



BEAUFORT STREET LOCAL DEVELOPMENT PLAN



A Form and Character Based
Code for Corridor Revitalisation

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INTRODUCTION

The Beaufort Street Local Development Plan provides development standards governing the form and character of development within the Mixed Use and Residential Precincts within the Local Development Plan area.

Part 1 contains the statutory development standards

Part 2 provides a **non-statutory** overview of the key provisions of the Local Development Plan. It illustrates how the Local Development Plan principles can be applied through examples of representative site development.

The Local Development Plan area is depicted in **Figure 1 - Local Development Plan Area.**

All lots contained within the boundary of this Local Development Plan (Figure 1) are subject to the provisions of this plan.

Beaufort Street falls within the City of Stirling's Heritage Protection Area Special Control Area. The City's *Local Planning Policy 3.1 Character Retention Guidelines Mount Lawley, Menora and Inglewood* controls development within the Special Control Area.

The Character Retention Guidelines seek to retain buildings within the Heritage Protection Areas dating from the early 1900s to the 1950s where the architectural style of the building is generally intact.

The Beaufort Street Local Development Plan builds on the Guidelines by providing form-based codes for site redevelopment. The Plan proposes architectural styles for redevelopment that will ensure the heritage character of Mount Lawley, Menora and Inglewood is reflected in new development.

PART 1
LOCAL DEVELOPMENT PLAN
STATUTORY PROVISIONS



Figure 1 - Local Development Plan Area.



1.0 BEAUFORT STREET PLAN

1.1. VISION STATEMENT

- The Beaufort Street Plan will create a series of mixed use precincts interspersed with residential precincts;
- Mixed use precincts will include new multi-storey buildings, which include retail, business and community uses at ground floor level and predominantly incorporate residential dwellings above;
- Mixed use precincts have been limited in size to ensure viable commercial areas with low vacancy rates;
- Residential precincts will include new multi-storey residential buildings, to provide visual and land use breaks along the corridor;
- Beaufort Street will be vibrant while protecting the integrity of adjacent neighbourhoods by ensuring that;
 - Built form outcomes of individual developments are consistent with their surroundings and preserve Beaufort Street's distinctiveness and special sense of place;
 - New development has character and coherence that acknowledges the established pre-1960 building convention and context along Beaufort Street by embodying the architectural styles set out in the Local Development Plan;
 - Buildings are designed holistically to achieve a unified design, including building placement, building volume, attached architectural elements, openings, fixtures, utility placement, and landscape;
 - New buildings are pedestrian-friendly by engaging, framing and activating Beaufort Street; and
 - Buildings on the boundary of adjacent residential neighbourhoods have regard to mitigating possible overlooking and overshadowing impacts through setting the building back, stepping back upper floors and screening views into private spaces.

1.2. DEVELOPMENT STANDARDS

To achieve the design intent of the Local Development Plan, the provisions identified in the Mixed Use and Residential Precinct Standards may be varied for a site if they meet the Vision Statement, the Local Development Plan objectives and outcomes, and the applicable design principles of the R-Codes.

1.3. METROPOLITAN REGION SCHEME RESERVATION ON BEAUFORT STREET

The Metropolitan Region Scheme includes a road widening reservation on Beaufort Street. The City of Stirling will not require road widening that affects the redevelopment of buildings on the City's Heritage List, the State Heritage List and buildings built before the 1960s that are within the Heritage Protection Area.

1.4. RESIDENTIAL AND MIXED USE PRECINCTS

The Local Development Plan includes Mixed Use and Residential Precincts corresponding to the *Mixed Use* and *Residential* zoning in Local Planning Scheme N°3. However, since there are lots within the precincts that are not zoned mixed use or residential, lot zoning must be verified against the planning scheme.

The Objectives, Character Statements and Development Standards for each precinct are discussed in separate sections of this document.



1.5. RELATIONSHIP TO LOCAL PLANNING SCHEME

The Local Development Plan must be read in conjunction with City of Stirling Local Planning Scheme N°3.

1.6. ASSOCIATED DOCUMENTS

The Local Development Plan shall be read in conjunction with the Beaufort Street Strategy when assessing development applications within the policy area.

2.0 MIXED USE PRECINCTS

The Local Development Plan includes five Mixed Use precincts along Beaufort Street. Each precinct is defined by a precinct character statement and precinct outcomes.

2.1. MIXED USE OBJECTIVES

These objectives apply to all the Mixed Use Precincts.

- To ensure the retention of buildings built before 1960;
- To repair and enhance the pedestrian-oriented urban character of Beaufort Street by maintaining the attractiveness of the existing character shopfront buildings whilst providing for intensification above ground floor, and intensification of other sites;
- New mixed use buildings shall enhance the character, heritage and amenity of Beaufort Street;
- Refurbished shop fronts are to be designed to ensure that the original shop fronts are re-instated with original materials and details;
- To ensure new shop fronts are designed to match one of the frontage styles and use traditional materials;
- Economic stimulation and social interaction at a pedestrian scale will be encouraged through the creation of continuous retail and commercial frontages with minimal setback to Beaufort Street or at side-street corners, ensuring direct street connections at ground floors of buildings, and by activating ground floor side-street frontages;
- To ensure new awnings:
 - Provide weather protection for all seasons;
 - Use traditional materials;
 - Are of a similar height to existing awnings;
 - Are parallel to the footpath; and
 - Provide continuous weather protection even where building setbacks are different.
- Interest and variation at the pedestrian level will be maintained by ensuring that building frontages are articulated or visually “broken-up” to ensure that façades are not overly long or bland and match the scale of traditional shop fronts; and
- Building step-backs and setbacks will be employed at the front, rear and side of buildings as follows:
 - Along Beaufort Street, where a building built before 1960 exists, the above ground-floor levels of any redevelopment on the site will be stepped-back to emphasise the existence of the retained shopfront. To maintain street character, this also applies to the neighbouring site;
 - At the rear, to ensure adequate sunlight, and privacy from overlooking of neighbouring properties, buildings will step-up and back from laneways or adjacent lots; and
 - On corner sites, buildings will be set back from the frontage along the side streets to match the street setbacks of the adjacent residential properties.

2.2. MIXED USE PRECINCT CHARACTER STATEMENTS AND OUTCOMES

2.2.1. Mount Lawley Mixed Use Precinct

The Mount Lawley mixed use precinct is outlined in **Figure 2** below.

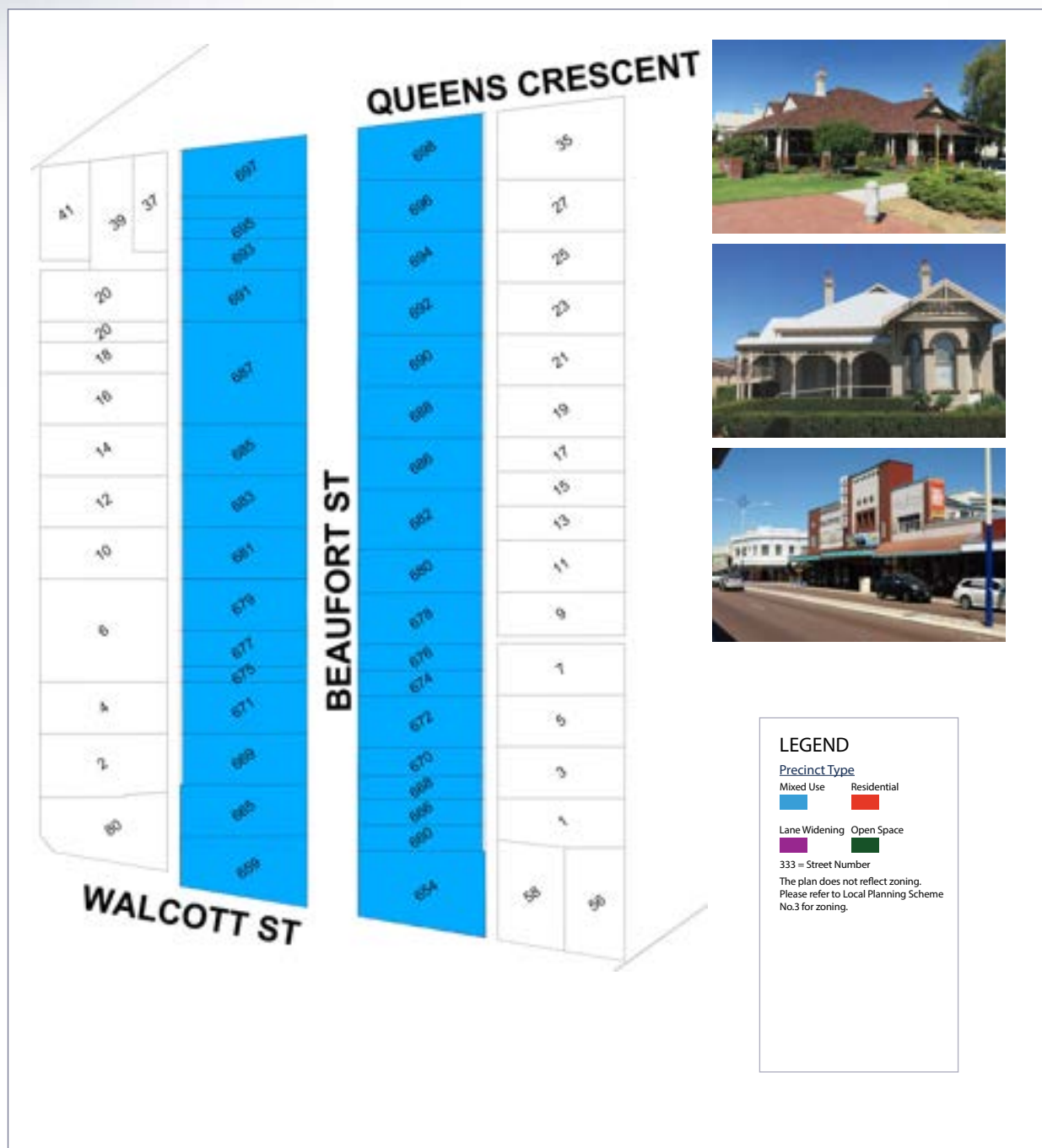


Figure 2 - Mount Lawley Mixed Use Precinct - Walcott Street to Queens Crescent

Character Statement

The Mount Lawley precinct, from Walcott Street to Queens Crescent, has a cohesive urban form and a strong sense of place, which is to be maintained. At its southern end, the precinct is characterised by a number of Art Deco commercial buildings that are heritage protected. At its northern end it has residential buildings built prior to 1960 that are used for commercial purposes. The precinct is interrupted by car-based development and car parks in its middle section.

Urban Form Outcomes

- To ensure the retention of buildings built before 1960;
- To maintain the cohesive street-wall form of the south of the precinct by maintaining consistent setbacks and allowing sensitive infill behind buildings built before 1960;
- To encourage 3 storey mixed use buildings, built to the street edge, where no buildings built before 1960 exist;
- To maintain the front landscaped streetscape in the northern part of the precinct; and
- To provide an opportunity for a new public plaza by allowing an additional storey on nominated sites.

2.2.2. Second Avenue Mixed Use Precinct

The Second Avenue mixed use precinct is outlined in **Figure 3** below.

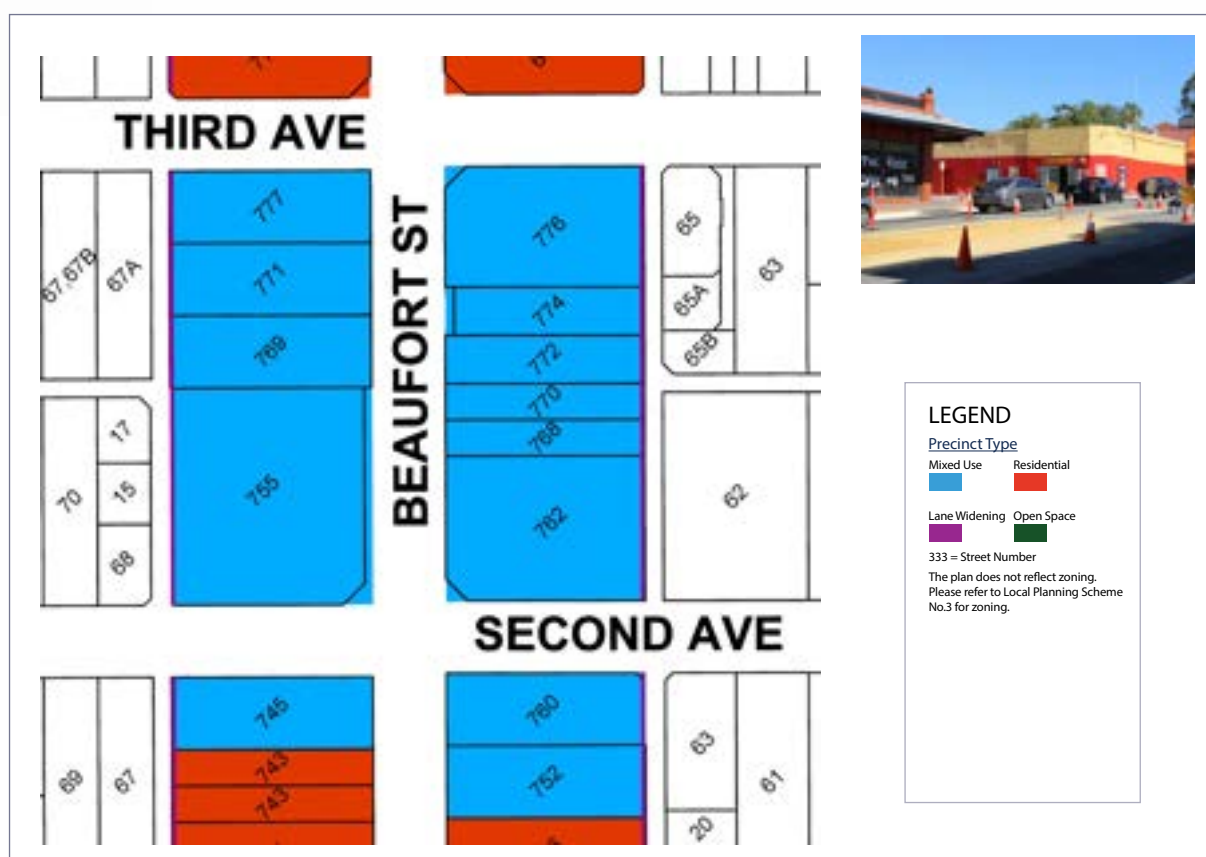


Figure 3 - Second Avenue Mixed Use Precinct - Second Avenue to Third Avenue

Character Statement

The Second Avenue precinct, from Second Avenue to Third Avenue, which includes the recent development of the new supermarket and shops, together with existing shop buildings, have consolidated the Second Avenue Precinct into a strong local centre, the character of which is to be intensified, and the range of commercial activities expanded.

Urban Form Outcomes

- To ensure the retention of buildings built before 1960; and
- To encourage new mixed use buildings up to four storeys built to the street edge, where no buildings built before 1960 exist.

2.2.3. Central Avenue Mixed Use Precinct

The Central Avenue mixed use precinct is outlined in **Figure 4** below.

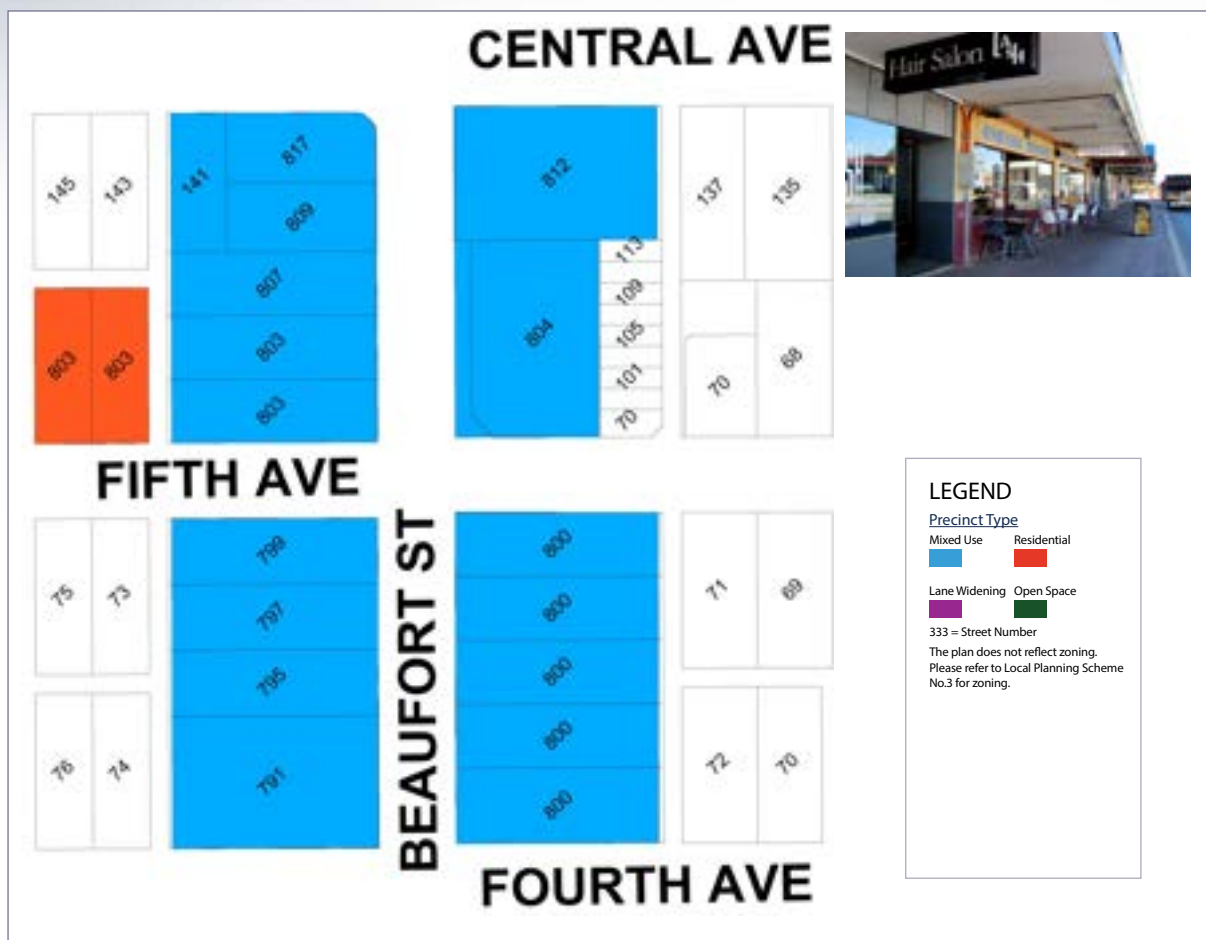


Figure 4 - Central Avenue Mixed Use Precinct - Fourth Avenue to Central Avenue

Character Statement

The Central Avenue precinct, from Fourth Avenue to Central Avenue, contains shops built before 1960 on the northern side adjacent to the Inglewood Hotel.

