

CITY OF SUBIACO

PLANNING POLICY No. 4.11

Hollywood Precinct Policy

ADOPTION DATE: 27 May 2014
AUTHORITY: TOWN PLANNING SCHEME NO. 4.
RESIDENTIAL DESIGN CODES (2013)

Statutory background

This policy is made pursuant to clause 78 and clause 37(2) of *City of Subiaco Town Planning Scheme No. 4* (Scheme). Where relevant to an application for planning approval, clause 27(4)(b) of the Scheme requires council to have regard to this policy in exercising its discretion to determine the application.

Clause 7.3.1(a) of the *Residential Design Codes* (Codes) provides that local planning policies may vary or replace the deemed-to-comply requirements of certain design elements of the Codes.

This policy is to be used in conjunction with the Scheme, Parts 5 and 6 of the Codes and any other relevant council policies relating to residential land. Should there be any inconsistencies between the provisions of this policy and:

- (1) the Scheme, the provisions of the Scheme prevail;
- (2) the Codes, the provisions of the Codes prevail;
- (3) the Conservation Area policy, the Conservation Area policy will prevail; and
- (4) other general council policies, the provisions of this policy prevail.

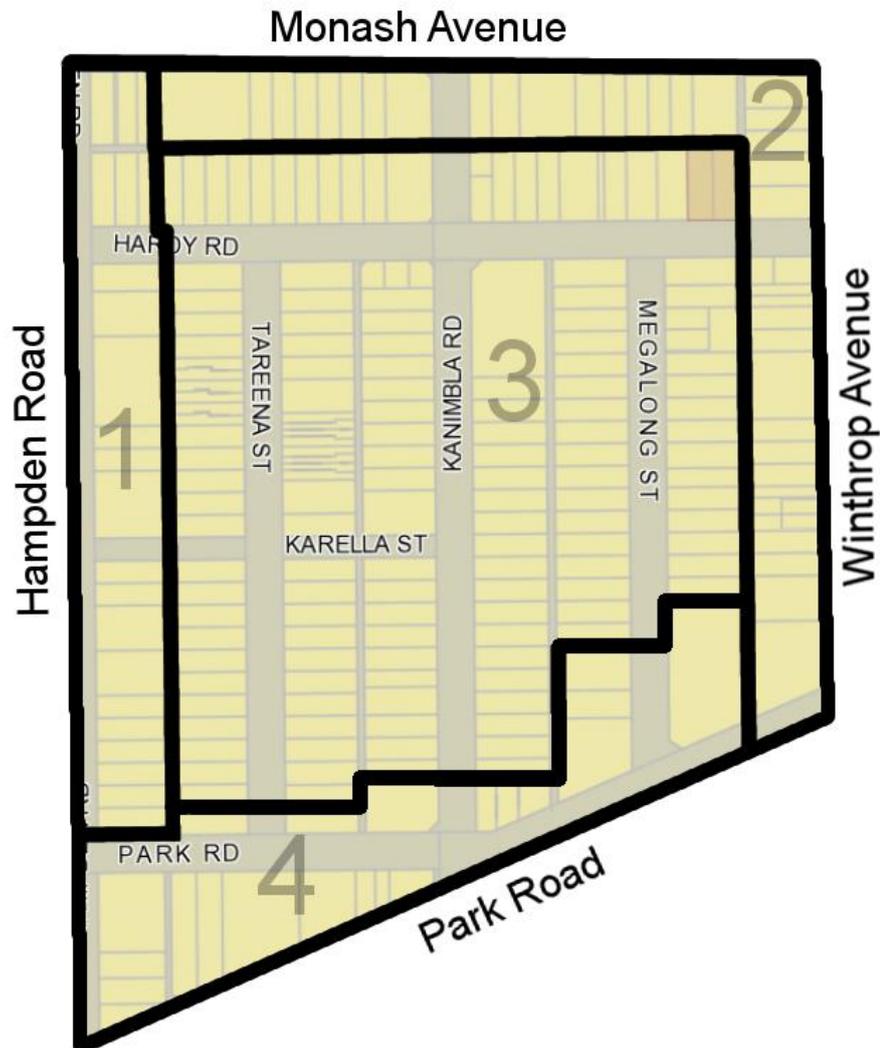
There are four sub-precincts within the Hollywood Precinct, as shown in figure one, where some specific requirements will apply under this policy. Where there is an inconsistency between the general precinct guidelines and the sub-precinct guidelines, the provisions of the sub-precinct guidelines shall prevail.

