

DESIGN GUIDELINES



Springs
RIVERVALE

1.0 INTRODUCTION

The Design Guidelines have been adopted by the City of Belmont Council under Part 2 of Local Planning Scheme No. 15, as Local Planning Policy No. 7. They will be referred to throughout this document as “The Springs Design Guidelines”.

Springs Rivervale is known officially as “The Springs”. Any reference to “Springs Rivervale” shall be interpreted as referring to “The Springs”.



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1.0 INTRODUCTION

SPRINGS RIVERVALE VISION

The Swan River and Perth skyline provide a stunning backdrop to what will become a revitalised, connected community at Springs Rivervale.

Once complete, the existing stretch of under utilised land will be transformed into an urban riverside community. A diverse mix of apartments, townhouses, offices and commercial buildings are planned.

A 'green link' from the existing pedestrian underpass and along Hawksburn Road will be designed to promote pedestrian activity and improve access to Cracknell Park and the Swan River foreshore.



FIGURE 1.1: AERIAL PHOTO, SPRINGS RIVERVALE 2010

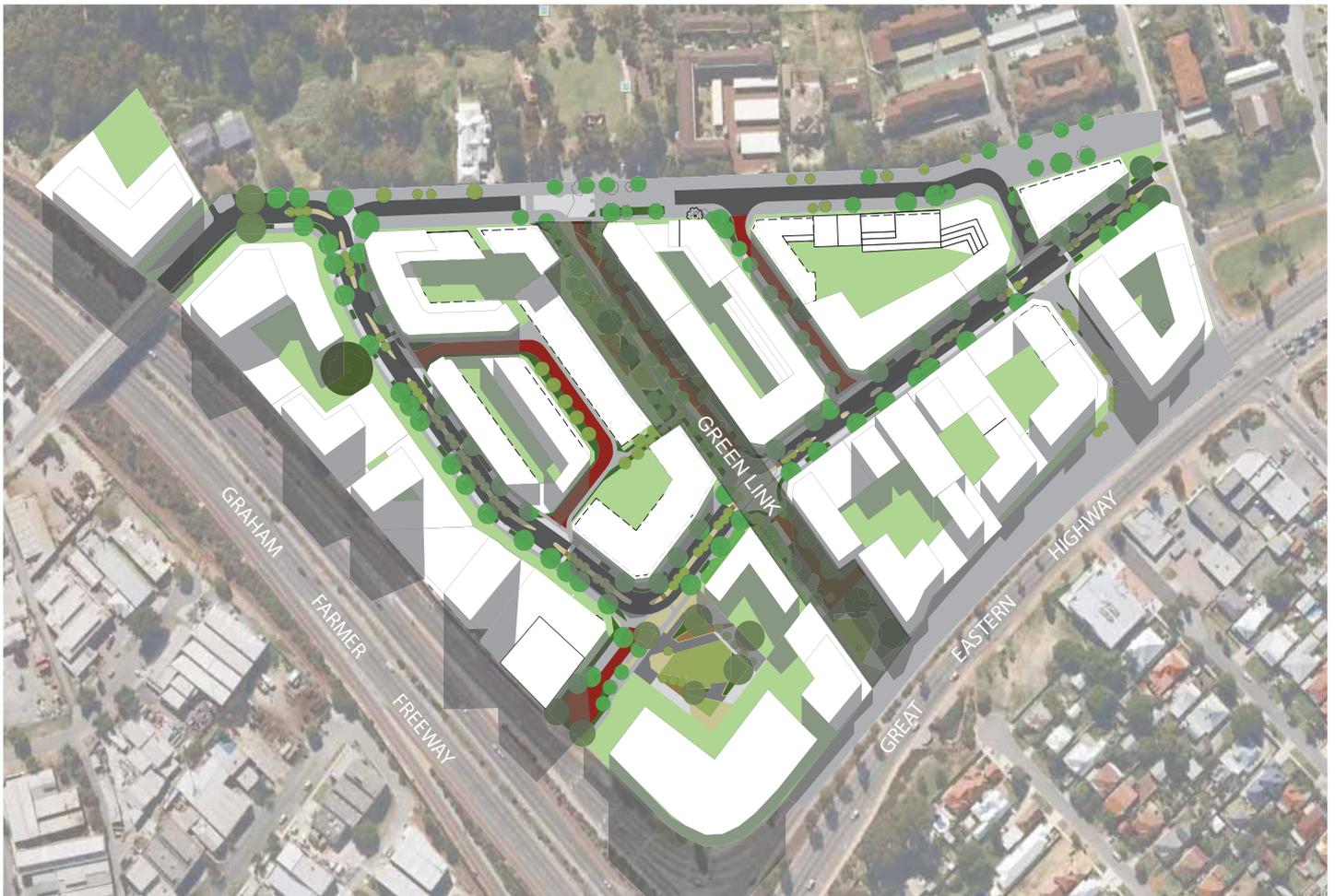


FIGURE 1.2: SPRINGS RIVERVALE BUILT FORM VISION

SITE CONTEXT

Springs Rivervale comprises approximately 13.6 ha of land bounded by the Graham Farmer Freeway, the Great Eastern Highway, Brighton Road and the Swan River foreshore. The site is located approximately 4 km east of the Perth CBD and 700-750 metres north-east of the Burswood Train Station.

The main road access into the precinct is via the signal controlled intersection at Great Eastern Highway and Brighton Road, with secondary access available by Riversdale Road via a bridge over the Graham Farmer Freeway. An additional slip-lane has been added for access from eastward bound traffic on the Great Eastern Highway.

The precinct enjoys direct interface with the Swan River foreshore, and direct frontage onto the Great Eastern Highway, albeit with limited vehicle access.

The proximity of Springs Rivervale to the City of Perth and City of Belmont, public transport and high quality natural amenity has created the opportunity for a unique development to capitalise on the site's connections and location.



FIGURE 1.3: OVERALL CONTEXT, PERTH CBD, SWAN RIVER AND SPRINGS RIVERVALE

1.0 INTRODUCTION

DESIGN GUIDELINES STRUCTURE AND PURPOSE

Springs Rivervale Design Guidelines have been structured in the following three parts to assist proponents in preparing their designs and applications.

1. DESIGN OBJECTIVES

A simple statement that outlines the design intent or philosophy underpinning the Acceptable Development Controls.

2. ACCEPTABLE DEVELOPMENT CONTROLS

Individual design elements, strategies or other design requirements that will collectively ensure that the Design Objectives are met. Applicants may provide Alternative Design Solutions if it can be demonstrated to the City of Belmont's satisfaction that the Design Objectives are clearly met or exceeded.

3. DESIGN GUIDANCE

Simple explanatory notes to assist applicants in meeting, measuring and describing how their submission achieves or exceeds the ACCEPTABLE DEVELOPMENT CONTROLS.

PURPOSE

These Design Guidelines (DGs) and Detailed Area Plans (DAPs) have been prepared to guide and control development within the site identified in Springs Rivervale Structure Plan (Nov. 2009). This development site will be referred to as "Springs Rivervale" throughout this document.

RELATIONSHIP TO CITY OF BELMONT LOCAL PLANNING SCHEME (LPS), OTHER POLICIES AND REGULATIONS

These Design Guidelines have been adopted under the provisions of the City of Belmont's Local Planning Scheme 15 (LPS) and replace the previously adopted Design Guidelines (2007 and 2011) (LPP 31). These Design Guidelines should be read in conjunction with the City's relevant Local Planning Scheme and local planning policies.

These Design Guidelines and Detailed Area Plans will be used by the City of Belmont as the primary criteria for assessing development applications within Springs Rivervale.

Note: All developments shall comply with the current Residential Design Codes and Building Code of Australia requirements.

Where the provisions of the R-Codes are in conflict with Springs Rivervale Design Guidelines, the provision of Springs Rivervale Design Guidelines shall prevail. Where Springs Rivervale Design Guidelines are silent, the provisions of the R-Codes shall apply.

Where the provisions of the Building Code of Australia are in conflict with Springs Rivervale Design Guidelines, the provision of the Building Code of Australia shall prevail.



DEVELOPMENT APPROVAL PROCESS

Applicants are encouraged to discuss their proposal with the City of Belmont Planning Department prior to making an application for planning approval. This may include submitting a 'preliminary development application' to the City of Belmont for consideration and comment before finalising the formal application. Full details of the process for submitting a preliminary development application can be obtained from the City of Belmont Planning Department.

SUBMISSION

The City of Belmont seeks to achieve a high standard of design within Springs Rivervale. Accordingly, development applications and building licence applications should include designs prepared by Architectural practices registered with the Architects Board of Western Australia (or other equivalent professional institutions).

	STEP	PROCESS	WHO	REQUIRED	TIME	COST
DEVELOPMENT APPLICATION	Step 1	Lodge formal development application with COB	City of Belmont	Site plan, Floor plans (including below ground levels), Roof plan, 4 x Elevations, 2 x Cross sections, Form 1, Waste management plan, Checklist, Cover letter	Time frames to be determined by COB	As per COB fee
	Step 2	- Assessment of proposal against DAPs, DGs and LPS and relevant City of Belmont policies. - Determination of development application	City of Belmont: Subject to proposals value and type delegation for decision may be by COB Development Control Group, Council or a Development Assessment Panel			Nil
BUILDING LICENCE	Step 3	Lodge Building Licence application with COB	City of Belmont	As per City of Belmont requirements	Time frames to be determined by COB	As per COB fee

Note: Developments on land abutting the Metropolitan Regional Scheme (MRS) Parks & Recreation Reserve will require referral to Swan River Trust. Developments on land abutting the MRS Primary Regional Road Reserve may require referral to Department of Transport and/or Main Roads WA.

Applicants should discuss their proposals with these agencies (where applicable) prior to submission to the City of Belmont.

OVERVIEW

This section presents a series of key urban design elements that all proponents must consider when preparing the design and documentation of their proposed project within Springs Rivervale.

Several major urban design factors such as site topography, streetscape and open space are discussed to ensure that a clear indication of the intent of Springs Rivervale is conveyed.

Specific key elements from Springs Rivervale Local Structure Plan (Nov. 2009) are described in relation to the eight precincts that make up Springs Rivervale redevelopment area.

2.1 STRUCTURE PLAN PRECINCTS

Springs Rivervale Structure Plan divides Springs Rivervale into eight precincts with characteristics that respond to their location within the development area. The following excerpts are from Springs Rivervale Structure Plan regarding the intent of each precinct:

1. HAWKSBURN ROAD

The Hawksburn Road Precinct lies between Riversdale Road and Rowe Avenue. It is an intimately scaled, tree lined promenade characterised by a 3 to 4 storey streetscape of townhouse type units.

2. GREAT EASTERN HIGHWAY

The Great Eastern Highway Precinct will present itself as a strong, unified commercial and mixed-use edge to Springs Rivervale. Commercial activities will activate the lower levels of the buildings with residential units taking up the upper storeys and set back from the building edges.

3. HIGHWAY PENINSULA

This precinct refers to the land on the corner of Great Eastern Highway and the Graham Farmer Freeway. It is located strategically at the gateway between the Perth CBD and the City of Belmont. Building heights of between 16 and 17 storeys will create a distinctive, iconic building and a strong identity at the entry of Springs Rivervale.

4 RIVERSDALE ROAD NORTH

The northern side of Riversdale Road is proposed to be a leafy boulevard with an activated residential street edge comprising of apartment blocks within a riverfront setting.

5. RIVERSDALE ROAD SOUTH

The southern side of Riversdale Road will act as a local through road linking the Hawksburn Road 'parkway' with Cracknell Park. It is primarily a residential precinct, between two and four storeys with corner shop/café/restaurant opportunities at the Hawksburn Road intersection.

6. ROWE AVENUE EAST – RESIDENTIAL

Rowe Avenue is a prominent access road with a proposed residential frontage of between 2 and 4 storeys. Terrace and walk-up housing in landscaped courtyard setbacks will provide a distinctive residential quality to the precinct.

7. ROWE AVENUE EAST – MIXED USE

The eastern portion of Rowe Avenue is proposed to act as a transitional area from the commercial uses located along the Great Eastern Highway and the more moderately scaled internal residential streets. Building heights in this precinct can be up to 4 storeys with Rowe Avenue supporting 3 and 4 storey mixed use developments.

8. ROWE AVENUE WEST – RESIDENTIAL TOWERS

This is a new street that will be developed to create a generously scaled, tree lined avenue of apartment buildings with 3 storey podiums addressing the street and up to 6 storey towers above.



FIGURE 2.1: PRECINCT PLAN

2.0 URBAN DESIGN

2.2 TOPOGRAPHY

Topography, including natural features of the site such as the Swan River and the existing ridges within the site boundaries should be capitalised upon to enhance the distinctive character of Springs Rivervale. The location and form of the maximum built form envelopes at Springs Rivervale has been designed with this in mind.

It is a primary objective of the Design Guidelines to retain and enhance the existing topography on the site. In doing this, view corridors with visual and physical access to the river should be maximised.

Building designs need to consider existing topography of the site and respond through sensitive design integration, avoiding a “cut and fill” approach where possible, as demonstrated in Figure 2.2.

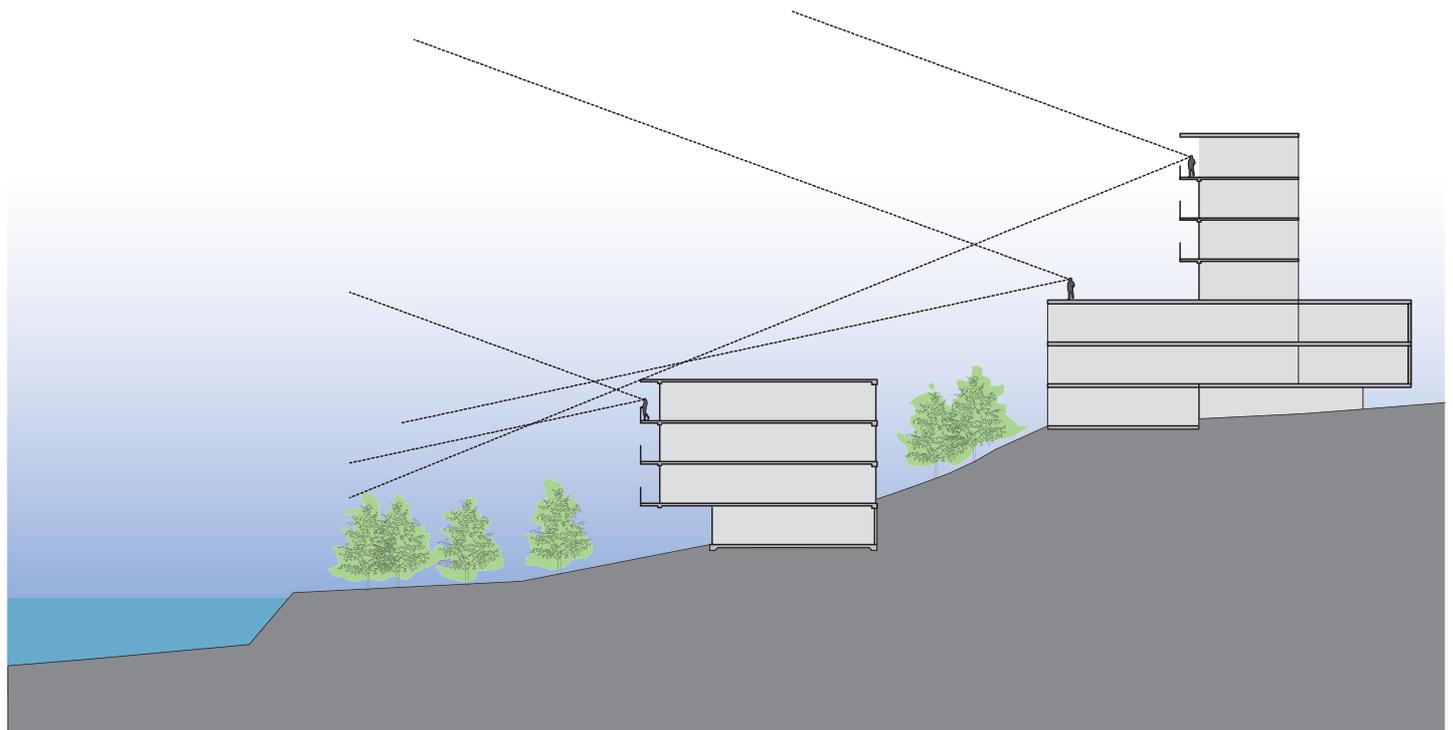


FIGURE 2.2: USE LONG SECTIONAL DRAWINGS TO EXPLORE POSSIBLE VIEW CORRIDORS

2.3 NEIGHBOURHOOD CONTEXT

Whilst the City of Belmont is close to the CBD, offering considerable advantage as a business location, the area also offers a unique mix of amenities and residential neighbourhoods.