Urban Form Outcomes

- To ensure the retention of buildings built before 1960;
- To encourage new mixed use buildings up to 4 storeys built to the street edge, where no buildings built before 1960 exist; and
- To enable redevelopment behind the existing non-residential buildings built before 1960.

2.2.4. Inglewood Town Centre Mixed Use Precinct

The Inglewood Town Centre mixed use precinct is outlined in **Figure 5** below.



Figure 5 - Inglewood Town Centre – Sixth Avenue to Waterford Street



Character Statement

The Inglewood Town Centre precinct, from Sixth Avenue to Waterford Street, is a main street centre, 600 metres long, with a varied character. It includes shops built prior to 1960 that provide a strong urban edge, through to post-war development that has varied setbacks and an indistinct urban edge.

The Town Centre is characterful but tired and underdeveloped in places. It needs to be consolidated and intensified into a coherent centre in which street-level activities fully engage with Beaufort Street. The Inglewood Town Centre will be the primary and most intense centre on Beaufort Street.

Urban Form Outcomes

- To focus the revitalisation of Beaufort Street on the Inglewood Town Centre as the key centre with the most intense redevelopment;
- To ensure the retention of buildings built before 1960;
- To encourage a range of mixed use building types including:
 - mixed use development on vacant sites;
 - mixed use development incorporating buildings built before 1960;
 - To provide for development up to four storeys and up to five storeys if a public plaza of a minimum of 75m² is provided; and
 - To encourage a cohesive street-wall form by maintaining consistent setbacks and ensure new development is in accordance with the architectural styles and frontage types set out in this Local Development Plan.

2.2.5. North Inglewood Mixed Use Precinct

The North Inglewood mixed use precinct is outlined in **Figure 6** below.

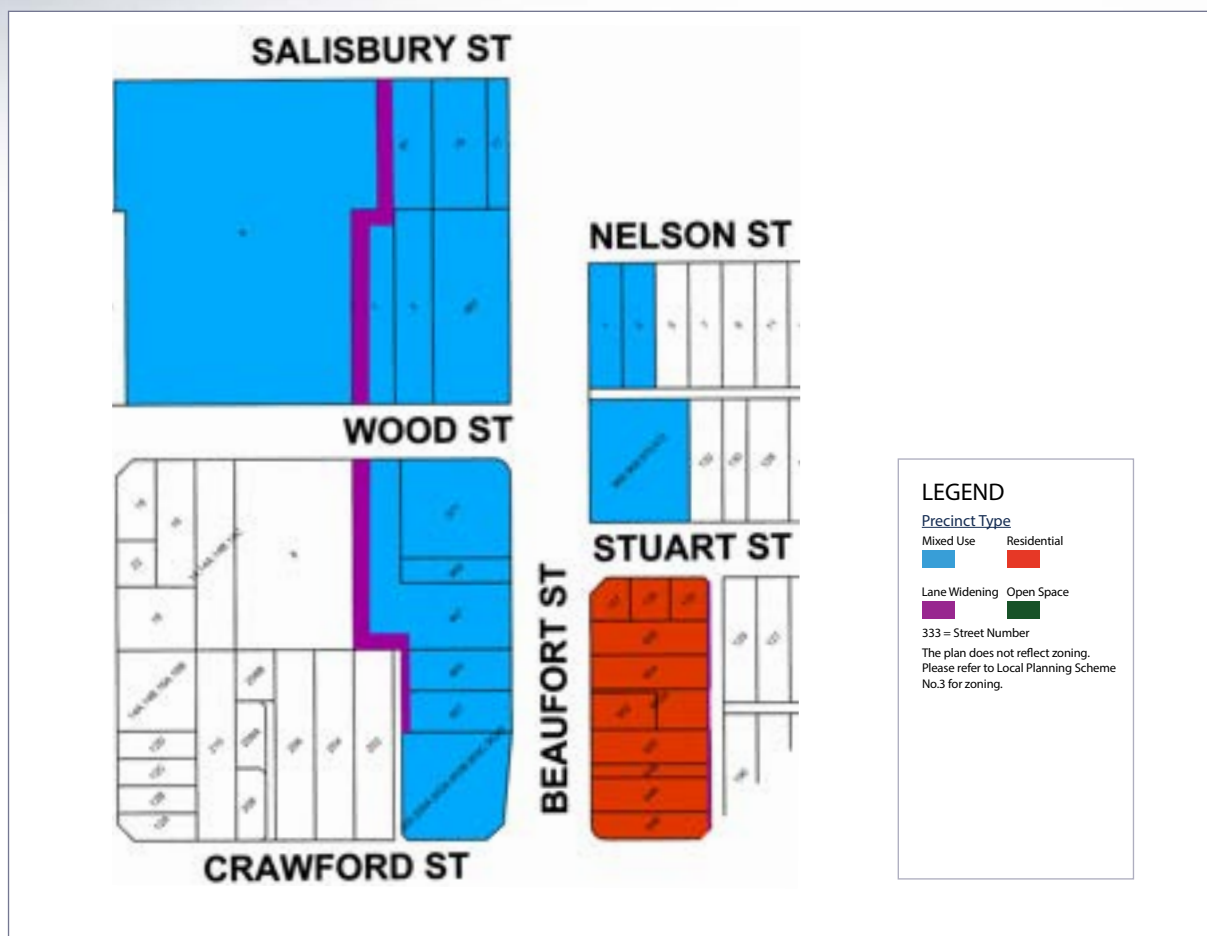


Figure 6 - North Inglewood –Crawford Street to Salisbury Street

Character Statement

The North Inglewood Precinct, from Crawford Street to Salisbury Street, includes the Civic Hotel which provides a strong corner building presence at the intersection with Wood Street.

Otherwise, the presence of a supermarket to the rear and car based shops provides a predominantly hostile pedestrian environment. The precinct is to be consolidated around the Civic Hotel with multi-storey mixed use buildings replacing the low-intensity buildings fronting Beaufort Street.

Urban Form Outcomes

- To ensure the retention of the Civic Hotel and buildings built before 1960;
- To consolidate the North Inglewood Precinct around the Civic Hotel through redevelopment into smaller and larger-scaled street-fronting mixed use building types of up to 4 storeys; and
- To encourage a cohesive street-wall form of the precinct with up to four storey development by maintaining consistent setbacks and development in accordance with the architectural styles and frontage types defined in this Local Development Plan.



3.0 MIXED USE PRECINCT DEVELOPMENT STANDARDS

- All lots within the precinct are subject to the Mixed Use Precinct Development Standards; and
- The key mixed use development standards are summarised in **Table 1** below.

MIXED USE PRECINCT	Max Height Storeys ³	Max Plot Ratio	Min Open Space	Front Setback ^{1,2} (m)		Other Setbacks (m)		Active Ground Floor Frontage (minimum) ⁴ %		Communal Open Space ³ (% Lot Area)	Parking
				Beaufort Street	Front façade return	Side Street	Rear Ground	Beaufort Street	Front façade return side street		
Mount Lawley	3	n/a	n/a	0	0	0-2	2	70	45	10	- Non-residential uses 3.5 spaces per 100m² of NLA - Shop >1,000m²: 5.0 spaces per 100m² of NLA - Hotel, tavern and Small Bar 6.0 spaces per 100m² of NLA - Residential: as per R Codes - Alfresco areas do not require additional parking spaces
Second Avenue	4	n/a	n/a	0	0	0-2	2	70	45	10	
Central Avenue	4	n/a	n/a	0	0	0-2	2	70	45	10	
Inglewood Town Centre	4	n/a	n/a	0	0	0-2	2	70	45	10	
North Inglewood	4	n/a	n/a	0	0	0-2	2	70	45	10	

Table 1 – Summary of Mixed Use Development Standards

- Note 1** Building height is controlled through Local Planning Scheme N°3 which identifies minimum building heights and sites where additional height will be permitted subject to conditions;
- Note 2** Applies to developments with 20 or more dwellings;
- Note 3** Building heights for specific sites may be increased in accordance with the requirements listed under *clause 3.3 Building Height*; and
- Note 4** For vacant lots minimum frontage is measured across the lot width. Where a building exists on a site, minimum frontage is measured across the building width.

3.1. LAND USES

- Permitted land uses for lots within the Mixed Use Precinct are as specified in the City of Stirling Local Planning Scheme N° 3.

3.2. R CODING

- The R-AC0 code applies to lots within the Mixed Use. The Mixed Use Development Standards together with the General Development Standards define development standards and replace the deemed-to-comply provisions of the R-Codes for multiple dwellings.

3.3. BUILDING HEIGHTS

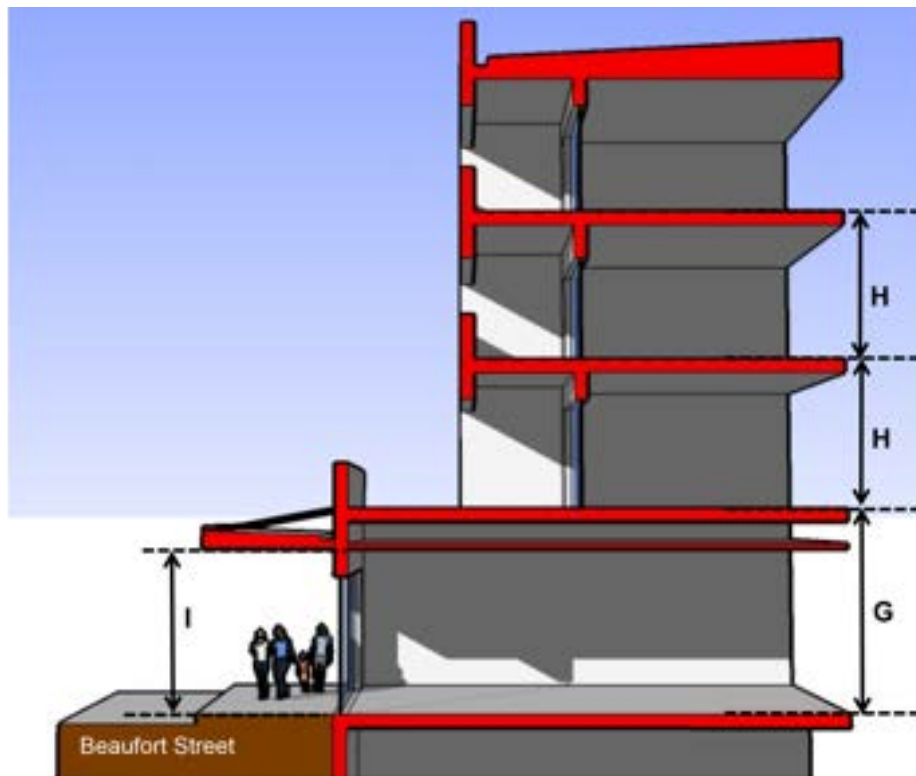
- Building Height shall be in accordance with **Table 2**;

Precinct	Maximum Height (Storeys)	Notes
Mount Lawley	3	1. Where a site is wider than 20m along its Beaufort Street frontage, then: - at least 20% of the frontage shall be one storey lower; and - the lower segment should be used to help transition to adjacent buildings of lower height. 2. Building heights for specific sites maybe increased subject to the clauses below.
Second Avenue Central Avenue North Inglewood	4	
Inglewood	4	

Table 2 – Building Heights

- Building Height for House Numbers 683 - 685 Beaufort Street, Mount Lawley may include a fourth storey, provided that all the lots are amalgamated and a public plaza of a minimum of 75m² is provided and is accessible by the public at all times and faces Beaufort Street;
- Building height may include a fifth storey if a public plaza of a minimum of 75m² is provided on the site, is accessible by the public at all times and faces Beaufort Street, on:
 - House Number 96, Tenth Avenue, Inglewood
 - House Number 895, Beaufort Street, Inglewood
 - House Number 189, Eighth Avenue, Inglewood.
- Building height for House Numbers 867, 871, 875 and 877 Beaufort Street, Inglewood may be up to 5 storeys, provided that all the lots are amalgamated and a public plaza of a minimum of 75m² is provided and is accessible by the public at all times and faces Beaufort Street.

3.4. FLOOR HEIGHT



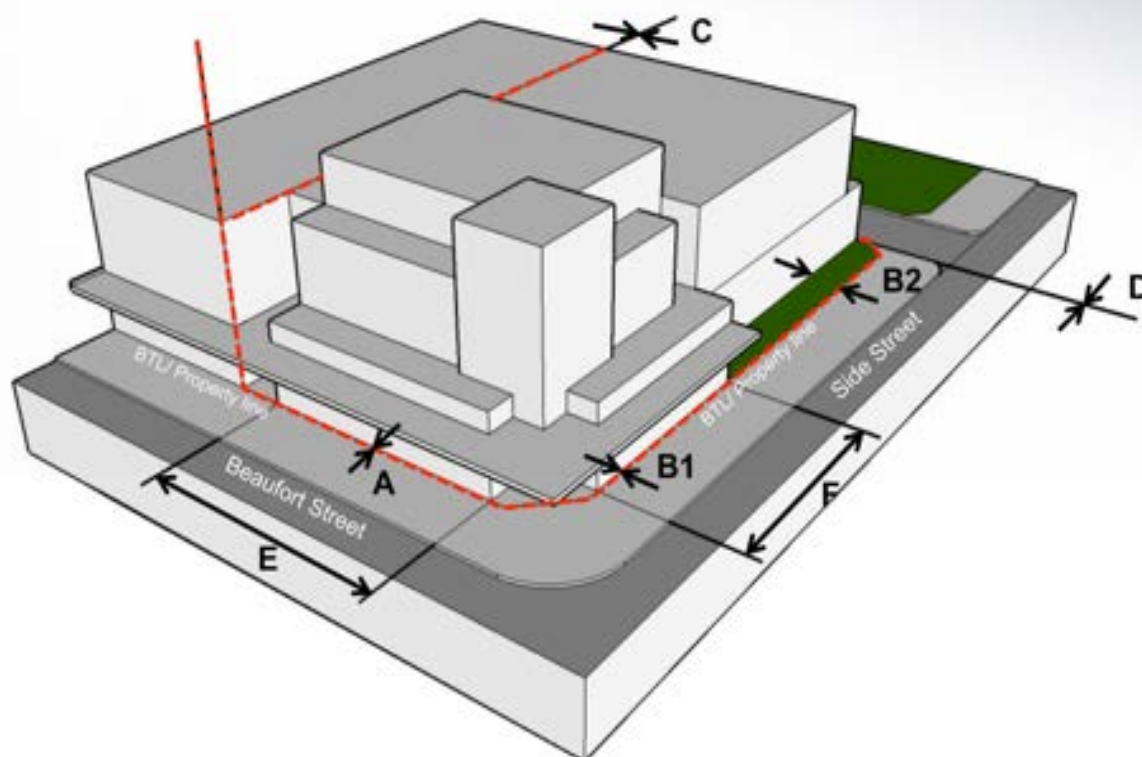
- The floor height of buildings shall comply with **Figure 7** below:

Floor Heights	
Ground floor: Floor-to-floor height	G = 4.2m min or as per existing
Upper floors: Floor-to-floor height	H = 3m min
Awning height	I = 2.7m min, 3.2m max

Figure 7 – Mixed Use Building Floor Heights

3.5. BUILDING SETBACKS

- The setback of development shall comply with **Figure 8** below:



Build-to line (BTL) – Distance from property line	
Front ^{1 and 3}	A = 0m min
Side street façade return:	B1 = 0m min
Side street remainder of building	B2 = 2m min 4m max
Setback – Distance from property line	
Side	C = 0m min
Rear at ground level adjacent laneway ²	D = 2m min
Rear – adjacent private property	D = 2m min
Building Form	
Beaufort Street Façade built to BTL	E = 70% min
Side Street Façade built to BTL	F = 45% min

Figure 8 – Mixed Use Building Setbacks

Note 1: MRS road widening reservations are applicable to Beaufort Street. Setbacks may be increased for a public plaza or alfresco area.

