

4.5 PRIVATE INSTITUTION DESIGN GUIDELINES

Introduction

Where this Policy is inconsistent with the provisions of a specific Policy or Guidelines applying to a particular site or area (e.g. Inglewood Town Centre Design Guidelines), the provisions of that specific Policy or Guidelines shall prevail.

Objectives

- To ensure that development does not adversely affect the amenity of surrounding properties;
- To encourage development that is sympathetic to the scale and bulk of surrounding properties;
- To ensure that the efficiency of the local transport network is not encumbered by development;
- To support the provision of viable and high quality retirement and aged care developments; and
- To ensure that development is well integrated with the surrounding community.

Applications Subject of this Policy

This Policy applies to all developments within the Private Institution zone.

Acceptable Development Provisions

Land Uses

All applications for development shall be accompanied by a Local Development Plan for the site, as per Clause 5.12 of Local Planning Scheme No.3, with the exception of:

- Single storey proposals;
- Additions to existing buildings less than 10% of the subject lot area; and
- Family Day Care and Rural Pursuit.

Note: The Planning and Development (Local Planning Schemes) Regulations 2015 require the agreement of the Western Australian Planning Commission for the preparation of a Local Development Plan.

Built Form

Orientation

The portion of the development fronting the street shall be orientated towards the street (e.g. entrances, windows and balconies facing the street) to soften the 'institutional' feel of developments and achieve greater consistency with surrounding developments.



Figure 1: Appropriate articulation of building orientated towards the street, with windows, balconies and an easily identifiable entrance

Building Height

- Development shall be restricted to two (2) storeys (6.0 metres wall height) above natural ground level within 10 metres of any residential lot or street boundaries in areas coded R50 or below and a maximum of four (4) storeys (12.0 metres wall height) above natural ground level on the remainder of the site;
- Where buildings over two (2) storeys above natural ground level are proposed, an application shall include justification which addresses the impact of the proposal having regard to matters such as amenity, overshadowing, wind impacts and building design, siting, bulk, materials, scale and colour;
- Where buildings over 6.0 metres in height are proposed:
 - a) An application requiring the approval of the Council under Clause 8.1 of the Scheme shall include information which addresses the impact of the proposal having regard to matters such as amenity, overshadowing, wind impacts and building design, siting, bulk, scale and colour.
 - b) Before the determination of an application requiring the approval of the Council under Clause 8.1 of the Scheme, the Council shall cause the provision of Clause 9.4 (advertising for public comment) of the Scheme to be invoked in respect of the application.

Note: The calculation of building heights shall be in accordance with Local Planning Policy 2.6 Residential Building Heights.

Setbacks

Front

Subject to the following, front setbacks shall be 6.0 metres:

- Where adjacent sites have a lesser front setback, the setback requirement may match that of the adjacent site.

Side and Rear

- Where adjacent to residential properties all side and rear setbacks of all development shall be calculated in accordance with the Residential Design Codes of WA;
- Where adjoining non residential uses, setbacks of all development shall match those of adjacent and/or adjoining lots; and
- Where adjacent and/or adjoining Public Open Space, the applicant shall demonstrate adequate passive surveillance of and pedestrian access to Public Open Space.

On-Site Open Space and Amenities

- Retirement complex developments shall address landscaping, the provision of on-site amenities such as recreational and entertainment areas for residents and visitors, and facilities such as meeting rooms and club houses within required Local Development Plans.

Streetscape Relationship

Uses

New uses shall not cause a detrimental impact on the amenity of the surrounding lots in terms of traffic and parking impacts, noise, dust, vibration, odour and the like.

Levels

- The levels of sites shall generally match the levels of adjoining sites; and
- No more than 500mm of fill shall be permitted unless acceptable justification is provided.

Fencing

- Fencing shall be in accordance with the provisions of the City's Streetscapes local planning policy and shall be compatible with that of surrounding properties; and
- Fencing abutting Public Open Space reserves shall promote passive surveillance from the site to the reserve.

Access & Parking

Parking

- Parking bays for cars and other vehicles shall be provided for in accordance with the City's Parking Policy.
- Applicants for retirement complex developments shall liaise with the City on the provision of long-term storage of recreational vehicles such as caravans and campervans in required Local Development Plans to the satisfaction of the City; and
- Service and delivery vehicle loading areas shall be located away from dwellings and out of view of the street.

Traffic Management Plan

As required by the City's Parking Policy, applications for developments shall be accompanied by a Brief Transport Statement, or by a Full Transport Statement, as the case may be.

Note: for full details on submission requirements please refer to the Transport Assessment Guidelines for Developments from Department of Planning.

Emergency Vehicle and Service Access

Applicants are required to demonstrate sufficient access and manoeuvring space for emergency vehicles (such as ambulances and fire engines) and service vehicles (delivery and pickup).

Other Considerations

Sustainability Design Standards

In order to optimise the sustainability of buildings, applicants are required to provide the following features in new buildings:

- Low flow triple dripper or coarse sprays and timer connection; and
- High efficiency lighting.

Variations

Variations to this policy will be assessed against the objectives of this Policy.

OFFICE USE ONLY:

Local Planning Scheme No.3 – Local Planning Policy History:

Action	Resolution Number	Effective Date
Adopted	0511/010	24 May 2011
Modified	0316/038	26 Apr 2016