Purpose

This policy has been adopted for the purpose of preserving and enhancing the established neighbourhood character and amenity of the Hollywood Precinct while still allowing for new development to occur that meets the changing needs of the community. This policy applies to the Hollywood Precinct as identified in the City of Subiaco Town Planning Scheme No. 4 and as shown in figure one.

The Precinct comprises the land bound by Hampden Road to the west, Monash Ave to the north, Winthrop Avenue to the east and Park Road and the 'Public Purposes - University' reserve of the University of Western Australia (UWA) residential colleges to the south. Within the Precinct there are four identifiable sub-precincts that are distinct in character. The Hollywood Precinct and its sub-precincts are shown in figure one (below).

Figure 1: Hollywood Precinct Sub-precinct Boundaries



The sub-precincts within Hollywood each exhibit a cohesive established neighbourhood character which require development guidelines in order to retain and enhance this character. To assist in achieving the above purpose, this policy:

- (1) Provides a comprehensive basis for the control of development within the Hollywood Precinct; and
- (2) Where applicable to residential development in sub-precincts two and three:
 - (i) identifies matters which will be considered when applying the design principles in certain design elements of the Codes;
 - (ii) replaces the deemed-to-comply requirements and/or provides additional deemed-to-comply requirements in relation to certain design elements of the Codes as summarised in Table 1 below.

Table 1- Summary of Sub-precinct Requirements

Sub-precinct	Design Element	Matters for Consideration in Applying Design Principles Provided	Deemed to Comply Requirements Replaced	Additional Deemed to Comply Requirements Provided
Sub-precinct Two	5.1.2 Street Setback	P2.1	C2.1 C2.2 Note - C2.3 and C2.4 have not been replaced and still apply	No
	5.2.4 Street Walls and Fences	P4	C4	No
	6.1.3 Street Setback	P3	C3.1 C3.2	No
	6.2.2 Street Walls and Fences	P2	C2	No
Sub-precinct Three	5.1.2 Street Setback	P2.1 P2.2	C2.1 C2.2	Yes
	5.2.1 Setback of Garages and Carports	P1	C1.1 C1.2 C1.4 C1.5 Note - C1.3 has not been replaced and is still applicable	No
	5.2.4 Street Walls and Fences	P4	No	Yes
	5.3.3 Parking	P3.1 P3.2 P3.3	No	No
	5.3.5 Vehicle Access	P5	No	No

Where matters are identified for consideration when applying design principles of the Codes, these are not exhaustive and council may consider any other matter that is relevant to the application of the design principle to a particular development application.

Precinct Description

The Hollywood Precinct is a predominantly residential area that also includes the Neighbourhood Centre located on Hampden Road. Its character has been shaped by its close proximity to the Queen Elizabeth II Medical Centre (QEII) to the north and UWA to the south.

Original residential development occurred in the area during the inter-war period in the form of single storey brick and tile homes and some 'flats' along Winthrop Avenue. Initial development was based on a very consistent pattern of small lots of approximately 480 square metres, front setbacks up to six metres and rear laneways.

Since that time, Hollywood has become popular as a residential area for staff and student populations of UWA and QEII. Medium density infill development has occurred on selected sites throughout the Precinct but particularly along Park Road and Winthrop and Monash Avenues.

Four identifiable categories of development can now be observed within the Hollywood Precinct:

1. The Neighbourhood Mixed Use Centre of Hampden Road;
2. The medium density residential development that has occurred along Winthrop and Monash Avenues. These two roads feature high traffic volumes and single, grouped and multiple dwellings dating from various eras;
3. The residential streets in the centre of the Precinct that include Tareena and Megalong Streets and Kanimbla and Hardy Roads. Although some infill development has occurred, this area features a collection of bungalows from the inter-war period set amongst a network of attractive tree lined streets and laneways that provide rear lot access; and
4. The area south and immediately north of Park Road and the R50 coded area to the south of Megalong Street. This sub-precinct is located adjacent to the residential colleges of UWA and features predominantly grouped but some single and multiple dwellings.

