

DETAILED AREA PLAN

THE SPRINGS, RIVERSDALE ROAD NORTH PRECINCT



CONTENTS

1.0 PART 1 - INTRODUCTION	4
1.1 Purpose and Scope of Document	4
1.2 Background to Document	4
1.3 Overarching Objectives of the DAP	5
1.4 Structure of the DAP	5
1.5 Approval Process	6
2.0 PART 2 - SITE AND CONTEXTUAL ANALYSIS.....	7
2.1 Location/DAP Boundary.....	7
2.2 Site Analysis.....	7
2.2.1 The Context Plan Explained.....	7
2.2.2 Landform Plans Explained	9
3.0 PART 3 - DEVELOPMENT REQUIREMENTS	10
3.1 Residential Design Code Designation and Dwelling Mix.....	10
3.1.1 General Development Requirements.....	10
3.2 Design Element 1 - Maximum Building Envelope (MBE) and Massing Diagram	12
3.2.1 General Acceptable Development Criteria	12
3.2.2 Site Specific Acceptable Development Criteria.....	13
3.3 Boundary Setback Requirements.....	14
3.3.1 General Acceptable Development Criteria	14
3.3.2 Site Specific Acceptable Development Criteria.....	15
3.4 Building Height & Appearance	16
3.4.1 General Acceptable Development Criteria	17
3.4.2 Site Specific Acceptable Development Criteria.....	17
3.5 Plot Ratio.....	18
3.5.1 General Acceptable Development Criteria	18
3.6 Vehicle Access, Parking and End of Trip Facilities.....	19
3.6.1 General Acceptable Development Criteria	19
3.7 Passive Surveillance and Public Realm Considerations	21
3.7.1 General Acceptable Development Criteria	21
3.7.2 Site Specific Acceptable Development Criteria.....	26
3.8 Overshadowing	27
3.8.1 General Acceptable Development Criteria	27
3.9 Waste Collection	28

CONTENTS

3.9.1	General Acceptable Development Criteria	28
3.10	Acoustic Separation	29
3.10.1	General Acceptable Development Criteria	29


APPENDICES

APPENDIX I MAXIMUM BUILDING ENVELOPE AND MASSING DIAGRAMS

ENDORSEMENT OF DETAILED AREA PLAN - THE SPRINGS, RIVERSDALE ROAD NORTH PRECINCT

The Western Australian Planning Commission resolved on 28 November 2012 to adopt and certify the Detailed Area Plan, as a guide for future subdivision and development within the locality.

Signed for and on behalf of the Western Australian Planning Commission



an officer of the Commission duly authorised by the Commission pursuant to section 24 of the *Planning and Development Act 2005* for that purpose in the presence of:

M. Wrecla Witness 28 November 2012 Date

1.0 Part I - Introduction

1.1 Purpose and Scope of Document

This document is a Detailed Area Plan (DAP) to guide the fine grain design of development in the Riversdale Road North Precinct (RRNP) of The Springs. The DAP is to be used by landowners and proponents to guide the preparation of development applications, and by decision-makers in determining such applications for land within the Precinct.

The City of Belmont and WA Planning Commission have previously adopted The Springs Structure Plan (SSP) for broader level guidance of subdivision and development across The Springs project area. Section 6.2.3 of the SSP requires that as a precursor to development a DAP is prepared for lots adjacent to Cracknell Park and within the wider Riversdale Road North Precinct (RRNP). This DAP document satisfies such requirement of the SSP.

The SSP states that a DAP may be prepared for the whole of the Precinct or a portion of the Precinct to the satisfaction of the City of Belmont and the Western Australian Planning Commission. This DAP has been prepared for (and will apply to) the entire Riversdale North Precinct (excluding lots that do not form part of The Springs Structure Plan area). The Riversdale North Precinct is identified in Figure 1 - Location Plan. A number of existing strata complexes on the north side of Riversdale Road (east of Cracknell Park & west of Brighton Road) are located outside of The Springs Structure Plan area and therefore not included in this DAP.

This DAP represents the next layer of design guidance for the Riversdale Road North Precinct and will be seen as the enabling document for the implementation of the objectives of The Springs Structure Plan and Design Guidelines. Although the DAP is to be given a higher weight in determining applications, the provisions of the Design Guidelines must also be given regard where a matter is not dealt with by the DAP. Where there is any ambiguity or conflict between the DAP and the Design Guidelines the DAP shall prevail.

