

**LOCAL DEVELOPMENT PLAN – CHARLES HOTEL, NORTH PERTH**

*The following design objectives are to be read in addition to the relevant objectives of the R Codes Volume 1 and Volume 2, Built Form Policy, and/or other Local Planning Policies (as applicable). These design objectives are to be satisfied as part of the assessment of a Development Application, including where a variation to the Acceptable Outcomes of this Local Development Plan is proposed.*

**Objective: The purpose of this Local Development Plan is to guide the comprehensive redevelopment of the Charles Hotel site to accommodate a mixed-use commercial, residential and hotel precinct.**

**Design Objectives****Enhanced Environment**

- To provide for a landscape plazas and public open spaces which are universally accessible to the public, provided with active frontages to encourage interaction and passive surveillance, and include soft and hard landscaping elements with access to sunlight to enhance amenity.
- To ensure that the development and supporting structures such as basements are appropriately designed and located to maximise the provision of in-ground deep soil areas and on-structure planting that is of a sufficient size and dimension to accommodate tree planting to increase the urban tree canopy and enhance the amenity levels of the built form and adjoining public realm areas.
- Provide universally accessible public spaces which incorporate soft and hard landscaping elements and have access to sunlight.
- To provide for a coordinated and integrated approach to the delivery of landscaping across each Development Parcel and the adjoining verges and public spaces through the provision of a comprehensive landscaping strategy.
- The preservation of significant vegetation that directly interacts with the public realm is encouraged (front setback areas, street verges).
- To achieve a development that considers the whole of life environmental impact of the building and incorporate measures to reduce this impact consistent with established sustainability rating frameworks and that:
  - Incentivises the provision of infrastructure to support electric vehicles and alternative modes of transport; and
  - Has a reduced reliance on supplied energy by providing renewable energy infrastructure, and adequate access to sunlight, natural ventilation, and shading devices.

**Connected Community**

- To provide spaces for residents and visitors that are vibrant, safe and active as a way of celebrating and connecting the local community.
- To provide for a variety of housing options to meet the needs of the community through a range of apartment sizes, types, and layouts.
- To deliver a publicly accessible open spaces that are designed to accommodate people of all abilities and to be safe and inviting through the provision of landscaping and activation.
- Deliver publicly accessible plaza spaces on the southern site that are designed to be safe and inviting through landscaping and activation and for the benefit of the local community.
- To provide for a range of complementary active uses on the ground floor that are designed to be flexible to adjust to changing community needs and minimise adverse impacts on surrounding residents. Provision of vehicular access that is designed and located to protect the safety of pedestrians and road users.
- On-street car parking to be encouraged generally in accordance with this Local Development Plan, to the specification and satisfaction of the City's Infrastructure and Engineering directorate.
- Development proposals are to provide sufficient car parking to cater for the demand generated by the applicable proposed land use.

**Sensitive Design**

- Development should sympathetically reference, and take cues from the materials, colours, and finishes of the surrounding built form, and incorporate the reuse of demolished materials into the built form and/or landscaping to reflect the history of the site where practical.
- The development is to be appropriately stepped down where it interfaces with adjoining and surrounding properties to achieve a moderation of building height across the site that is sympathetic and appropriately integrated with the lower density residential context.
- Building bulk and scale is to be broken down through the inclusion of various façade treatments such varied setbacks, horizontal and/or vertical treatments, major openings and balconies, on-structure planting, and a range of colours, materials and finishes, to minimise the visual impact of upper levels on the streetscape and surrounding properties.
- To promote the establishment of a landmark development of high architectural quality that would enhance the locality and focus higher density built form towards Charles Street and the intersection with Ellesmere Street.

**Thriving Places**

- To provide for a mixed-use development that accommodates residential and non-residential uses to contribute towards a sustainable increase in density, employment opportunities, vibrancy and activity within the area.
- To provide for public spaces that are supported by a legible pedestrian network and are integrated with the development.

**Accessible City**

- To provide for sufficient car parking to meet the demands of users the development while ensuring that additional traffic does not have an adverse impact on the safety or functionality of traffic flow within the surrounding road network.
- To provide for vehicular access and car parking (on-site and on-street) that is designed and located to be safe and functional for pedestrians and road users including necessary traffic management measures, and which is integrated in the built form and landscaping design to minimise visual impacts on the streetscape.