POLICY

1.0 Objectives

The objectives of this policy are as follows:

- a) To encourage housing diversity within the area, including the provision of ancillary accommodation;
- b) To consolidate Hampden Road as a Mixed Use Neighbourhood Centre, thereby reinforcing the precinct as an urban residential 'village';
- c) To encourage the provision of affordable accommodation to meet the needs of students and hospital workers;
- d) To enhance the residential and pedestrian amenity of the Precinct;
- e) To encourage the conservation and enhancement of the original housing stock of the area, particularly where properties are listed on the City of Subiaco Town Planning Scheme Register of Places of Cultural Heritage Significance;
- f) To discourage the access of car parking areas, garages and carports from the primary street where alternative access is available; and
- g) To minimise the impact of car parking structures on the established neighbourhood character of the Precinct.

2.0 Interpretation

2.1 Definitions

The following terms are defined as follows for the purposes of this policy:

Bulk: Refers to the overall physical mass of a building as viewed from the street. The design elements that most notably contribute to bulk with respect to the streetscape are height and street setbacks.

Established Neighbourhood Character:

Means the dominant visual characteristics of the surrounding area formed by the interrelationship of built form, vegetation and formed topographic characteristics in both the private and public domains within that area. The elements of the built form that contribute to established neighbourhood character are orientation of buildings, window and door proportions, side setbacks as viewed from the street, roof form and bulk. These elements do not include colours and finishes.

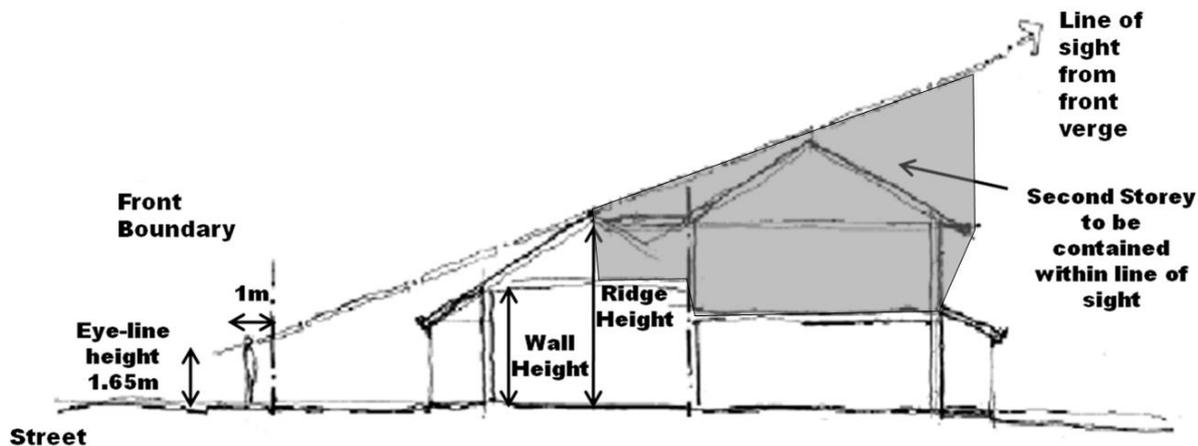
Identified Heritage Significance

Means those properties:

- Listed on the State Register of Heritage Places;
- Listed on the City of Subiaco Town Planning Scheme Register of Places of Cultural Heritage Significance;
- Contributory places located within a Conservation Area designated under clause 59 of the Town Planning Scheme;
- Adopted on the city's Local Government Inventory; and
- Identified as having cultural significance on the city's draft 2002 Local Government Inventory as a Level 1 or 2 property.

Line of Sight:

Line of sight is calculated 1 metre from outside the property boundary with an 'eye line' height of 1.65 metres as illustrated by the following figure:



Note: the line of sight for each property will vary depending on the wall height, roof pitch and overall height of the dwelling. Illustrations depicting typical architectural dwelling styles located within the city with the upper floor setback within the line of sight are included in a separate information sheet available from the city.

Predominant:

Where there is, in the surrounding area, an existing pattern of a design element or feature, nominally greater than 50%.

Prevailing Street Setback:

The setback calculated by averaging the street setback of properties within the surrounding area.