1.2 Background to Document

The Springs Structure Plan identifies that the following matters are to be addressed through a Detailed Area Plan:

(for land abutting Cracknell Park)

- » Setbacks from the public open space;
- » Requirement for habitable rooms to overlook the public open space;
- » Visually permeable fencing; and
- » Acceptable intrusions into the setback area.

(for the remainder of the Precinct)

- » Creation and preservation of significant sight lines (or view corridors) to and from the Swan River;
- » Overshadowing;
- » Control of building bulk via setbacks;
- » Response to topography;
- » Articulation of podium and tower elements; and
- » Address to street and public realm.

1.3 Overarching Objectives of the DAP

In light of the matters to be addressed as per The Springs Structure Plan, the objectives of this DAP are to:

- » Act as a mechanism for the establishment of appropriate development standards and design guidance for the Riversdale Road North Precinct.
- » Maintain visual connections and an appropriate interface between The Springs Special Development Precinct and Swan River.
- » Maximise passive visual surveillance of public spaces surrounding the RRNP.
- » Minimise overshadowing of development sites and public spaces.
- » Create buildings that make a positive contribution to the locality.
- » Develop an easy to understand and implementable planning framework.

1.4 Structure of the DAP

In order to achieve its objectives the DAP is structured in the following manner:

- » Part 1 – Introductory (procedural context for the DAP/description of its purpose)
- » Part 2 – Site and Contextual Analysis (a summary of planning/design influences based on the attributes of the site and its surrounds)
- » Part 3 – Development Requirements (the design requirements and standards that development applications must demonstrably achieve).

Part 3 is the most critical element of the DAP. It has been structured to provide procedural and decision making certainty while building in an appropriate level of design flexibility.

To achieve this, Part 3 addresses specific Design Elements as follows:

- » Residential Design Code Designation and Dwelling Mix
- » Maximum Building Envelopes and Massing
- » Boundary Setbacks
- » Building Height

- » Plot Ratio
- » Access and parking
- » Passive Surveillance and the Public Realm
- » Overshadowing
- » Waste Collection
- » Acoustic Separation

A set of Development Objectives have been prepared for each of these Design Elements. In order to demonstrate compliance with the Development Objectives and encourage a streamlined approval process, development proposals must satisfy the Acceptable Development Criteria for each Design Element. The Acceptable Development Criteria are a series of standards that are considered as appropriate for development in the Riversdale Road North Precinct. Meeting these criteria means that a proponent has demonstrated a development outcome that clearly meets the Development Objective and is consistent with the WA Planning Commission and City of Belmont's vision for the Riversdale Road North Precinct.

1.5 Approval Process

The following steps represent the progression of a development application on land covered by this DAP:

1. Proponent develops conceptual drawings for discussion with the City in line with the DAP. Proponents are also encouraged to discuss the proposal with the Swan River Trust;
2. Proponents are encouraged to seek feedback on the proposal through lodgement of a 'Preliminary Development Application' for preliminary advice by the City's Development Control Group prior to formal lodgement;
3. City of Belmont considers and provides advice to the proponent on the suitability of the proposal and any issues/concerns;
4. Proponent finalises concept drawings, advancing them to development plans.
5. Development plans and justification report are lodged with the City of Belmont. Justification report (via a checklist against this DAP or other means) demonstrate manner in which the objectives of this DAP have been met.
6. Standard Scheme processes for determining applications for development approval, including (where variations from this DAP are proposed) public advertising and referral to the Swan River Trust in accordance with MRS Clause 30A(2)(b).
7. Application determined by City of Belmont or a Development Assessment Panel within the legislative timeframes.
8. Appeal/review rights apply.

2.0 Part 2 - Site and Contextual Analysis

2.1 Location/DAP Boundary

The subject site is located in the Municipality of the City of Belmont approximately 2.5 kilometres east of the Perth Central Area. Refer Figure 1.

The land is situated in the Riversdale Road North Precinct of The Springs. The DAP applies to an area bounded by the Swan River foreshore to the north, Riversdale Road to the south, the Graham Farmer Freeway to the west and private allotments to the east.