There is a strong sense of community in the city of Belmont, with active business networks and lively centres of community gathering around the Belmont Town Centre (Belmont Forum). Faulkner Park is a hub of activity, with a feature playground and a skate park. The Ruth Faulkner Library, Council Civic Centre, Belmont Oasis Leisure Centre and Youth and Family Service Centre are also located close by, making it convenient to access services and recreation.

There is an extensive network of public parks and open spaces throughout the suburbs, with parks located within a five minute walk from most homes.

Within this context, Springs Rivervale is an opportunity to tie together the best that the city of Belmont has to offer. Through a predominately residential development this key site makes the most of its river front location whilst offering commercial development opportunities appropriate to its proximity to the Perth CBD.

The City of Belmont combines commerce, residences and public open space in order to develop a lively and diverse neighbourhood. Developments at Springs Rivervale should draw on this and design in such a way to continue and improve these ideals. Development should encourage diversity, address and heighten the linkages to public parks and, where usage allows, consider opportunities for commercial functions.



FIGURE 2.3: MAXIMUM BUILT ENVELOPES

2.0 URBAN DESIGN

2.4 BUILDING SEPARATION

The proximity of buildings to each other affects the amenity of spaces within them, impacting visual and acoustic privacy and solar access to private and shared open spaces. The challenge is to provide appropriate separation between buildings to maximise light, air and outlook while meeting strategic planning goals and respecting neighbourhood character.

At Springs Rivervale, building separation controls are utilised to ensure adequate access to sun, breezes and views for both residents and inhabitants of the buildings, and to ensure that the sight lines that exist to the River and City are maintained and protected.

2.5 VIEW CORRIDORS

View corridors provide the important function of visual permeability. They also provide sunlight and breeze and to enhance the experience of the urban realm, from within and outside the project area.

Where possible, the street layout of Springs Rivervale has been designed in such a way to allow for the prospect of view corridors to the Swan River and the city / peninsula beyond. The location of built form has also taken this into consideration.

Proponents need to be aware of these view corridors at Springs Rivervale and ensure their design, where possible, maximise views from living spaces, balconies and terraces. Designs should also maximise view corridors from the public realm (refer to Figure 2.5)



FIGURE 2.5: VIEW CORRIDORS

2.6 PODIUM AND TOWER TYPOLOGY

In much of Springs Rivervale, the Detailed Area Plans promote a tower-and-podium type design. There a number of reasons this type of building is advantageous in built up areas like Springs Rivervale:

- 2 and 3 storey podiums can reduce the ‘canyon’ effect for pedestrians, with setbacks to upper levels effectively rendering these levels invisible and minimising the sense of bulk to the pedestrian.
- Consistent podium levels can mediate differences in scale between buildings and ensure a consistent streetscape.
- Encourages incidental street surveillance by residents.
- The tower and podium building type can mitigate unwanted wind effects, such as ground level wind turbulence that is often produced by taller buildings.

To ensure new tall buildings do not create adverse wind effects, buildings over 4 storeys in height should utilise a podium and tower built form. All projects should indicate methods for providing protection for pedestrians in public and private spaces from wind down drafts where a building is taller than the surrounding development.

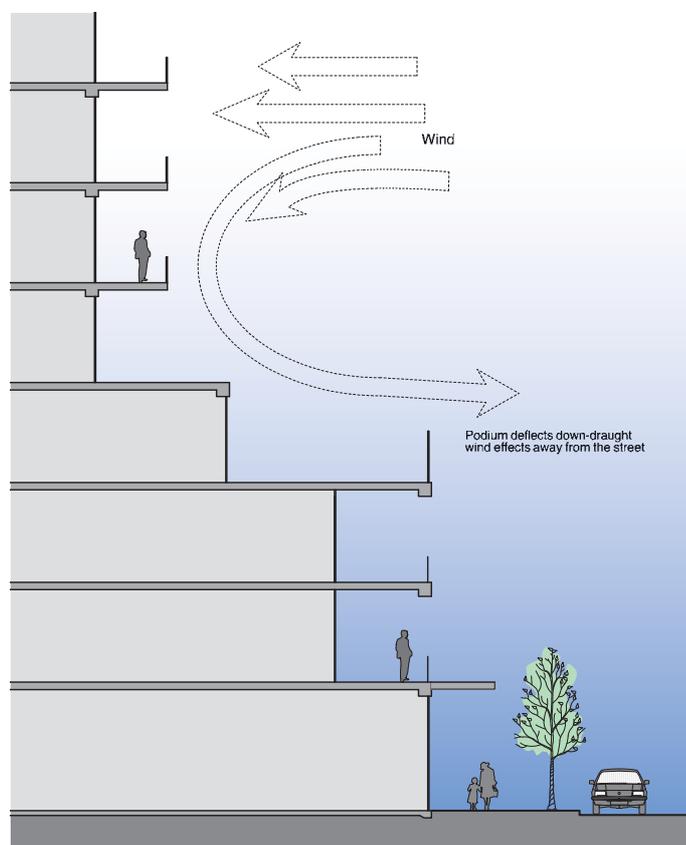


FIGURE 2.6: TOWER AND PODIUM STYLE BUILDINGS CAN REDUCE THE ‘CANYON’ EFFECT ON PEDESTRIANS AND HAVE WIND DEFLECTION ADVANTAGES FOR STREET LEVEL COMFORT

2.0 URBAN DESIGN

2.7 TREE RETENTION

An Arboricultural Report has been prepared for Springs Rivervale, documenting the current state of existing trees, recommendations for tree retention, removal and transplantation. Some trees within Springs Rivervale are also marked as having historical significance. The significant trees that have been identified in the Arboricultural Report have been included in the Detailed Area Plans in Section 06.

Where a tree on lot has been marked to be retained, proponents will generally not be granted permission to remove the tree. In these instances, development should have little to no impact on the life of the tree. This includes existing and future root systems. The DAPs have accounted for all major trees in lots to be protected by no-build zones. On lots where a tree has been noted to be retained, proponents will be required to submit a report with their development application, ensuring that the building, construction and service provision within proximity of the tree does not impact upon the nominated trees' wellbeing.

Street trees located close to the lot boundary must be protected. The development must ensure no damage to the tree occurs during construction or on the life of the tree. Please refer to the Arboricultural Report for information regarding protected trees surrounding your lot.

A copy of the Arboricultural Report can be obtained from the City of Belmont on request.



FIGURE 2.7: TREE RETENTION

2.8 PUBLIC ART

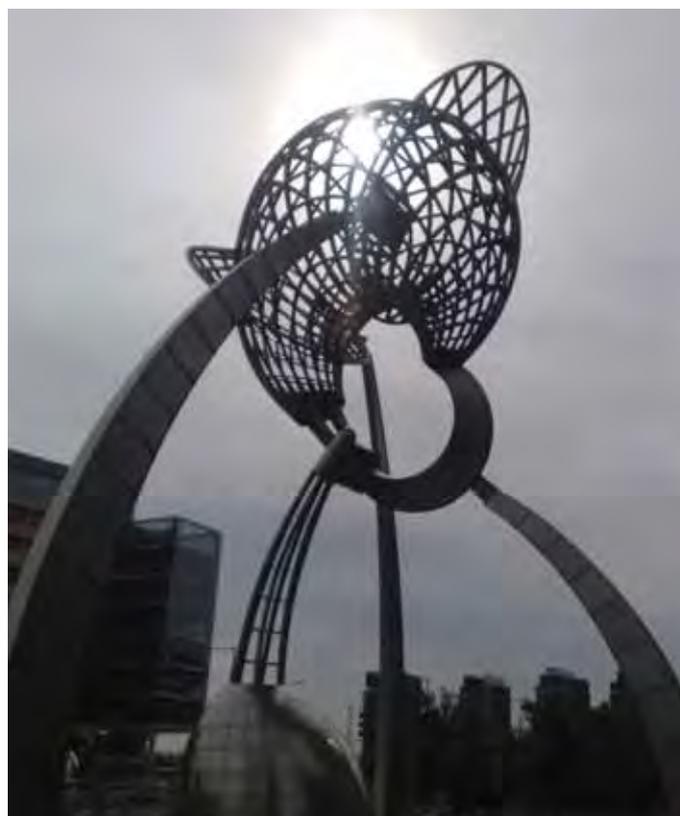
Public Art will form an integral part of the redevelopment, assisting in the creation of a unique sense of place through the expression of the site's history, proximity to the Swan River, and culture. Artworks can provide numerous benefits to the community, including:

- Enrichment of the built environment,
- Enhancing a sense of place;
- Contribution to local identity;
- Development of community ownership and pride;
- Interpretation and expression of site characteristics;
- Landmarks and points of reference for orientation.

Public Art will be incorporated within public open space at the discretion of The City of Belmont. Identifying opportunities, themes and the location of Public Art will be explored in conjunction with the detailed design of landscaped spaces. During this process, opportunities will be investigated to celebrate indigenous heritage as appropriate and to involve the community as well as local and/or indigenous artists.

In addition to these artworks, The City of Belmont Local Planning Policy No. 11 (LPP 11) requires all private development proposals greater than \$4.5 million in value within The Springs Special Development Precinct to provide Public Artworks to the value of 1% of total construction cost, or to make an equivalent monetary contribution.

All Public Artworks are to be designed and built in accordance with the City of Belmont Public Art Master Plan and relevant policies. They must be integrated into the design of the building/s but will not be considered as a building element when assessed for Development Approval.



FIGURES 2.8, 2.9: PUBLIC ART SCULPTURES, MELBOURNE DOCKLANDS

3.0 BUILT FORM DESIGN

3.1 PRIMARY BUILDING CONTROLS

3.1.1: MAXIMUM BUILDING ENVELOPES

A maximum building envelope (MBE) describes the outer limits that are allowable for any construction on a site. It is not an indication of the final building form, mass or scale, merely it provides a set of limits to be defined in relationship to certain characteristics of a site (topography) or to control fundamental environmental access (solar, views).

At Springs Rivervale, maximum building envelopes have been carefully crafted to enhance streetscape and built form diversity, protect solar access and views as well as coordinate residential densities to ensure optimal outcomes for all residents.

Based upon these MBE studies, a series of primary building controls have been established to describe and provide quantitative criteria to proponents in order to assist them in meeting the Design

Objectives. The next section outlines these controls in more detail.

The plot ratio is as per the provisions of the R-Codes for corresponding density and determines the permissible floor area of a building.

Where plot ratios are not applicable (Mixed Use Zoning), permissible floor area will be determined by the constraints of the MBE and height limits.

The City of Belmont LPS 15, Clause 5.3.4 permits the plot ratio to be varied at the discretion of the City where the City considers the development to be in accordance with the character of The Springs locality.

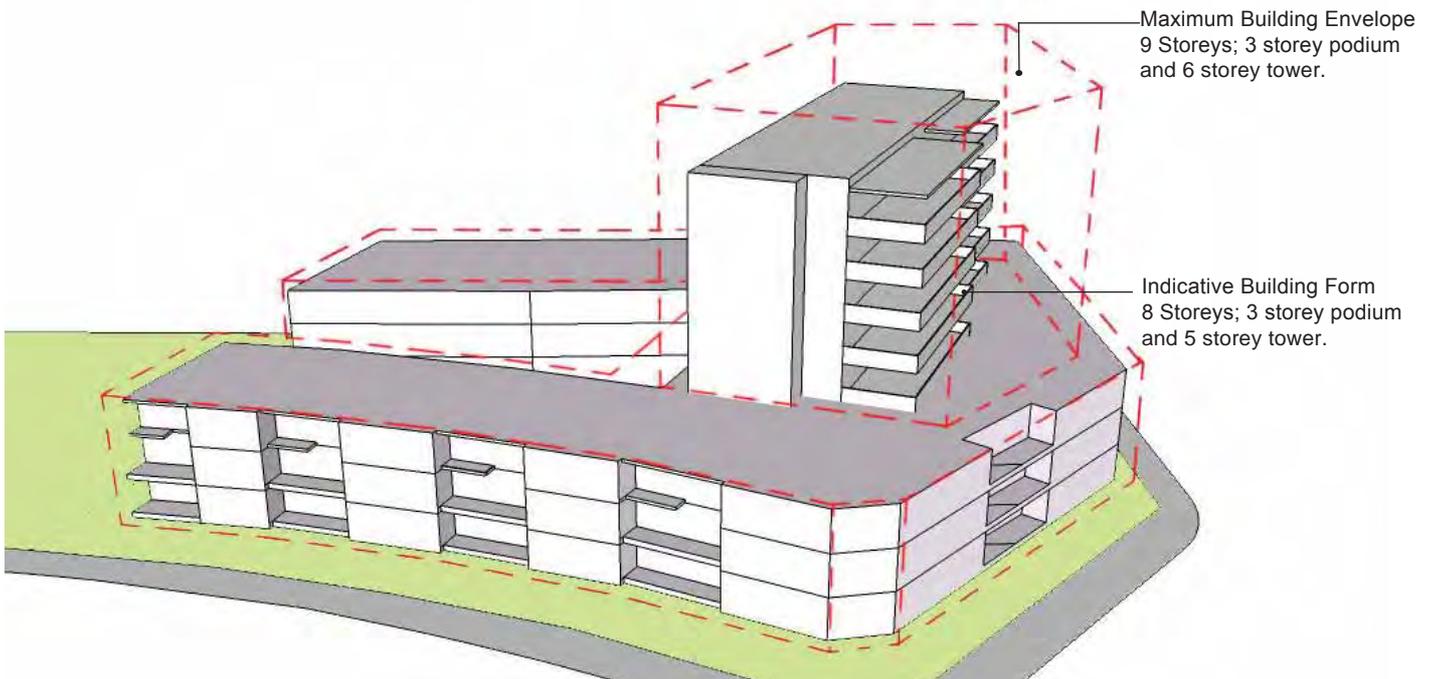


FIGURE 3.1.1: A MAXIMUM BUILDING ENVELOPE IS NOT A BUILDING. IT DEFINES A THREE DIMENSIONAL SPACE WITHIN WHICH A QUALITY BUILDING DESIGN CAN OCCUR.

MAXIMUM BUILT ENVELOPE WORKS WITH:

- BUILDING DEPTH
- BUILDING HEIGHT
- BUILDING SEPARATION
- PODIUM



3.1.2: BUILDING DEPTH

Springs Rivervale aims to achieve high sustainability measures in all areas of development (see also Section 4: Sustainability), and hence building depth, in combination with setbacks and building heights, will play an important role in controlling the environmental performance of buildings and their immediate neighbours.

DESIGN OBJECTIVES

- To ensure that the bulk of the development is in scale with the desired future context.
- To provide adequate amenity for building occupants in terms of sun access and natural ventilation.
- To provide for dual aspect apartments where possible

ACCEPTABLE DEVELOPMENT CONTROLS

- All residential buildings and residential sections of mixed-use buildings should have a plan depth of no greater than 18m from glass line to glass line above ground level where possible.

DESIGN GUIDANCE

The term 'building depth' refers to the dimension measured from front glass line to back glass line of the shorter axis of a building. Where possible, this dimension should run north-south to allow for the best light transmission into internal spaces.

In general, it is expected that all portions of building and above ground structures are accommodated within the MBE. The City may allow exceptions based on the merits of the encroachment and provided that the design objectives are met

Shallower buildings are recommended for the purpose of providing natural daylight and ventilation to all habitable spaces (i.e. in the case of single aspect 2 storey or mezzanine apartments).

Podium levels may be of greater depth than 18m when their use is for commercial or retail functions or the provision of above ground car parking.



FIGURE 3.1.2: DIAGRAM 4: PLAN DEPTH TO BE NO GREATER THAN 18M GLASS LINE-TO-GLASS LINE IN RESIDENTIAL BUILDINGS STREET

BUILDING DEPTH WORKS WITH:

- BUILDING SEPARATION
- BUILDING HEIGHT
- PODIUM

3.0 BUILT FORM DESIGN

3.1.3: BUILDING HEIGHTS

Height is an important control for the built environment because it can have a major impact on the physical and visual amenity of a place. The height composition across Springs Rivervale is intended to achieve a distinct urban composition that transitions between the 'urban edge' of both the Great Eastern Highway and the Graham Farmer Freeway, through to the natural landscaping of the Swan River foreshore. Height zones for Springs Rivervale have also been determined to ensure sunlight access for adjoining lots, and to create a sense of scale in line with the overall design intent of the precinct.

DESIGN OBJECTIVES:

- To ensure all future developments respond to the desired urban scale and character of their street and the broader Springs area with articulated expressions of height at key points and reference to human scale at others.
- To allow reasonable daylight access to all developments and the public domain.

