

# Draft Master Plan Revisions

## Building Heights Discussion

Curtin Residents Association  
Meeting 6 May 2018

# Building Heights - guiding comments

Key messages from community engagement on the draft master plan included:

**retain the village character in the centre, in particular the low-scale building heights around the central courtyard.**

The Community Panel agreed:

**“to the Vision, Character Statement, Planning Principles and high level Strategies as outlined in the draft master plan”**

and to:

**“finalise the master plan and to not resolve design details of individual development proposals”**

# Building Heights - objectives

**Celebrate the centre core area as an attractive low scale urban village**

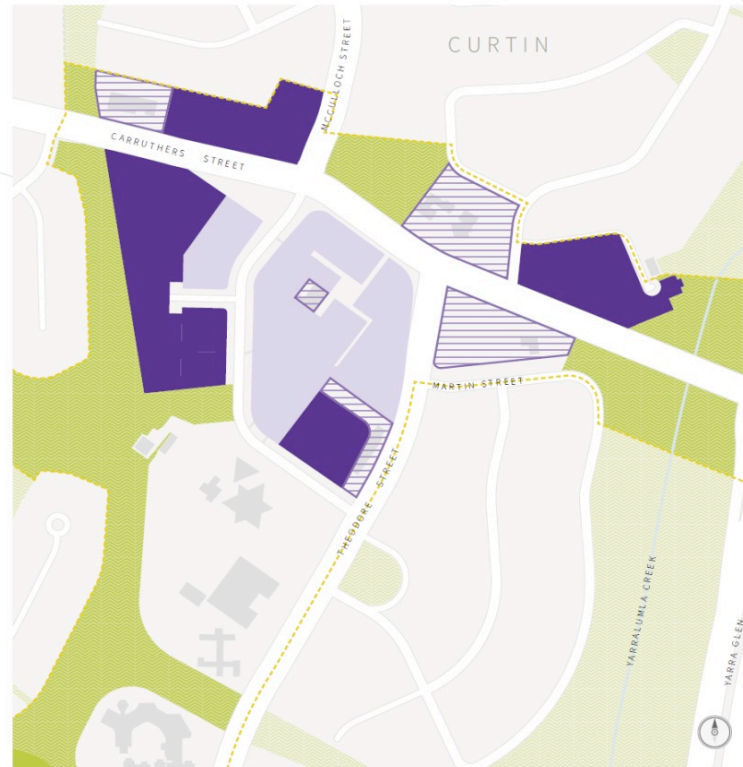
Buildings may be considered above two storeys and to a maximum of 18 metres (up to 5 storeys), where they:

**achieve a 'human scale' to the central courtyard by maintaining a single ground floor storey at the edges of the existing central courtyard and a minimum building setback of 3 metres above the ground floor level.**

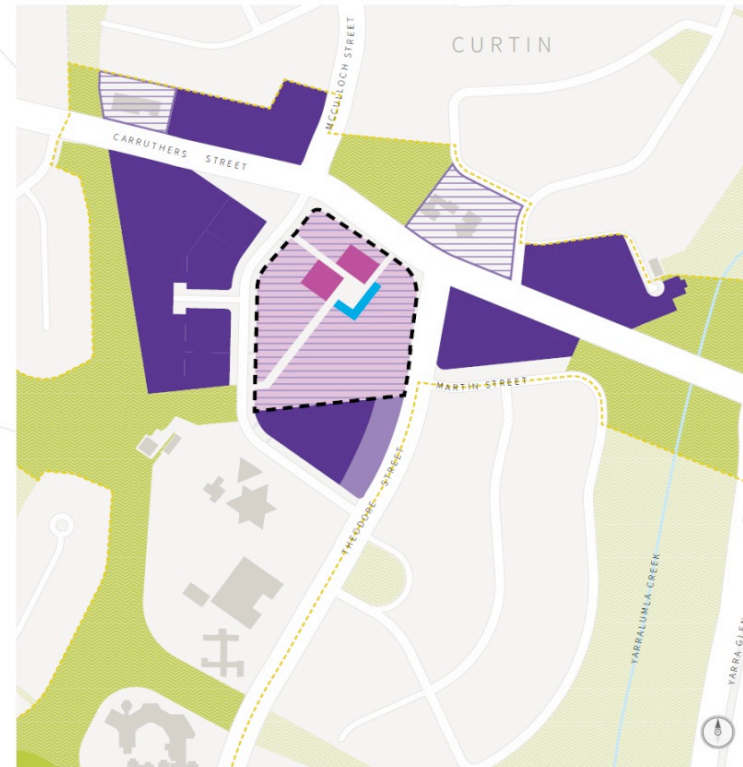
**It is important that new buildings respond to their local context and reflect the local character, including the future desired character.**