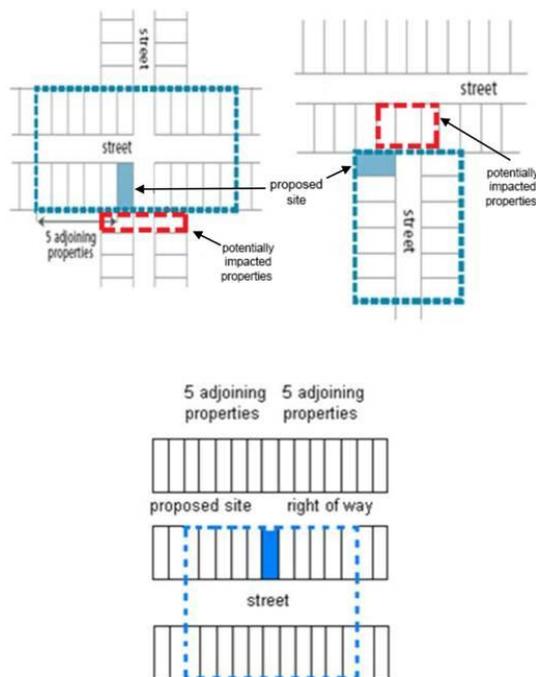
Main Building

Line: The point at which the wall of the main building is closest to the front lot boundary, but does not include walls of minor incursions such as verandahs, porticos, porches and the like.

Scale: The interrelationship of the height and street setbacks as viewed from the street of all buildings within the surrounding area.

Surrounding Area: Means the five properties on either side of the proposed development on both sides of the street (excluding laneways/right of ways) that the dwelling is orientated towards (refer to illustrations below).

In instances where there are less than 5 properties on either side of the proposed development, the surrounding area will be determined on a case by case basis having due regard to the total number of properties on either side of the proposed development on both sides of the street, in the opinion of the Manager Planning Services.



All other terms, words and expression used in this policy have the same meaning as they have in the Scheme or Codes.

2.2 Architectural Styles

This policy refers to the Californian Bungalow dwelling style. This architectural dwelling style is described and illustrated in a separate information sheet available from the city.

3.0 Structure of Provisions

There are four identifiable sub-precincts within the Hollywood Precinct that relate to the local character of each area. Specific development requirements apply to each sub-precinct to guide development in each area. Guidelines for each sub-precinct are outlined in Parts 4, 5, 6 and 7 of this policy, respectively.

Where relevant, guidelines address:

- (1) matters which council will take into consideration in determining whether the relevant design principles of the Codes are satisfied; and
- (2) replacement of and/or additional deemed-to-comply requirements of certain design elements of the Codes.

4.0 Sub-precinct One

Development in sub-precinct one is to be in accordance with the provisions of the Scheme, Codes and all relevant policies.

5.0 Sub-precinct Two

In addition to the provisions of the Scheme, Codes and all relevant policies, development in sub-precinct two is to be in accordance with the standards outlined in Part 5 of this policy. Where a matter is not dealt with by this policy the requirements are as per the Codes.

5.1 Street Setback (Context - Design Elements 5.1.2 and 6.1.3 of the Codes)

5.1.1 Matters for Consideration in Applying Design Principles P2.1 of Design Element 5.1.2 and P3 of Design Element 6.1.3

With respect of the application of P2.1 of Element 5.1.2 and P3 of Element 6.1.3 of the Codes, Council will have regard to the prevailing street setback for both the primary and secondary street (if any).

5.1.2 Deemed-to-Comply Requirements

5.1.2C2.1 to C2.2 and 6.1.3C3.1 to C3.2 of the Codes are replaced with the following:

C2.1 The ground floor of buildings setback from the primary street:

- i. at a distance not less than the 'prevailing street setback'; or
- ii. in instances where the setback of surrounding development is greatly varied, in accordance with the setback of the houses on either side of the subject property. Where the setback of the two adjoining houses varies, the setback is to be mid-way between those of the adjoining houses.

C2.2 The ground floors of buildings setback a distance of 2 metres from the secondary street.

5.2 Street Walls and Fences (Streetscape - Design Elements 5.2.4 and 6.2.2 of the Codes)

5.2.1 Matters for Consideration in Applying Design Principles P4 of Design Element 5.2.4 and P2 of Design Element 6.2.2

With respect of the application of P4 of Element 5.2.4 and P2 of Element 6.2.2, Council will have regard to the volume of traffic on Winthrop and Monash Avenues and the possible noise attenuation and privacy benefits of fencing.

