at all boundaries at intervals of not more than 5 metres over the whole of the land the subject of the application;			
3. The position and dimensions, setback distances both horizontal and vertical, of all existing buildings, retaining walls, and other structures;			
4. The position, type, and size of any existing tree exceeding 3 metres and/or significant landscaping features;			
5. The street verge, including footpaths, street trees, crossovers, truncations, power poles and any services such as telephone, gas, water and sewerage in the verge;			
6. The location of all service connections;			
7. The location of any easement or piped services traversing the site and any sewer or sewer connection point servicing the site;			
8. The location of existing means of access for pedestrian and vehicles to and from the site;			
9. The location of any access restrictions such as road islands adjacent to the site;			
10. Current traffic volumes on adjacent streets;			
11. The position of any adjoining and existing buildings that might affect, or be affected by, the proposed development, including the position of the proposed development, levels and positions of habitable room windows, and designated locations of outdoor living areas;			
12. The shadow cast by existing development and structures on the site and those on adjoining sites at noon on 21 June;			
13. Exposure of the site to prevailing winds;			
14. Any impacted view-lines of significance related to the streetscape and to and from public places – including but not confined to to and from the Swan River;			
15. Streetscape elevations (ie: photographs and/or drawings of adjoining development) showing any existing buildings on-site and on the adjoining sites, showing height, roof and wall materials, windows and roof pitch;			
16. A cadastral base survey identifying all lots located within the street block on which the site is located as well as the lots on the opposite side of the street and location, height, street setback and land use of all buildings located on these lots;			
17. Any listed heritage places and landmarks within close proximity to the development;			
18. Location of retail and community services and public open spaces within 800 metres walkable catchment;			
19. Location of train station on high frequency rail routes (800 metres walkable catchment) and bus stops on high frequency bus routes (250 metres walkable catchment);			

Information Required	Y	N	N/A
20. Any sources of nuisance emissions such as noise, light, and odour that may have a bearing on any residential elements of the proposal.			
Proposed development site plan at 1:100 showing:			
21. Property details, north point and scale bar, and existing contours and levels as set out in requirements 1 and 2;			
22. The horizontal position, floor levels and positions of all openings of any existing and proposed building or part of a building on the subject property where any such building is within 7.5 metres of a lot boundary;			
23. The position and levels of all proposed buildings, walls, fences, retaining walls and other structures;			
24. The position of paved vehicle, pedestrian access ways and on-site and off-site car parking spaces;			
25. The location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas;			
26. Existing structures, trees and any environmental features (indicate which are to be retained and which are to be removed);			
27. Private open space areas and dimensions including areas to be landscaped;			
28. Proposed finished site levels;			
29. A shadow cast diagram indicating the shadow cast by the development at 10am, noon and 2pm on the 22 August, 22 September and 22 October;			
30. Site area boundaries of any proposed strata lots;			
31. Position and dimensions of any balcony or major openings to any active habitable space in any wall of an adjoining building which is visible from the development site and is located within 6 metres of a boundary of the development site;			
32. Position and level of any accessible area (e.g. lawn, paving, decking, balcony or swimming pool) on any adjoining property and within 7.5 metres of the boundaries of the development site;			
33. The nature and extent of any open space and landscaping proposed for the site;			
34. Any proposed sources of potential nuisance emissions such as noise, light, and odour within the proposal that may have a bearing on any residential elements of the proposal;			
35. Additional or marked-up plans and sections showing critical lines of sight from major openings as they relate to the adjoining property;			
36. Details of screening or other measures proposed to be used to reduce overlooking;			
37. Plans and sections of sufficient information to explain how the adjoining property as a whole would be affected by overshadowing;			
38. Landscape development plan identifying areas of in-ground and other planting, paving, lighting, furnishing and other elements to provide for the needs, safety and security of building occupants and visitors and that makes a positive contribution to the streetscape including, where applicable, any proposed streetscape enhancement work by the City of South Perth.			

Information Required	Y	N	N/A
Development drawings showing the following:			
39. All floor plans and their distances from the boundaries of the site at each level of the development;			
40. All elevations, with the existing and natural ground levels, wall heights and roof heights related to an established datum, preferably using AHD;			
41. Cross-sections through buildings and any proposed areas of excavation or filling with the relevant existing, natural and proposed levels sufficient to show the relationship between building levels, existing and proposed ground levels, and development on existing properties;			
42. Proposed materials, colours and finishes of the exterior of the building;			
43. The location and size of any proposed signs;			
44. Sufficient plans and accompanying information to demonstrate compliance with the relevant 'Silver Level' provisions of the <i>Livable Housing Design Guidelines</i> .			
45. 3D coloured renders of the proposed development showing it in the context of the street, and for proposals within the Special Design Area seeking variations to height, long views of the building should also be provided to allow an assessment of its visual impact on the South Perth skyline and from other locations within South Perth;			
46. 3D computer model of the exterior and of the development, provided in electronic form, along with details of the software used (software type and version, geographic/projection references, file format, etc).			
Supporting documentation outlining:			
47. The existing and proposed use of the site, including proposed hours of operation of any non-residential elements;			
48. The manner in which the proposed development addresses the existing and proposed context, with particular reference to the elements described in the context analysis plan;			
49. Transport impact assessment outlining how the proposed development is likely to impact on cumulative traffic volumes and movement, and measures proposed to mitigate any potentially negative impacts.			
50. Information on likely wind impacts of the proposed development on the adjacent public realm and neighbouring sites, including identification of measures to be taken to mitigate any potential negative impacts, in accordance with WAPC and City of South Perth Guidelines;			
51. Information demonstrating how performance criteria are complied with;			
52. In the case of developments adjacent to or incorporating a heritage place, a heritage impact statement demonstrating how the heritage values of that place are to be protected and/or conserved, based on the principles outlined in the Burra Charter;			
53. Proposed manner of waste management (waste management plan);			
54. Details of any proposed public art to be incorporated into the development including estimated value of the proposed art;			
55. Estimated employment numbers for the proposed land uses to be accommodated, and an explanation of how the numbers were derived.			

Information Required	Y	N	N/A
56. Construction Management Plan, including noise, vehicle movements, dust suppression, traffic management, contractor parking, waste disposal, pedestrian safety, site security;			
57. Tree Management Plan by a qualified Arborist for any street tree potentially affect by the proposal;			
58. Parking Management Plan;			
59. Development Summary Table detailing plot ratio areas (for residential and non-residential and listing specific uses), car parking numbers for both res & non-res, bicycle bays and shower/locker facilities, ground floor uses, unit types, number of storeys etc.			

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