# Building Heights – revised proposal

DRAFT BUILDING HEIGHTS



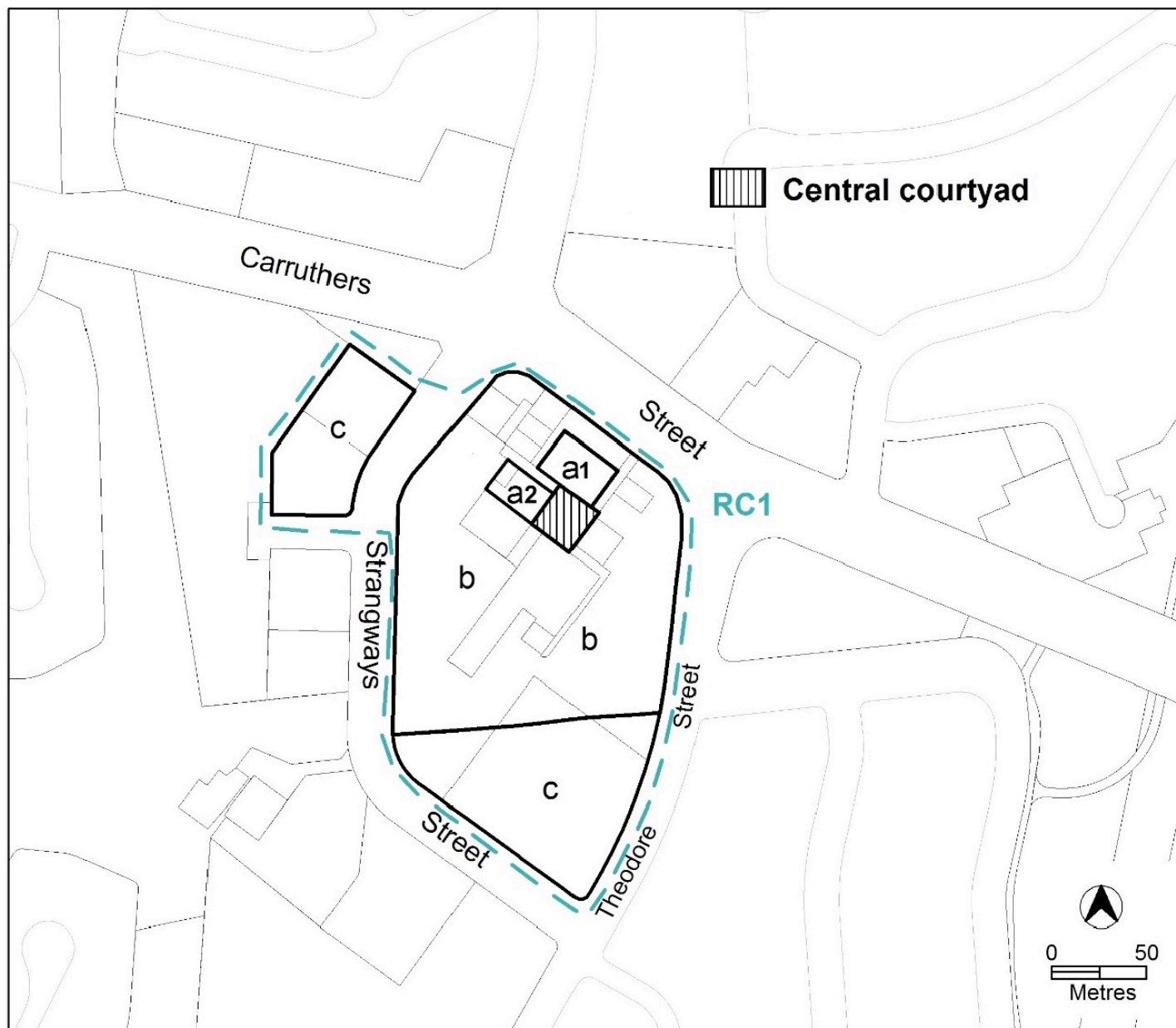
PROPOSED BUILDING HEIGHTS



## LEGEND

- Medium rise areas (21 metres and up to 6 storeys)
- Low to medium rise areas (up to 4 storeys)
- Low to medium rise areas (up to 3 storeys)
- Low rise areas (up to 2 storeys).  
Additional storeys may be considered within the existing Territory Plan.
- Low rise areas (9 metres and up to 2 storeys).  
18 metres and up to 5 storeys may be considered where they meet a set of criteria (refer to poster 5).
- Low rise areas (single storey and 5 metres)
- Low rise areas (single storey and 5 metres) with 3 metre minimum setback above ground floor level
- Retail Core Area