ACCEPTABLE DESIGN CONTROLS

As per Table 3.1.3 adjacent

DESIGN GUIDANCE:

Measurements of height are to be taken from the primary road boundary of each individual lot and to follow the topography of the site from that boundary. Measurements are to include roof elements and extrusions, lift overrun and undercroft parking levels to control negative visual impacts on adjacent built or natural elements of significance.

The term 'Storeys' refers to habitable floors, excluding underground car parking. It includes mezzanines/double-height spaces and habitable rooms in the roof. The number of storeys that can be accommodated into a height limit will vary depending on the building type and use.

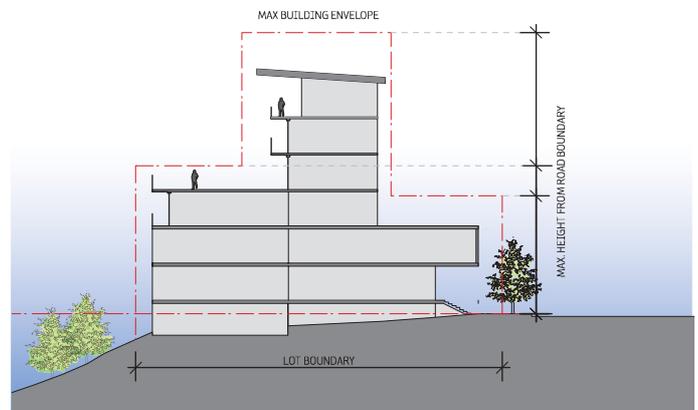


FIGURE 3.1.3.2: HEIGHT MEASUREMENTS ARE TO BE TAKEN FROM PRIMARY ROAD BOUNDARY

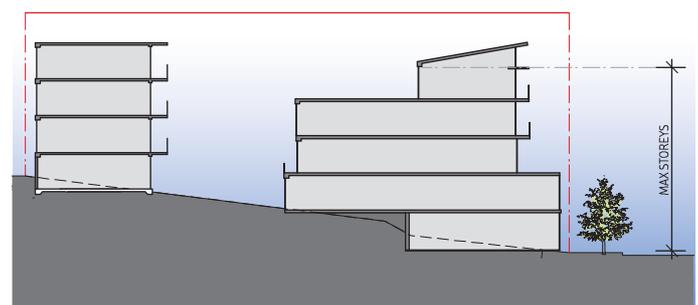


FIGURE 3.1.3.1: HEIGHT MEASUREMENTS ARE TO BE TAKEN FROM PRIMARY ROAD BOUNDARY

BUILDING HEIGHTS WORKS WITH:

- BUILDING SEPARATION
- PODIUM



PRECINCT	MINIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT	NOTES
1. Hawksburn Road	6.4m	17m	Refer to Detailed Area Plan for more detail
2. Great Eastern Highway	7.4m	27m	Refer to Detailed Area Plan for more detail
3. Highway Peninsula	30m	Podium: 15m Tower: As per Western Australian Airport Corporation 'Structures Height Control Contours Map'	Tower height is limited by the Western Australian Airport Corporation 'Structures Height Control Contours Map', refer to Detailed Area Plan for more detail
4. Riversdale Road North	As per DAP	As per DAP	To be determined through detailed area planning adopted by City of Belmont
5. Riversdale Road South	6.4m	East of Hawksburn Road: 17m West of Hawksburn Road: 27m	Refer to Detailed Area Plan for more detail
6. Rowe Avenue- East Residential	7.4m	17m	Refer to Detailed Area Plan for more detail
7. Rowe Avenue- East Mixed Use	7.4m	17m	Refer to Detailed Area Plan for more detail
8. Rowe Avenue West	Podium: 7.4m Tower: 15m	Podium: 15m Tower: 35m	Refer to Detailed Area Plan for more detail

TABLE 3.1.3: MINIMUM AND MAXIMUM BUILDING HEIGHTS

3.0 BUILT FORM DESIGN

3.1.4: BUILDING SEPARATION

The spatial relationship between buildings is a significant determinant of urban form. Building separation criteria have been determined at Springs Rivervale to provide strong urban street spaces and to give a readable 'edge' to the built landscape.

DESIGN OBJECTIVES:

- To allow for each precinct and building to have adequate access to daylight and natural ventilation as well as visual and acoustic privacy.
- To create proportional streetscapes and massing scale in keeping with the desired area character for each precinct as laid out in The Springs Structure Plan.
- To maximise visual links to the river from all precincts.
- To allow for the provision of open space with appropriate size and proportion for recreational activities for building occupants.
- To provide deep soil zones for storm-water management and tree planting, where contextual and site conditions allow.
- Commercial portions of Mixed Use developments should be considered as habitable rooms.

ACCEPTABLE DEVELOPMENT CONTROLS:

HEIGHT OF BUILDING	SEPARATION BETWEEN TWO HABITABLE ROOMS / BALCONIES	SEPARATION BETWEEN HABITABLE ROOMS / BALCONIES AND NON-HABITABLE ROOMS	SEPARATION BETWEEN TWO NON-HABITABLE ROOMS
<12m	12m	9m	6m
>12m <25m	18m	13m	9m
>25m	24m	18m	12m

TABLE 3.1.4: MINIMUM BUILDING SEPARATION

DESIGN GUIDANCE

These measurements should be considered as minimums.

The measurements refer to both the separation between buildings on adjacent lots, and the separation between multiple buildings on a single lot.

In many cases throughout Springs Rivervale, Maximum Building Envelopes and their placement within lot boundaries have already been designed to address the issue of building separation. (See Section 06: Detailed Area Plans)

In the event that boundary setbacks require greater separation of buildings than noted in the above table, site setbacks are to take precedence.

Where a developer is unsure of the proximity of future neighbouring buildings, the above measurements should be halved (assuming neighbouring habitable rooms at all levels) and measured from the boundary line of the lot.

Where daylight access, visual privacy or acoustic privacy are compromised by these measurements, building separation is to be increased to allow for these amenities.

BUILDING SEPARATION WORKS WITH:

- BUILDING DEPTH
- BUILDING HEIGHT
- SETBACKS



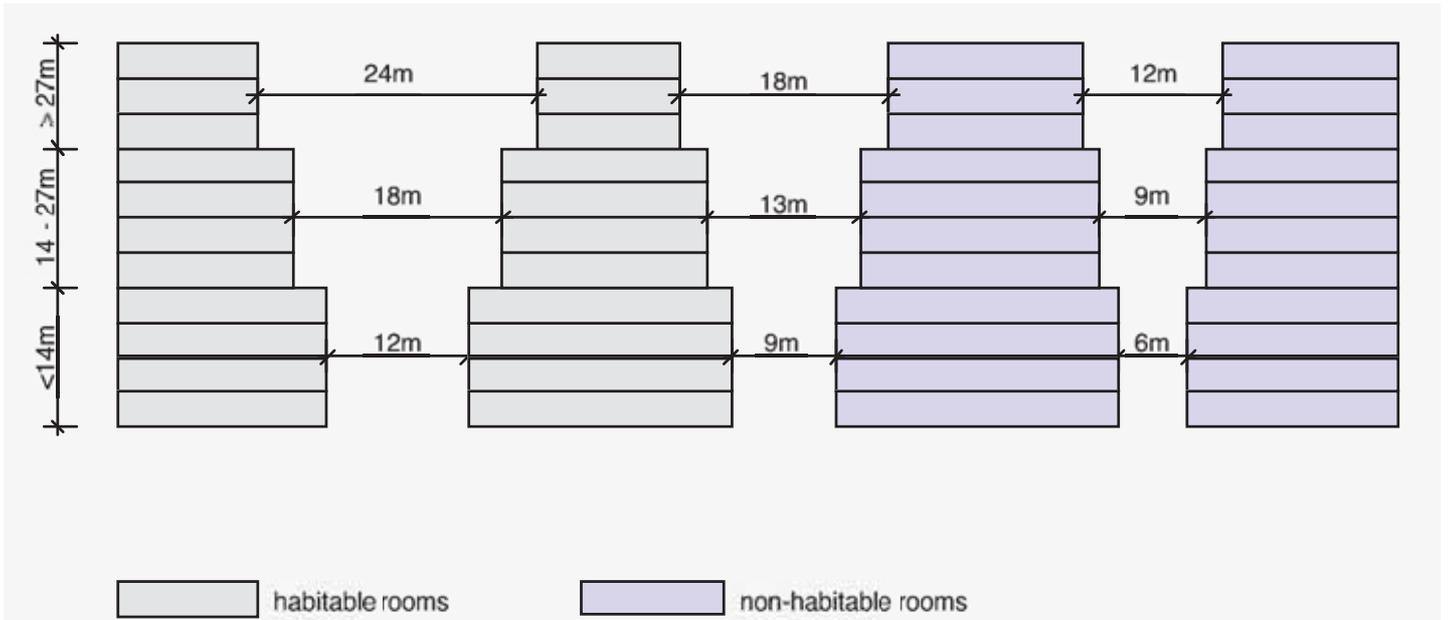


FIGURE 3.1.5: MINIMUM SEPARATION DISTANCES BETWEEN HABITABLE AND HABITABLE ROOMS, HABITABLE AND NON-HABITABLE ROOMS AND BETWEEN NON-HABITABLE AND NON-HABITABLE ROOMS DEPENDANT UPON HEIGHT.

3.0 BUILT FORM DESIGN

3.1.5: STREET, SIDE AND REAR SETBACKS

Setbacks establish the building line in relation to the front of a lot or street edge. At Springs Rivervale, these are expressed as 'minimum' and 'maximum' dimensions and are intended to provide some variety in frontage within a defined range for each precinct. These setback provisions are intended to allow for the introduction of a landscape strip in which terraces, balconies, and entry porches can be located. Setbacks also help to allow building modulation and rhythm along the streetscape. They are intended to contribute to the public domain by enhancing streetscape character and the continuity of street facades.

DESIGN OBJECTIVES:

- To establish the desired spatial proportions of the streets and street edges for each precinct as set out in Springs Rivervale Structure Plan.
- To create a clear threshold by providing a transition between public and private space.
- To allow for street landscape character.
- To minimise overshadowing of the street and/or other buildings.
- To minimise the impact of developments on light, air, sun, privacy, views and outlook for neighbouring properties, including future buildings.
- To create a pattern of development that positively enhances the streetscape.
- To maximise the opportunity to retain and reinforce mature vegetation and natural site drainage.

ACCEPTABLE DEVELOPMENT CONTROLS

Refer to Section 06: Detailed Area Plans.

DESIGN GUIDANCE

Where the street setback zone is greater than 2m, it is intended that this space be used for landscaping and to create a clear transition between public and private space.

Side and rear setbacks are to be read in conjunction with building separation and open space controls.

Side and rear setbacks can be used to create usable land, which contributes to the amenity of the side and rear of the buildings through landscape design.

In general, it is expected that all portions of building and above ground structures are accommodated within the setback lines. The City may allow some exceptions to this in special circumstances based on the merits of the encroachment and provided that the design objectives are met.

Exceptions are:

- Basement/Semi-basement parking structures no more than 1m above ground and where the roof of the parking structure is a private or communal open space.
- Raised front courtyards/gardens (to a maximum of 1m above ground) for the provision of privacy to dwellings.

Note: to all areas of raised ground level, a balustrade must be installed to the relevant standards.

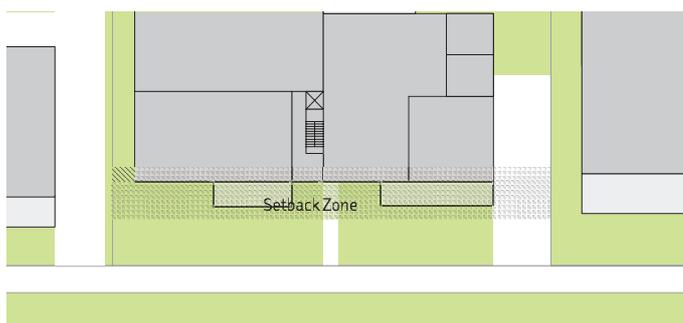


FIGURE 3.1.6: DIAGRAM 8: FRONT OF BUILDING TO BE BUILT WITHIN THE MINIMUM AND MAXIMUM STREET SETBACK ZONE.

SETBACKS WORK WITH:

- BUILDING SEPARATION
- STREETSCAPES
- VIEW CORRIDORS

3.1.6: FLOOR LEVELS

By setting controls on floor level heights, Springs Rivervale is able to control both the usability and flexibility of spaces within a building, as well as the consistency of level changes seen in the facades of multiple buildings across the site.

DESIGN OBJECTIVES:

- To create an in built flexibility into the use of new buildings, to allow for future re-zoning and/or updates to the intended use for spaces.
- To create a level of surveillance and security by residents into public streets.
- To create a continuity between buildings along the street edge.

ACCEPTABLE DEVELOPMENT CONTROLS

- For all developments on Rowe Avenue, street level to first floor height must be 4.2m.
- For commercial developments, the floor to footpath relationship must be flush/level to allow direct access to the street. If not possible due to site constraints, proponent must ensure Universal Access Requirements are met.
- All ground floor commercial developments, floor to floor measurements must be a minimum of 4.2m.
- Balustrades to any areas of raised ground level must be at least 60% visually permeable.

DESIGN GUIDANCE

A 1m maximum step up at ground floor level in residential buildings throughout Springs Rivervale development will be allowed for the provision of privacy associated with pedestrian on-looking into private areas of the dwelling from the footpath. In these cases, transition areas between the footpath and front door are recommended (e.g. stoops, porches, covered entry nook) etc.

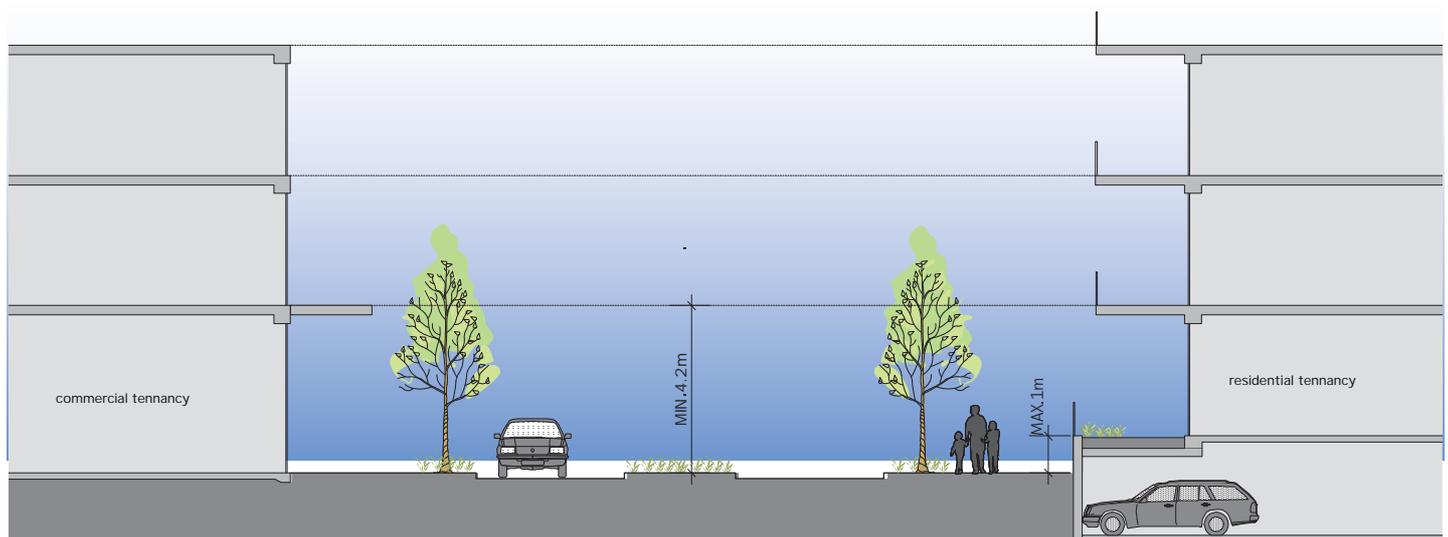


FIGURE 3.1.7: ROWE AVENUE FLOOR LEVEL DIAGRAM. . MAXIMUM 1m STEP-UP AT GROUND FLOOR FROM STREET LEVEL FOR RESIDENTIAL USES PERMITTED.

3.0 BUILT FORM DESIGN

3.2 ARCHITECTURAL CHARACTER

3.2.1 BUILDING FACADES

Because of its proximity to the river and the CBD, Springs Rivervale offers a unique opportunity for architectural expression, which speaks of the relationship between the bustling noise and activity of the city and the quiet and calm of the river.

