



Precinct Plans

Precinct Plan No.10
West Perth

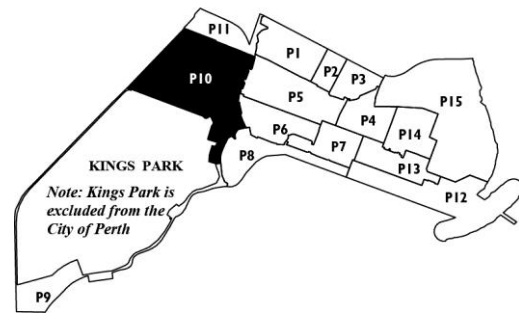


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4	17 March 2015	Amended
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STATEMENT OF INTENT

The West Perth Precinct will accommodate two primary functions. The Precinct will be developed as one of several residential quarters, accommodating a range of housing types along with support facilities, and also provide a secondary business area adjacent to the city centre. It is envisaged that this Precinct will continue to develop as a living and working environment set in spacious landscaped surrounds, reflecting the original concept for this area of a garden office/residential district. The amenity, character and general environmental quality of the Precinct should be maintained and enhanced.



The Precinct will continue to accommodate a high proportion of offices, however, commercial, mixed residential and commercial and residential areas will also be contained in the Precinct. The shopping area will be expanded from its core between Outram and Colin Streets along Hay Street to Thomas and Havelock Streets. This town centre will provide a range of shopping and related services for residents, visitors and the work force and will accommodate development which is generally of a larger scale and height than that within the Office/Residential area. Visitor accommodation is also encouraged within the town centre. Along Hay Street, Wellington Street - East of Havelock Street and in the commercial area, buildings should achieve a consistent edge to the street, continuing an urban character between the city centre and the landscaped garden setting of the residential/office area west of Havelock Street. Encouragement will be given to development on small lots. In the Office/Residential area, other than Wellington Street, buildings are to be setback in landscaped surrounds, contributing to the string of parklands which will encircle the city centre. Car parking areas or car parking bays shall not visually detract from the public environment and should not be visible from streets and public spaces.

The historic Parliament Hill area will remain the focus of Government and be an important element of the regional open space system around the city centre. Development in the proximity of Parliament House and Parliament Hill should be setback from the street alignment, provide landscaping and be of a scale, height and materials that are complementary to this important building and location.

The Mount Street/Mounts Bay Road area south of Malcolm Street shall predominantly remain and be consolidated as an inner city residential area with the Mt Eliza escarpment being the principal natural feature. This area, adjoining King's Park, is highly visible from the Swan River, the foreshore and surrounding areas and its natural form will therefore be protected and enhanced.





Buildings, places and objects having historical, architectural or other significance will be preserved and maintained. New development in the vicinity of heritage items will be sympathetically designed. Overall there will be a predominance of landscaping in the Precinct on both private and public land to reduce the impact of buildings and ensure a close harmony between the well vegetated escarpment, King's Park and the Precinct. Existing vegetation should be preserved as much as possible.

The Precinct will continue to be well served by the regional road network and improved public transport to this area will be encouraged. Tenant and all day public parking will be restricted to maintain adequate access to and around the Precinct and the city centre. The Precinct is to remain highly accessible for local traffic and restricted with regard to unnecessary through traffic. Pedestrian facilities and routes, especially those linking the city centre to Kings Park, will be upgraded and maintained for local and tourist use. The appearance of entry points to the Precinct and city centre will be appropriately upgraded and maintained. Safe and accessible provision for pedestrians, cyclists and motorists is an important consideration. The local government will therefore regulate traffic flow in accordance with the functional road hierarchy map for the Scheme area and require that development take into consideration pedestrian access, safety and provision for cyclists.

PLANNING INFORMATION

West Perth Urban Design Study (1993)

An urban design study has now been completed for West Perth. The study has examined the existing situation with the aim of “providing an on-going environmental and functional ‘face-lift’ throughout the West Perth precinct”. This would essentially result in improvements to the streetscapes and preservation of historical and other elements which contribute to the distinctive character of West Perth. The study looks at landscape, movement, activities and design issues and has provided improvement, policy and action plans along with administration and implementation details for further consideration by the local government and the West Perth community.