**General Provisions:**

a) Where this Local Development Plan (LDP) is inconsistent with the City's Local Planning Scheme, the local planning scheme prevails. Where this local development plan is inconsistent with a Local Planning Policy, Master Plan or Guidelines (e.g., Character Retention Area Guidelines), this Local Development Plan prevails.

b) In accordance with Clause 3.2.3 of State Planning Policy 7.3 Residential Design Codes Volume 1 (R Codes Volume 1) and Clause 1.2.2 of State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments (R Codes Volume 2), this LDP contains provisions that amend or replace:

- Deemed-to-Comply requirements set out in Part C of the R Codes Volume 1. The Design Principles of the R Codes Volume 1 remain and apply;
- Acceptable Outcomes set out in Part 2, 3 and 4 of the R Codes Volume 2. The Element Objectives of the R Codes Volume 2 remain and apply; and
- The Acceptable Outcomes set out in Volume 2 Sections 1, 3, 4 and 5 of the Built Form Policy. The Local Housing Objectives of the Built Form Policy remain and apply.

The provisions below detail which Deemed-to-Comply requirements of the R Codes Volume 1 and Acceptable Outcomes of the R Codes Volume 2 and the Built Form Policy have been amended or replaced by Acceptable Outcomes of this LDP. Refer to Table 3 for the summary of amendments and/or replacements.

c) Unless provided for below, the provisions of the R Codes Volume 1, R Codes Volume 2, and the Built Form Policy apply. Any State Planning Policy, Local Planning Policy or other legislation that is applicable to this LDP that is amended or replaced will continue to be applicable to the development that is the subject of the LDP.

d) Variations to the Acceptable Outcomes of this LDP may be approved through a Development Application, provided that the development achieves the objectives of this LDP and the relevant objectives of the R Codes Volume 1, R Codes Volume 2, Built Form Policy, Masterplan, Structure Plan and/or Local Planning Policy (as applicable).

Acceptable Outcomes

Land Use Permissibility

- 1
- Permissible land uses are those provided for under the Mixed Use and Residential zones (as applicable) under the City of Vincent Local Planning Scheme No. 2.
- 2
- In accordance with Clause 18(7) of LPS2 the preferred land uses for each development parcel are set out below. The preferred land uses would be required to demonstrate consistency with the City’s Local Planning Scheme No.2 (as amended) and applicable local planning policies as part of a Development Application.

Table 1: Preferred Land Uses

	Development Parcels 1 & 2	Development Parcel 3	Development Parcel 4	Development Parcel 5	Development Parcel 6	
Ground Floor	<div><div>- Aged or dependent persons dwellings</div><div>- Child Care Premises*</div><div>- Consulting Rooms</div><div>- Dwelling</div><div>- Liquor Store – Small</div><div>- Medical Centre</div><div>- Office</div><div>- Restaurant / café</div><div>- Shop</div></div>	<div><div>- Hotel</div><div>- Restaurant / café</div><div>- Shop</div><div>- Small bar</div><div>- Tavern</div></div>	<div><div>- Consulting Rooms</div><div>- Liquor Store – Small</div><div>- Office</div><div>- Restaurant / café</div><div>- Shop</div><div>- Dwelling</div></div>	<div><div>- Consulting Rooms</div><div>- Dwelling</div><div>- Office</div><div>- Restaurant / café</div><div>- Shop</div><div>- Small bar</div></div>	<div><div>- Consulting Rooms</div><div>- Dwelling</div><div>- Serviced Apartment</div></div>	
First Floor	<div><div>- Aged or dependent persons dwellings</div><div>- Dwelling</div><div>- Serviced Apartment</div></div>	<div><div>- Dwelling</div><div>- Hotel</div><div>- Office</div><div>- Restaurant / café</div><div>- Serviced Apartment</div><div>- Small bar</div><div>- Tavern</div></div>	<div><div>- Dwelling</div><div>- Serviced Apartment</div></div>	<div><div>- Dwelling</div><div>- Office</div><div>- Serviced Apartment</div></div>	<div><div>- Dwelling</div><div>- Office</div><div>- Serviced Apartment</div></div>	
Second Floor		<div><div>- Dwelling</div><div>- Hotel</div><div>- Serviced Apartment</div></div>		<div><div>- Dwelling</div><div>- Serviced Apartment</div></div>	<div><div>- Dwelling</div><div>- Serviced Apartment</div></div>	<div><div>- Dwelling</div><div>- Serviced Apartment</div></div>
Third Floor						
Fourth Floor						
Fifth Floor						
Sixth Floor	<div><div>- Dwelling</div><div>- Hotel</div><div>- Serviced Apartment</div></div>	<div><div>- Dwelling</div><div>- Serviced Apartment</div></div>	<div><div>- Dwelling</div><div>- Serviced Apartment</div></div>	<div><div>- Dwelling</div><div>- Serviced Apartment</div></div>		
Seventh Floor						

\*Where a Child Care Premises is proposed, it is not to be directly adjacent Residential zoned land, in accordance with the City’s Local Planning Policy: Child Care and Family Day Care.