The architectural quality of building facades at Springs Rivervale has the ability to contribute to this character and requires the appropriate composition of building elements and textures to do so.

DESIGN OBJECTIVES

- To encourage innovative and imaginative developments appropriate to the specific location of Springs Rivervale.
- To ensure building facades at Springs Rivervale are of high architectural quality, enhancing the public domain and street character.
- To ensure that the building elements are integrated into the overall building form and facade design.

ACCEPTABLE DEVELOPMENT CONTROLS

- Street and P.O.S. facing facades must be well articulated, having no openings smaller than 1sqm.
- Balconies (whether primary or secondary) are mandatory on street facing facades.

DESIGN GUIDANCE

Facades must be composed with an appropriate scale and proportion that responds to the buildings use. Buildings should be easily 'read' by a pedestrian or observer as to their function and purpose.

Facades at street level are to address the pedestrian by way of scale.

Material and colour composition must be limited and well considered, avoiding the appearance of buildings being too 'busy'.

Buildings on West of Road One must pay particular attention to the articulation of the Western facade as the interface with Graham Farmer Freeway will visually define the precinct and will be visible from large distances up the freeway.

3.2.2 BUILDING CORNERS

The way in which buildings address the street corner will also have a large effect on the visual identity of Springs Rivervale and can contribute to the continuity or separation of building form from one street to another.

Corner buildings have the potential to become urban landmarks within the neighbourhood, creating a sense of place whilst being useful markers for navigation. They should highlight street networks and describe building uses through their architectural language.

ACCEPTABLE DEVELOPMENT CONTROLS

- Buildings at corners must address both street frontages.
- Due to the importance of corners in terms of creating the character of the streetscape, corners must be given strong architectural expression at street level.

DESIGN GUIDANCE

Care should be taken to ensure 'feature' elements are not used to simply address these points. Proponents should be mindful that the entire precinct of Springs Rivervale needs a continuity of streetscape rather than corner towers or ill-considered 'feature' elements.

Continuity of building material is acceptable where the corner is addressed through detail or aperture design.

The urban design of Springs Rivervale creates a number of opportunities for certain corners to play an even more prominent role in the overall layout of the development. These sites often have corners that can be seen from various angles - 'terminating' the view corridor - and proponents should exploit this important location through their architectural expression.



3.2.3 ROOF FORMS

The roof design of a building has a significant impact on its appearance and integration with adjacent buildings. The type, shape, materials and details of a roof's design can significantly affect the views and amenity of other buildings. A roof may also accommodate private or shared open space.

DESIGN OBJECTIVES

- To ensure roof forms in Springs Rivervale are integrated and respond to the intended architectural character for the precinct.

ACCEPTABLE DEVELOPMENT CONTROLS

- Plant, service equipment and lift overruns must not be visible from the public realm.
- No roofing elements shall extend beyond what is stipulated in Maximum Building Envelope and general height guidelines.

DESIGN GUIDANCE

Developments at Springs Rivervale must reduce roof forms and bulk.

Buildings must pay due regard to traditional three part building formation or base, mid-section and roof/capital.

Care should also be taken to ensure the design enables clear articulation of the base or podium and tower section, using terraces, balconies and awnings.

3.0 BUILT FORM DESIGN

3.2.4: BUILDING ENTRANCES

Building entrances provide a public presence and interface between the public street and the internal domain, thereby supporting the identity of buildings as well as providing access.

DESIGN OBJECTIVES

- To create entrances that provide a desirable identity for the development and a clear transition from the street to the internal spaces of the building.
- To orient the visitor.
- To contribute positively to the streetscape and building facade design.
- To promote upper level development that is well connected to the street and contributes to the accessibility of the public domain.

ACCEPTABLE DEVELOPMENT CONTROLS

- Pedestrian and vehicle entry points to buildings must be separate and defined.
- Commercial and residential entries must be separate and defined.

DESIGN GUIDANCE

Building entries are important places of activity on the street. They reinforce the identity of buildings along with providing access. They may occur as entries to individual units or shared entries to multiple units. A variety of activity is associated with entries including resident access, deliveries, meetings, and visitor access. In addition to 'front doors' there are car park entries and other service entries (e.g. rubbish collection). The primary and secondary roles of different entries should be clearly identifiable.

Building entrances should improve the presentation of the development to the street by:

- Locating entries so that they relate to the existing street and subdivision pattern, street tree planting and pedestrian access network.
- Designing the entry as a clearly identifiable element of the building in the street.
- Utilising multiple entries: main entry plus private ground floor apartment entries, where it is desirable to activate the street edge or reinforce a rhythm of entries along a street.

Building entrances should provide separate entries from the street for:

- Pedestrians and cars.
- Different uses, for example, residential and commercial users in a mixed-use development.
- Ground floor apartments, where applicable.
- A clear physical and visual connection between street and entry.
- Achieving clear lines of transition between the public street, the shared private circulation spaces and the apartment unit.

3.2.5: AWNINGS AND SHADE

Awnings play an important role in creating a pleasant street environment. With Perth's summer climate, awnings on buildings provide welcome relief from the heat and direct sunlight. They are also useful in the winter, providing temporary shelter from unexpected rain showers. Awnings provide a detailed element at the street level, scaling-down larger buildings and providing upper level users with some visual and noise attenuation from pedestrians and cars at street level.

DESIGN OBJECTIVE:

- To provide shelter for public streets and building users.
- To encourage pedestrian activity and increase the usability and amenity of public footpaths.

ACCEPTABLE DEVELOPMENT CONTROLS

- See Section 06: Detailed Area Plans for street fronting walls which are required to be fitted with street level awnings.
- Awning depth is to be minimum 2.0m, and must exist inside lot boundaries, between the relevant facade and the street.
- All awnings and colonnades must have a minimum clearance height of 2.75m.

DESIGN GUIDANCE

Awnings come in a variety of configurations and materials, including metal, canvas, cloth, plastic, and glass. Their appearance should be in-line with the architectural intent of the building on which they belong.

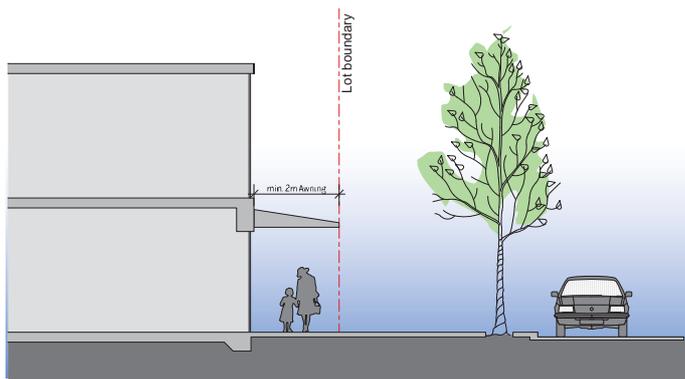


FIGURE 3.2.5: RESIDENTIAL AND COMMERCIAL VEHICLE ENTRY POINTS

3.2.6: STREET FENCING

At a street level, fencing heights, types and materials can have a large impact on the overall appearance of a place. They also provide necessary security and safety barriers between the public and private realms of a building and communicate boundaries to pedestrians.

DESIGN OBJECTIVE:

- To provide physical barriers between the private and public areas of Springs Rivervale whilst not detracting from the aesthetic of the development or causing unwanted concealment.
- To ensure that front fences contribute to the neighbourhood character.

ACCEPTABLE DEVELOPMENT CONTROLS

STREET/ROAD	MAX. HEIGHT (ABOVE TOP OF RETAINING WALL)	ACCEPTABLE MATERIALS
1. Hawksburn Rd	1.2m	timber, steel, masonry block 40% visually permeable
2. Great East Hwy	nil	nil
3. Riversdale Rd	1.2m	timber, steel, masonry block 40% visually permeable
4. Rowe Ave	1.2m	timber, steel, masonry block 40% visually permeable
5. Road One	nil to west of road; 1.2m to east	timber, steel, masonry block 40% visually permeable to east
6. Road Two	1.2m	timber, steel, masonry block 40% visually permeable
7. Road Three	1.2m	timber, steel, masonry block 40% visually permeable
8. Road Four	1.2m	timber, steel, masonry block 40% visually permeable
9. Road Five	nil	nil

TABLE 3.2.6: FENCING HEIGHTS AND TYPES

- All Fencing which abuts P.O.S. is to be maximum 1.2m high above top of retaining wall and at least 40% visually permeable. Construction materials shall be as above.
- No 'panel' fencing is allowed (eg Colorbond/fibre cement fencing).
- Balustrades to any areas of raised ground level (as per 3.1.6) must be at least 60% visually permeable.

3.0 BUILT FORM DESIGN

3.3 DETAILED CONTROLS

3.3.1: BALCONIES

Upper floor balconies to residential apartments have the ability to enhance the amenity and lifestyle choices of apartment residents. They provide private open space, extend the living spaces of the apartment and capitalise on the temperate climate of Perth. Balconies are also important architectural elements, contributing to the form and articulation of buildings.

DESIGN OBJECTIVE

- To provide all apartments with private and usable outdoor open space.
- To ensure balconies are functional and responsive to the environment, thereby promoting outdoor living.
- To ensure that balconies are integrated into the overall architectural form and detail of buildings at Springs Rivervale.
- To contribute to the safety and liveliness of the street by allowing for casual surveillance.

ACCEPTABLE DEVELOPMENT CONTROLS

Where other private open space is not provided, provide at least one primary balcony, which is located adjacent to the main living areas, such as living room, dining room or kitchen, to extend the apartment's living space.

- For all residences larger than 90sqm, this space must have a minimum dimension of 2.4m.
- For residences 90sqm or less, a minimum balcony of 3.6sqm must be provided with a minimum dimension of 1.8m.
- All projecting balconies must be setback from all boundary lines by a minimum of 2m (See Figure 3.3.1.1), except where a balcony extends to the side boundary line of a property and must be visually screened to retain privacy to adjoining properties. (See Figure 3.3.1.2)

BALCONIES WORK WITH:

- BUILDING FOR SAFETY AND SECURITY
- PRIVACY

DESIGN GUIDANCE

Consider secondary balconies or operable walls with balustrades for additional amenity and choice in larger apartments and/or adjacent to bedrooms.

For clothes drying, locate balconies off laundries or bathrooms. These should be screened from the public domain.

Consider some form of screening to all balconies for privacy and acoustic separation.

Plant and other service equipment will not be permitted to be located on balconies.

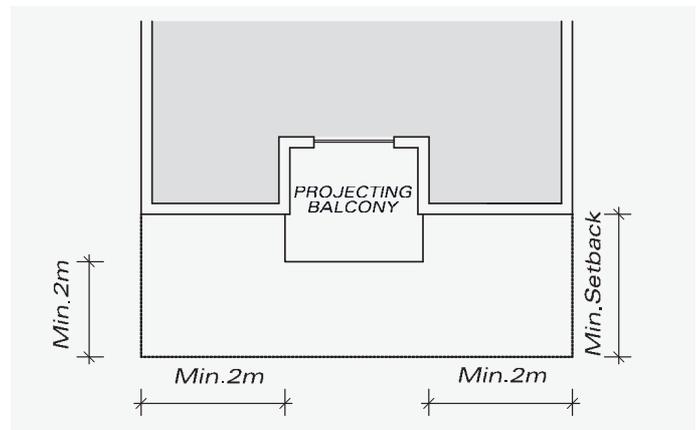


FIGURE 3.3.1.1: MINIMUM SIDE SETBACK FROM BALCONIES PROJECTING INTO FRONT SETBACK AREA

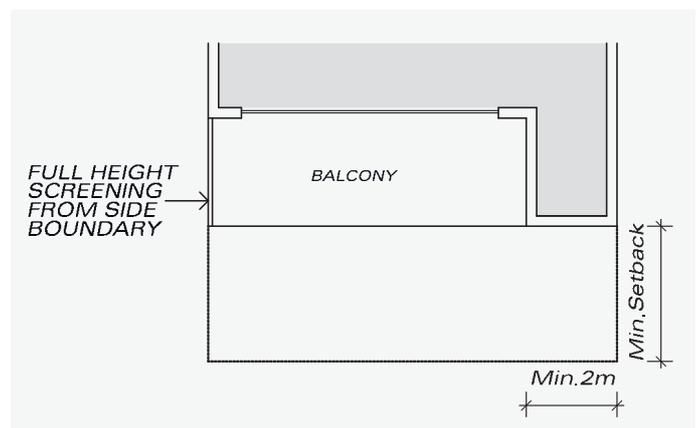


FIGURE 3.3.1.2: BALCONIES WITHIN 2M OF SIDE BOUNDARY

3.3.2: TERRACES / PRIVATE GARDENS

Ground floor apartments are different as they offer the potential for direct access from the street and on-grade private landscape areas. They also provide opportunities for the apartment building and its landscape to respond to the streetscape and the public domain at the pedestrian scale. There is also an opportunity for upper level apartments (especially in the case of podiums) to have access to private landscaped spaces or terraces.

DESIGN OBJECTIVE

- To contribute to the safety and liveliness of the street by allowing for casual surveillance.
- For dwellings situated at ground or podium levels to have access to a private, usable outdoor space.
- To contribute to the desired streetscape of an area.

ACCEPTABLE DEVELOPMENT CONTROLS

- Private open space within multiple dwelling sites shall be provided as private courtyards or terraces for each ground floor dwelling.
- Private outdoor spaces are to be directly accessible from the main living space of a dwelling with a covered area of minimum dimension of 2.4m.

DESIGN GUIDANCE

Terraces and gardens should provide appropriate fencing, lighting and/or landscaping to meet privacy and safety requirements of occupants while contributing to a pleasant streetscape (see Street Fencing, Section 3.2.6).

For some apartments, a change in level from the street to the private garden or terrace is useful to minimise sight lines from the footpath into the apartment.

Consider providing terraces for dwellings with direct access to the larger podium roof.

TERRACES/GARDENS WORK WITH:

- VEGETATION AND GREEN ROOF DESIGN
- STREET FENCING
- BUILDING FOR SAFETY AND SURVEILLANCE
- STREET, SIDE AND REAR SETBACKS
- FLOOR LEVELS

3.3.3: ACOUSTIC SEPARATION

Bounded by Graham Farmer Freeway and Great Eastern Highway, Springs Rivervale development is impacted by noise generated by road traffic. The proposed built form perimeter will significantly aid in reducing the noise impact on the inner residential areas. The buildings immediately adjacent to the freeway and highway must be designed to meet the street facing articulated facade requirement and need to also offer acceptable acoustic comfort for residents.

DESIGN OBJECTIVE

To ensure a high level of amenity and acoustic comfort by protecting the privacy of residents and commercial tenants from external noise sources both internally and in private open spaces.

ACCEPTABLE DEVELOPMENT CONTROLS

- Sound attenuation treatments to all buildings within Springs Rivervale must meet design sound levels in Table 1 of Australian Standard 2107:2000
- All buildings within Springs Rivervale must comply with State Planning Policy 5.4 "Road and Rail Transport Noise and Freight Considerations in Land Use Planning"

DESIGN GUIDANCE

A range of methods can be used to mitigate noise and meet the noise criteria. These include:

- Building design and room layout, such as locating outdoor living areas and indoor habitable rooms away from noise sources.
- Building construction techniques and upgraded treatment to facades, such as glazing, window frame and ceiling insulation and sealing of air gaps.

Note: where upgraded glazing is required, the benefit is only realised when windows are kept closed and, as such, mechanical ventilation should also be considered in these circumstances.

3.0 BUILT FORM DESIGN

3.3.4: BUILDING FOR SAFETY AND SURVEILLANCE

The built environment has an impact on perceptions of safety and security, as well as on the actual opportunities for crime. Springs Rivervale development aims to provide safe ground level entry and exit to all new buildings during all times of the day and night, minimising opportunities for crime. Buildings should be designed to reinforce boundaries, control access and enable casual surveillance.

DESIGN OBJECTIVE

- To ensure residential, commercial, office and retail developments are safe and secure for residents, workers and visitors.
- To contribute to the safety of the public domain.

ACCEPTABLE DEVELOPMENT CONTROLS

- Buildings must provide opportunities for casual surveillance from inside to the public realm, particularly to building entrances and possible points of ingress.
- Building entrances must optimise visibility and safety by locating and orientating them facing the street, along with providing direct and well lit access between car parking facilities and all building entrances.
- Buildings and boundaries must be adequately secured from unwanted intruders/visitors.
- Development Applications for proposed developments valued at over \$1.5 million require submission of a Crime Prevention Through Environmental Design (CPTED) analysis using the Western Australian Planning Commission's "Designing Out Crime Planning Guidelines" as a compliance checklist. (See: <http://www.planning.wa.gov.au/Plans+and+policies/Publications/896.aspx>).