Note 2: 4m wide laneways will be required to be widened by 2m on the Mixed Use precinct side of the laneway

Note 3: Refer clause 3.5.1 for upper floor front setbacks for buildings built before 1960.

3.5.1. Upper Storey Front Setback to Buildings Built Before 1960 and Buildings Adjacent

- Upper storey front setbacks to buildings built before 1960 and buildings adjacent shall comply with **Figure 9**.

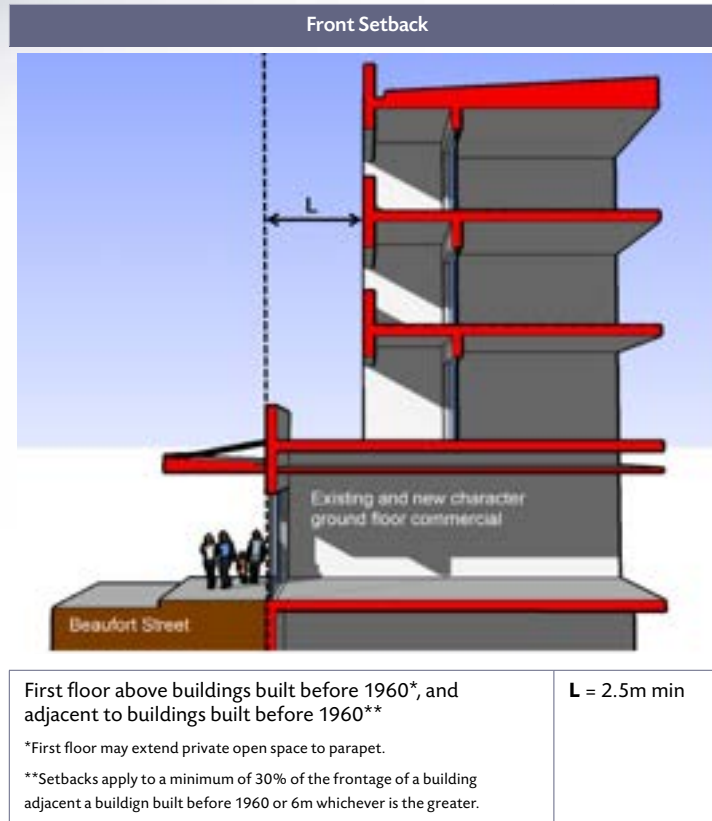


Figure 9 – Upper Storey Front Setbacks – Buildings Built Before 1960

3.5.2. Upper Storey Front Setback to Shopfronts – All Other Buildings



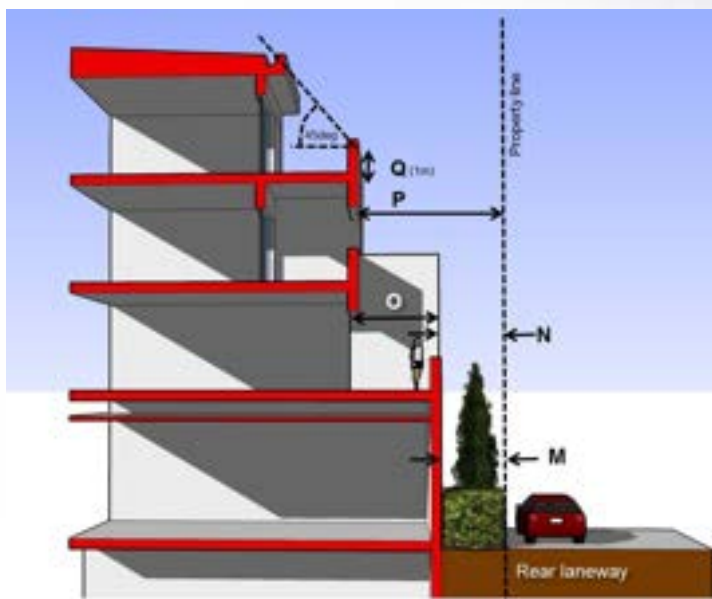
- Upper storey front setbacks to other buildings shall comply with **Figure 10**.

Front Setback	
First floor and above new shopfront*	L = 0m min

Figure 10 – Upper Storey Front Setbacks – Non Character Buildings

3.5.3. Setback to Rear Laneways

- Rear setbacks to development from a laneway shall comply with **Figure 11**.



Rear Setback	
Ground floor (with no windows or doors direct to lane):	M = 2m min
Ground floor (with habitable windows)	M = 2.5m min
First Floor (Balcony):	N = 2m min
First Floor (with windows):	O = 2.5m min
Second Floor (with windows or balconies):	P = 4.5m min
Third Floor and above: Setback at 45deg from Q which is set at 1m height	

Figure 11 – Rear Setbacks to Development from a Laneway

3.5.4. Side and Rear Setbacks to Upper Level Windows

- Any upper level habitable room window with a major opening facing a side boundary shall be set back a minimum of 3m.

3.5.5. Setback of Dwellings on the Same Site

- A minimum of 6m setback between dwellings facing each other on the same site.

3.5.6. Setback of Habitable Room Window to Internal Pathway

- Habitable room windows shall be set back 1m from an internal pathway.

3.6. **MAXIMUM BUILDING WIDTH**

Where building frontages to Beaufort Street are more than 20m in width, building massing shall be articulated or “broken up” to ensure that façades are not overly long. This can be achieved by:

- Creating multiple buildings on wide sites; or
- Breaking up the façades through the use of vertical articulation and breaks, together with step-backs and different façade treatment for different vertical segments, to resemble multiple buildings.

3.7. **LIMITING BLANK SIDE WALLS**

- Where new taller buildings are to be constructed next to an existing smaller building or vacant site, the material finish of the side wall shall complement the architectural character of the main building façade(s) and, where practical, the wall is to be visually articulated.

3.8. STREETScape AT GROUND FLOOR

A mixed use building shall provide an active edge to the footpath as follows:

- Ground floors that face Beaufort Street and address corners as per building setbacks standards shall be used for an active non-residential use permitted in Local Planning Scheme N°3 including shop, office, restaurant and community purposes;
- The main entrance to each ground floor shopfront abutting Beaufort Street shall be directly from the street, with arcade entrances with direct access to Beaufort Street also allowed;
- Shopfronts shall comply with one of the Frontage Types listed in this plan (*refer 8.0 Frontage Types*); and
- Access to residential portions of the building shall be by a separate entrance from either Beaufort Street or a side street, and be clearly visible from the street.

3.9. STREET SURVEILLANCE

- Buildings shall be designed to provide for surveillance between individual dwellings and the street in accordance with the following:
 - The street elevation(s) of the building shall address the street, with facades parallel to the street and with clearly defined entry points.
 - The building shall have habitable room windows with major openings or balconies that face the street.
 - Basement parking structures between a street frontage and the main front elevation shall extend no more than 1m above natural ground level at any point.
- Habitable rooms adjacent to laneways shall include a window with a major opening or balcony that face the laneway for surveillance.

3.10. PROVISION OF PUBLIC PLAZAS

- Provision of a public plaza with a minimum area of 75m² shall be provided on House N° 683 and 685 Beaufort Street, Mount Lawley, House N° 189 Eighth Avenue, Inglewood, House N° 867, 871, 875 and 877 Beaufort Street, Inglewood is recommended as identified on **Figures 12 and 13**;
- Building Height for House N° 683 and 685 Beaufort Street, Mount Lawley may include a fourth storey if the lots are amalgamated and a public plaza of a minimum of 75m² is provided;
- Building height on the followings lots may include fifth storey if a public plaza of a minimum of 75m² is provided on site:
 - House Number 96, Tenth Avenue, Inglewood
 - House Number 895, Beaufort Street, Inglewood
 - House Number 189, Eighth Avenue, Inglewood
 - House Number 867, 871, 875 and 877 Beaufort Street, Inglewood, provided the lots are amalgamated.
- All Public Plazas shall be accessible to the public at all times and face Beaufort Street.



Figure 12 – Location of Plaza on
House Numbers 683 - 685 Beaufort Street, Mount Lawley

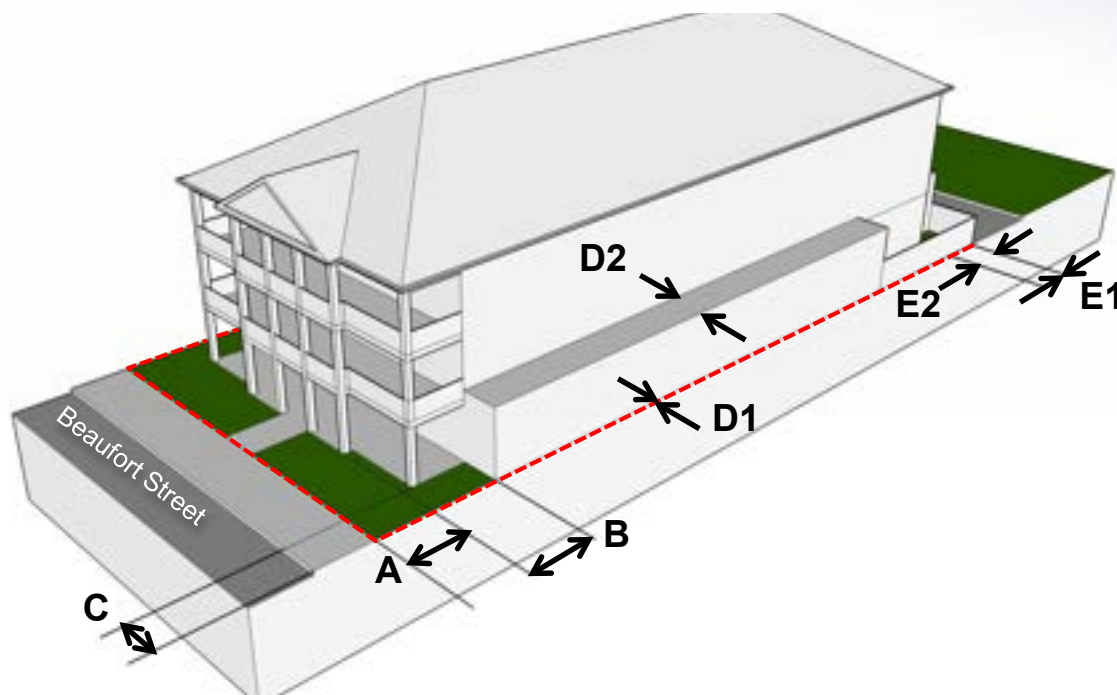


Figure 13 – Location of Plaza on
House Number 189 Eighth Avenue, Inglewood
House Numbers 867, 871, 875 and 877 Beaufort Street, Inglewood

3.11. SITE-SPECIFIC PROVISIONS

3.11.1. No 694 Beaufort Street Mount Lawley

- Building setbacks for House Number 694 Beaufort Street, Mount Lawley shall be in accordance with **Figure 14**.
- A front verandah is required to occupy the full height of the building and a minimum of 50% of the frontage.



Front Setbacks	
Front (see Notes 1, 2,3):	A = 5.5m min
Additional setback to front wall	B = 3m min
Side Setbacks	
Verandah side setback :	C = 2m min
To adjacent properties:	
<u>Ground Floor:</u>	D1 = As per Residential Design Codes
<u>First Floor, Second Floor</u>	D2 = 2m min
Rear Setbacks	
To Laneway:	
<u>Ground Floor</u> (See Notes 3, 4)	E1 = 2m min
<u>First Floor, Second Floor</u>	E2 = 4.5m min

Figure 14 – Building Setbacks for N° 694 Beaufort Street, Mt Lawley

Note 1: MRS road widening reservations are applicable to Beaufort Street.

Note 2: A verandah shall be provided along at least 50% of the frontage of the lot.

Note 3: Masonry staircases and entry canopies may project 1m forward of the front setback, but must be located a minimum of 2m from the side boundary.

Note 4: Where there is a blank wall addressing the laneway, the setback area must be landscaped and/or trellised to soften the blank wall.

Note 5: Where a habitable room with windows is located at the ground floor of the laneway, a setback of 2.5m is required.

4.0 RESIDENTIAL PRECINCTS

The Local Development Plan includes residential precincts along Beaufort Street, each defined by a precinct character statement with precinct objectives. For each precinct, a plan indicates where rear lane widening is required.

4.1. RESIDENTIAL PRECINCTS OBJECTIVES

- To maintain a residential character between mixed-use precincts whilst increasing residential density to take advantage of the public-transport rich Beaufort Street corridor and to improve pedestrian vitality by increasing the number of people on the street;
- To ensure the retention of all buildings built prior to 1960;
- To ensure that all new residential development is in keeping with one of the residential frontages listed in the Local Development Plan; and
- To encourage intensification and redevelopment to the R-AC0 Code with multiple dwellings which are to be built in accordance with the architectural style guidelines in the Local Development Plan.

4.2. RESIDENTIAL PRECINCT CHARACTER STATEMENTS AND OUTCOMES

4.2.1. First Avenue Residential Precinct

The First Avenue residential precinct is outlined in **Figure 15**.

Character Statement

This precinct is dominated by new residential buildings dating from the 1980's onwards and is divided into two by Saint Patrick's Church as well as Copley Park.



Figure 15 – First Avenue Precinct – Lawley Crescent to Second Avenue

Urban Form Objectives

- To ensure the retention of all buildings built prior to 1960;
- To ensure new character three storey residential buildings contribute to a uniform streetscape along this section of Beaufort Street; and
- To ensure that redevelopment of the Saint Patrick's Church site does not obstruct the church or rectory building from Beaufort Street.

4.2.2. Fourth Avenue Residential Precinct

The Fourth Avenue residential precinct is outlined in **Figure 16** below.



Figure 16 – Fourth Avenue Precinct – Third Avenue to Central Avenue

Character Statement

This precinct is characterised by a number of single storey Californian bungalows on the eastern side and a mix of residential and commercial buildings on the western side. It includes recently constructed dwellings facing the laneway.

Urban Form Objectives

- To ensure new residential buildings built in a pre-1960s architectural style contribute to a uniform streetscape along this section of Beaufort Street; and
- To ensure the retention of all buildings built prior to 1960.

4.2.3. Central Avenue Residential Precinct

The Central Avenue residential precinct is outlined in **Figure 17** below.

Character Statement

This precinct is characterised by a mix of old Californian bungalows converted for commercial uses on the eastern side and 1930s two storey apartments on the western side. It also includes residential dwellings located on the laneway between Sixth Avenue and Seventh Avenue. Architectural styles in the precinct are well represented in the Avenues.



Figure 17 – Central Avenue Residential Precinct – Central Avenue to Seventh Avenue

Urban Form Objectives

- To ensure new residential buildings built in a pre-1960s architectural style contribute to a uniform streetscape along this section of Beaufort Street;
- To ensure landscaping of front and rear courtyards contribute to a greener environment; and
- To ensure the retention of all buildings built before 1960.

4.2.4. Harcourt Street Residential Precinct

The Harcourt Street residential precinct is outlined in **Figure 18** below.

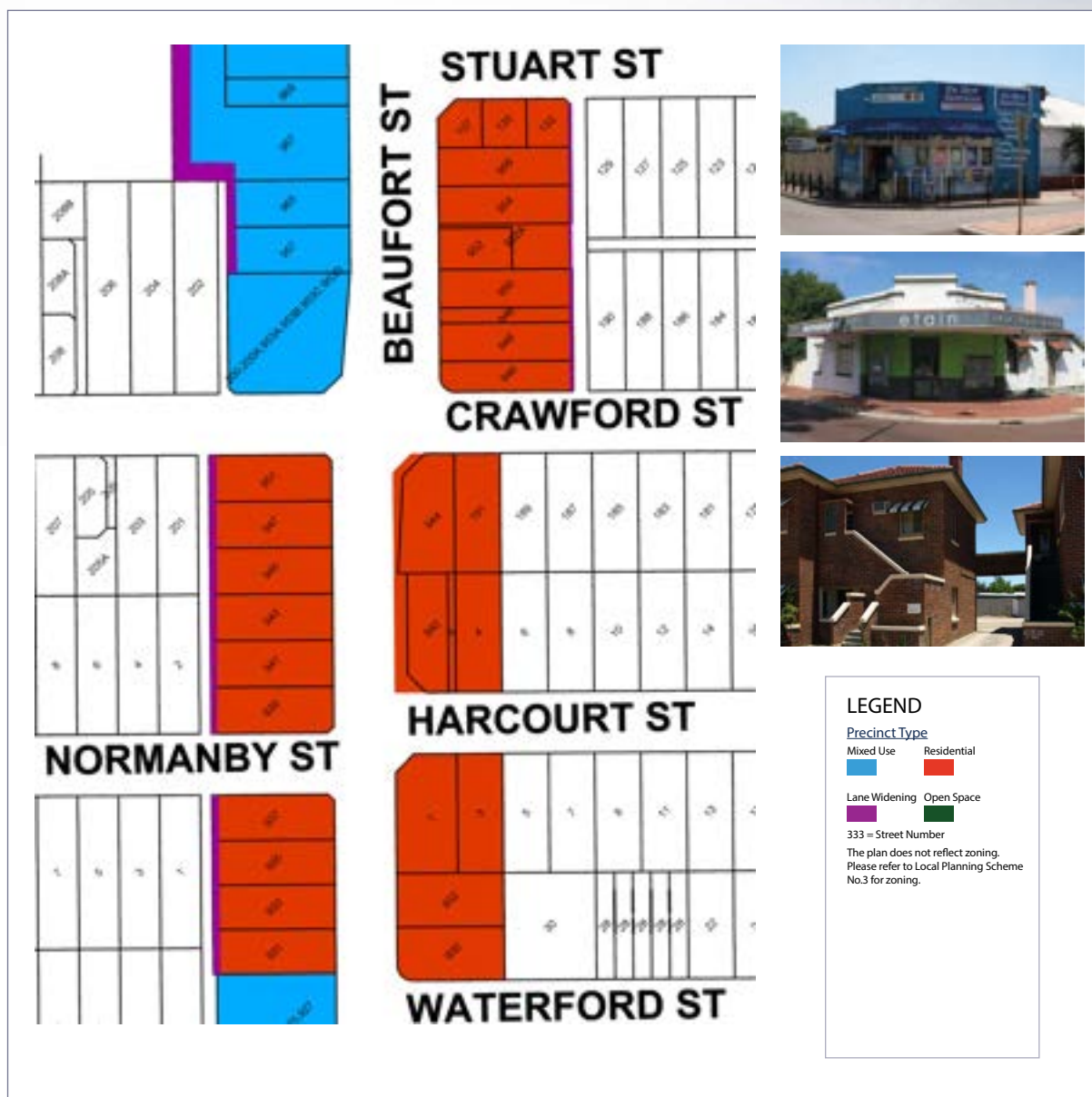


Figure 18 – Harcourt Street Residential Precinct – Waterford Street to Stuart Street

Character Statement

This precinct is characterised by a mix of dwellings with corner stores as well as some old shops built before 1960. The precinct contains a number of Californian bungalows between Crawford Street and Stuart Street, and apartment buildings dating from the 1930s.