Figure 1 also illustrates the extent of the DAP.

2.2 Site Analysis

To illustrate the attributes of the RRNP this section of the report includes the following:

- » A Context Plan (a plan illustrating the opportunities and issues associated with the site and its surrounds) at Figure 2; and
- » Cross-Sections of Existing Landform (to illustrate the relationship between levels at the front and rear of the properties for the purposes of calculating and determining an appropriate building height – the location of the cross-sections are shown on the Context Plan) at Figure 3.

2.2.1 The Context Plan Explained

Existing Development

Sites 1 and 2 are vacant. Site 3 is developed for single residential development. The western extent of Site 4 is developed for single residential but the remainder of the site area is vacant. Site 5 is developed as a single residence. Public Open Space is located centrally within the Precinct at Cracknell Park. Site 6 is vacant and is bounded by high density residential on both sides.

Proposed (Surrounding) Development

Land to the south of RRNP is designated in the SSP for a mix of High Density Residential, Mixed Use and Medium Density Residential. Density increases from east to west across the Structure Plan Area with those areas adjacent to the Graham Farmer Freeway being most 'intense.' Heights earmarked for land south of RRNP range from 6 metres to 30 metres (minimum for landmark site on corner of Great Eastern Highway and Graham Farmer Freeway – height may be greater at detailed design phase).

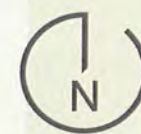
The RRNP is in an inner city location and a high amenity area. Such areas can support higher densities and more intense development outcomes, including height. This is reflected in / is consistent with the spine of tower development extending eastwards from the Perth central area along the river, through to the East Perth



Figure I. Location Plan

Riversdale Road North Precinct

Aerial photography captured and supplied by NEARMAP (not to scale)