DESIGN GUIDANCE

Reinforcing the development boundary can help to strengthen the distinction between public and private space, and may be actual (fencing, walls or gates) or representative (material or level changes)

Enabling casual surveillance can be achieved by:

- Orienting living areas with views over public or communal open spaces.
- Using bay windows and balconies, which protrude beyond the main facade and enable a wider angle of vision to the street.
- Using corner windows, which provide oblique views of the street.
- Providing casual views of common internal areas, such as lobbies and foyers, hallways, recreation areas and carparks.

Minimising opportunities for concealment also aids in the prevention of unwanted visitors. This can be achieved through:

- Avoiding blind or dark alcoves near lifts and stairwells, at the entrance and within indoor carparks, along corridors and walkways.
- Providing well-lit routes throughout the development.
- Providing appropriate levels of illumination for all common areas.
- Providing graded illumination to car parks and illuminating entrances higher than the minimum acceptable standard.

CCTV: the City of Belmont has an extensive CCTV network. Proponents at Springs Rivervale are encouraged to link into this network in their development.



3.4 BUILDING SERVICES

3.4.1: AIR CONDITIONING, PLANT AND SERVICES

The location of building services, including air-conditioning and plant, has the potential to negatively impact the visual appearance of the buildings and the amenity of adjacent spaces if not appropriately considered.

DESIGN OBJECTIVE

- To ensure that services and related hardware required for the function of buildings, predominantly air-conditioning and other plant/equipment, do not have a negative impact on the character and amenity of the area and are designed to meet changing needs over time.

ACCEPTABLE DEVELOPMENT CONTROLS

- Air-conditioning units must not be visible from the street and must not be located above the roof line of buildings or on balconies.
- Piped and wired services must not be visible from the public realm.
- All service meters are to be contained within development lots to the requirements of appropriate authorities. Where public visibility by service authorities is not explicitly required, services are to be screened and integrated into the overall development.
- Noise control measures are to be utilised to reduce the impact on building occupants.

DESIGN GUIDANCE

New buildings in Springs Rivervale should be serviced with the most effective and efficient provision of infrastructure to ensure the adaptability of all buildings. Site services should not affect the amenity of the building or the public realm.

Plant equipment such as air-conditioning units, fans, TV antennae, and dishes etc. should be behind parapet walls, appropriate screening, shrubs, walls or sited unobtrusively from adjacent residential development and public view.

3.4.2: STORAGE

Adequate storage is important in compact dwellings where space for large furniture, such as wardrobes is limited. It is important that apartments in higher density developments have sufficient storage space within the apartment, as well as longer-term storage at a remote location, ideally with easy access.

DESIGN OBJECTIVE

- To ensure that all dwellings are provided with functional and accessible storage areas, in addition to bicycle parking facilities.

ACCEPTABLE DEVELOPMENT CONTROLS

- Lockable storage must be provided for each dwelling. These should be located external to the dwelling, however, where this is not practical, the functionality and ease of access to the storage enclosure must be demonstrated
- Size of storage area as per Residential Design Codes.

DESIGN GUIDANCE

Innovative solutions may include storage over car park units or individual storage stalls that can be bought and sold separately as people's storage requirements change.

If stores are located on upper levels, adequate door width and exit paths should be demonstrated, ie door widths of no less than 820mm are required.

3.0 BUILT FORM DESIGN

3.4.3: WASTE COLLECTION

The minimisation and management of waste from residential apartments and commercial developments can contribute to the visual and physical amenity of the building, as well as limiting potentially harmful impacts on the environment. Minimising waste is relevant to all stages of the building's life cycle, from construction to demolition. It also includes the way in which waste is stored and collected.

DESIGN OBJECTIVE

- To avoid the generation of waste through design, material selection and building practices.
- To encourage waste minimisation, including source separation, reuse and recycling.
- To ensure efficient storage and collection of waste and quality design of facilities.

ACCEPTABLE DEVELOPMENT CONTROLS

- A Waste Management Plan is to be prepared in consultation with the City of Belmont Health Services, and submitted with all Development Applications.

In addition to this, the following is also required:

- Preliminary engagement prior to the submission of the Development Application with the City of Belmont to confirm a waste collection strategy.
- Rubbish storage areas must be located away from the front of development and be completely screened from the street in a manner that does not have a detrimental impact on the desired streetscape.
- Screen rubbish/storage areas from adjoining residential units that overlook the areas.
- The arrangements for the collection of bulk waste shall be included in the Waste Management Plan and determined in consultation with the City of Belmont.
- Provide every dwelling with a waste cupboard or temporary storage area of sufficient size to hold a single day's waste and to enable source separation.

DESIGN GUIDANCE

Due to the high density of development in The Springs and the provision of extensive on-street parking, waste collection from the street may not be feasible for all developments. The required Waste Management Plan therefore must be prepared to address and identify the most suitable arrangements for waste collection, having regard to:

- Availability of verge space for bin presentation, having regard to number of required bins, on-street car parking, crossovers, verge vegetation and infrastructure, etc).
- Ability for on-street collection, having regard to on-street car parking, footpaths, bicycle lanes, traffic islands, distance to intersections, etc).
- Building design, site layout, access and manoeuvrability where collection is proposed to occur on-site.
- Ability for the City to provide a bulk waste collection system (not verge-side pick up) several times a year.

The Waste Management Plan for each development will require the endorsement of the City's Manager Health & Ranger Services in consultation with the City's Waste Collection service provider prior to being adopted.

It is recommended that developers contact that City of Belmont Health Services early in the design process to avoid waste collection becoming an afterthought or causing future issues.

On-site composting is also encouraged, where possible, in self-contained composting units as part of the site's facilities.

Note: When a Development Application is being considered, City of Belmont Health Services in conjunction with their waste collection contractors, will assess the Waste Management Plan of the development, including vehicular access and provide feedback if amendments are required.

3.4.4: CAR PARKING

Located in close proximity to the city, Springs Rivervale is serviced by public transport on Great Eastern Highway and is within walking distance of Burswood train station. Future developments within Springs Rivervale aim to assist alternatives to car use whilst accommodating reasonable parking on site (underground or on-grade) for residents, visitors and workers.

DESIGN OBJECTIVE

- To provide adequate and safe parking for residents, visitors and workers.
- To integrate the location and design of car parking with the design of the site and the building.

ACCEPTABLE DEVELOPMENT CONTROLS

- Provide car parking in accordance with the City of Belmont Local Planning Scheme No. 15. Variations to the required car parking provision may be considered by the Decision Making Authority where it can be clearly demonstrated that the parking demand will be less than what is stipulated within LPS15.
- Car parking provided at grade or above ground floors to be 'sleeved' by other uses (e.g. residential, commercial, retail) or appropriately screened so as not to be visible from the street or public realm.
- At grade parking shall have a raised kerb median strip every three bays that is a minimum of 1.2m wide. This strip will be irrigated and will include a tree that will grow to at least 4m in height.
- Above ground car parking higher than 2 storeys must be covered (with a roof or roof garden) so that it is not a detriment to the visual amenity of adjacent residential apartments.
- Carpark crossovers and vehicle access points must be as designated in Section 06: Detailed Area Plans.
- Parking to be adequately screened from the public realm to the satisfaction of the determining authority.

DESIGN GUIDANCE

Screen all parking from the public realm in a way that relates to the architectural character of the street and the building in which it is contained.

Where applicants propose fewer car parking bays than what is required under LPS15, appropriate justification and demand analysis must be provided to justify the number of proposed bays.

Provision of facilities for electric vehicle charging is encouraged.

3.0 BUILT FORM DESIGN

3.4.5: END OF TRIP FACILITIES

Due to the close proximity of Springs Rivervale to Perth city centre, the use of bicycles, walking and other alternative modes of transport are encouraged to reduce the use of fossil fuels and contribute to public health.

DESIGN OBJECTIVE

- To encourage greater use of bicycles and alternative modes of transport for workers, residents and visitors to the site through the provision of end of trip facilities.
- To facilitate this, the provision of end of trip facilities comprising lockers and showers is required to cater for people working within The Springs.

ACCEPTABLE DEVELOPMENT CONTROLS

Developments are to be provided with end of trip facilities in accordance with the following minimum standards

RESIDENTIAL TENANT	1 private secure storage bay designed to accommodate bicycle/scooter/motorcycle together with car parking facilities for each residential unit.
RESIDENTIAL VISITOR	1 secure bicycle parking space provided in a publicly accessible and sheltered location for every 8 residential units (or part there of).

TABLE 3.4.5: END OF TRIP FACILITIES

DESIGN GUIDANCE

In residential applications where designated storage space and bicycle facilities are combined, minimum area is to be 4.5sqm.

For commercial facilities, refer to LPS 15, Clause 5.17.3 for the shower and locker requirements.

3.4.6: SIGNAGE

Signage is an important consideration in the design of buildings located in mixed use areas like Springs Rivervale. Where signage is required for business identification, its design should be compatible with the streetscape character, scale and proportions of the development and not obscure or dominate important views.

DESIGN OBJECTIVE

To ensure signage is of high quality and in keeping with the development and desired streetscape character in scale, detail and overall design.

To ensure that the display of advertisements within Springs Rivervale provides appropriate exposure for businesses, activities or services, without adversely impacting on the amenity of surrounding land.

ACCEPTABLE DEVELOPMENT CONTROLS

- Signage is to be limited to a maximum of one wall for each tenancy in a building, except where a tenancy or building has more than one street frontage;
- All signage must meet the criteria noted in the relevant City of Belmont Town Planning Scheme.
- Each development shall have an approved signage strategy in place prior to the placement of any signage or advertising.

DESIGN GUIDANCE

Integrate signage with the design of the development by responding to its scale, proportions and architectural detailing.

Provide clear and legible way finding for residents and visitors.

All signage must be submitted to council for planning approval, and will also require a building licence prior to construction.

3.5 BUILDING USE

3.5.1: DWELLING DIVERSITY

It is important that Springs Rivervale provides opportunities for as many different kinds of people to live and work in community as possible. Developers of residential projects need to provide a range of dwelling sizes to cater for singles, young couples, families, and seniors. Dwellings also need to vary in cost (and therefore affordability) to allow for a mix of residents. Commercial developments should ideally offer a range of different sized tenancies or be flexible enough to respond to market demand, offering accommodation for major tenants as well as sole proprietors, owner-occupiers and small local businesses.

DESIGN OBJECTIVE

To provide a diversity of apartments types, which cater for different household requirements now and in the future.

To maintain equitable access to new housing by a diverse range of cultural and socioeconomic groups.

ACCEPTABLE DEVELOPMENT CONTROLS

As per Table 3 in Springs Rivervale Structure Plan, a diversity of apartments types has been made mandatory by the enforcement of a 15% proportion of all developments being 90sqm or less floor area and a further 15% being 60sqm or less floor area in all precincts except Precinct 1, 5 and 6.

DESIGN GUIDANCE

Flexible planning options include high floor to ceiling levels and simple plan forms to aid in future modifications and flexibility.

Options for mobility impaired people is also encouraged.

Consideration should be given to making ground floors and lifts to upper floors accessible for a range of universal mobility modes (e.g. wheelchairs, electric gophers, etc).

4.0 SUSTAINABILITY

4.0 OVERVIEW

Consistent with the City of Belmont's commitment towards providing 'sustainable' developments to the community, Springs Rivervale Structure Plan has endeavoured to fulfil the State Government's objectives of creating communities that balance social, environmental and economic outcomes, not only to those persons residing within the redevelopment area, but also for the wider community.

The City of Belmont is mindful of the possible cost implications associated with developing Green Star rated buildings. One of the City of Belmont's objectives is to provide the opportunity for affordable housing choice, and therefore only key landmark sites within Springs Rivervale are required to meet specific star rating targets.



Developments on Lots 1020 and 1014 will be required to achieve a minimum 4 star Green Star rating as per the Green Building Council of Australia (or equivalent). All other lots are to comply with the following mandatory sustainability criteria.

4.1: ENERGY EFFICIENCY

Energy efficiency starts with clever design. The way in which a building is located, oriented, planned and constructed all contribute to the embodied and future energy uses of a building.

DESIGN OBJECTIVE

- To minimise the demand for non-renewable resources and to reduce greenhouse gas emissions associated with building energy consumption.

ACCEPTABLE DEVELOPMENT CONTROLS

- On-site renewable power generation providing minimum 1kW per apartment must be provided for residential buildings.
- On-site power generation providing minimum 1kW per 100sqm GFA must be provided for commercial buildings/tenancies.
- Peak energy demand must be demonstrated to be reduced in commercial portions of mixed use developments through good solar design principals.

DESIGN GUIDANCE

Good passive solar design has the ability to dramatically reduce the need for heating and cooling devices in both residential and commercial buildings. Buildings that are designed with a focus on solar orientation, opening sizes and locations, appropriate building materials and insulation will reduce energy consumption compared to buildings which do not.

Proponents should also consider energy efficient appliances, in particular white-goods, and energy efficient light fittings for all residential uses.

4.2: PASSIVE SOLAR DESIGN/ SOLAR ACCESS AND SHADING

Passive solar design is by no means a new concept, but is nevertheless relevant when it comes to reducing energy consumption in buildings, especially larger ones. The ability for new developments to optimise thermal performance and natural lighting can significantly reduce the need for artificial heating and lighting and as a result, decrease the energy demands of a building. In addition to this, effective shading from direct sunlight and heat gain in the hotter months can have a similar effect on the artificial cooling needs of a building.

DESIGN OBJECTIVE

- To ensure that buildings at Springs Rivervale incorporate passive solar design principals to optimise heat storage in winter and heat transfer in summer.
- To ensure that the built form is designed and constructed in such a way that allows good solar access to the public realm and adjacent buildings.

ACCEPTABLE DEVELOPMENT CONTROLS

- Where possible, a minimum of 70% of the proposed residential apartments shall receive a minimum of 3 hours direct sunlight in the major habitable rooms and private open space between 9am and 3pm in mid winter (21 June) and shall not reduce solar access of residential units on neighbouring properties below this same standard.
- The number of single aspect apartments with a southerly aspect (from SE to SW) will not exceed 10% of the total apartments proposed.
- North facing openings must all be provided with a fixed or movable shading device which provides 80% shade at noon summer solstice.

DESIGN GUIDANCE

Consideration should also be made to the possible impacts of overshadowing to neighbouring properties, specifically, outdoor living areas, major openings to habitable rooms, solar heating devices, balconies and verandahs.

North facing windows should be maximised

East and West windows should be minimised as they are difficult to shade.

Where possible, locate living areas to the North and sleeping areas to the South.

4.0 SUSTAINABILITY

4.3: CROSS VENTILATION

The movement of air through an internal space can have many positive impacts on that space. Cross ventilation - where air moves from one opening in building to another across an internal space - can help to flush out stale air, preventing the harbouring of odour and airborne bacteria. Cross ventilation can also draw cool breezes through a space, having a natural cooling effect and thus reducing the need for mechanical cooling.

DESIGN OBJECTIVE

- To ensure that the design and layout of buildings enhances the thermal comfort of the occupants with direct access to fresh air.
- To reduce reliance on mechanical ventilation and hence, reduce energy consumption.

DESIGN GUIDANCE

Residential dwellings should be designed to maximise natural ventilation by orienting dwellings and their openings to maximise air intake from the 'windward side' of the building, and by providing air outlets on the 'leeward side' of the building.

Proponents should utilise both the building's plan and its section to control and direct air flow through both habitable and non-habitable rooms.

Obstructions and interruptions to the breeze path through a dwelling should be minimised in order to increase the effectiveness of cooling breezes.

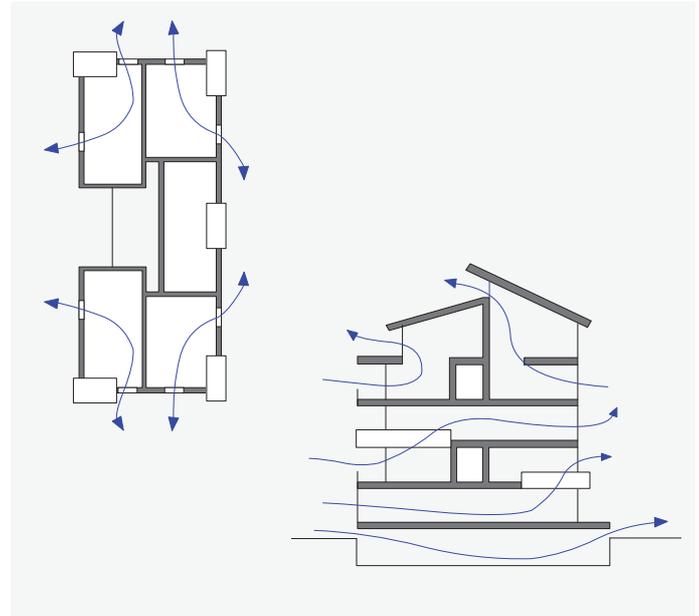


FIGURE 4.3: PROPONENTS SHOULD USE BOTH PLAN AND SECTION TO UTILISE THE COOLING EFFECTS OF BREEZE PATHS

4.4: WATER MANAGEMENT

When precious resources like water are in short supply, the advantages of collection, storage and re-use become crucial to their management.