Urban Form Objectives

- To ensure new residential buildings built in a pre-1960s architectural style contribute to a uniform streetscape along this section of Beaufort Street; and
- To ensure the retention of all buildings built before 1960.

5.0 RESIDENTIAL PRECINCT DEVELOPMENT STANDARDS

- For all single dwellings, grouped dwellings and extension to existing single dwellings built before 1960 development shall comply with the City's *Local Planning Policy 3.1 Character Retention Guidelines Mount Lawley, Menora and Inglewood*, except in relation to density, plot ratio and building heights;
- For all multiple dwellings and multiple dwelling extensions behind an existing residential dwelling built before 1960, in the residential precinct, the Residential Precinct Development Standards apply and replace the deemed-to-comply provisions for multiple dwellings in *State Planning Policy 3.1 Residential Design Codes*; and
- The key residential development standards applicable to lots zoned residential are summarised in **Table 3**.

Residential Precinct	Max Height Storeys ¹	Max Plot Ratio	Min Open Space	Front Setback (m)		Other Setbacks (m)		Communal Open Space (over 20 units) (% Lot Area)	Architectural Styles and Frontage Types	Parking
				Beaufort Street	Front façade return	Side Street	Rear			
	3	n/a	n/a	3	3 - 2	2	2.0-4.5	10	Architectural Styles • Art Deco • Brick Simple • Brick Decorated • Light Classical Frontage Types • clause 8.4	As per R Codes

Table 3 - Residential Precincts Development Standards

Note 1 Buildig height is controlled through Local Planning Scheme N°3 which identifies minimum building heights and sites where additional height will be permitted subject to conditions;

Note 2 Two sites within the residential precinct have special development provisions, where a fourth storey may be permitted. These are:

- Southern corner of First Avenue and Beaufort Street (House Numbers 734 and 736 Beaufort Street)
- Normanby and Crawford Street (House Numbers 939 – 951 Beaufort Street)

Note 3 Site specific provisions apply to lots identified in paragraph 5.7 *Residential Site-Specific Provisions*; and

Note 4 Building standards for pre-1960s buildings shall be as per the City's *Local Planning Policy 3.1 Character Retention Guidelines Mount Lawley, Menora and Inglewood*

5.1. LAND USES

- Land uses permitted in the Residential Precinct are as specified in the City of Stirling Local Planning Scheme N° 3.

5.2. R CODING

- The R-AC0 Code applies to lots within the Residential Precinct within the Beaufort Street Local Development Plan area.

5.3. BUILDING HEIGHT

- Maximum Height: 3 storeys;
- Building height for 939 – 951 Beaufort Street, Inglewood may be up to 4 storeys provided that a minimum of two adjoining lots are amalgamated; and
- Building height for 734 - 736 Beaufort Street, Mount Lawley may be up to 4 storeys on the Beaufort Street corner, to a maximum length of 30m along Beaufort Street, and 30m along First Avenue, provided all the lots are amalgamated.

5.4. FINISHED FLOOR LEVELS

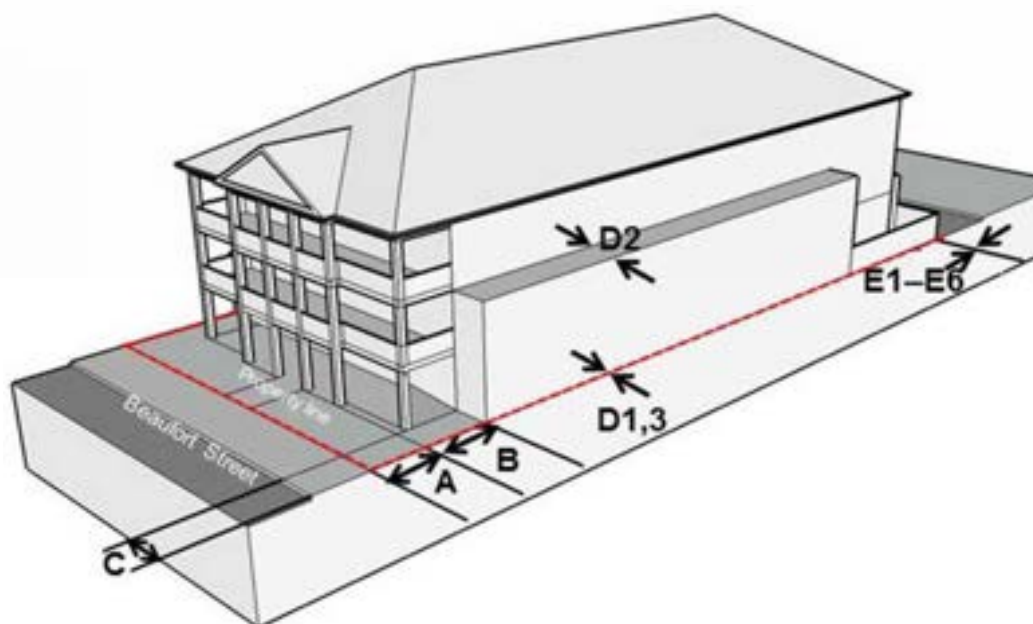
- The maximum finished ground floor height level shall be 1.2m above natural ground level (i.e. semi-basement car parking).

5.5. RESIDENTIAL PLOT RATIO

- No maximum plot ratio.

5.6. BUILDING SETBACKS

- Development shall be set back in accordance with the **Figures 19, 20 and 21**.



Front Setbacks	
Front (see Notes 1, 2, 3):	A = 3m
Additional setback to front wall	B = 3m
Side Setbacks	
Verandah side setback	C = 2m
<u>To adjacent properties:</u>	
• Ground Floor, 1st Floor:	D1 = As per the Residential Design Codes
• Second Floor:	
- No habitable room windows	D2 = 2m
- Habitable room windows	D2 = 3m
<u>To side street:</u>	
• Floors Ground, First and Second:	D3 = 2m
Rear Setbacks	
Laneway:	
• Ground Floor (See Notes 3, 4)	E1 = 2.0m
• First Floor, Second Floor	E2 = 4.5m
No Laneway:	
<u>To adjacent property with boundary wall</u>	
• Ground Floor	E3 = 2m
• First Floor, Second Floor	E4 = 4.5m
<u>To adjacent property with boundary wall</u>	
• Ground Floor	E5 = 0m
• First Floor, Second Floor	E6 = 4.5m

Note 1: MRS road widening reservations are applicable to Beaufort Street.

Note 2: Masonry staircases and entry canopies may project 1m forward of the front setback line, but must be located a minimum of 2m from the side boundary.

Note 3: Where there is a blank wall addressing the laneway, the setback area must be landscaped and/or trellised to soften the blank wall.

Note 4: Where a habitable room with windows is located at the ground floor of the laneway, a setback of 2.5m is required.

Note 5: A minimum of 6m setback applies between dwellings facing each other on the same site (refer to 3.5.5 Setback of Dwellings on the Same Site)

Figure 19 – Residential Building Setbacks

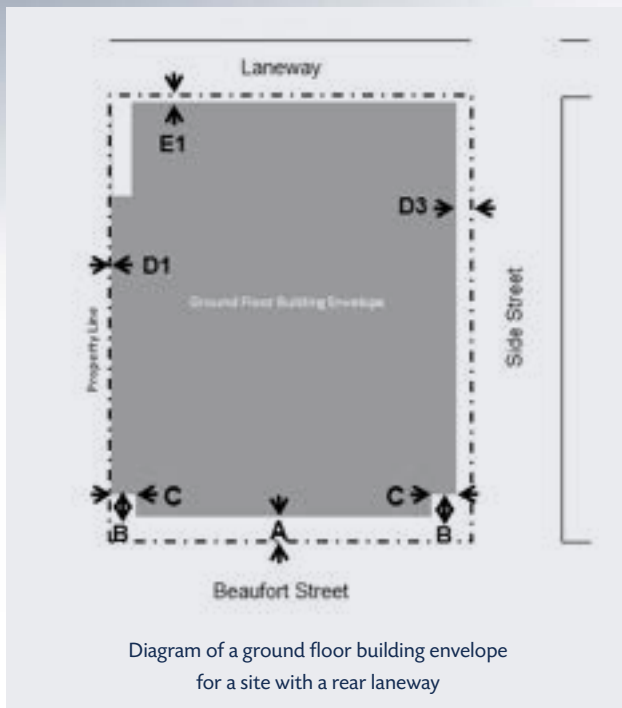


Figure 20 – Residential Building Setbacks – Corner Lot with Laneway.

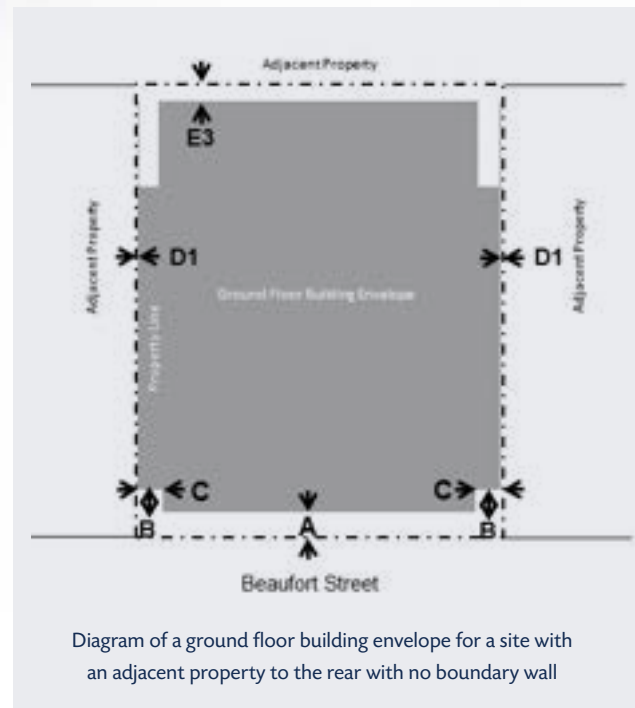


Figure 21 – Residential Building Setbacks – No Laneway

5.6.1. **Front Setbacks**

- Front setback averaging as per Figure Series 2 - Street setbacks of the R-Codes is not supported.

5.7. **RESIDENTIAL SITE-SPECIFIC PROVISIONS**

5.7.1. **939 – 951 Beaufort Street, Inglewood**

- Building height may be up to 4 storeys provided a minimum of 2 lots are amalgamated;
- Zero lot front setback is permitted on 939, 945, 947 and 951 Beaufort Street;
- Zero lot front setback is permitted along Normanby Road and Crawford Road for a distance of 15m measured from the street corner;
- Non-Residential uses shall be permitted on the ground floor in accordance with *Local Planning Scheme N° 3 Schedule 2 Additional Uses (A82)*; and
- Upper storey front setbacks to buildings built before 1960 and buildings adjacent shall comply with **Clause 3.5.1**.

5.7.2. **734 - 736 Beaufort Street, Mount Lawley**

- Building height may be up to 4 storeys on the Beaufort Street corner, to a maximum length of 30m along Beaufort Street, and 30m along First Avenue provided all the lots are amalgamated;
- Development shall be located on the street boundary at the corner to a maximum length of 30m along Beaufort Street, and 20m along First Avenue; and
- Non-Residential uses shall be permitted as determined in *Local Planning Scheme N° 3 Schedule 2 Additional Uses (A85)*; and
- Upper storey front setbacks to buildings built before 1960 and buildings adjacent shall comply with **Clause 3.5.1**.

6.0 GENERAL DEVELOPMENT STANDARDS

The following standards apply to all development the subject of this Local Development Plan.

6.1. PARKING AND ACCESS

6.1.1. Car Parking Standard

Car parking shall be provided on site in accordance with **Table 4** which replaces the parking requirements listed in Table 1 of *Local Planning Policy 6.7 Parking and Access*.

Land Use ¹	Required Spaces
Non-residential land use ⁽²⁾	3.5 per 100m ² Net lettable area ⁽³⁾
Shop – 1,000m ² or greater in area ⁽²⁾	5.0 per 100m ² Net lettable area ⁽³⁾
Hotel, Tavern and Small Bar ⁽²⁾	6.0 per 100m ² Net lettable area ⁽³⁾
Residential	As per R Codes

Table 4 – Car Parking Standards

Notes

1. Variation of the parking rates listed above shall be assessed against the objectives of *Local Planning Policy 6.7 Parking and Access*.
2. An alfresco area does not require any additional parking spaces.
3. Existing or new on-street parking directly adjacent the site may be calculated in the total parking requirement.

6.1.2. Location of Car parking

- Car parking spaces shall be located in accordance with **Figures 22, 23 and 24**; and
- Active uses shall be located between car parking areas and the street.

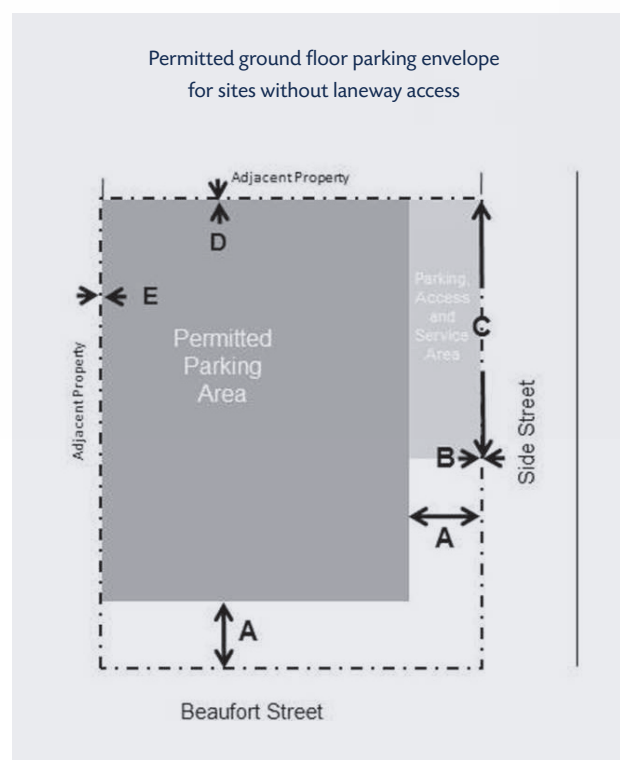
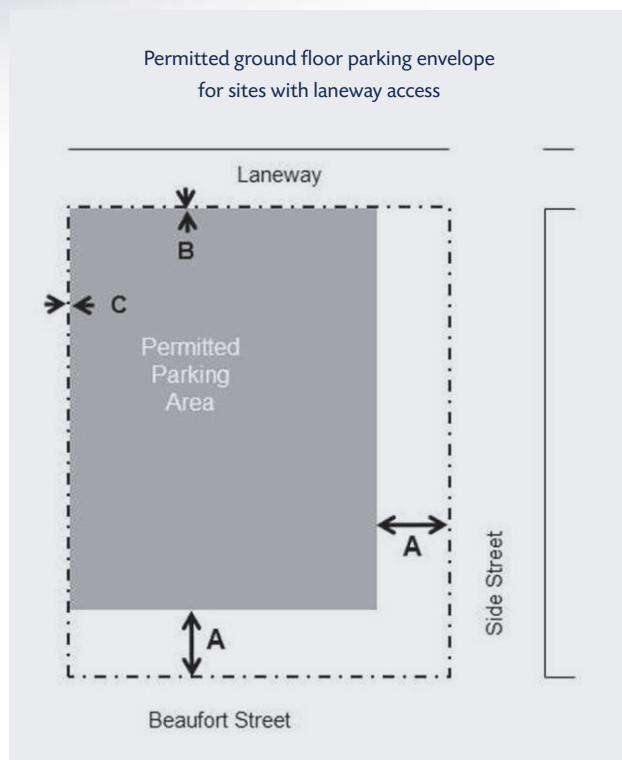
6.1.3. Car and bicycle parking

Car, bicycle and other parking facilities shall be designed and located as follows:

- Car parking spaces and manoeuvring areas shall be provided in accordance with AS2890.1 (as amended); and
- Bicycle parking shall be provided in accordance with the City's *Local Planning Policy 6.2 Bicycle Parking*.