The West Perth Precinct boundary, as identified in the urban design study, is determined by the extent of the West Perth business area and therefore does not coincide with the City Planning Scheme precinct boundary, which encompasses the Mount Street/Mounts Bay Road Residential Area.

Any proposal for development in the West Perth Precinct must take into consideration specific development and design criteria the local government may require as a result of the recommendations of the *West Perth Urban Design Study*.



Planning and Development Guidelines

The *Metropolitan Markets Street Block Planning and Development Guidelines* apply to the former Metropolitan Markets site on Wellington Street. The guidelines provide a summary of the planning and development framework for this street block. The existing City Planning Scheme and the City Station Precinct Urban Design Study form the basis of this set of guidelines, which are intended as a flexible guide for developers in regard to planning provisions. The guidelines do not supersede the Precinct Plan or the local government's Building Heights and Setbacks Policy.

The *Mount Street Design Policy* applies to an area of residential and commercial development to the south of the West Perth Precinct. The Policy Area is shown on the Precinct Plan and includes Mounts Bay Road, Malcolm, Mount and Cliff Streets and Bellevue Terrace. The aim of the Design Policy is to ensure that development reflects and protects the natural land form and allows for views to and from the escarpment and the Swan River. Buildings will be designed to complement the existing built form and streetscape both to maintain a high level of residential amenity and to acknowledge the visual prominence of the area.

Parliament House Precinct and Policy

The Parliament House Precinct (boundaries indicated on the Precinct Plan) was established in order to protect the prominence of Parliament Hill and its relationship to the city centre. The need to maintain views of Parliament House from the city and views over the Swan River from Parliament House, as well as the need to control the aesthetic aspect of development in the vicinity of Parliament House, was the basis for the preparation of height control and design guidelines for this area. Any application for development in the Parliamentary Precinct (also known as a Metropolitan Region Scheme Clause 32 area) is considered to be of regional significance. The Clause 32 resolution ensures that development applications are determined by the Western Australian Planning Commission if the development lies within the inner precinct boundary or does not comply with specified height controls. These height controls and design guidelines relevant to the redevelopment of sites within the Precinct boundary are contained in the Parliament House Policy.

City Living Study and Report (1992)

The Perth Inner City Housing Taskforce identified five inner city areas in the City of Perth as having the potential to develop into distinctive residential communities: Mounts Bay, Goderich, Northbridge, Trafalgar and Kings. In recognition of the selection, and the understanding that inner city communities are more likely to concentrate on specific residential neighbourhoods, a high proportion of land within most of the affected precincts is classified as residential or residential/commercial. This classification will encourage an increase in residential dwellings and therefore an increase in the residential population of the precincts. Preservation of residential character and amenity is essential to the revitalisation of these residential areas and it is therefore beneficial to prevent the loss of any further residential housing stock and the conversion of residences to other uses.

The focus on the city as a place for people to live will see the Mount Street and Mounts Bay Road area of this Precinct, and the nearby Kings and Northbridge areas, develop further as inner city communities. Each will have shopping and meeting places, where owners and tenants in a variety of dwelling units will accept commercial neighbours as an advantage.

This area and other developments in the West Perth Precinct provide a good illustration of residential communities in a commercial setting. They are characterised by an existing residential base, owner occupied single houses, rental flats, recent strata titled townhouses and apartments, an increasing amount of new housing construction and retail development. Interest, amenity and



convenience are provided by proximity to the open spaces of Kings Park, the river and Harold Boas Gardens and easy access to the central retail area. Enabling more people to live in the Precinct will help to strengthen and consolidate the Hay Street town centre and facilitate provision of a wider range of community facilities as well as environmental and traffic management and townscape improvements.

Uses

The Use Group Table (refer to Schedule 3 of the Scheme text) lists the preferred, contemplated and prohibited uses within the West Perth Precinct. Any development proposal will only be approved where it complies with the Precinct Plan and the relevant planning policies.

Additional considerations for determining an appropriate use, as well as development standards for Scheme use areas, are listed below.