DESIGN OBJECTIVE

- To demonstrate a self-sufficient approach to water management on the site by reducing water demand, maximising water reuse and incorporating water management initiatives throughout the life of the development.
- To minimise the impacts of storm water on adjoining sites and the environment.

ACCEPTABLE DEVELOPMENT CONTROL

- Mains consumption of potable water must be reduced by the installation of water-wise fixtures and fittings. Tapware and showers must exceed BCA requirements for WELS star ratings by one star per fixture.
- Stormwater to be contained within the site.

DESIGN GUIDANCE

It is easier to plan for storm water collection at the onset of planning a building rather than trying to retrofit or integrate a system later in the process. Ensure provisions are made for the collection and storage of water early in the planning process.

Maximise the percentage of pervious surfaces to allow percolation of storm water into the ground through infiltration or direct storm water into bio-filtration/retention systems constructed within site.

Installation of appropriate greywater systems for water re-use such as toilet flushing, is encouraged.

Consider utilising the roof area for rainwater collection and re-use on site.

4.5: VEGETATION AND GREEN ROOF DESIGN

Soft landscaping has many advantages in a development. The micro climates that can be created by plants have the ability to control the comfort level of a place by absorbing heat and providing shade. Planted spaces and gardens can also be very enjoyable places for recreation.

Plants, however, can be very big water consumers. Drought tolerant and native planting have the best chance of survival in places like Perth where water restrictions are a reality.

DESIGN OBJECTIVE

- To demonstrate water wise principals in the design of landscaped/planted areas.
- To provide enjoyable shared open space for residents to recreate.

ACCEPTABLE DEVELOPMENT CONTROLS

- All landscaped areas (including roof gardens) are to be designed for low water requirements, in compliance with the Water Corporation's Water Wise Development criteria.
- A minimum of 60% local native flora to be used in garden areas.
- Weeds of national significance are not permitted.

DESIGN GUIDANCE

Rebates may be available for the planting of local native and water wise plants. Check with the City of Belmont Planning Department to see what rebates may be available.

Species Lists are available from the City of Belmont.

5.0 RIVERSDALE NORTH PRECINCT

5.1: RIVERSDALE NORTH PRECINCT



Section 6.2.3 of Springs Rivervale Structure Plan (SSP) requires that as a precursor to development within this Precinct a DAP is prepared/adopted to guide future development. The SSP holds that a DAP may be prepared for the whole of Precinct or a portion thereof.

Springs Rivervale Structure Plan identifies that the issues to be addressed at detailed design phase via the DAP are as follows:

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 whole 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
- Interface with street and public realm.

In light of these issues to be addressed, the over-arching objectives of the DAP shall be to:

- Maintain visual connections between Springs Rivervale project area towards the Swan River.
- Maximise passive visual surveillance of public spaces surrounding the Riversdale North Precinct.
- Address 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.
- Facilitate a streamlined development approvals process.

To achieve these objectives, the DAP will set the development parameters for the Riversdale Road North Precinct in relation to:

- Streetscape Character
- Residential Density Code designation and distribution
- Maximum Building Envelopes
- Boundary Setbacks
- Building Height
- Plot Ratio
- Access and Parking
- Passive Surveillance and the Public Realm
- Overshadowing

FLEXIBLE DENSITY CODE

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 noted below, and are therefore of a superior design standard.



PERFORMANCE CRITERIA

Council may support an increase in density above R100, to a maximum of R160 where, in the opinion of Council, the development:

- 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 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.

6.0 DETAILED AREA PLANS

6.1: BLOCK ONE: ROWE AVENUE WEST- RESIDENTIAL



MAXIMUM BUILDING HEIGHT

- MAX. 13.8 m
- MAX. 17 m
- MAX. 27 m
- MAX. 35 m
- P.O.S.

- 3m STORMWATER DRAINAGE EASEMENT (OVERLAND FLOW FOR 1 IN 100 YEAR FLOOD)
- RECOMMENDED CROSSOVER LOCATION
- 1001** LOT NUMBER
- BUILDING SETBACKS
- PROTECTED TREE (TO BE RETAINED)



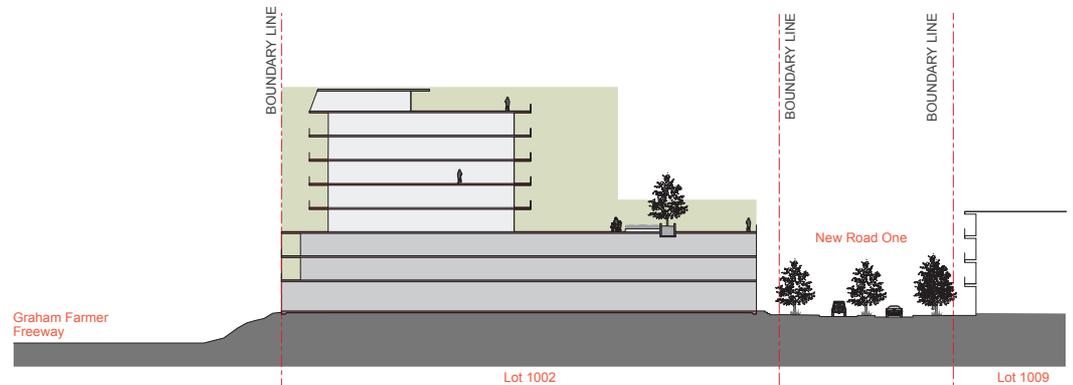


DIAGRAM 5.1.1: SECTION A THROUGH LOT 1002



DIAGRAM 5.1.2: SECTION B THROUGH LOT 1002

BLOCK ONE DEVELOPMENT TABLE

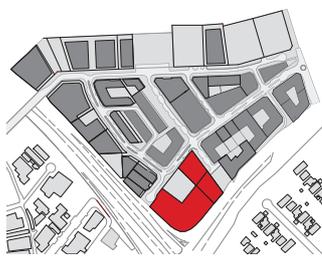
LOT NO.	AREA	R-CODE	MAX. PLOT RATIO	HEIGHTS		BOUNDARY SETBACKS*				MIN NO. OF MAX. 60M ² FLOOR AREA UNITS	MIN NO. OF MAX 90M ² FLOOR AREA UNITS
				MINIMUM	MAXIMUM	NORTH-EASTERN	NORTH-WESTERN	SOUTH-EASTERN	SOUTH-WESTERN		
1001	5100m ²	R160	2.0	P: 6.4m T: 15m	P: 12m T: 35m	P: 5m min. U: 22m min.	P: 5m to Riversdale U: 8m to Riversdale	P: nil (observe tree protection zone, radius 19m) U: as per max building depth, see plan page 40.	P: nil permitted. U: nil permitted.	15%	15%
1002	2358m ²	R160	2.0	P: 6.4m T: 15m	P: 12m T: 35m	P: 5m min. U: 20m min.	P: nil permitted. U: 3m (Observe tree protection zone, radius 19m)	P: nil permitted. U: 10m min.	P: nil permitted. U: 16m min.	15%	15%
1003	1754m ²	R160	2.0	P: 6.4m T: 15m	P: 12m T: 35m	P: 5m min. U: 8m min.	P: nil permitted. U: 3m min.	P: nil permitted. U: as per max building depth, see plan page 40.	P: nil permitted. U: nil permitted.	15%	15%
A	2382m ²	R160	2.0	P: 6.4m T: 15m	P: 12m T: 35m	P: 5m min U: 5m min.	P: 8m min. U: as per max building depth, see plan page 40.	P: 1.5m min. U: 1.5m min.	P: nil permitted. U: 2.5m min.	15%	15%
B	2652m ²	R160	2.0	P: 6.4m T: 15m	P: 12m T: 35m	P: 5m min. U: 20m min.	P: 1.5m min. U: 11.5m min.	P: 3.5m / 7m U: 3.5m / 7m	P: nil permitted U: nil permitted.	15%	15%

*Note: all setback figures to be taken as minimums. P= Podium Height/ Podium Setback U= Upper Level Setbacks T=Total Height

In accordance with Clause 5.3.4 of LPS15, the Decision Making Authority has the discretion to vary the plot ratio requirements provided that it is in keeping with the vision and objectives of The Springs locality.

6.0 DETAILED AREA PLANS

6.2: BLOCK TWO: HIGHWAY PENINSULA- MIXED USE



MAXIMUM BUILDING HEIGHT

- MAX. 10.6 m
- MAX. 13.8 m
- MAX. 27 m
- HEIGHT LIMITED BY WAAC (WESTERN AUSTRALIAN AIRPORT CORPORATION)
- P.O.S.

➔ RECOMMENDED CROSSOVER LOCATION

1001 LOT NUMBER

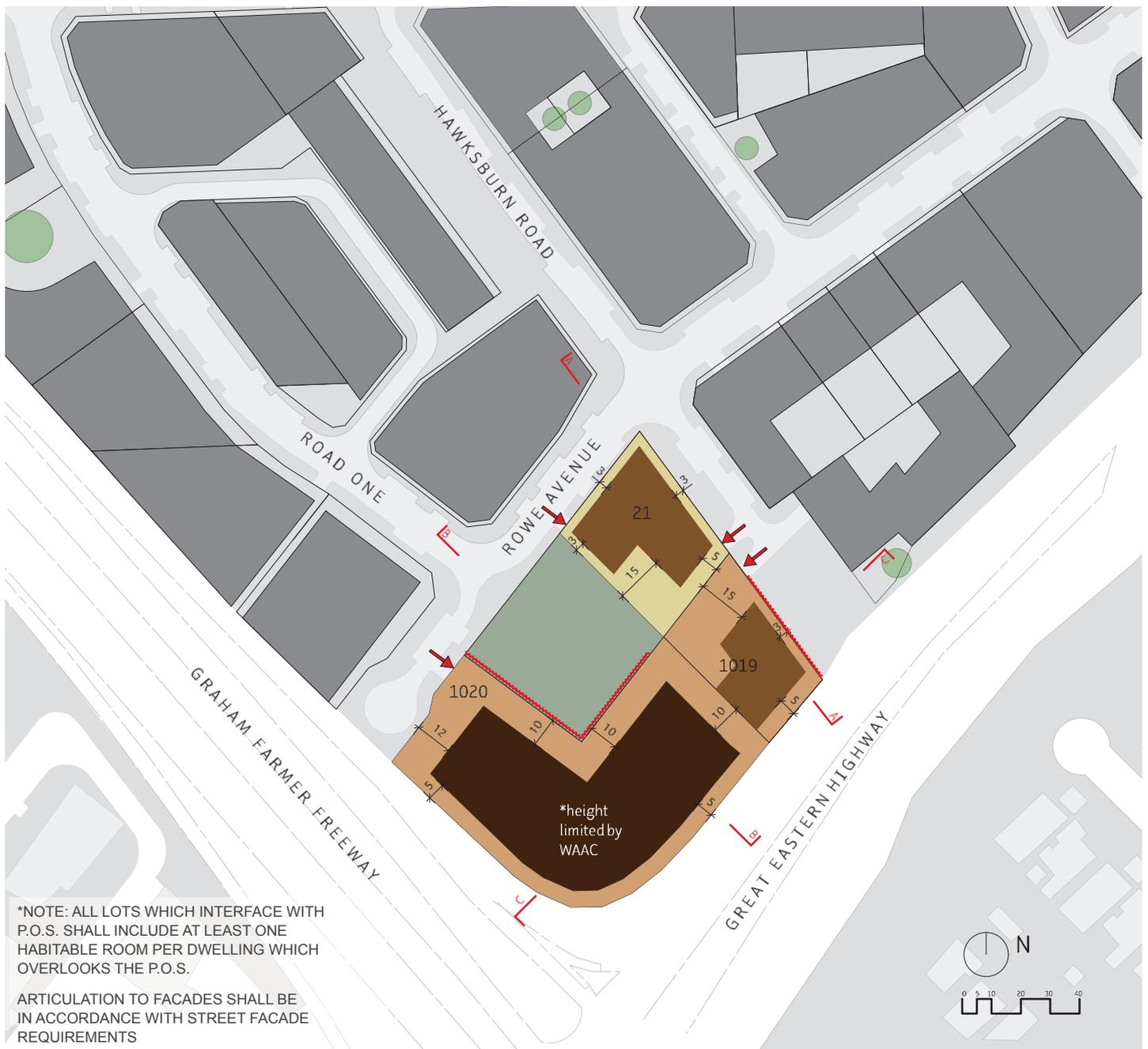
+ - - + BUILDING SETBACKS

● PROTECTED TREE (TO BE RETAINED)

— — — AWNING

~ ~ ~ P.O.S. INTERFACE*

~ ~ ~



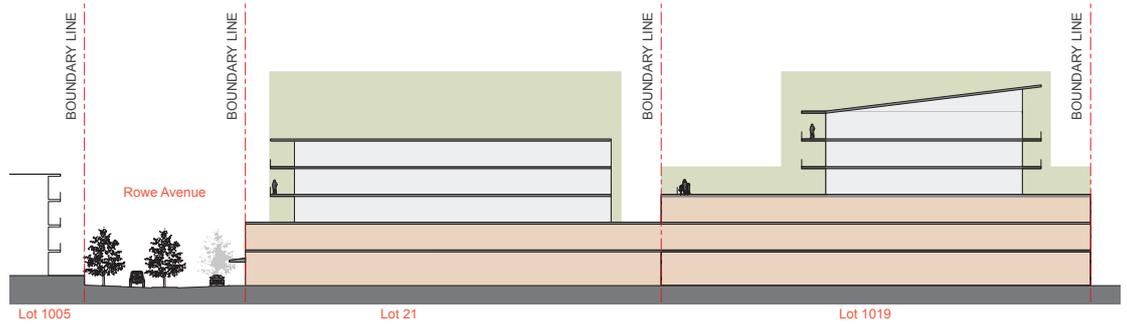


DIAGRAM 5.2.1: SECTION A THROUGH LOTS 21 AND 1020

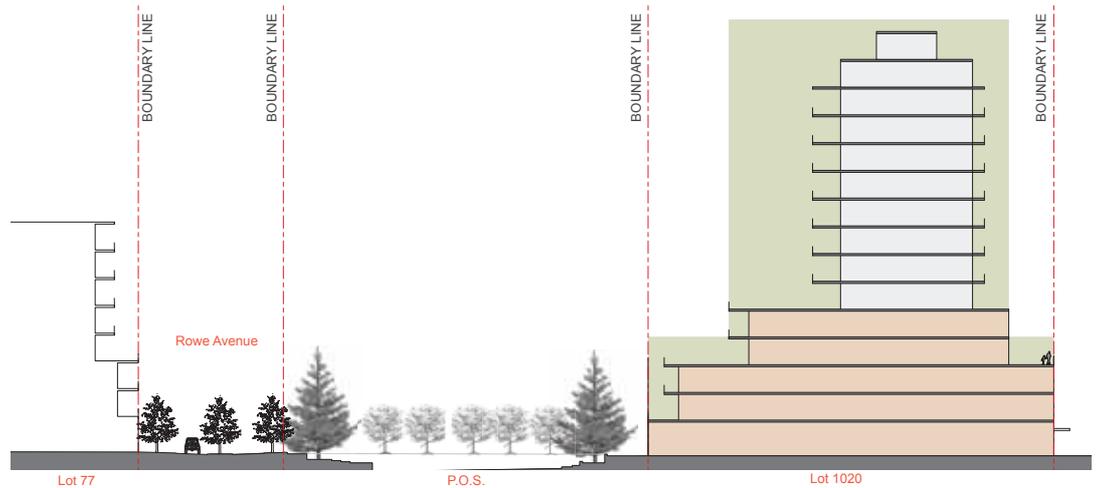


DIAGRAM 5.2.2: SECTION B THROUGH LOT 1020

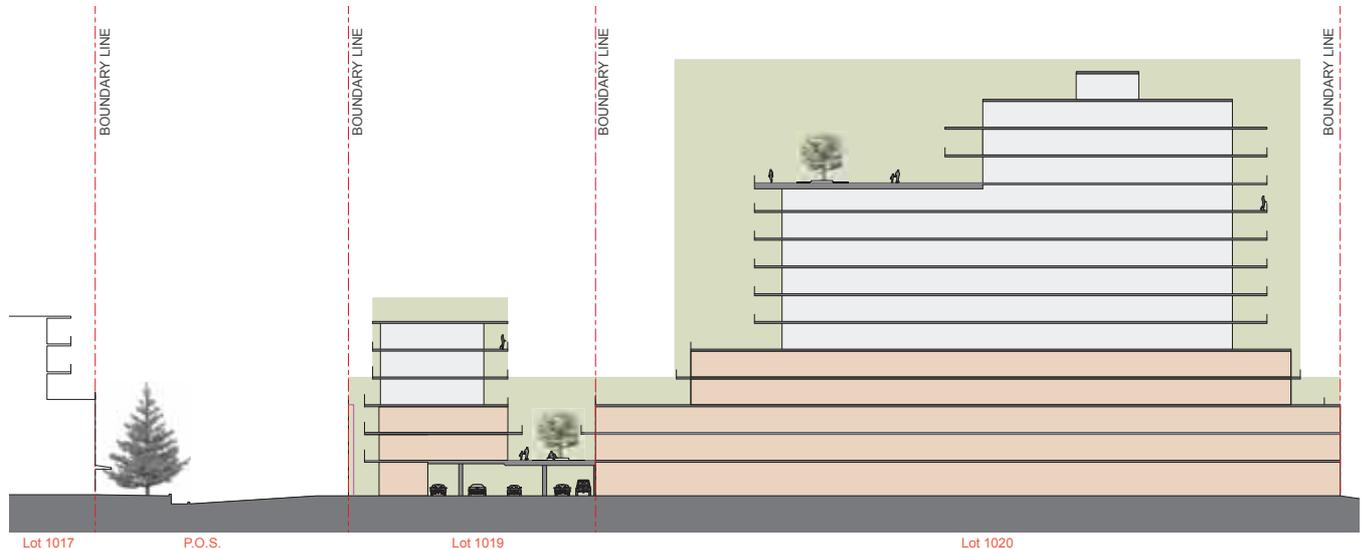


DIAGRAM 5.2.3: SECTION C THROUGH LOTS 1019 AND 1020

BLOCK TWO DEVELOPMENT TABLE NOTE: All lots to observe tree protection zone: radius 11m