6.1.4. Vehicular Access

- Access shall be from the rear laneway if available, or from side streets where rear lane access is not available; and
- Loading docks, overhead doors and other service entries are prohibited on Beaufort Street frontages and shall be minimised on other street-facing facades.



Sleeved Parking	Mixed Use Zone	Residential Zone
Setback front/side street:	A = 8m minimum	A = 8m minimum
rear boundary:	B = 0m	B = 2.0m
side property:	C = 0m	C = 1.0m

Figure 22 – Ground Floor Car Parking Areas for Corner Sites and Sites with a Laneway

Sleeved Parking	Mixed Use Zone	Residential Zone
Setback front/side street:	A = 8m minimum	A = 8m minimum
side street boundary*:	B = 0m C = upto 55% of frontage	B = 2m C = upto 55% of frontage
rear boundary:	D = 0m	D = 2.0m
side property:	E = 0m	E = 1m

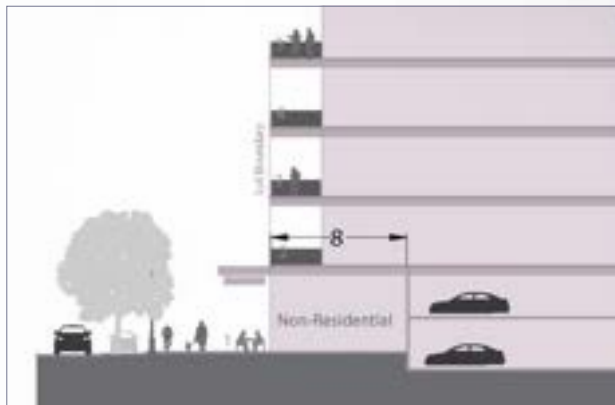
*Screening to parking and service areas must be provided consistent with an Architectural Style in accordance with Section 4.

Figure 23 – Ground Floor Car Parking Areas for Corner Sites and Sites with no Laneway

6.1.5. Laneway Widening

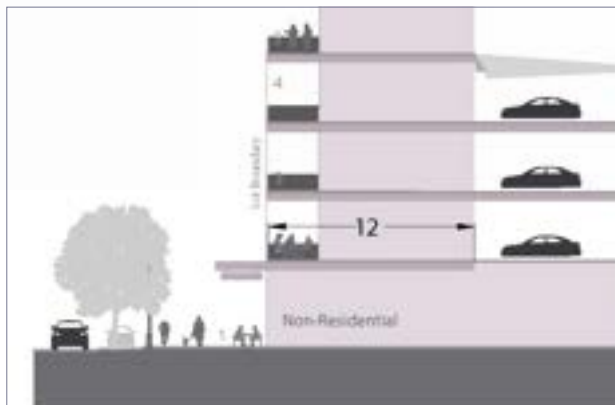
- Development shall provide for laneway widenings shown on the Precinct Plans, and the laneway widening is to be ceded to the City of Stirling, free of cost. In most cases this requires existing 4m lanes to be widened to 6m on the side closer to Beaufort Street.

MIXED USE SITES



Ground Floor Parking

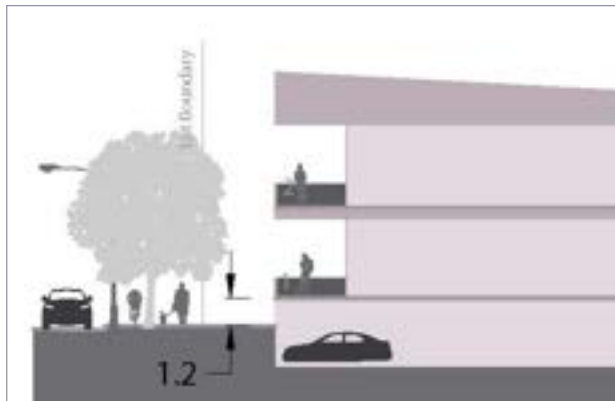
Multi Storey Carparks sleeved 8 metres behind active ground floor use.



Above Ground Parking

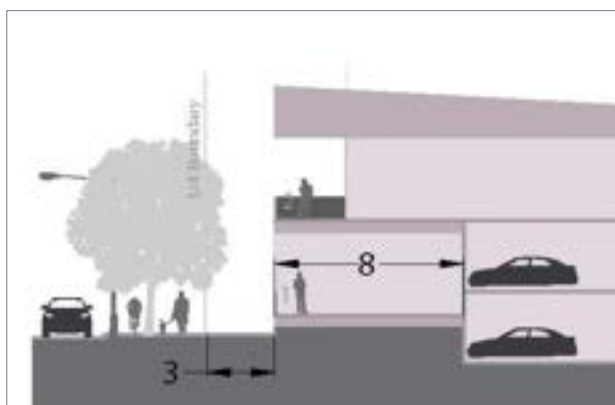
Above ground parking 12m sleeve behind upper-floor uses and shaded.

RESIDENTIAL SITES



Basement Parking

Basement parking with a nil setback to street boundary (appropriate screening shall be provided to car parks).



Ground Floor Parking

Multi Storey Carparks sleeved 8 metres behind ground floor.

Figure 24 – Upper Floor Car Parking Areas

6.2. STREETScape RELATIONSHIP

6.2.1. Entry Points

- All ground floor uses with active frontages shall open directly onto Beaufort Street;
- All upper floors shall have a primary ground-floor entrance that faces either Beaufort Street or a side street; and
- All entrances shall be visually obvious.

6.2.2. Front Fences

- Fencing to streets and laneways shall be in accordance with *Local Planning Policy 3.1 Character Retention Guidelines Mount Lawley, Menora and Inglewood*.

6.2.3. Landscaping

General Landscaping

- Landscaping shall be in accordance with the City's *Local Planning Policy 6.6 Landscaping*.

Front and Rear Setback Areas

- A minimum 45 litre tree that will grow to 8-10m in height shall be planted in the front and rear setback areas at a ratio of 1 tree per 5m of setback width.

Private Open Space

- A minimum of one 15 litre tree shall be planted within each private open space area on the ground floor.

Communal Open Space

- Communal Open Space shall include:
 - Garden areas for planting;
 - A minimum 45 litre tree is required to be planted that will grow to 8-10m in height if the communal open space is located on the ground floor at a ratio of one tree per 40m² of communal open space area; and
 - A minimum 15 litre tree is required to be planted in a planter box if the communal open space is on upper floors at a ratio of one tree per 40m² of communal open space area.

6.2.4. Communal Open Space

The provision of communal open space shall be as follows:

- All residential developments (or residential component of a mixed use development) of over 20 units shall have a communal open space of no less than 10% of the site area with a minimum dimension of 8m;
- Communal open spaces are garden areas or paved and landscaped courtyards, or roof gardens or patios;
- A maximum of 30 per cent of the space may be covered by a roof;
- Wherever practicable, communal open space should be centrally located;
- Communal areas shall be designed and landscaped with seats, planting, lighting and barbeque facilities for casual use by residents; and
- Communal areas shall be located and designed such that their use will not cause excessive noise impacts on nearby residents.

6.2.5. Outdoor Living Areas

- Each unit shall provide at least one balcony or equivalent area of private open space with a minimum area of 10m² and a minimum dimension of 2.5m and accessed directly from a habitable room.

6.3. OTHER CONSIDERATIONS

6.3.1. Site Works

- Excavation or filling between the street and building, or within 3m of the street alignment, whichever is the lesser, shall not exceed 0.5m, except where necessary for pedestrian or vehicular access, parking areas, or drainage works.

6.3.2. Stormwater Management

- All water from roofs and driveways and other impermeable surfaces shall, where possible, be directed to garden areas, sumps, or rainwater tanks within the development site.

6.3.3. Utilities and Facilities

- All developments shall provide dedicated and purpose-built facilities storeroom, rubbish collection and bin areas in accordance with the City's *Local Planning Scheme N°3 Local Planning Policy 6.3 Bin Storage Areas*.

6.3.4. Signage

- Signage shall be designed as an integral component of the building design and style and be in accordance with the Advertising Signs Policy in the City's *Local Planning Scheme N° 3 Local Planning Policy 6.1 Advertising Signs*.

6.3.5. Outbuildings

- Outbuildings shall not detract from the streetscape or the visual amenity of residents and neighbouring properties. Outbuildings shall:
 - not exceed 60m² in area or 10 per cent in aggregate of the site area, whichever is the lesser;
 - not exceed a wall height of 2.4m;
 - not exceed ridge height of 4.2m;
 - not be located within the primary or secondary street setback area; and
 - set back in accordance with the Mixed Use or Residential provisions of the Local Development Plan.

6.3.6. Traffic Noise

- Noise-sensitive development, including new residential development, shall comply with *State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning*.

6.3.7. Demolition

- The assessment of an application for demolition of buildings shall be in accordance with:
 - *Part 7 Heritage Protection* of Local Planning Scheme N°;
 - *Part 6.6 Heritage Protection Special Control Area* of Local Planning Scheme N° 3; and
 - *Part 3 of Local Planning Policy 3.1 Character Retention Guidelines Mount Lawley, Menora and Inglewood*.



7.0 ARCHITECTURAL STYLES

Beaufort Street is located within the City's heritage protection area (Mount Lawley, Menora and Inglewood). The purpose of the City's *Local Planning Policy 3.1 Character Retention Guidelines Mount Lawley, Menora and Inglewood* is to ensure that the heritage of Mount Lawley, Menora and Inglewood is protected.

The City's Local Planning Scheme N°3 requires all new development in the area subject to the Beaufort Street Local Development Plan to enhance and respect the heritage, character and amenity of Beaufort Street. Proponents shall provide written explanation of how the architectural style of the proposed development enhances the heritage, character and amenity of Beaufort Street and how the building meets the development standards listed below.

All extensions to residential buildings built prior to 1960 shall adhere to the City's *Local Planning Policy 3.1 Character Retention Guidelines Mount Lawley, Menora and Inglewood* for the appropriate residential architectural style.

7.1. OBJECTIVES

- To ensure that all development is built in an architectural style that enhances and respects the heritage, character and amenity of Beaufort Street.
- To ensure the redevelopment of existing heritage buildings is in keeping with its original architectural style; and
- To strengthen the traditional character of the streetscape and improve the consistency and coherence of the streetscape.

7.2. STANDARDS

7.2.1. Styles

- All extensions to residential buildings built before 1960 shall adhere to the residential styles outlined in the *Local Planning Policy 3.1 Character Retention Guidelines Mount Lawley, Menora and Inglewood*; and
- All redevelopment of existing pre 1960's buildings shall be in keeping with its original pre 1960's architectural style.

7.2.2. Facades

- Vertical building façade elements such as columns and windows shall run from ground level to the top of the building in a continuous alignment and not be introduced randomly;
- Horizontal building façade elements such as banding and windows shall run the full extent of the building in a continuous alignment and not be in a random arrangement;
- Curved and angular building façade elements, such as corner features or balconies, shall be uniform and be consistent in size and shape and not be introduced randomly;
- Colours or patterns on facades must follow the symmetry of the building and be traditional in style and not be dispersed randomly across a façade; and
- Building façades shall include sufficient detail in accordance with the nominated architectural style and not be bland and without appropriate detail.

7.2.3. Openings

- All openings and other architectural features shall align vertically from floor to floor, except where tops of buildings step back or down to be sympathetic to lower neighbouring buildings; and
- The component of glazing in any upper floor façade facing a street shall be limited to a maximum of 40%.

7.3. PRE-1960'S ARCHITECTURAL STYLES

The Local Development Plan identifies four architectural styles that show how new development can meet the requirement that development within the area, which is subject to the Local Development Plan, enhances and respects the heritage, character and amenity of Beaufort Street. The styles are:

ART DECO

BRICK SIMPLE

BRICK DECORATED

LIGHT CLASSICAL

7.3.1. Art Deco

The Art Deco style, which began in the 1920's, is inspired by the streamlined styling of modern technology, and was originally a reaction against the motifs and ornamentation of Neo-Classicism. However, Art Deco continues to adhere to the Classical compositional principles of symmetry, harmony and balance.

Compositions of street facades have strong horizontal elements, generally dominated by strong verticals, which run the full height of the façade and often extend above the roof or parapet line. These vertical elements are generally located in the centre of the building, and/or at its corners, and/or in a repetitive rhythm of verticals across the entire façade. The style is also characterised by horizontal elements such as balconies, stacked in vertical alignment across several floor levels. Where present, street level canopies and sun protection over windows form strong horizontals within the composition of the street façade.

Street façade/s feature sleek and often cubic forms of fairly smooth apparent masonry, sometimes with corners that curve in plan. These street facades are often decorated in geometric forms or patterns of spheres, polygons, rectangles, trapezoids, chevrons, or sunburst motifs, arranged in symmetrical patterns. Accent materials contrast with the basic masonry walls, and are often made of materials such as terra cotta, dressed stone, aluminium, stainless steel, Bakelite, chrome, or stained glass, sometimes in vivid colours.

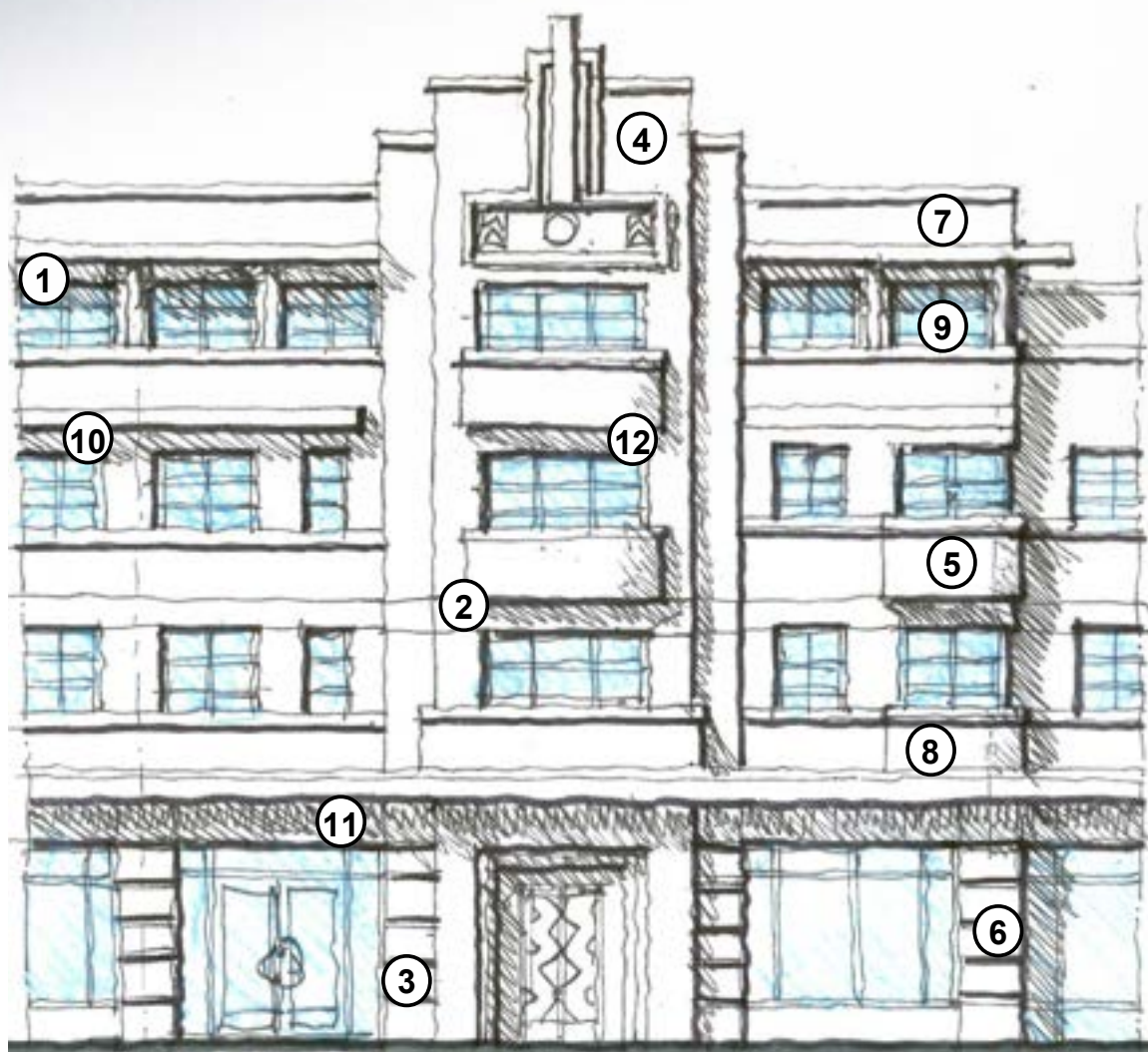
Windows, which align vertically across different floors, are generally inset between pilasters. Decorative transom panels are often constructed over the vertical areas between these windows.

Examples of Art Deco buildings.