GREG ROWE & associates

FOCUSED ON ACHIEVEMENT

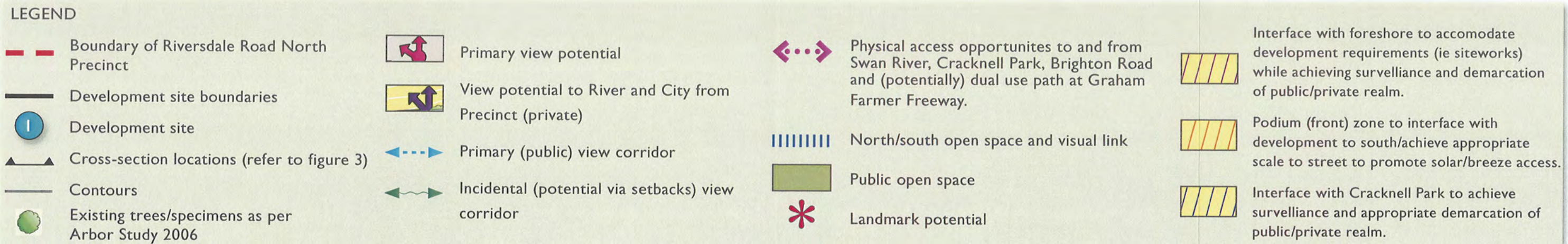
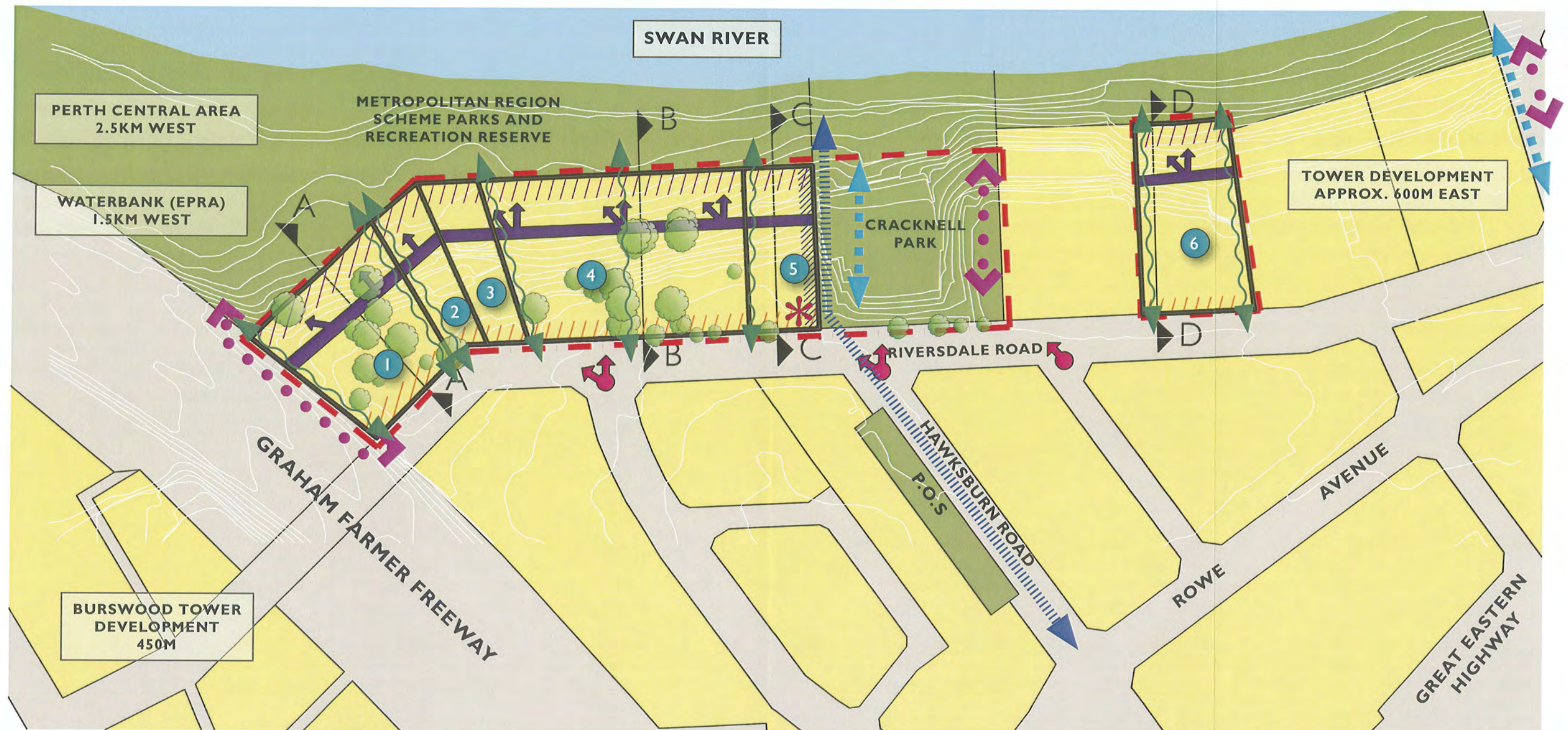













Figure 2. Riversdale Road North Precinct Detailed Area Plan

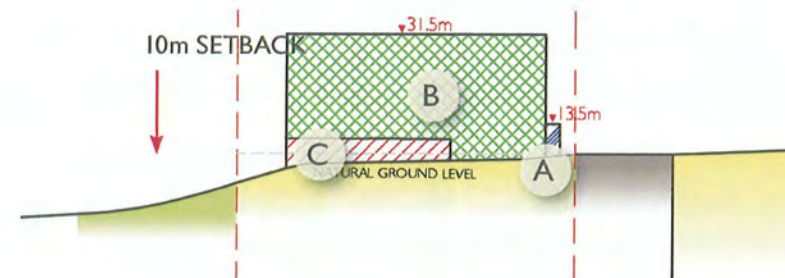
Site Analysis Context Plan (Scale 1:1800)

NOTES

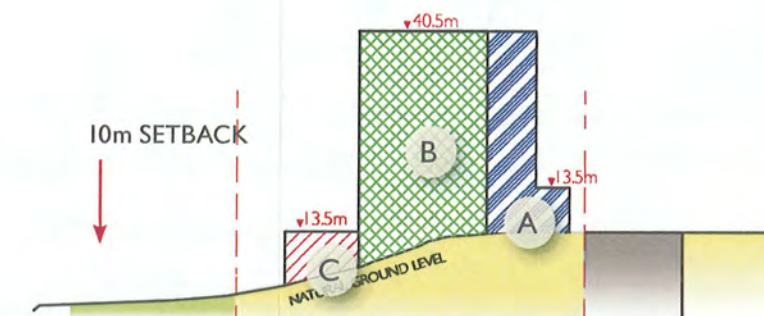
- A. Illustrative Front Building Zone (Podium) to achieve human scale.
- B. Illustrative Central Building Zone (Tower) to take advantage of views, minimise overshadowing, maximise inner city location and reflect existing pattern of development along River.
- C. Illustrative Rear Building Zone to achieve human scale to foreshore and surveillance.