LOT NO.	AREA	R-CODE	MAX. PLOT RATIO	HEIGHTS		BOUNDARY SETBACKS*				MIN NO. OF MAX. 60M ² FLOOR AREA UNITS**	MIN NO. OF MAX 90M ² FLOOR AREA UNITS**
				MINIMUM	MAXIMUM	NORTH-EASTERN	NORTH-WESTERN	SOUTH-EASTERN	SOUTH-WESTERN		
21	1991m ²	MIXED USE R100	N/A	P: 7.4m T: nil	P: 8m T: 27m	P: nil permitted U: 3m min.	P: nil permitted U: 3m min.	P: nil permitted U: 5m min.	P: nil permitted U: 3m / 15m min.	15%	15%
1019	1620m ²	MIXED USE R100	N/A	P: 7.4m T: nil	P: 12m T: 27m	P: nil permitted U: 15m min.	P: 0m min. 3m max U: 5m min. from main building line	P: 0m min. 3m max U: 5m min. from main building line	P: nil permitted U: nil. permitted	15%	15%
1020	5821m ²	MIXED USE R250	N/A	P: 7.4m T: 30m	P: 12m T: WAAC	P: 0m min. 3m max U: 10m min.	P: 0m min. 3m max U: 10m min.	P: 0m min. 3m max U: 5m min. from main building line	P: 0m min. 3m max. U: 5m min. from main building line	15%	15%

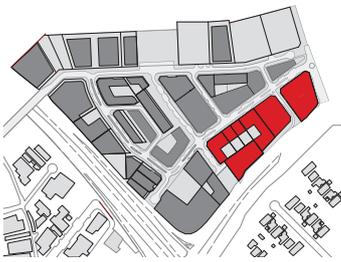
*Note: all setback figures to be taken as minimums. P= Podium Height/ Podium Setback U= Upper Level Setbacks T=Total Height

** Percentage of the residential units only incorporated into a mixed use development.

In accordance with Clause 5.3.4 of LPS15, the Decision Making Authority has the discretion to vary the plot ratio requirements provided that it is in keeping with the vision and objectives of The Springs locality.

6.0 DETAILED AREA PLANS

6.3: BLOCK THREE: GREAT EASTERN HIGHWAY- MIXED USE



MAXIMUM BUILDING HEIGHT

- MAX. 10.6 m
- MAX. 13.8 m
- MAX. 17 m
- MAX. 27 m
- P.O.S.

➔ RECOMMENDED CROSSOVER LOCATION

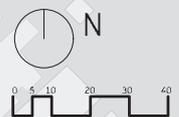
1001 LOT NUMBER

- BUILDING SETBACKS
- AWNING TO BE WHOLLY WITHIN A SITE (SHOWN WITHIN THE ROAD RESERVE FOR DIAGRAMMATICAL PURPOSES ONLY)
- PROTECTED TREE (TO BE RETAINED)
- P.O.S. INTERFACE*



*NOTE: ALL LOTS WHICH INTERFACE WITH P.O.S. SHALL INCLUDE AT LEAST ONE HABITABLE ROOM PER DWELLING WHICH OVERLOOKS THE P.O.S..

ARTICULATION TO FACADES SHALL BE IN ACCORDANCE WITH STREET FACADE REQUIREMENTS



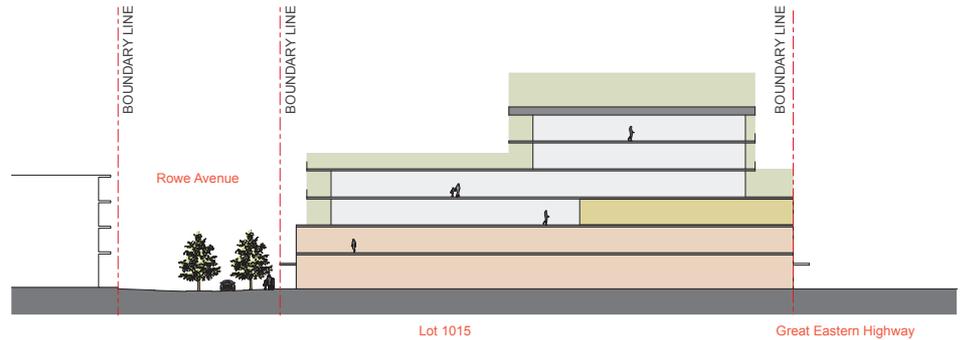


DIAGRAM 5.3.1: SECTION A THROUGH LOT 1015

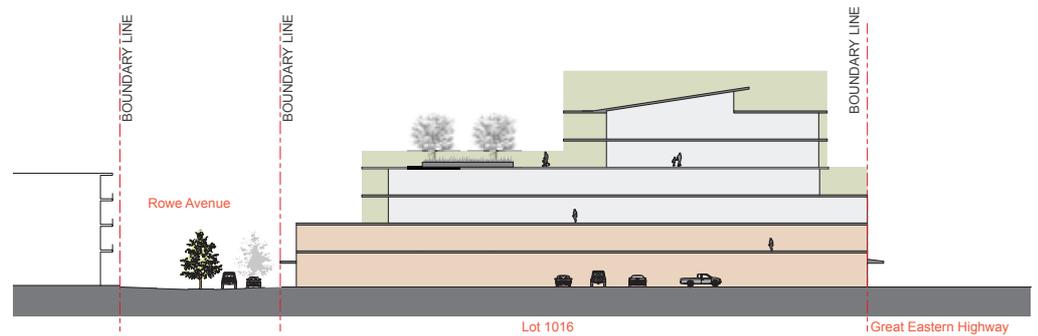


DIAGRAM 5.3.2: SECTION B THROUGH LOT 1016

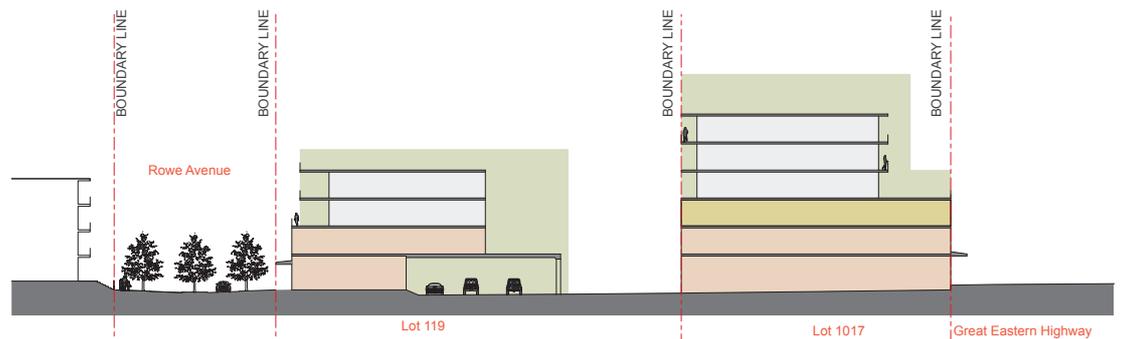


DIAGRAM 5.3.3: SECTION C THROUGH LOTS 119 AND 1017

BLOCK THREE DEVELOPMENT TABLE

LOT NO.	AREA	R-CODE	MAX. PLOT RATIO	HEIGHTS		BOUNDARY SETBACKS*				MIN NO. OF MAX. 60M ² FLOOR AREA UNITS**	MIN NO. OF MAX 90M ² FLOOR AREA UNITS**
				MINIMUM	MAXIMUM	NORTH-EASTERN	NORTH-WESTERN	SOUTH-EASTERN	SOUTH-WESTERN		
119	1012m ²	MIXED USE R80	N/A	T: 7.4m	P: 8m T: 17m	P: 2m min. U: 10m min.	P: nil U: nil	P: 14 min. U: 14m min.	P: nil U: nil.	15%	15%
120	1012m ²	MIXED USE R80	N/A	T: 7.4m	P: 8m T: 17m	P: 2m min. U: 10m min.	P: nil U: nil	P: 14 min. U: 14m min.	P: nil U: nil.	15%	15%
1014	3992m ²	MIXED USE R80	N/A	T: 7.4m	P: 12m T: 27m	PODIUM: 2m min. U: 3m min.	P: nil U: 3m min.	P: nil U: 5m min.	P: nil U: 5m min.	15%	15%
1015	3217m ²	MIXED USE R80	N/A	T: 7.4m	P: 12m T: 27m facing Great Eastern Highway; 17m facing Rowe Avenue	PODIUM: 2m min. U: 3m min.	P: nil U: 3m min.	P: nil U: 5m min.	P: nil U: 27m min	15%	15%
1016	3168m ²	MIXED USE R80	N/A	T: 7.4m	P: 12m T: 27m facing Great Eastern Highway; 17m facing Rowe Avenue	P: 2m min. U: 10m min.	P: nil U: 5m min.	P: nil U: 5m min.	P: nil UPPER (ROWE AVE): 6m min. UPPER (GEH): 20m min.	15%	15%
1017	2826m ²	MIXED USE R80/R100	N/A	T: 7.4m	P: 12m T: 27m	P: nil U: nil	P: nil U: 5m min.	P: nil UPPER 1: 5m min. UPPER 2: 8m min.	P: nil U: 3m min.	15%	15%
1018	2006m ²	MIXED USE R100	N/A	T: 7.4m	PODIUM: 8m T: 27m	PODIUM: 2m min TOWER: 3m min.	PODIUM: nil TOWER: 22m min.	PODIUM: nil TOWER: 3m min.	PODIUM: 2m min TOWER: 3m min	15%	15%

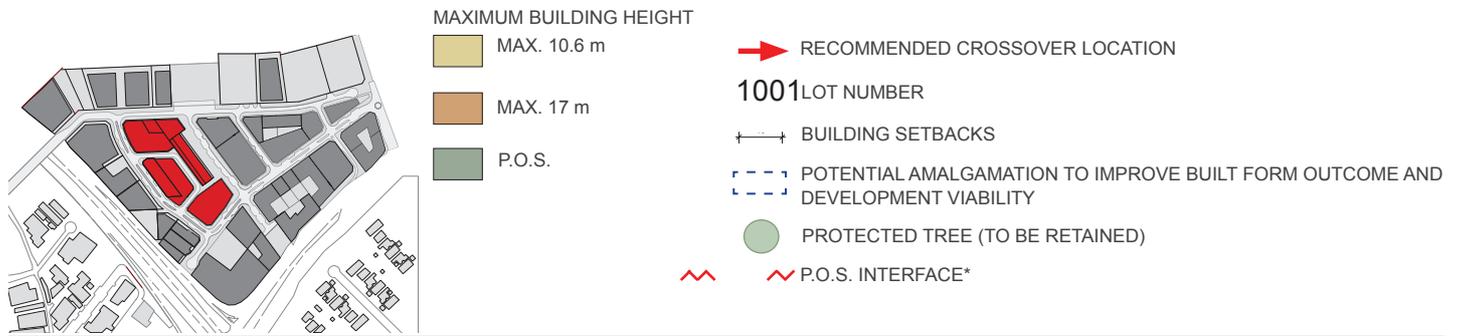
*Note: all setback figures to be taken as minimums. P= Podium Height/ Podium Setback U= Upper Level Setbacks T=Total Height

** Percentage of the residential units only incorporated into a mixed use development.

In accordance with Clause 5.3.4 of LPS15, the Decision Making Authority has the discretion to vary the plot ratio requirements provided that it is in keeping with the vision and objectives of The Springs locality.

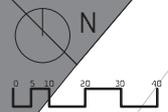
6.0 DETAILED AREA PLANS

6.4: BLOCK FOUR: ROWE AVENUE NORTH- RESIDENTIAL



*NOTE: ALL LOTS WHICH INTERFACE WITH P.O.S. SHALL INCLUDE AT LEAST ONE HABITABLE ROOM PER DWELLING WHICH OVERLOOKS THE P.O.S..

ARTICULATION TO FACADES SHALL BE IN ACCORDANCE WITH STREET FACADE REQUIREMENTS



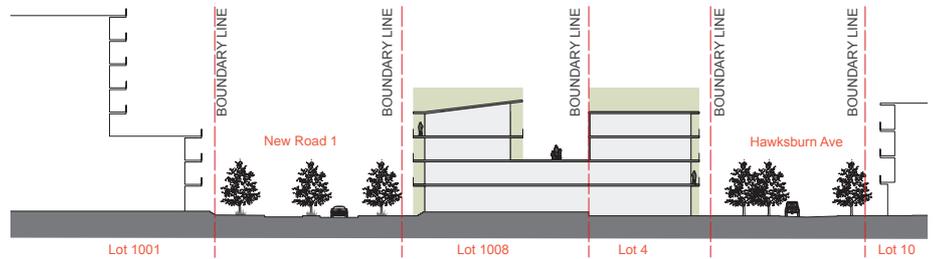


DIAGRAM 5.4.1: SECTION A THROUGH LOTS 1008 AND 4

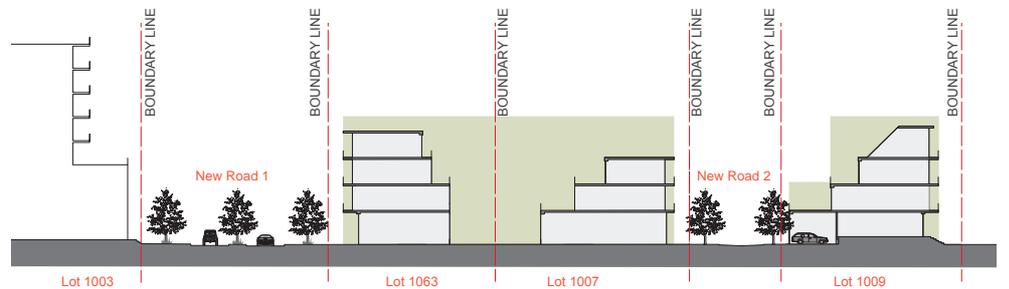


DIAGRAM 5.4.2: SECTION B THROUGH LOTS 1063, 1007 AND 1009

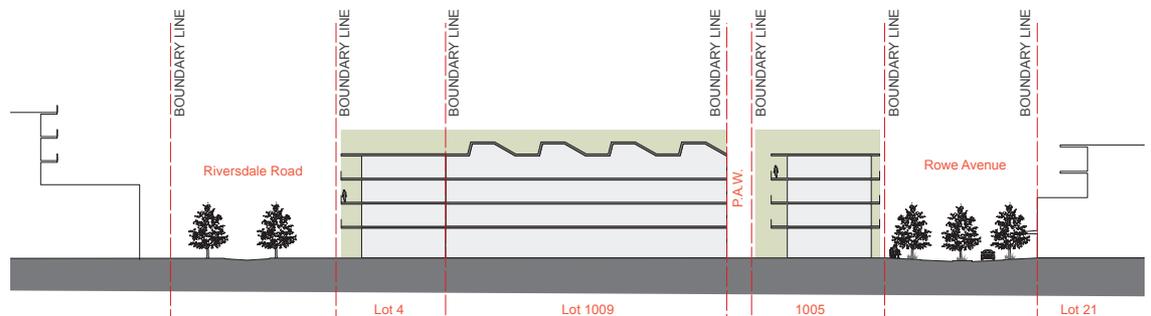


DIAGRAM 5.4.3: SECTION C THROUGH LOTS 1063, 1007 AND 1009

BLOCK FOUR DEVELOPMENT TABLE

LOT NO.	AREA	R-CODE	MAX. PLOT RATIO	HEIGHTS		BOUNDARY SETBACKS*			
				MINIMUM	MAXIMUM	NORTH-EASTERN	NORTH-WESTERN	SOUTH-EASTERN	SOUTH-WESTERN
4	1053m ²	R80	1.0	TOTAL: 6.4m	17m	1.5m min.	1.5m min.	nil permitted	nil permitted
1005	3312m ²	R80	1.0	TOTAL: 6.4m	17m	1.5m min.	1.5m min.	1.5m min.	1.5m min.
1007	2149m ²	R80	1.0	TOTAL: 6.4m	17m	1.5m min.	1.5m min.	1.5m min.	nil permitted
1008	3289m ²	R80	1.0	TOTAL: 6.4m	8m / 17m	nil permitted	1.5m min.	1.5m min.	1.5m min.
1009	2230m ²	R60	0.7	TOTAL: 6.4m	8m / 17m	3m min.	nil permitted	nil permitted	5.5m min.
1063	1571m ²	R80	1.0	TOTAL: 6.4m	17m	nil permitted	nil permitted	nil permitted	nil permitted

In accordance with Clause 5.3.4 of LPS15, the Decision Making Authority has the discretion to vary the plot ratio requirements provided that it is in keeping with the vision and objectives of The Springs locality.