7.3.1.1 Art Deco Style Guide Characteristics

All nominated Art Deco development shall embody the style guide characteristics outlined in **Figure 25**.



Category	Nº	Description
Walls	1	Upper storey uniquely expressed by means of setbacks and/or a cantilevered canopy
	2	Predominantly white or light coloured render or painted finish to walls
	3	Ground storey expressed by means of banding or changes in material or texture
	4	Geometric decorative features
	5	Use of curved elements to balconies and building edges
	6	Structure continued to ground to create a strong building base
Roof Form	7	Pitched roof or a flat roof behind a raised parapet
Openings	8	Inset balcony spaces or projecting/partly projecting balconies
	9	Horizontal expression to glazing bars in windows
Attached Elements	10	Cantilevered canopy to group windows together
	11	Strong canopy line where there is a ground floor commercial use
	12	Use of solid balcony elements

Figure 25 – Art Deco Style Guide

7.3.2. **Brick Simple**

The Beaufort Street Activity Corridor Plan conceived this name for a group of styles that is characteristic of Perth, from about 1890 until the Second World War. This nominal style is found in commercial, civic, warehouse and residential buildings, and almost always involves terra cotta-coloured Perth brick with bands and/or accents of light-coloured render. Building massing is relatively simple and apparently sturdy.

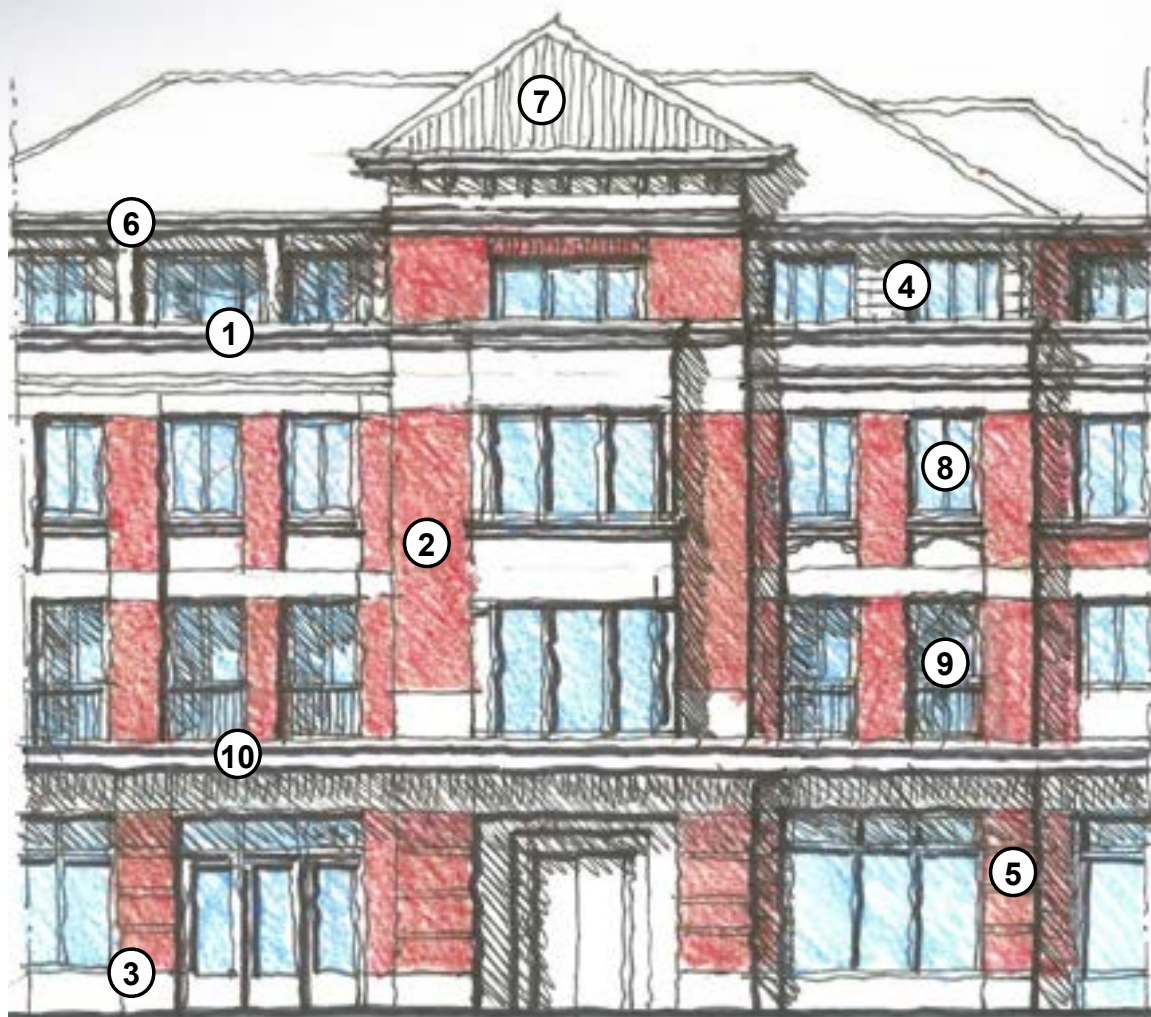
The style embraces characteristics of the Federation period, as well as later post-Depression austerity. It is influenced by both the Craftsman style (present in many Mount Lawley dwellings) and the Mission Revival styles of architecture (such as that of Perth College).

Examples of Brick Simple buildings.



7.3.2.1 Brick Simple Style Guide Characteristics

- All Brick Simple nominated development shall embody the style guide characteristics outlined in **Figure 26**.



Category	Nº	Description
Walls	1	Upper storey sometimes expressed by means of a setback and colonnade
	2	Predominantly terra cotta brick with white or light coloured rendered bands and spandrel features
	3	Ground storey base expressed by means of banding or changes in material or texture
	4	Upper storey often expressed by means of a change in material (render, timber, etc)
	5	Structure continued to ground to create a strong building base
Roof Form	6	Deep eaves to roof, at least 500mm
	7	Pitched roof (tiled or metal) with hips rather than gables between 30° and 40° angle
Openings	8	Vertically proportioned windows
	9	Inset balcony spaces when present
Attached Elements	10	Strong canopy line where there is a ground floor commercial use

Figure 26 – Brick Simple Style Guide

7.3.3. **Brick Decorated**

The Beaufort Street Activity Corridor Plan conceived the name Brick Decorated to cover a range of eclectic but related styles of buildings present on and around Beaufort Street, dating from about 1880 until the Great Depression. Heritage architectural styles within this range include Federation, Arts and Crafts, California Bungalow, and the Victorian styles of Queen Anne, High Victorian, and Victorian Gothic. Walls are typically red brick with white or light-coloured decorative features, though they may in part be rendered. Vertical supporting elements such as posts or columns appear more light-weight than in the Brick Simple style, and are often more decorated.

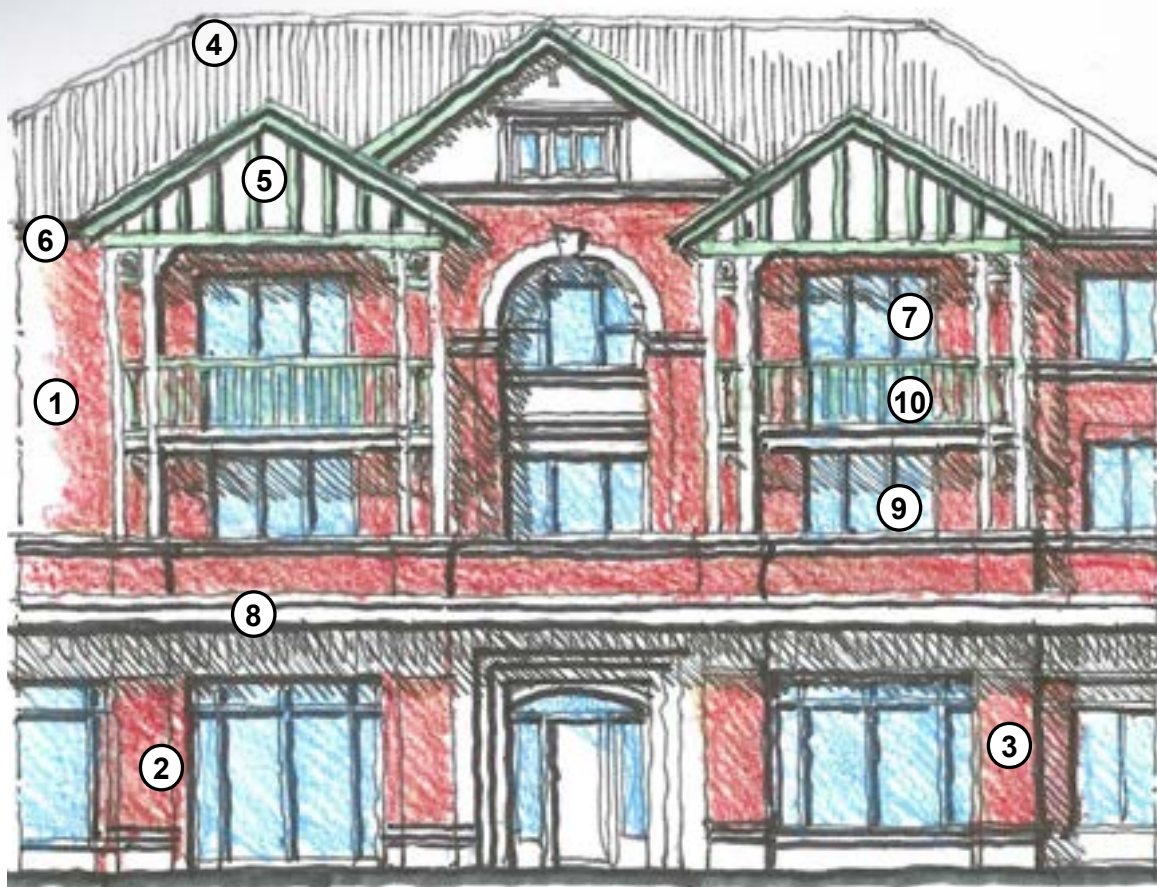
These Brick Decorated styles overlap somewhat with those of the Light Classical style, however Brick Decorated varies from Light Classical in two ways. Firstly, Brick Decorated features extensive decorative structural motifs such as brackets, rafter tails, and attached frontage components such as wooden balconies and verandah posts, all of which are of a different material and lighter colour than that of the main wall plane. Secondly, Brick Decorated often involves overall facades that are asymmetrical (with some smaller symmetrical components), as opposed to the rigid overall symmetry of Light Classical.

Examples of Brick Decorated buildings.



7.3.3.1 Brick Decorated Style Guide Characteristics

- All Brick Decorated nominated development shall embody the style guide characteristics outlined in **Figure 27**.



Category	Nº	Description
Walls	1	Predominantly red brick with white or light coloured decorative features
	2	Building base storey expressed by means of banding or changes in material or texture
	3	Structure expressed to ground to create a strong building base
Roof Form	4	Pitched roof (tiled or metal), between 30° to 40° angle
	5	Gables with painted timber fretwork
	6	Deep eaves to roof, minimum 400mm
Openings	7	Vertically proportioned windows
Attached Elements	8	Strong canopy line where there is a ground floor commercial use
	9	Projecting balcony spaces usually to property line, except setback minimum 2 metres behind character shopfronts and supported on a lightweight post and beam structure
	10	Vertical balusters in light colours

Figure 27 – Brick Decorated Style Guide

7.3.4. Light Classical

The Beaufort Street Activity Corridor Plan conceived the name of Light Classical to cover a range of eclectic but related styles of buildings present on Beaufort Street, dating from about 1880 until the Depression. Related historic styles include Classical Revival, Romantic Classicism and High Victorian, all of which use overtly classical motifs in their decoration. Buildings are usually symmetrical and well proportioned.

Street façade walls are always visibly load-bearing. Street canopies and/or verandahs should ideally have supporting posts or columns, and should not be cantilevered over the footpath. However, due to some narrow footpaths and other constraints, this may not always be possible, and therefore cantilevered canopies and verandahs are permitted in those circumstances.

The compositions of the street facades usually involve Golden Rectangles, as used in Classical Greek, Roman and Renaissance architecture. Wall openings including doorways and windows are typically taller than they are wide, by at least 30%.

Local Examples of Light Classical buildings on Beaufort Street.



7.3.4.1 Light Classical Style Guide Characteristics

- All Light Classical nominated development shall embody the style guide characteristics outlined in **Figure 28**.



Category	Nº	Description
Massing	1	Use of symmetry to express the classical order
Walls	2	Pilasters usually full building height and use of double-storey order to create an urban scale when buildings are four storey or more
	3	Ground storey expressed by means of banding and/or changes in material or texture
	4	Incorporation of pediments and other decorative features to break the parapet line and emphasise the main entrance directly beneath
	5	Structure continued to ground to create a strong building base
Roof Form	6	Flat or low-pitched roof behind a raised parapet
Openings	7	Use or classical proportioning and clear expression of a top, middle and base of the building
	9	Inset balcony spaces or loggias, when used
	10	Vertically proportioned windows and balcony openings
Attached Elements	11	Use of traditional decorative mouldings and motifs Strong canopy line where there is a ground floor commercial use

Figure 28 – Light Classical Style Guide

7.3.5. Additional Styles

- Additional architectural styles derived from pre-1960's buildings present along Beaufort Street will be considered were the applicant can demonstrate that the design of the building will enhance the heritage, character and amenity of Beaufort Street; and
- Proponents wishing to use an additional architectural style shall provide a stylistic explanation highlighting how the style will enhance the heritage, character and amenity of Beaufort Street.

Example of Additional Styles



Cape Dutch style, Inglewood Hotel



Art Moderne style, Ninth Avenue Post Office

8.0 FRONTAGE TYPES

Beaufort Street is characterised by a variety of street frontage types. To augment Beaufort Street's special character and to provide the foundation of a walkable environment, the ground-level street interface of new buildings need to be designed to create a vibrant and interactive public realm.

All new development (except extensions to building built prior to 1960) subject to the Local Development Plan shall adhere to one of the mixed use or residential frontage types outlined below.

All extensions to buildings built before 1960 shall conserve and retain the original frontage type.

Proponents shall provide written explanations of:

- The nominated frontage type that their development is adhering to and how the development conforms to the frontage type; and
- How the building's frontage meets the **standards** listed below.

8.1. OBJECTIVES

- To ensure that new ground floor street interfaces maintain and strengthen Beaufort Street's street-level richness;
- To create a satisfying pedestrian-scale sense of place that is consistent with the street's context, history and decoration;
- To ensure that residential components of buildings create good passive surveillance; and
- To ensure the retention and conservation of all buildings built before 1960, including the building frontage.

8.2. STANDARDS

8.2.1. Frontage Types

- All new mixed use and non-residential development shall adhere to one of the mixed use frontage types and the associated key elements;
- All new residential development shall adhere to one of the residential frontage types and the associated key elements; and
- The style of new frontage types can vary from that in the photographs, provided it is consistent with the relevant style guide characteristics for the nominated architectural style.

8.2.2. Shop Fronts

- The ground floor frontage of all mixed use and non-residential development shall be articulated and highly transparent, with a minimum of 60% of the length to be extensively developed with unobstructed clear glass windows and doors; and
- All building frontages of heritage buildings must be retained and restored to their original architectural style and frontage type;
- All new shopfronts windows shall be located above a minimum 600mm high solid wall at the ground floor; and
- All new and restored shop fronts shall be constructed of traditional materials, such as timber window frames and pressed tin ceilings.

8.2.3. Weather Protection

- Shall be provided on all mixed use and non-residential development the full length of the Beaufort Street frontage and half of the secondary street frontage;
- Where new buildings are set back because of road widening the awning of the new building shall protrude a minimum of 1m past the front boundary of the adjoining lots;
- Shall use traditional materials, glass is not permitted;
- Shall be a minimum width of 2.5m, 2m where not possible to achieve 2.5m;
- Shall be a maximum floor to ceiling height of 3.2m;
- Shall match the floor to ceiling height of adjoining awnings (where present);
- Shall be of a traditional thickness and be in keeping with the nominated architectural style; and
- Shall be parallel to the footpath.

8.3. MIXED USE - FRONTAGE TYPES

8.3.1. Canopy or Posted Verandah and Shopfront

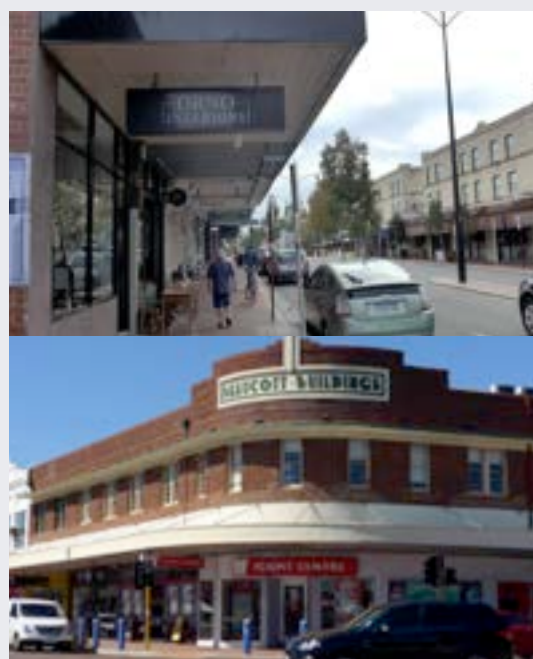
Description

This is a conventional shopfront and verandah frontage to provide weather protection and a place for signage with commercial buildings. A storefront provides entrance into individual stores along with display windows to attract the attention of passers-by.