5.2.2 Deemed-to-Comply Requirements

5.2.4C4 and 6.2.2C2 are replaced with the following:

- C4.1 Solid fencing to a maximum height of 1.8 metres above natural ground level, measured from the primary street side of the front fence; and
- C4.2 The maximum height of piers with decorative capping to be 2 metres above natural ground level, measured from the primary street side of the front fence; and
- C4.3 Gatehouses and porticos included in the design of the front fence are to be as follows:
 - i. Built to a maximum width of no more than 20% of the width of the lot; and
 - ii. No more than 2.4 metres in wall height and 3.5 metres in overall height; and
 - iii. The roofing material used is to be non-reflective; and
 - iv. Lighting on the exterior of the portico or gatehouse is to be provided; and
 - v. The gate is to have a visually permeable panel for viewing purposes.

6.0 Sub-precinct Three

In addition to the provisions of the Scheme, Codes and all relevant policies, development in sub-precinct three is to be in accordance with the standards outlined in Part 6 of this policy. Where a matter is not dealt with by this policy the requirements are as per the Codes.

6.1 Street Setback (Context - Design Element 5.1.2 of the Codes)

6.1.1 Matters for Consideration in Applying Design Principles P2.1 and P2.2

With respect of the application of P2.1, Council will have regard to the prevailing street setback for both the primary and secondary street (if any).

With respect to the application of P2.2, Council will have regard to the following matters:

Upper Level of a Building

- a) the established neighbourhood character, particularly with respect to scale in terms of height and building bulk;
- b) whether the proposed development is consistent with the scale of development, in terms of height and building bulk, of the surrounding area; and
- c) the visual impact of the upper floor as viewed from the street.

Roof Form and Pitch

- a) the predominant roof form within the surrounding area;
- b) the impact of the proposed roof form as viewed from the street on the established neighbourhood character;

- c) whether the proposed roof form as viewed from the street is consistent with the predominant roof form within the surrounding area; and
- d) where pitched roof forms are the predominant roof form, the predominant roof pitch of the surrounding area.

Design of Carports and Garages

- a) any identified heritage significance of the existing dwelling;
- b) the predominant architectural style, if any, within the surrounding area; and
- c) the impact of the proposed carport or garage on the dwelling as viewed from the street, particularly with respect to its visual dominance.

Materials

- a) the extent to which materials and finishes harmonise with the established neighbourhood character, particularly the sub-precinct's stock of dwellings from the inter-war period, including Californian Bungalows.

6.1.2 Deemed-to-Comply Requirements

5.1.2C2.1 to C2.2 of the Codes are replaced with the following:

- C2.1 The ground floor of buildings setback from the primary street:
- i. at a distance not less than the 'prevailing street setback'; or
 - ii. in instances where the setback of surrounding development is greatly varied, in accordance with the setback of the houses on either side of the subject property. Where the setback of the two adjoining houses varies, the setback is to be mid-way between those of the adjoining houses.

- C2.2 The ground floors of buildings setback from the secondary street in accordance with Table 1 of the Codes.

In addition to the above and 5.1.2C2.3 and 5.1.2C2.4 the following shall apply:

- C2.5 The upper floors of the primary dwelling on a lot are to be setback from the primary street ground floor facade as follows:
- i. So as to be located within the middle third of the lot; or
 - ii. So as to be contained within the line of sight. (Refer to section 3.1 of this policy for line of sight definition and illustration); or
 - iii. So as to be wholly contained within the roof space.

- C2.6 Where applicable, the upper floor of all development is to be setback from the secondary street facade a minimum of 1.5 metres from the ground floor secondary street facade.

- C2.7 Where pitched roofs are the predominant roof form within the surrounding area, the roof pitch of new development as viewed from the street is to be pitched between 25 to 30 degrees.

C2.8 Where pitched roofs are not the predominant roof form within the surrounding area alternative roof forms (skillion, flat, curved) are permitted.

C2.9 Garages located adjacent to or within 1 metre of the main building line and carports within the front setback area which are:

- i. Designed in a minimal fashion to the minimum dimensions and standards of the relevant Australian Standard; and
- ii. Designed in a manner that allows the visual presence of the existing house to remain the dominant visual feature when viewed from the street; and
- iii. Lightly framed and roofed, allowing views through it to the house to which it relates.

Note: Design Elements 5.1.2C2.3 and C2.4 have not been replaced and are still applicable.