6.0 DETAILED AREA PLANS

6.5: BLOCK FIVE: RIVERSDALE SOUTH- RESIDENTIAL



MAXIMUM BUILDING HEIGHT

MAX. 10.6 m

MAX. 17 m

P.O.S.

RECOMMENDED CROSSOVER LOCATION

1001 LOT NUMBER

BUILDING SETBACKS

PROTECTED TREE (TO BE RETAINED)



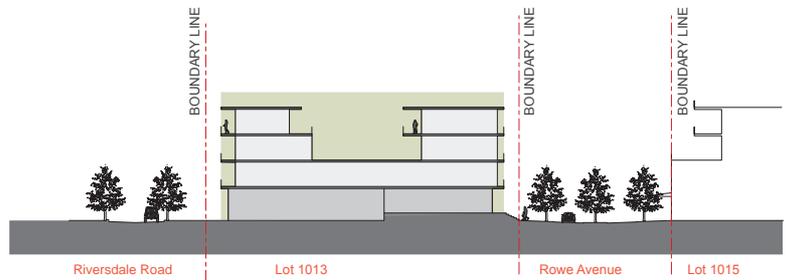


DIAGRAM 5.5.1: SECTION A THROUGH LOT 1013

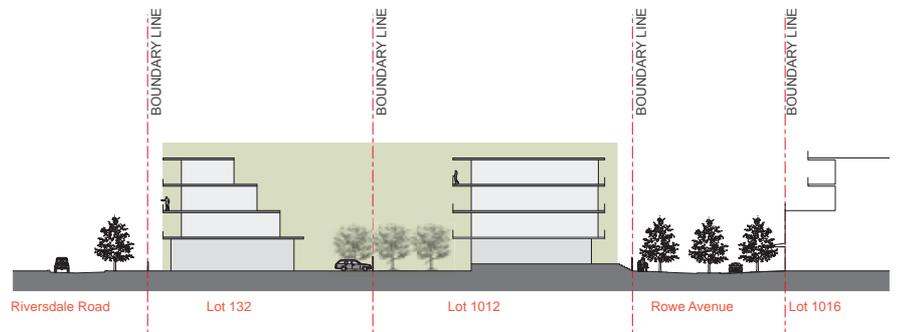


DIAGRAM 5.5.2: SECTION B THROUGH LOT 132 AND 1012

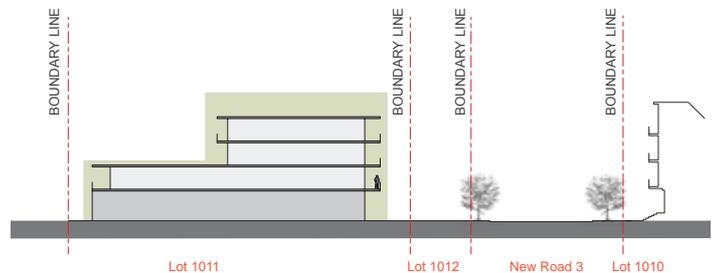


DIAGRAM 5.5.3: SECTION C THROUGH LOT 1011

BLOCK FIVE DEVELOPMENT TABLE

LOT NO.	AREA	R-CODE	MAX. PLOT RATIO	HEIGHTS		BOUNDARY SETBACKS*			
				MINIMUM	MAXIMUM	NORTH-EASTERN	NORTH-WESTERN	SOUTH-EASTERN	SOUTH-WESTERN
4	971m ²	R60	0.7	TOTAL: 6.4m	17m	2m min.	nil permitted	nil permitted	nil permitted
10	2315m ²	R80	1.0	TOTAL: 6.4m	8m / 17m	2m min.	2m min.	nil permitted	2m min.
132	1371m ²	R60	0.7	TOTAL: 6.4m	8m / 17m	2m min.	nil permitted	GROUND: nil permitted UPPER: 2m min.	nil permitted
134	1417m ²	R60	0.7	TOTAL: 6.4m	17m	2m min.	2m min.	2m min.	2m min.
1010	4013m ²	R60	0.7	TOTAL: 6.4m	17m	2m min.	nil permitted	2m min.	2m min.
1011	1054m ²	R60	0.7	TOTAL: 6.4m	8m / 17m	nil permitted	2m min.	nil permitted	2m min.
1012	2535m ²	R80	1.0	TOTAL: 6.4m	17m	nil permitted	nil permitted	2m min.	2m min.
1013	1264m ²	R80	1.0	TOTAL: 6.4m	17m	2m min.	nil permitted	2m min.	nil permitted

In accordance with Clause 5.3.4 of LPS15, the Decision Making Authority has the discretion to vary the plot ratio requirements provided that it is in keeping with the vision and objectives of The Springs locality.

7.0 SUBMISSION GUIDE

DESIGN GUIDELINE CHECKLIST

1

To be included when lodging for Design Approval with City of Belmont Council.

The applicant is to note whether their design complies (tick) or does not comply (cross) with the design guidelines checklist below.	APPLICANT Y / N	T.S.A. Y/N	COMMENTS
3.1 PRIMARY BUILDING CONTROLS			
3.1.2 Residential buildings are to be no deeper than 18m (glass line to glass line).			
3.1.3 Buildings to conform to the maximum allowable heights as per Table 3.1.3.			
3.1.4 Buildings to conform to the minimum separation distances as per table 3.1.4.			
3.1.5 Buildings to sit within the setback zone specified in Detailed Area Plan.			
3.1.6 For all developments on Rowe Avenue, street level to first floor height must be 4.2m.			
3.1.6 All ground floor commercial development's floor to floor measurement must be a min of 4.2m			
3.1.6 For commercial developments, the floor to footpath relationship must be flush/ level.			
3.1.6 Balustrades to any areas of raised ground level must be at least 60% visually permeable.			
3.2 ARCHITECTURAL CHARACTER			
3.2.1 Street and P.O.S. facing facades must be well articulated, having no openings smaller than 1sqm.			
3.2.1 Balconies are mandatory on street facing facades.			
3.2.2 Buildings on corners must address both street frontages.			
3.2.2 Buildings on corners must include strong architectural expression to corners whilst avoiding 'feature' elements.			
3.2.3 Service exposure on roof must not be visible from the public realm.			
3.2.3 No roofing elements shall extend beyond the MBE.			
3.2.4 Pedestrian and vehicle entry points must be separate and defined.			
3.2.4 Commercial and Residential entries must be separate and defined.			
3.2.5 Street level awnings must be included as per DAPs, min depth 2m.			
3.2.5 Awnings to have a minimum clearance height of 2.75m.			
3.2.6 All street fencing must comply with Table 3.2.6.			
3.2.6 All Fencing which abuts P.O.S. is to be maximum 1.2m high and at least 40% visually permeable. Construction materials shall be timber, steel, or masonry block.			
3.2.6 No 'panel' fencing is allowed (e.g. Colorbond or fibre cement fencing).			



DESIGN GUIDELINE CHECKLIST

2

To be included when lodging for Design Approval with the City of Belmont Council.

The applicant is to note whether their design complies (tick) or does not comply (cross) with the design guidelines checklist below.	APPLICANT Y / N	T.S.A. Y/N	COMMENTS
3.3 DETAILED CONTROLS			
3.3.1 Where other private space is not provided, one primary balcony must be included per dwelling, located adjacent to the main living area.			
3.3.1 Balconies must be setback from all boundary lines by a minimum of 2m except where: a balcony extends to the side boundary line of a property. See Figure 3.3.1.2.			
3.3.1 For all residences larger than 90sqm, balconies must have a minimum dimension of 2.4m.			
3.3.1 For residences 90sqm or less, a minimum balcony of 3.6sqm must be provided with a minimum dimension of 1.8m.			
3.3.1 A balcony which extends to the side boundary line of a property must be visually screened to retain privacy to adjoining properties. See Figure 3.3.1.2.			
3.3.2 Private open space within multiple dwelling sites shall be provided as private courtyards or terraces for each ground floor dwelling.			
3.3.2 Private outdoor spaces are to be directly accessible from the main living space of a dwelling with a covered area of min dimension 2.4m.			
3.3.3 Sound attenuation treatments to all buildings within Springs Rivervale must meet sound levels in Table 1 of Australian Standard 2107:2000			
3.3.3 All buildings within Springs Rivervale must comply with State Planning Policy 5.4 "Road and Rail Transport Noise and Freight Considerations in Land Use Planning".			
3.3.4 Opportunities for casual surveillance from inside to: -the public realm and -points of ingress.			
3.3.4 Building entrances must optimise visibility and safety through careful location, orientation and lighting design.			
3.3.4 Buildings and boundaries must be adequately secured from unwanted intruders.			
3.3.4 Crime Prevention Through Environmental Design analysis must be included for development over \$1.5million. (attach if applicable)			
3.4 DETAILED CONTROLS			
3.4.1 Air conditioning must not be visible from the street and must not be located above the roof line of buildings, or on balconies.			
3.4.1 Piped and wired services must not be visible from the public realm.			
3.4.1 All service meters to be contained within development lots, screened and integrated into the overall development unless requirements by authorities disallow.			
3.4.1 Noise control measure are to be utilised to reduce the impact on building occupants.			
3.4.2 Lockable storage must be provided for each dwelling.			

7.0 SUBMISSION GUIDE

DESIGN GUIDELINE CHECKLIST

3

To be included when lodging for Design Approval with City of Belmont Council.

	APPLICANT Y / N	T.S.A. Y/N	COMMENTS
The applicant is to note whether their design complies (tick) or does not comply (cross) with the design guidelines checklist below.			
3.4.3 Waste cupboard/ temporary storage area per dwelling.			
3.4.3 Waste Management Plan to be prepared in consultation with the City of Belmont. (attach)			
3.4.3 External rubbish storage areas must remain away from front of the development and screened from the street and neighbours.			
3.4.3 Provision for the collection of waste on-site, including waste storage and area for collection vehicle turning.			To be reviewed by City of Belmont Health Services
3.4.3 Additional space within the site shall be provided for the collection of bulk-waste on council specified days.			
3.4.3 Screen rubbish/ storage areas from adjoining residential units that overlook the area.			
3.4.4 Car parking provided in accordance with City of Belmont Local Planning Scheme No. 15.			
3.4.4 Car parking provided at grade or above ground must be screened so as not to be visible from the street or public realm.			
3.4.4 At grade parking shall have a raised kerb median strip every three bays that is a minimum of 1.2m wide. This strip will be irrigated and will include a tree that will grow to at least 4m in height.			
3.4.4 Above ground car parking 2 storeys or more in height, to be covered.			
3.4.4 Carpark crossovers and vehicle access points must be as designated in the Detailed Area Plans.			
3.4.4 Parking to be adequately screened from the public realm to the satisfaction of the determining authority.			
3.4.5 End of trip facilities as per Table 3.4.5 and as per City of Belmont Local Planning Scheme No. 15, Clause 5.17.3 for commercial facilities.			
3.4.6 Signage is to be limited to a maximum of one wall for each tenancy within a building, except where a tenancy, or building has more than one street frontage.			
3.4.6 All signage must meet criteria noted in relevant City of Belmont Local Town Planning Scheme.			
3.4.6 Each development shall have an approved signage strategy in place prior to placement of any signage or advertising.			
3.5 BUILDING USE			
3.5.1 Apartment buildings to contain 30% small apartments (as per Table 3 in Springs Rivervale Structure Plan) excluding Precinct 1, 5 and 6.			



The applicant is to note whether their design complies (tick) or does not comply (cross) with the design guidelines checklist below.	APPLICANT Y / N	T.S.A. Y/N	COMMENTS
04. SUSTAINABILITY			
4.1 On-site power generation providing minimum 1kW per apartment for residential buildings and 1kW per 100sqm GFA for commercial buildings must be provided.			
4.1 Peak energy demand should be reduced in commercial developments through good solar design.			
4.1 On-site power generation providing minimum 1kW per 100sqm GFQ must be provided for commercial buildings/ tenancies.			
4.2 Where possible, minimum 70% of all residential apartments must receive 3 hours direct sunlight to major living rooms and private open space between 9am and 3pm mid winter.			
4.2 Developments shall also not reduce solar access of residential units on neighbouring properties below the above standard.			
4.2 North facing openings must all be provided with a fixed or movable shading device which provides 80% shade at noon summer solstice.			
4.4 Mains consumption of potable water must be reduced by the installation of water-wise fixtures and fittings. Tapware and showers must meet BCA requirements for WELS star ratings.			
4.4 Storm water runoff is to be contained within the site.			
4.5 All landscaped areas (including roof gardens) must be designed for high water efficiency by complying with the Water Corporation's Water Wise Development criteria.			
4.5 A minimum of 60% local native flora to be used (excluding riparian weeds or planting which could degrade the natural river system) in garden areas.			

GOVERNANCE REFERENCES

Statutory Compliance	<i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> Local Planning Scheme No. 15
Industry Compliance	State Planning Policy 7.0 – Design of the Built Environment State Planning Policy 7.3 – Residential Design Codes
Organisational Compliance	Local Planning Policy No. 11 – Public Art Contribution Local Planning Policy No. 12 – Advertisement Signs
Process Links	

LOCAL PLANNING POLICY ADMINISTRATION

Directorate	Officer Title	Contact			
Development & Communities	Manager Planning Services	9477 7222			
Version Date	13/10/2020	Review Cycle	Triennial	Next Due	13/10/2023
Version	Decision to Advertise	Decision to Adopt	Synopsis		
1	20/02/2007 OCM (Item 12.1.11)	28/08/2007 OCM (Item 12.1.7)	To guide development in the area collectively known as 'The Springs'.		
2	27/04/2011 OCM (Item 12.4)	26/07/2011 OCM (Item 12.4)	Review of policy initiated by LandCorp to better clarify and reflect the current strategic vision for The Springs, as well as ensure greater useability for landowners, developers and the City of Belmont.		
3	25/11/2008 Special Council Meeting (Item 6.1)	14/02/2011 Special Council Meeting (Item 10.1)	Criteria for development within The Springs		

THE IMPORTANCE OF SUSTAINABILITY

A sustainable approach to our use of land will strongly shape the future of society. To meet the needs of both current and future generations, we must consider all the effects of our actions: environmental protection, social advancement and economic prosperity. We apply the principles and practices of sustainable development all across Western Australia, learning more and improving results with each project. We're committed to minimising our ecological impact and enhancing the community's quality of life.

FIND OUT MORE AT:
WWW.SPRINGSRIVERVALE.COM.AU