A variation of the conventional shopfront and verandah frontage is where the storefront is provided with a large service window/door that augments the visual connection between the inside of the shop and patrons within, and passers by outside.

Key elements

- Verandah types as follows:
 - A canopy verandah for Art Deco and Light Classical Styles; and
 - A canopy or posted verandah for Brick Decorated and Brick Simple Styles.



8.3.2. Shopfront, Loggia and Canopy or Posted Verandah

Description

This frontage has a verandah and storefront but also has an upper-level loggia, which is a private outdoor space inset behind the principal wall.

Key Elements

- A loggia shall be provided that is a minimum of 10m².



8.3.3. Walled Forecourt

Description

A walled forecourt can be a simple but effective street frontage that takes advantage of underutilised setbacks to provide a semi-public courtyard, whilst providing definition to the street line.

This kind of courtyard/garden can provide an outdoor setting for cafes and restaurants and encourage alfresco dining that responds to the Mediterranean climate of Perth.

Key Elements

- The front fence shall comply with *Local Planning Policy 3.1 Character Retention Guidelines Mount Lawley, Menora and Inglewood*; and
- The forecourt shall be landscaped in accordance with this plan.

8.3.4. Forecourt, Shopfront with Canopy or Posted Verandah

Description

This frontage is a good solution for an existing setback area, and the outdoor activities are weather protected by a verandah.

Alternatively a shop front may be entirely retractable, to merge the energy of the footpath with that of the shop, without visual distraction.

The extension of the public realm into this kind of establishment may provide a commercial advantage, through visibility and open access.

Key Elements

- The shop front may:
 - be located on the front property boundary and the forecourt/verandah area may occupy a setback; or
 - Be entirely retractable.



8.3.5. Colonnade and Shopfront

Description

This is a two-storey street frontage that covers the footpath and provides protection from the sun and rain.

Key Elements

- The scale and architectural character of colonnades should be integrated into the nominated architectural style of the building they are a part of.



8.4. RESIDENTIAL - STREET FRONTAGE TYPES

8.4.1. Residential Verandah

Description

A residential frontage that has a double function. If a verandah is shallow, it mediates between the public realm and the private interior. If deep, it may also accommodate a variety of outdoor activities.

Key Elements

- The verandah may:
 - fit between other building protrusions such as bay windows; or
 - may wrap around the building.
- At ground floor level, verandahs may be walled or un-walled; and
- In apartment buildings, the ground floor verandahs may be associated with the building entry, sometimes integrating with a canopy or stairs that may project forward of the building setback line.



8.4.2. Stoop

Description

A stoop is a residential street frontage with a stair and landing threshold between building and public realm that allows dwellings to be close to, but lifted off, the footpath, so that the privacy of their inhabitants is maintained.

Key Elements

- Stoops can be roofed or open to the sky and shall be integrated into the site and garden plans of the building they are a part of; and
- A stoop shall be a maximum of 1.2m in height above natural ground level.



8.4.3. Open Walled Front Yard

Description

This residential street frontage type can be used to enclose the front yard or garden at the front of ground floor apartments. It is typically designed as a series of piers connected by iron fencing that allows for good visibility into the yard, but provides some privacy and sense of security.

Key Elements

- Front fences shall be in accordance with *Local Planning Policy 3.1 Character Retention Guidelines Mount Lawley, Menora and Inglewood*; and
- Front setbacks shall be landscaped in accordance with this Plan.



8.4.4. Stair Front Residential

Description

This street frontage type uses stairs as a prominent masonry feature to get to upper level apartments.

Key Elements

- Stair patterns may be symmetrical or asymmetrical;
- Stairs may be combined with recessed balconies or landings; and
- The stairs may project forward of the front setback line.



8.4.5. **Art Deco Frontage with Inset Balconies and Shutters**

Description

Typically many Art Deco apartment buildings in Australia did not have external front balconies.

Key Elements

- A building in the Art Deco style shall include translucent shutters that are designed to be in accordance with the art deco style guide characteristics that have horizontal and vertical banding.



PART 2
LOCAL DEVELOPMENT
PLAN EXPLANATION

1.0 OVERVIEW

The purpose of the Local Development Plan is to control development and built form outcomes within the Beaufort Street Strategy to ensure that individual developments enhance their surroundings and preserve Beaufort Street's distinctiveness and special sense of place.

Key commercial and institutional buildings that reflect Beaufort Street's historic character are both late Victorian Federation and Art Deco styles. Other characters include 'brick decorated' derived from Federation, Queen Anne, Arts and Crafts and Californian Bungalow styles, along with inter-war Moderne and post-war austere 'brick simple' styles derived from early twentieth century warehouse character.

Beaufort Street maintains a durable consistency of character of its streetscape, notwithstanding the intrusion of a significant number of post-1960 buildings. New larger-scaled buildings, due to their size, horizontal emphasis, blank walls and poorly detailed building entrances sit, uncomfortably with those of their well-proportioned earlier neighbours. There is an important relationship between building facades and the public realm that goes beyond the simple argument about how buildings look. Large facades that comprise bland and repetitive elevations diminish streetscape vitality and erode street quality and liveability.

The 4 architectural styles Art Deco, Brick Simple, Brick Decorated and Light Classical identified in the Local Development Plan show how the character and heritage of Beaufort Street can be maintained. Through consistent character, new development will enter a dialogue with adjacent buildings through their mass, materials and expression; have compositions that create rhythm to the eye, and maintain a sense of place to make Beaufort Street a comfortable and pleasant outdoor room.

The consistent application of the Local Development Plan will guide the redevelopment of Beaufort Street into an attractive urban street that is memorable, safe, comfortable and interesting.

Typical built form vision for the Beaufort Street mixed use precincts – a strong traditional style, celebrating corner sites with landmark form and detailing, and dropping down in scale along side streets to blend into adjoining residential areas



2.0 DESCRIPTION OF KEY DEVELOPMENT CONTROL PROVISIONS

2.1. MIXED USE ZONE

2.1.1. Height

Beaufort Street is a long urban arterial street and variation of height will be an important building element to differentiate the intensity of precincts along the corridor.

Building heights relate to street widths, with successful mixed use streets having buildings up to as tall as the street is wide. When lined up side-by-side, these buildings create a street-wall which, facing each other along both sides of a street, create an “outdoor room” or defined space. Beaufort Street is generally 20 -25m wide, giving scope for mid-rise buildings of up to 5 storeys. The community was generally opposed to buildings of greater height.

The Inglewood Town Centre Precinct was identified as the corridor’s main centre and is proposed to develop up to 4 storeys. The Second Avenue, Central Avenue and North Inglewood centres are smaller local centres and are proposed to be also up to 4 storeys. Mount Lawley in the City of Stirling is part of the longer Mount Lawley Town Centre in the City of Vincent, and is to be kept to 3 storeys to recognise the existing scale and historic character of the area. Certain sites may provide a fifth floor if public plazas are provided.

With larger and longer buildings, height variation will become important. It is important that longer buildings are modulated to avoid appearing as massive building blocks. Where a site is wider than 20m and a height limit of four or five storeys applies, then at least 20% of the frontage must be one storey lower, and where appropriate, the lower segment must be used to help transition to adjacent buildings of lower height. This will encourage taller buildings to step down towards lower neighbours.

2.1.2. Ground Floor Retail-Commercial Use

Consistent ground floor retail and commercial uses lining the street-front is a fundamental component of Beaufort Street’s revitalisation, to provide appropriate services for the local neighbourhoods and new spaces for business; to improve the vibrancy of Beaufort Street and support pedestrian amenity, comfort and safety; and to support public transport.

Buildings built before 1960 are to be retained. Eighty per cent of the ground floor of new buildings must be used for retail or similar active frontage uses.

2.1.3. Upper Storey Step-Backs

Step-backs are a step-like recession in a building. Standards concerning building step-backs (front and rear) at upper levels are needed to deal with issues of sunlight, privacy, overlooking, character and human scale.

To emphasise the existing shopfronts of buildings built before 1960, upper levels of new buildings incorporating them should be stepped-back sufficiently at their front, so that they are not dominated by the new buildings built above them.

At the back of a site, mid-rise buildings can create overlooking and privacy issues for residences behind them. To deal with these issues, and to provide for access to sunlight on adjacent residential lots at the rear on the southern side of Beaufort Street, buildings will step-up then back from laneways or adjacent lots.

On corner sites, buildings would also be set back from the street boundary along the side streets to provide transition to adjacent residential properties with front yard setbacks.

2.1.4. Building to Street Relationship

In addition to height and step-backs, the other crucial mid-rise building issue is the relationship of the building to the street. In the past, buildings were located on relatively narrow lots containing one or more small shops, each of which had individual entrances and display windows. This gave a rich and varied pedestrian scale to Beaufort Street.

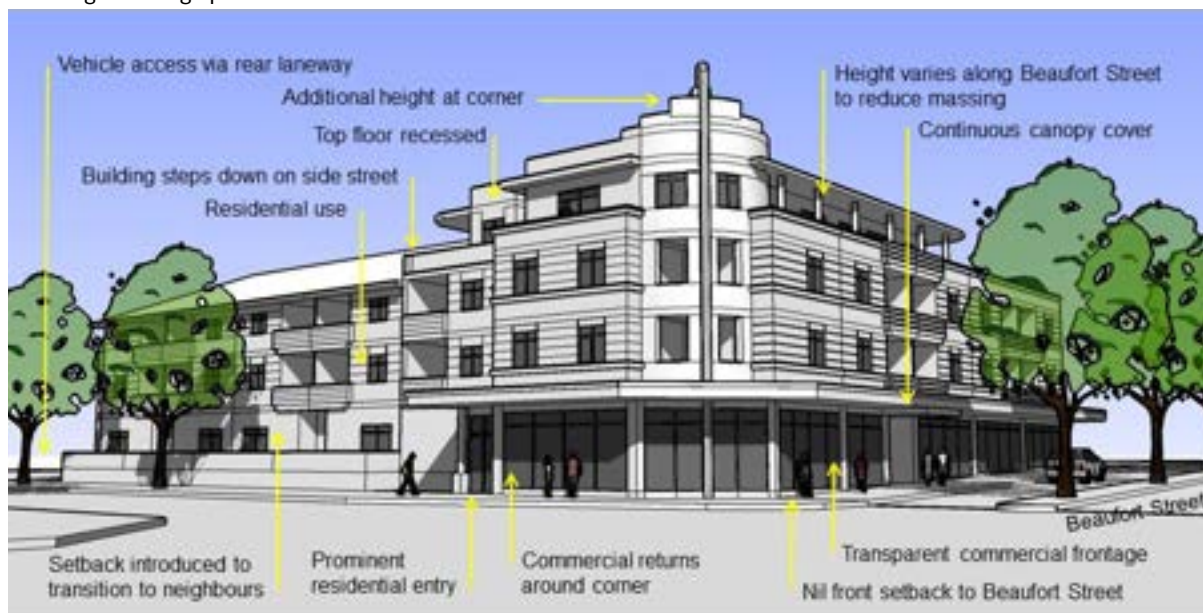
Newer mid-rise buildings are generally on larger and wider sites. These typically have a character that is inappropriate to Beaufort Street, as they are architecturally treated to look large, often dominated by long, horizontal lines, blocky façade patterns and diverse colours. As a result they appear both monolithic and unlinked to the local sense of place. These larger buildings also have fewer entrances, blank walls, blocked-out windows, or large car park entries to the street, and make the street much less lively for pedestrians.

Several performance standards are used to address the need for careful design of the building façade. These include “build-to lines” to create both a street-wall and adequate footpath width; the addition of vertical elements to create a rhythm along the street including additional height at corners; frequent, clear entrances from the footpath; transparent facades (60% minimum glass, to limit blank walls) and a minimum ground floor floor-to-ceiling height of 4.2 metres to ensure high quality and adaptable retail, commercial and restaurant space.

All vehicle access is to be from rear laneways or side streets. Wherever practicable, access is to be located at the rear, so that interruption to the footpaths of either Beaufort Street or side streets by crossovers, loading docks, overhead doors and other service entries is minimised.

2.1.5. **Built form example showing key features**

The above parameters are illustrated in the sketch below, which shows the typical built form sought for mixed use buildings in Beaufort Street. This example is for a vacant site and does not contain any shopfronts of buildings built before 1960. Each key siting and design parameter is annotated.



Key design and siting parameters of a typical mixed use building

2.1.6. **Buildings Built Before 1960**

Heritage listed buildings and buildings built before 1960 must be conserved and retained, and where development occurs it must be in accordance with this Local Development Plan.

2.1.7. **Footpath Protection and Greening**

Within the mixed use precincts, the detailed treatment of the footpath environs will be critical to creating an inviting and attractive pedestrian environment. Virtually all development fronting Beaufort Street will be required to have an active frontage of retail or commercial uses addressing the street, and to incorporate a verandah for the full extent of the building. Where there are non-built sections of the frontage, opportunities for planting of large shade trees just within the property boundary should be investigated, to create a strong 'street wall' effect, as well as some shelter.

3.0 RESIDENTIAL PRECINCTS

Residential land along the corridor helps visually to break up the corridor, and thus helps to define and strengthen the mixed use precincts.

Residential buildings along Beaufort Street remain subject to *Local Planning Policy 3.1 - Character Retention Guidelines - Mount Lawley, Menora and Inglewood* and will be retained through the *Stirling Local Planning Scheme Heritage Protection Area Special Control Area*.

The Residential zoned land is included in the R-AC0 Residential Design Code. This Local Development Plan generally limits the height of new residential developments to three storeys. Firstly, these segments will encourage redevelopment without decreasing the visual prominence of the mixed use precincts. Secondly, provide for a compatible transition in scale to the existing houses behind Beaufort Street.

4.0 INDICATIVE SITE DEVELOPMENT EXAMPLES

4.1. INTRODUCTION

This Local Development Plan was developed after extensive design testing on selected sites in the Beaufort Street Corridor. These sites, ranging from quite small to large, represented the typical variety of potential development sites available in the Corridor. In addition, whilst most sites had a rear lane, not all did. The Local Development Plan therefore is derived from designs of real sites, and takes into account the various impacts that redevelopment may have on adjoining buildings and uses.

The selected sites were also designed with two other purposes in mind. One was to create realistic design outcomes for specific catalyst sites that may help catalyse redevelopment of the appropriate scale and character for Beaufort Street. The second was to enable a range of typical building types that could be used by prospective developers on other similar sites along the corridor.

The various main building types in both the mixed use and residential precinct settings are illustrated and their key features summarised below. Some of the types are further illustrated by a coloured perspective drawing. This information is provided for guidance.

4.2. MIXED USE BUILDING TYPES AND EXAMPLES

The five main mixed use types illustrated, indicate the range of types suited to the different development site conditions, covering from small infill sites through to higher intensity redevelopment on larger sites and corner sites.

The key building types identified are as follows:

- Multi-storey mixed use corner building - small to medium scale
- Multi-storey mixed use mid-block building - small to medium scale
- Multi-storey mixed use building complexes for very large sites
- Multi-storey liner building

4.2.1. **Multi-storey mixed use corner building - small to medium scale**

There are several corner redevelopment sites along Beaufort Street. Depending on which precinct the site is in, it can be developed as a 3, 4 or up to a 5 storey building on large sites in the Inglewood Mixed Use Precinct. The ground floor will actively front the street; have retail or commercial uses, and a continuous verandah.

Most of these sites have rear lanes, enabling vehicle access off the rear lane, so that the side street frontage can provide an attractive and active edge.



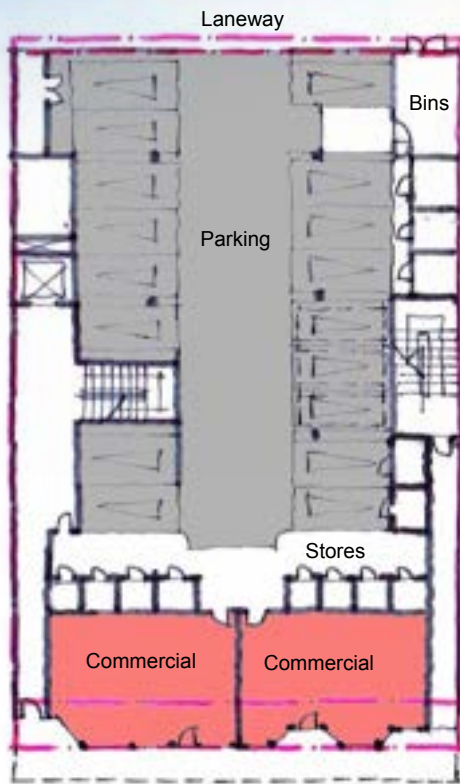
A 4 storey corner building in a simple Art Deco style is shown above, demonstrating two different approaches to massing and detailing, particularly to the top floor, with the one on the left recessed. The buildings step down to 3 storeys along the side street.