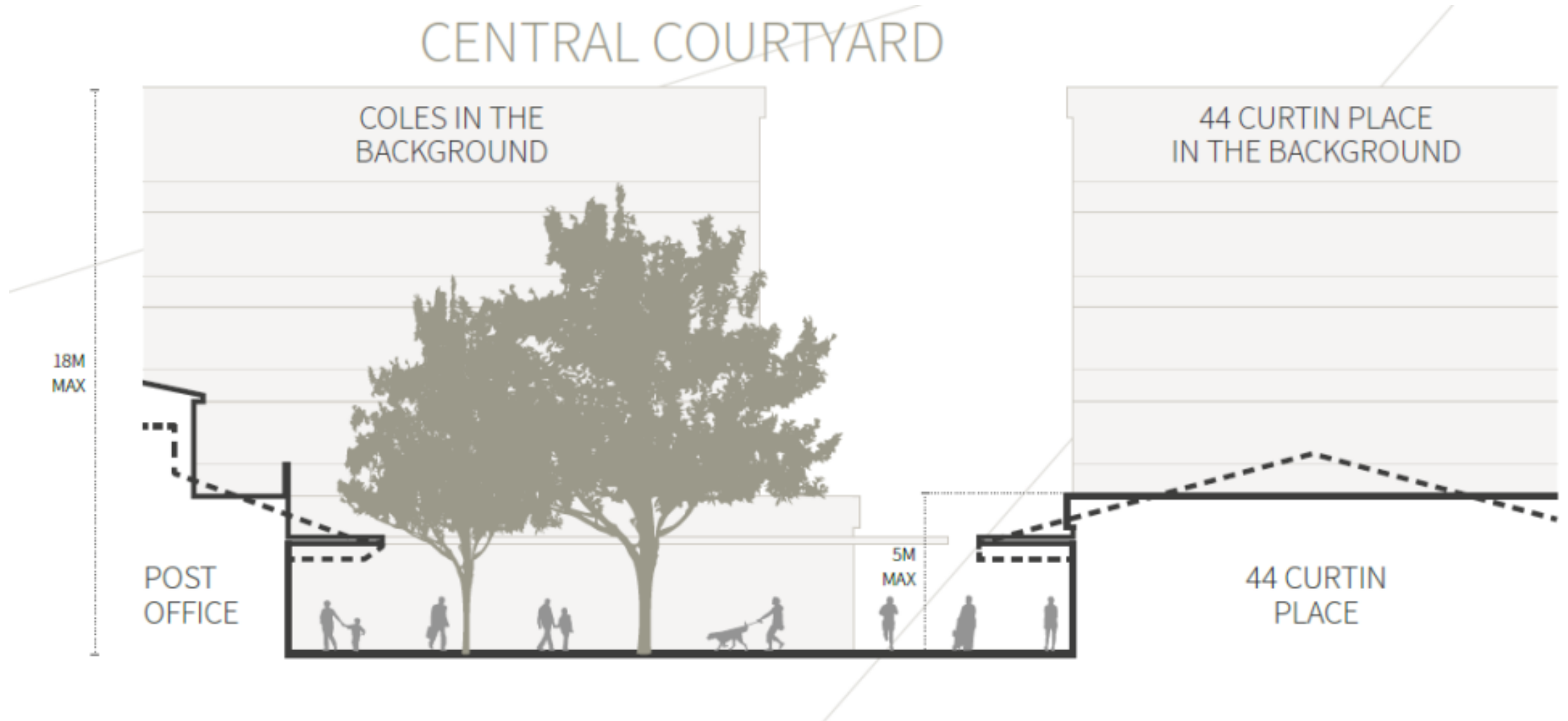
# Height zoning – indicative precinct code



# Indicative Precinct Code

Rules	Criteria
<b>2.2 Building heights</b>	
<p>R7</p> <p><u>This rule applies to areas in CZ1, CZ2 and CZ3 shown in figure 2.</u></p> <p><u>The maximum height of building is:</u></p> <ul style="list-style-type: none"> <li>a) <u>for area 'a1', one storey with a total height not more than 5 metres above datum ground level.</u></li> <li>b) <u>for area 'a2', one storey with a total height not more than 5 metres above datum ground level.</u></li> <li>c) <u>for area 'b', the lesser of 9 metres and 2 storeys above datum ground level.</u></li> <li>d) <u>for area 'c', the lesser of 21 metres and 6 storeys above datum ground level.</u></li> </ul> <p><u>Plant room that is screened from view and set back a minimum of 3m from the building facade of the floor immediately below is not included in the height of building.</u></p> <p><i>Note: Additional height restrictions may apply as described in the following rules and criteria.</i></p>	<p>C7</p> <p><u>For area 'b', additional storeys may be considered where development complies with all of the following:</u></p> <ul style="list-style-type: none"> <li>a) <u>Solar access is retained to the central courtyard (also refer R10)</u></li> <li>b) <u>Development is supported by a visual impact assessment that considers:</u> <ul style="list-style-type: none"> <li>i) <u>views within the centre</u></li> <li>ii) <u>potential impacts from the proposed development on main public spaces.</u></li> <li>iii) <u>views from approach routes including Carruthers Street and</u></li> <li>iv) <u>outlines how the design of the development mitigates any impacts on the broader landscape setting and visual environment of the centre.</u></li> </ul> </li> <li>c) <u>Maximum height of building is the lesser of 18 metres and 5 storeys above datum ground level.</u></li> </ul>

# Central Courtyard – indicative profiles





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