LEGEND

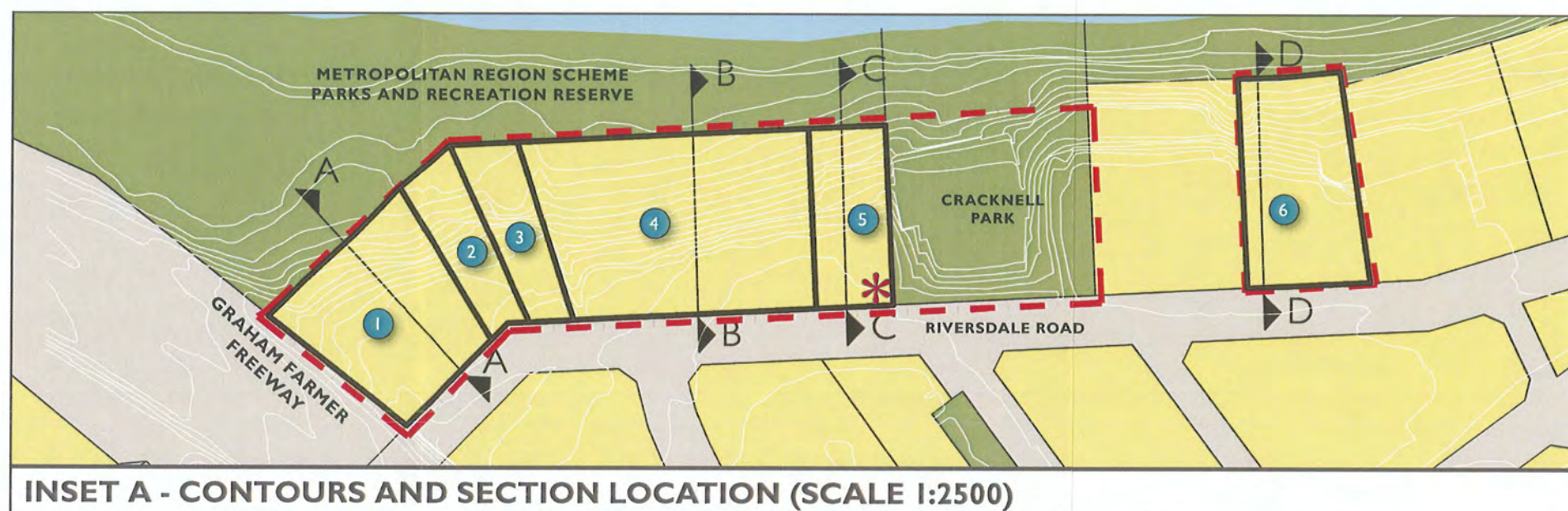
-  Conceptual Rear Building Zone (max 3 stories & rooftop terrace)
-  Conceptual Central Building Zone
-  Conceptual Front Building Zone
-  Potential landmark site (eastern edge of site 5)
-  Potential landmark site
-  Natural ground level
-  Riversdale Road
-  Metropolitan Region Scheme Parks and Recreation Reserve
-  Development site
-  Section marker
-  Level of Riversdale Road



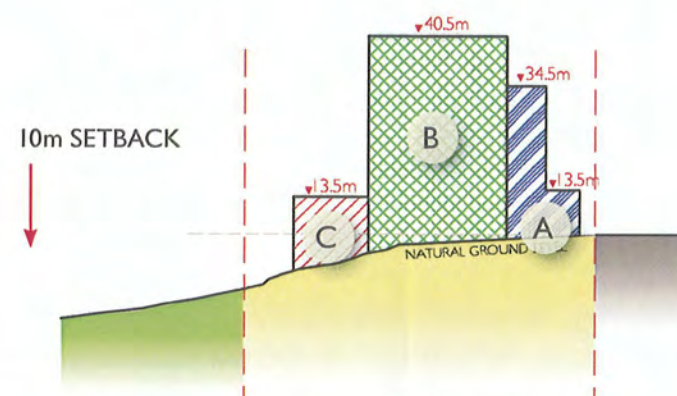
CONCEPTUAL CROSS-SECTION A-A (SITE 1)