Building Height

- 3
- The following acceptable outcomes amends deemed-to-comply standard C3.2.1 of the R Codes Volume 1 and acceptable outcomes A3.1.1, A4.1.1 and A5.1.1 of the Built Form Policy. The remaining respective deemed-to-comply standards of the R Codes Volume 1 and acceptable outcomes of the Built Form Policy and the R Codes Volume 2 remain and apply.

Table 2: Building Heights

Development Parcel	Maximum Height (storeys)	Maximum Height (top of wall (concealed/skillion roof))
1	3/6 storeys*	11.2m/20.5m*
2	2/4 storeys*	8m/14.3m*
3	8 storeys	26.7m
4	3/6 storeys*	11.2m/20.5m*
5	4/6 storeys*	14.3m/20.5m*
6	4 storeys	14.3m

\*refer to height locations shown on plan

*Note – The building heights in Table 2 are subject to adequate sunlight (including overshadowing) and ventilation access being maintained the adjoining properties to be demonstration to the satisfaction of the approval authority at the development application stage.*

Street Setbacks, Side and Rear Setbacks and Building Separation

The following acceptable outcomes amends the deemed-to-comply standard C3.4.1 of the R Codes Volume 1 and acceptable outcome A2.4.1 of the R Codes Volume 2 in relation to lot boundary setbacks, and acceptable outcomes A1.2.1, A4.2.1, A5.2.1, A5.2.2 and A5.2.3 of the Built Form Policy in relation to street setbacks. The remaining respective deemed-to-comply standards of the R Codes Volume 1 and acceptable outcomes of the R Codes Volume 2 remain and apply.

- 4
- All setbacks are to be in accordance with the development footprint boundaries as shown in blue on the LDP. Where a greater setback is required, a notation is included on the LDP accordingly\*.

\*Refer to Local Development Plan map

Plot Ratio

The following acceptable outcomes amends the deemed-to-comply standard C.1.1.3 of the R Codes Volume 1 in relation to site area and acceptable outcome A 2.5.1 of the R Codes Volume 2.

- 5
- No plot ratio is applicable. Building Development scale is established with the setbacks and height standards provided under this LDP.

Vehicle Access

The following acceptable outcomes amends acceptable outcome A1.6.1 and A1.6.2 of the Built Form Policy and augments the remaining acceptable outcomes of Clause 1.6 of the Built Form Policy and the acceptable outcomes of the R Codes Volume 2 in relation to vehicle access (Element 3.8). The remaining respective acceptable outcomes of the Built Form Policy and the R Codes Volume 2 remain and apply.

- 6
- Vehicle access provisions

Vehicle access and parking provided in accordance with the following:

- 6.1
- Internal roads and vehicle access points must prioritise pedestrian movement and are to be provided generally in accordance with this Local Development Plan and supported by a Transport Impact Statement/Assessment prepared by a qualified consultant submitted with a development application.
- 6.2
- No direct vehicle access is permitted to the development from the public road network, unless otherwise as generally shown on the Local Development Plan.
- 6.3
- The following acceptable outcomes augment clauses A1.6.3-1.6.11 and A4.5.1-A4.5.3 of Policy No. 7.1.1 – Built Form, and clauses A3.8.1-A3.8.7 of the R-Codes Volume 2: Development shall incorporate basement car parking accessible through Eton Street as generally indicated on this Local Development Plan.
- 6.4
- Provision shall be made for the indicative widening of Charles Street as shown in this Local Development Plan, in consultation with Main Roads WA.

Landscape Design

The following acceptable outcome amends the deemed-to-comply standard C1.2.8 and acceptable outcome A4.12.1 of the R Codes Volume 2 in relation to landscape design. The remaining respective deemed-to-comply standards of the R Codes Volume 1 and acceptable outcomes of the R Codes Volume 2 remain and apply.

- 7
- Landscaping for the development is to be provided in accordance with the following:

Landscaping Plan

A landscaping plan is to be prepared by a landscape architect and submitted with a development application which addresses the following the matters:

- The location of deep soil, on-structure landscaping and tree planting on the site in accordance with Element 3.3 of the R Codes Volume 2;
- The selection of tree species consistent with the City’s Tree Selection Tool;

- The provision of publicly accessible plaza spaces that are located on private property and secured through public benefit easement with a minimum area of:
  - Northern Plaza (between Development Parcels 3 and 4) – 600m<sup>2</sup>;
  - Southern Plaza (between Development Parcels 5 and 6) – 535m<sup>2</sup>; and
  - Eastern Plaza (between Development Parcels 3 and 5) – 130m<sup>2</sup>

The landscaping plan should provide for details related to street furniture, lighting, species selection, and the incorporation of water sensitive urban design principles related to the design of the plaza/s.

