

Bedford North Design Guidelines Policy

Responsible Division	Community and Development
Responsible Business Unit/s	Development and Place
Responsible Officer	Manager Development and Place
Affected Business Unit/s	Development and Place

Purpose

The purpose of this policy is to guide development in the identified areas to achieve consistent, site-responsive built form in order to maintain local character and amenity.

Implementation

This Policy is to apply on gazettal of Amendment No. 96 to City of Bayswater Town Planning Scheme No.24 and implementation of State Planning Policy 7.3 Residential Design Codes Volume 1 Part C.

Objectives

The objectives are:

1. To ensure building envelopes minimise potential undue amenity impacts on neighbouring properties, without overly impacting the realisation of development yields in accordance with the density.
2. To ensure street setback areas are primarily habitable spaces for people, as opposed to being dominated by driveways and car parking.
3. To create suitably sized and landscaped street setback areas to beautify the streetscape, increase tree canopy cover, promote biodiversity and encourage outdoor living.
4. To ensure that development encourages activation, vibrancy and casual surveillance of the street and public open space areas.
5. To encourage good design that will assist in the transition of Walter Road West and Grand Promenade in becoming more attractive, active and pedestrian focused streets overtime.
6. To protect residents from amenity and safety impacts associated with busy roads, being Walter Road West and Grand Promenade.
7. To create suitably sized and landscaped rear setback areas to promote biodiversity, increase tree canopy cover, ensure building separation between neighbouring properties, and encourage outdoor living.

Introduction

The purpose of the design guidelines are to ensure new development responds to the desired character for built form in the Bedford North area, as established in the Bedford North Urban Design Study, which was adopted by Council as a planning guidance document for the Bedford North area.

Scope

This policy applies to all precincts identified in the plan below.



Requirements

The following requirements of this policy shall prevail where they are inconsistent with the Residential Design Codes Deemed to Comply requirements.

Primary Street Setback Area

- A minimum primary street setback of 6m is required.
- Fully unenclosed porches and balconies may protrude a maximum of 3m into the primary street setback area, provided the equivalent amount of landscaping is provided as if they were not there.
- Driveways are to be limited to one per site and narrowed to a maximum width of 3.5m within the primary street setback area where appropriate, subject to engineering assessment with Australian Standards.

Primary Street Interaction

- Building frontages facing the primary street are to primarily consist of major openings, habitable rooms/spaces and/or primary living spaces.
- Garages, carports, carbays and visitor parking bays for new development, are to be located behind the main building line fronting the primary street, and screened where visible from the primary street.
- Fencing within the primary street setback area is limited to a maximum height of 1.6m and shall be a minimum 50% permeable, except along Walter Road West and Grand Promenade.
- Fencing within the primary street setback area along Walter Road West and Grand Promenade is to be visually permeable above 1.2m, subject to assessment with State Planning Policy 5.4 – Road and Rail Noise.

Rear Setback Area

- A minimum rear setback of 6m is required.
- At least 50% of the rear setback area is to be landscaped.

Other Setback Area

- Any 3 storey element is to be setback at least 4m from the boundary of a neighbouring lot of the same or lesser density code.

Public Open Space Interaction

- Parts of buildings facing public open space areas are to primarily consist of major openings and active habitable rooms and spaces. Glazing is not to be obscured, and openings should be interactive with the public open space.
- Fencing abutting public open space areas is to be visually permeable above 1.2m.
- Pedestrian access gates onto public open space areas are encouraged where possible.

Landscaping

- At least 50% of the primary street setback area is to be landscaped.
- Street setback areas fronting Walter Road West and Grand Promenade are to consist primarily of trees and landscaping to act as a landscaped buffer to the street.

Related legislation

This policy is adopted under all Local Planning Schemes in force within the City of Bayswater, in accordance with Schedule 2, Part 2, clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Relevant Delegations	TP-D01
Council Adoption	OCM 25 July 2023