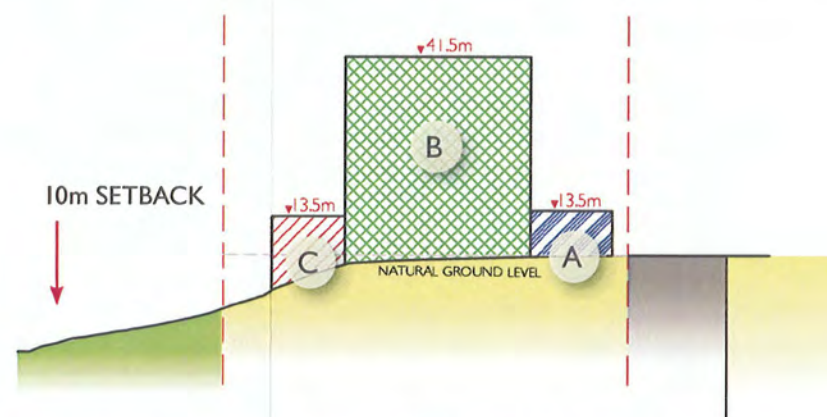
CONCEPTUAL CROSS-SECTION B-B (SITE 4)



INSET A - CONTOURS AND SECTION LOCATION (SCALE 1:2500)



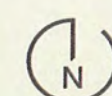
CONCEPTUAL CROSS-SECTION C-C (SITE 5)



CONCEPTUAL CROSS-SECTION D-D (SITE 6)

Figure 3. Riversdale Road North Precinct Detailed Area Plan

Cross Section (Scale 1:1500)



GREG ROWE & associates
FOCUSED ON ACHIEVEMENT

Redevelopment Area (in projects such as Waterbank), Burswood and to Ascot Waters. This pattern of development is illustrated at Figure 4.

Height in RRNP may also effectively bookend the eastern gateway to the City across Graham Farmer Freeway. Burswood provides the western context for such development and The Springs to the east would complete this pattern.

Well articulated residential towers would reflect existing views and aspects to locality from the River, foreshore areas and adjacent suburbs as illustrated by the photographs at Figure 5.

The RRNP development should create an iconic entry point to the City.

Open Space

The RRNP includes Cracknell Park, which provides important passive recreation opportunities to nearby residents and workers. It will play an even more important role as the land surrounding the Park develops over time and demand for recreation space increases. The Park also provides a visual and physical link between development in The Springs and the Swan River.

Cracknell Park is the northern-most component of a north-south parkland link along Hawksburn Road through to the River.

Views

The primary consideration is the protection and enhancement of views between (to and through) the various components of the public realm – footpaths, roads, parks - and the foreshore. Secondary views towards the River from development on the south of Riversdale Road and users of Riversdale Road may be provided incidentally through the RRNP by way of side building setbacks.

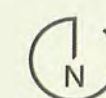
Views are comprised of a number of elements and are not limited in definition to providing a view to the Swan River from private land. Indeed, because of site topography, views to water may not be available from development sites south of Riversdale Road. There are other, equally positive, contributions the RRNP may make to the locality. Views, in the context of the RRNP mean:

- » Location and orientation of buildings within the Precinct to take advantage of its setting – this includes aspect to the Swan River, City and parkland areas.
- » Providing aspect to and surveillance of the public realm, including the street and open space.
- » Potential for landmark buildings at important junctions.
- » Maintenance and edging of primary view corridors through Cracknell Park.
- » Framing of incidental view corridors from southern Precincts within The Springs, towards the Swan River 'valley.' Framing is achieved by built form edges to setback areas. The ability to maintain view corridors through each Development Site is impacted upon by factors such as the size and shape of the lot.
- » The cumulative impact of development when viewed from the Swan River and the Maylands Peninsula into the Springs Precinct.