6.2 Setback of Garages and Carports (Streetscape - Design Element 5.2.1 of the Codes)

6.2.1 Matters for Consideration in applying Design Principle P1

With respect of the application of P1, Council will have regard to the following matters:

- a) Existing site constraints as follows:
 - i. Any existing vehicular access points to the site;
 - ii. The location of any existing development on the site;
 - iii. The front setback distance; and
 - iv. The topography of the site.
- b) The architectural style and development period of any existing development on the lot and surrounding area; and
- c) The impact of the proposed structure on the dwelling and/or the established character.

6.2.2 Deemed-to-Comply Requirements

5.2.1 C1.1, 1.2, 1.4 and 1.5 are replaced with the following:

C1.1 Having regard to access and site constraints, garages and carports are to be located:

- i. At the rear of the property behind the dwelling, or
- ii. 0.5m behind the main building line adjacent to the primary or secondary street.

C1.2 Where vehicular access to garages and/or carports is permitted from the primary or secondary street under the provisions of the Codes:

- i. The garage or carport is to be located 0.5m behind the main building line adjacent to the primary or secondary street;
- ii. Carports only permitted in the primary street setback area where 50% more of dwellings within the surrounding area have carports within the primary setback area; and

- iii. Carports located within the primary or secondary street setback area, provided that the width of the carport does not exceed 50% of the frontage of the building line and the construction allows an unobstructed view between the dwelling and the street, right of way or equivalent.

Note: Design Element 5.2.1 C1.3 has not been replaced and is still applicable.

6.3 Street Walls and Fences (Streetscape - Design Element 5.2.4 of the Codes)

6.3.1 Matters for Consideration in applying Design Principle P4

With respect to the application of P4, Council will have regard to the following matters:

- a) the architectural style and development period of the dwelling to which the fence relates;
- b) the extent to which the proposed fence complements the style of the existing dwelling; and
- c) the extent to which the proposed fence allows clear public views of the dwelling on the lot from the street.

6.3.2 Deemed-to-Comply Requirements

In addition to 5.2.4C4 of the Codes, the following will apply:

C4.1 Street walls and fences that abut a secondary street and which screen an outdoor living area behind the primary street setback line are to comply with the following:

- i. The maximum height of the wall may be 1.8 metres above natural ground level, measured from the secondary street side of the side fence; and
- ii. The maximum height of piers with decorative capping to be 2 metres above natural ground level, measured from the secondary street side of the side fence.

C4.2 Street walls and fences that abut a secondary street and which do not screen an outdoor living area are to meet the relevant standards for a front fence contained in 5.2.4C4 of the Codes.

C4.3 Gatehouses and porticos are not permitted within the primary street setback area.

6.4 Parking (Site Planning and Design - Design Element 5.3.3 of the Codes)

6.4.1 Matters for Consideration in applying Design Principles P3.1 to P3.3

With respect of the application of P3.1 to 3.3, Council will have regard to the following matters:

- a) Existing site constraints such as
 - i. The location of existing development on the site; and

- ii. The topography of the site; and
- b) How the addition of a covered parking structure would impact on other design elements such as outdoor living area and open space.

6.5 Vehicular Access (Site Planning and Design - Design Element 5.3.5 of the Codes)

6.5.1 Matters for Consideration in applying Design Principle P5

With respect of the application of P5, Council will have regard to the following matters:

- a) Whether the site has alternative access to the primary street (secondary street or right-of-way);
- b) Whether the property abuts a right-of-way of sufficient width to enable sufficient manoeuvring space for vehicular access located at the rear of the property;
- c) Whether the property abuts a secondary street from which a crossover already exists or could be constructed;
- d) Whether adequate space is available on the site to enable manoeuvring into car parking spaces or structures (garage or carport) located from a right-of-way;
- e) The orientation of the subject lot and whether parking structures can be located in an area where an energy efficient outcome can be achieved;
- f) Whether the subject property abuts a right-of-way over which it has a legal right-of-carriageway; and
- g) Existing site constraints, including:
 - i. the location of existing development on site, including ancillary accommodation;
 - ii. the amount of open space available at the rear of the site;
 - iii. the impact that parking access from the rear and any associated car parking areas or structures in this location would have on open space and/or outdoor living area/s;
 - iv. the topography of the site; and
 - v. the front setback distance.

7.0 Sub-precinct Four

Development in sub-precinct four is to be in accordance with the provisions of the Scheme, Codes and all relevant policies.