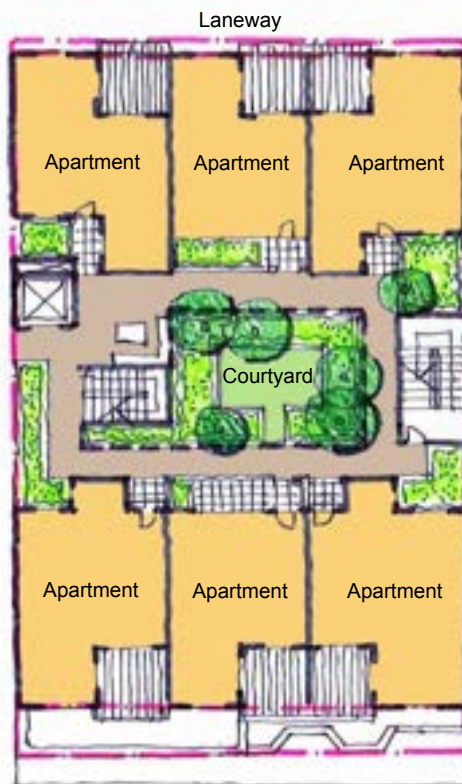
This is a more decorative Art Deco style, and shows both a 4 and 5 storey corner building, again stepping down to 3 storeys on the side street.

4.2.2. Multi-storey mixed use mid-block building - small to medium scale with existing shop built before 1960

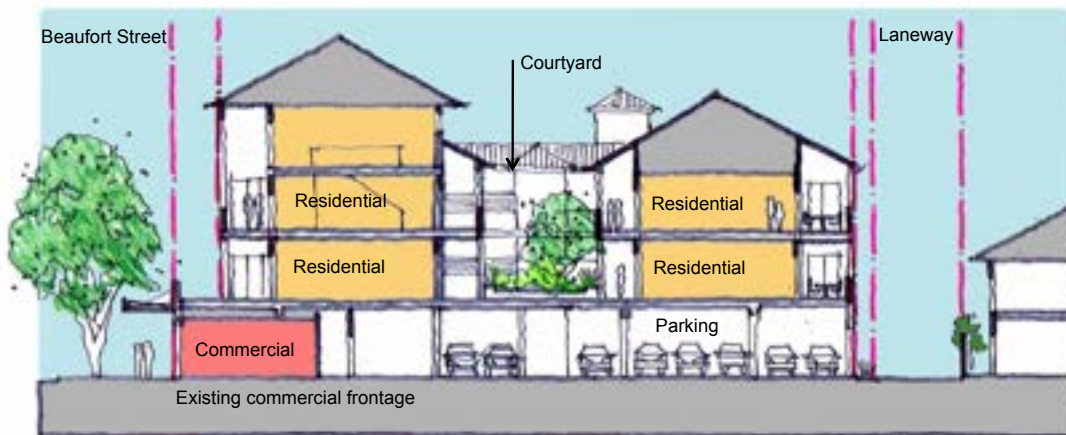
This is a mid-block example of two 20m wide sites in single ownership each of which has 2 single storey shops. The component of the shops built before 1960 are to be retained. There is rear lane access.



Ground floor plan



First floor plan



Cross section

This is a typical 4 storey mid-block mixed-use building. The layout retains four shops to Beaufort Street, but reduces their width to provide access from the street for upstairs apartments. It provides ground floor parking accessed from the rear lane. At the first floor level, a courtyard garden is provided as outlook for 6 units on that floor as well as for an additional 8 units on the 2 floors above.

4.3. MULTI-STOREY MIXED USE BUILDING COMPLEXES FOR VERY LARGE SITES

4.3.1. Possible new Inglewood Civic Centre

There are a limited number of very large sites within the Local Development Plan area and along Beaufort Street. One of these is the Inglewood Civic Centre. The Beaufort Street Activity Corridor Strategy redesigned the current centre to enlarge its offering to include:

- A new and expanded Library with lecture hall beneath and some Council staff offices;
- A small but high quality supermarket of about 850m²;
- Street-level premises for small businesses and possibly a business incubator;
- Several storeys of upper level apartments;
- Expanded public car parking capacity for the area, on three levels including a basement level with private spaces beneath the apartments. The building needs to 'sleeve' the car parking behind actively fronting business premises along the two streets, and alongside the residences to the north.

This is a very large building, which might clumsily dominate the streetscape if insensitively designed. Moreover, the design needs in its form and character to 'convey' the uses to the public, particularly the civic uses, by how they appear in the streetscape.



The views above show the Civic Centre from the air, looking over Beaufort Street, and at street-level along the footpath at the Beaufort Street frontage of the site, viewing past the supermarket corner in the foreground, and across the new 'Fountain Courtyard' to the new Library.

The special rotunda shape provides for a rotunda library space within, and 'reads' as a civic building. Because it is articulated as a 'stand-alone' building its special status is also conveyed. On the other hand, the small supermarket, whose walls need to be mostly blank for refrigerated store shelving, is sleeved by ground-level small business premises within the left wing of this large complex.

The upper floor apartments are grouped into several different building masses, and are articulated with courtyards and balconies, to break down the scale of this large building, giving it a more human scale.

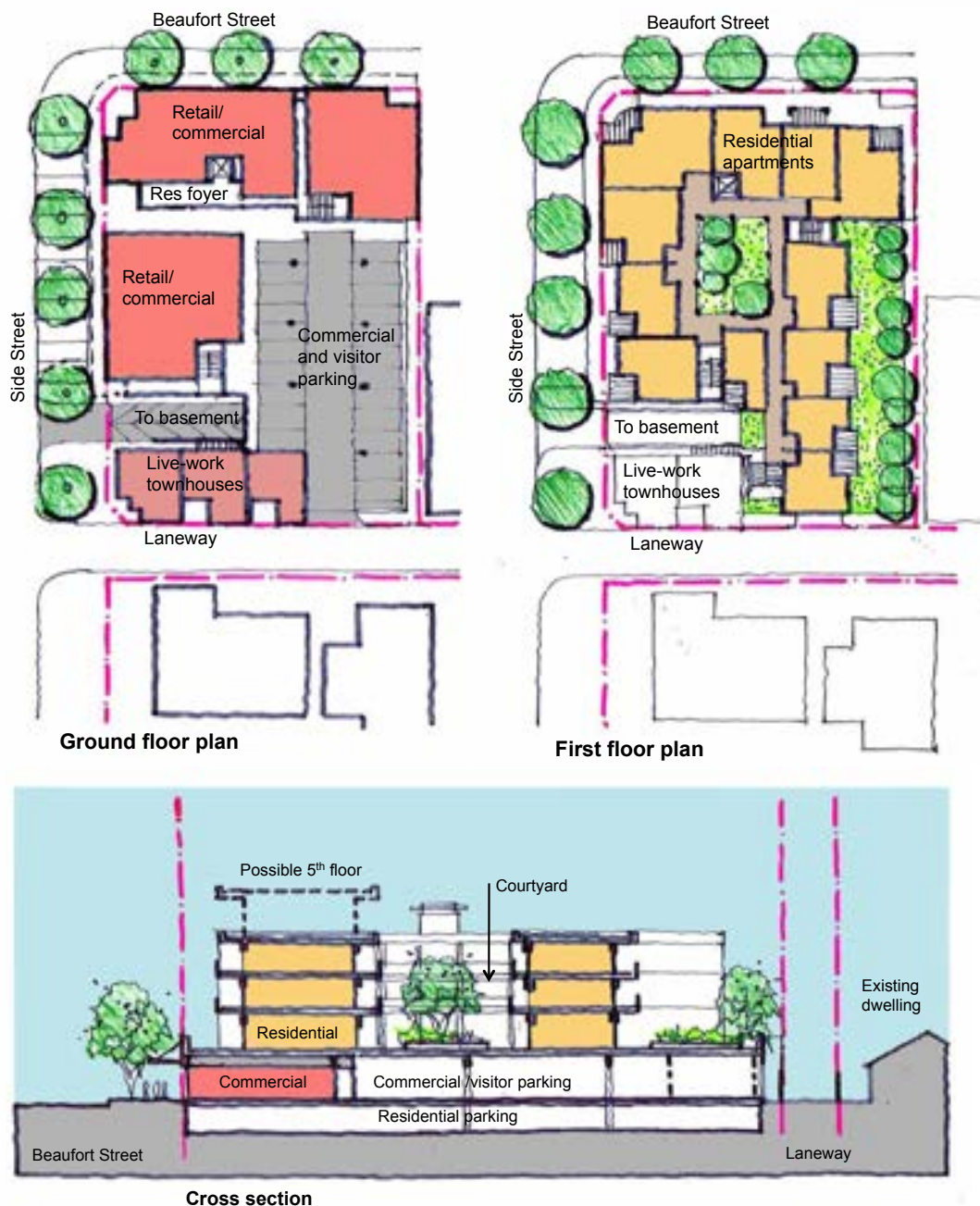


4.3.2. Possible Fourth and Fifth Avenue Redevelopment

The Beaufort Street Strategy designed the redevelopment of the large property, which is in single ownership and located on the southern side of Beaufort Street. It occupies the whole of the end of the street block between Fourth and Fifth Avenues.

The 'programme' for this large site is for street-level businesses, with apartments above, and semi-basement car parking. Because the site surmounts a small hill, it is ideal for partial excavation for a relatively cost-effective semi-basement for at least some of the car parking. However, this large four to potentially five-storey development should not dominate the street, and be articulated to embody the character and rhythm of Beaufort Street. The Beaufort Street Strategy concluded that a site this big needs to be designed in distinct increments, divided into sections to appear as though they have been constructed by different developers at different times. The buildings also needed to defer to their lower-scale neighbours behind.

The plans following are for a corner increment of this large site, and show the well-articulated ground and upper level storeys. The building cross-section below shows how the building might accommodate semi-basement parking, with courtyard apartments atop the parking podium. The Beaufort Street front façade of this corner site can be detailed to read as two quite narrow buildings.





This view on the left is of a taller corner increment in an Art Deco style, while the view on the right shows how a taller corner building in a different style steps down 'courteously' to its lower-scale single-family residential neighbours across the rear lane.

4.3.3. **Multi-storey liner building**

The liner building is used to sleeve blank walls of large buildings such as multi-deck car parks, supermarkets or theatres. The liner building fronts the street and is typically 7-10m deep, and is usually single aspect. It would contain retail or commercial uses at ground floor level, and either office or residential above. As liner buildings can be quite long, it is important to visually break them up to appear as a series of buildings that are taller than they are wide. Typically each segment is no wider than 12-15m, to further enhance the fine-grained, small-scale rhythm of the older parts of Beaufort Street.

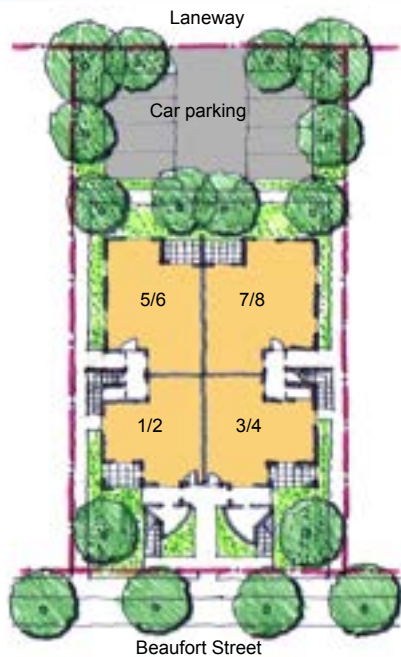


4.4. RESIDENTIAL BUILDING TYPES AND EXAMPLES

Six residential building types are included as examples of infill housing that will maintain the character of Beaufort Street whilst providing development options for different sized sites.

4.4.1. Mansion Apartments on vacant site

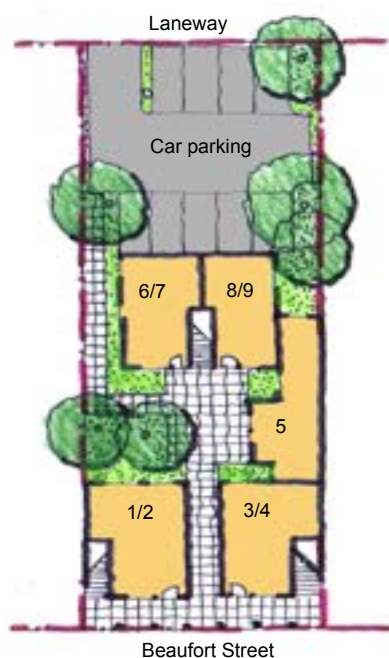
This two-storey complex suited to a typical 20m wide lot contains 8 apartments and 8 at-grade car spaces, accessed off the rear lane. The front façade is detailed as a grand 2 storey mansion in a Federation Style or Brick Decorated Style.



Front elevation

4.4.2. Small Courtyard Apartment Complex on 18-20m wide lot on vacant site

This is a variation on a mansion house, whereby a courtyard is introduced between a front and rear building. The side boundary dwelling is limited to a single storey where a double storey on the boundary would cause negative impacts on the neighbour. Nine apartments are shown.



Front elevation



Perspective sketch illustrating small-scale apartment housing types next to each other in the streetscape

4.4.3. Three Storey Art Deco Courtyard Apartments on vacant site

The example shows how a 3 storey residential building on a typical 20m x 50m Beaufort Street lot can be focused around a small internal courtyard containing a central walkway and a stair to serve all upper level units. This maximises the privacy of all units. There are 4 units per floor for a total of 12 units. Parking is provided at grade off the rear lane.



4.4.4. Three storey walk-up apartments on vacant site



Many of the residential lots are about 20m wide. The example illustrates 2 different Art Deco-style approaches to a 3 storey apartment complex on a 20m x 50m lot, where adjacent conditions will allow 3 storeys up to the boundary. Basement, semi-basement or rear tuck-under parking would be required. The yield would be dependent on the amount of parking to be provided, and the nature of abutting residential development.



4.4.5. Double Block Courtyard Housing on vacant site

This small courtyard housing example (courtesy of the *Stirling Highway Analysis, Mackay Urban Design, 2013 for Claremont City Council*) shows a 2 and 3 storey building complex articulated by generous courtyard spaces. This example has basement parking accessed off a rear lane.



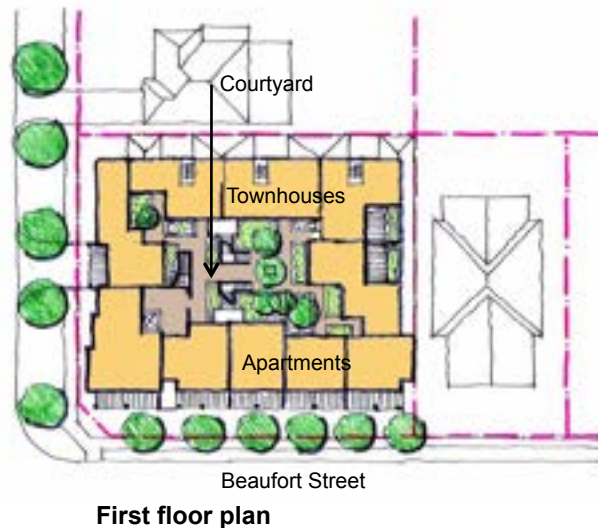
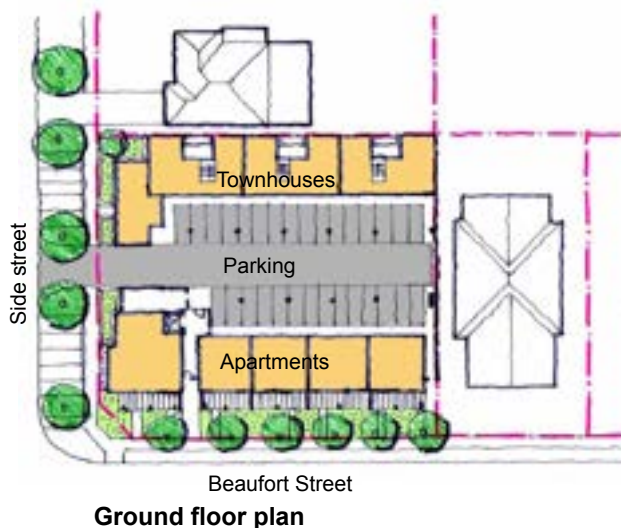
Indicative cross section



Indicative site plan

4.4.6. Larger scale courtyard housing on vacant site

This larger 3 storey building is detailed with strong vertical articulation in the 'Brick Decorated' style. Parking is on the ground level, behind the single-aspect ground floor frontage, and is roofed, providing space for a courtyard garden on the first floor. Apartments may be either single storey or contain a mix of upper level double storey townhouses, as shown here along the Beaufort Street frontage.



These plans show the ground floor layout with parking accessed from the side street and then sleeved by ground floor residential uses. Along Beaufort Street, these units could be specifically configured as home-based business dwellings. The second level incorporates a courtyard atop the parking, providing outlook for the units on levels 2 and 3.

5.0 CONCLUSION

The Local Development Plan represents the design expectations of the City of Stirling for Beaufort Street following an extensive and inclusive planning process with the local community.

The provisions of the Local Development Plan have been developed to revitalise Beaufort Street whilst protecting the character and stability of existing adjacent neighbourhoods of Mount Lawley and Inglewood. This will be achieved through a mid-rise development form that is moderate in scale and reflects existing building characters, while also achieving increased mixed-use and residential development intensity for the Corridor to meet both State and City of Stirling policies.

Implementation of the Local Development Plan will be through individual site proposals which should respect the community's aspirations for a 'Sense of Place' through redevelopment to a style which fits in with and evolves from the local character of Beaufort Street.