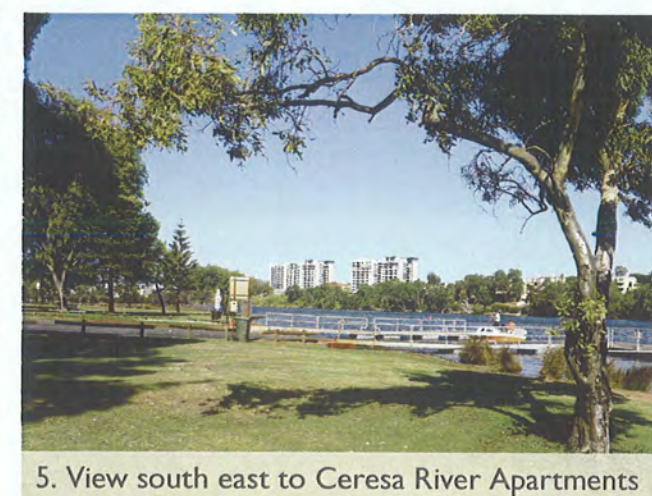
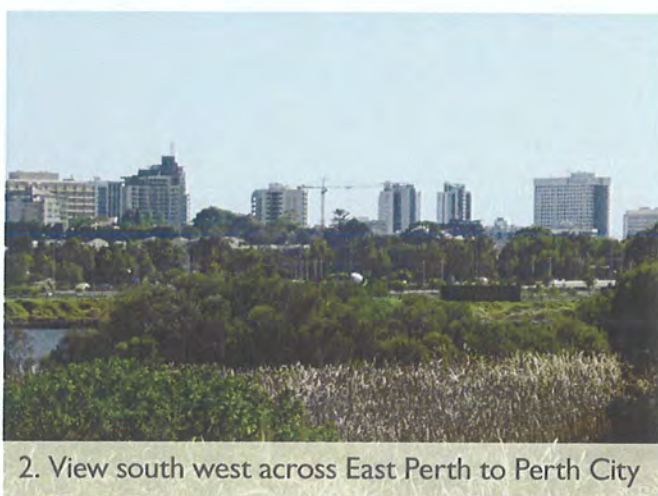
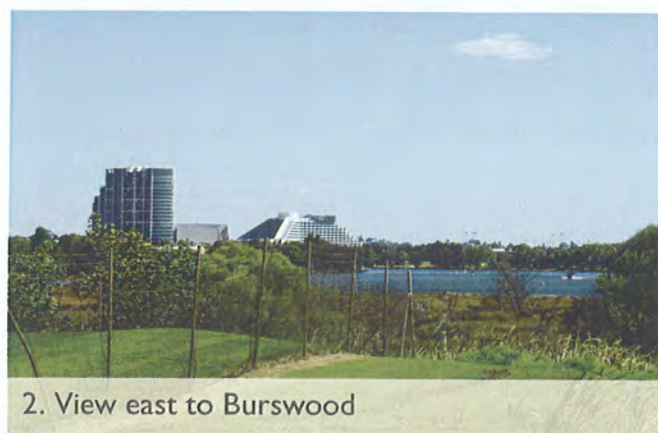


Figure 4. Tower Development in the Swan River Context

Aerial photography captured and supplied by NEARMAP



GREG ROWE & associates
FOCUSED ON ACHIEVEMENT



LEGEND



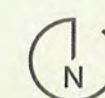
-  Location of image
-  Direction of shot

Figure 5. Views to Tower Development Along Swan River

Aerial photography captured and supplied by NEARMAP



GREG ROWE & associates
FOCUSED ON ACHIEVEMENT

Movement

Vehicular access to the site will be via Riversdale Road. No vehicular access is available from the Freeway.

Pedestrian and cycle paths exist or will be implemented adjacent to the Graham Farmer Freeway, in the Swan River foreshore reserve and through Cracknell Park.

Heritage

The Municipal Heritage Inventory identifies Site 5 as accommodating a 'character residence.' This is no impediment to the development of the Site, however, as the residence is:

'Significant but not essential to an understanding of the history of the district.'

As such the strategy for the residence is to:

'Photographically record the place prior to any major redevelopment or demolition.'

Topography

See section 2.2.2 below.

2.2.2 Landform Plans Explained

All Development Sites, to varying degrees, slope downwards from south to north, with the highest points being at Riversdale Road boundaries and the lowest points being at the Swan River. This presents a number of issues:

- a) The point from which building heights are measured must be carefully considered.
- b) Development shall utilise the natural topography to allow development within the Maximum Building Envelope (MBE) while minimising scale impacts.
- c) Development at foreshore's edge will need to be carefully considered to ensure that it does not produce an over-emphasised or inappropriate sense of scale adjacent to the foreshore area
- d) There may be a level of retaining at the foreshore edge. This must be done in a manner that delineates the public/private realm and accommodates development while achieving as much passive surveillance (of the foreshore) as practical.

The result of the varying topography of the site (from north to south) shall be to implement individual 'height zones' (Front, Central and Rear Development Zones) across each Site. These zones take into account the differing ground levels at the Front, Central and Rear sections of the Sites.

3.0 Part 3 - Development Requirements

This section of the DAP contains the development requirements that are applicable either to the entire RRNP or to a specific Development Site within the RRNP. They have been developed in the context of a set of Development Objectives and a Design Rationale (context and response) aimed at achieving those Objectives.

The MBE's (building envelopes) referred to in this section are at Appendix I.

3.1 Residential Design Code Designation and Dwelling Mix

Development Objectives: To reflect the development potential of the site whilst ensuring that -

- » all development is sympathetic to the Swan River foreshore, surrounding precinct and local context and;
- » A diversity of dwelling types is provided.

Design Rationale:

The Riversdale North Precinct is identified within The Springs Local Structure Plan as having a dual residential density code of R100/I60. The high density nature of the site is attributed to its inner city location and high levels of amenity, however due to its proximity to the Swan River foreshore it is imperative that development is designed in a manner that is sympathetic to its surrounds.

The R100 density code is considered appropriate as a base density code for the Riversdale Road North Precinct. However, it is recognised that this is an area that will be undergoing extensive redevelopment.

Therefore, a flexible R100/R160 dual coding provides opportunity for developments to be considered with a density above the R100 base coding where it can be demonstrated that it meets the set performance criteria (as identified in Part 3.1.1 of this DAP and Part 5 of the City of Belmont Local Planning Policy No. 7 (LPP7): The Springs Design Guidelines) to the satisfaction of the decision making body. Compliance with this Performance Criteria indicates that the proposal is of a superior design standard and meets the Development Objectives and intent of The Springs Structure Plan. The Springs Structure Plan contains provisions relating to the minimum provision of 60m² and 90m² dwellings in precincts across The Springs project area. This is intended to promote a diversity of housing types at The Springs and to achieve diversity in demographics

3.1.1 General Development Requirements

- » The base density code applying to the RRNP is R100.
- » The decision-making authority may support an increase in density above R100, to a maximum of density of R160 where, in the opinion of the decision-making authority, the development meets the following criteria:
 - Is sited such that it will provide appropriate view corridors and informal surveillance of the street and/or other public spaces; and

- Is of an exceptional urban design standard and built form that will enhance the desired streetscape. In order to achieve this, the design will incorporate high quality building materials, architectural detailing and complementary colour scheme; and
 - Is oriented to provide maximum direct winter sunlight and ventilation to the development and to adjoining properties while maintaining privacy; and
 - Will not overshadow adjacent properties and those on the south side of Riversdale Road by more than 50% during mid-winter; and
 - Provides a demonstrable amenity of direct benefit to the City of Belmont. This may include but is not limited to: provision of affordable housing, street art, courtyards, arbors, fountains, street furniture, rooftop gardens, landscaped pedestrian/cyclist corridors or pathways, localised exterior lighting of pathways, and textured pedestrian surface treatments, etc; and
 - Provides well designed frontages oriented towards Riversdale Road and the Swan River foreshore that use landscaping or fencing treatments to establish boundaries between private and public space in an understated manner so as to maintain security without discouraging pedestrian activity; and
 - Provides a demonstrable commitment to sustainability principles; and/or
 - Has regard for the history associated with the site and incorporates elements which reflect this history. This may include but is not limited to public art, photographic displays, creative re-use of existing heritage structures or features, etc.
- » Development proposals are to be consistent with The Springs Local Structure Plan and provide:
- o A minimum of 15% of the dwellings being a maximum of 60m² in plot ratio floor space; and
 - o A minimum of 15% of the number of dwellings being a maximum of 90m² in plot ratio floor area.