TOWN CENTRE

This area shall be consolidated as a node of shopping and small-scale commercial facilities, primarily serving the needs of residents and workers in the adjoining office, residential and commercial areas.

Shop uses shall be supplemented by a range of local service facilities. Generally only shops and restaurants will be permitted to front Hay Street, although a range of residential and visitor accommodation and commercial uses may be permitted on upper levels, or to the rear.

Development will be of medium intensity, with nil set backs to Hay Street and other street frontages. Ground level facade treatments will provide a continuity of interest for pedestrians and continuous pedestrian shelter. Development will be of a low scale along the street with any additional building height being setback from all lot boundaries. Building heights on the northern side of the street shall be tailored to provide adequate levels of sunlight penetration into the street. In general the pedestrian environment in Hay Street, between the city centre and West Perth, is to be improved to promote this street as a major pedestrian route.



Parking areas fronting directly onto Hay Street will not be permitted; vehicular access to rear car parks shall, where possible, be taken from an alternative street or laneway.

Uses

Appropriate uses for the Town Centre Scheme Use Area are listed in the Use Group Table. The following additional requirements apply:

- (a) Activities other than shops and restaurants will not have a frontage to Hay Street at street or pedestrian level, other than a pedestrian entry, although small scale showrooms and taverns may also be allowed in some circumstances. Commercial and residential uses may be permitted on upper levels and to the rear.
- (b) Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure set down in clause 64 of the Deemed Provisions.



Note: 1. Processes for advertising are contained in clause 64 of the Deemed Provisions and the City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.

Development Standards

Development shall be in accordance with the planning strategies and policies contained in the City Planning Scheme Policy Manual concerning:

- Development and Design
- Residential Development
- Parking and Access

In addition the following standards apply:

1. Pedestrian Amenity: Continuous and consistent awnings/verandahs will be provided, where practicable, on buildings fronting Hay Street.
2. Heights and Setbacks: Buildings will have a nil street setback and be constructed with shop front/display windows at street level that promote activity and informal surveillance of the street and have facades that add interest and vitality to the public domain. The heights and setbacks of buildings shall be in accordance with the Street Building Height and Setback Plan, the Maximum Building Height Plan and the Building Heights and Setbacks Policy.



OFFICE/RESIDENTIAL AREA

This area will provide for a wide range of office and residential activities together with restaurants (including cafes) and other uses which serve the immediate needs of the work force and residents and add to the area's vitality and attraction. The development of independent residential uses will be strongly encouraged.

Buildings shall be set in landscaped surrounds to create an open spacious character quite distinct from the continuous built edge of the primary office district in the city centre. Buildings shall be well set back from boundaries and evoke a sense of prestige which should be further enhanced by permanent, in-ground landscaping.

The protection and enhancement of the amenity of existing and future residential development in and around the Precinct is important. Ensuring the compatibility of commercial and residential uses is therefore necessary and building design will avoid conflict between the two uses. Car parks should not visually detract from the public environment and preferably should not be visible from streets and public spaces. Below ground or undercroft parking is the preferred option.

Vehicle access to major roads will be limited and priority will be given to the combining of existing car parks and access points.





Uses

Appropriate uses for the Office/Residential Scheme Use Area are listed in the Use Group Table.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure set down in clause 64 of the Deemed Provisions.

Note: 1. Processes for advertising are contained in clause 64 of the Deemed Provisions and the City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.

Development Standards

Development shall be in accordance with the planning strategies and policies contained in the City Planning Scheme Policy Manual concerning:

- Development and Design
- Residential Development
- Parking and Access

In addition to these the following standards apply:

- (1) Landscaping: A minimum of twenty five per cent of a site developed for either residential and/or non-residential purposes must be landscaped area. The landscaped area of any site must include the predominant portion of the primary street and secondary street setback areas. Any lot with a primary frontage of less than 16 metres in width, and where vehicular access can only be achieved from a primary street, a minimum of 20% of high quality in ground landscaping for the site is required. Additionally, more than 50% of the front setback area of these narrow lots should comprise of high quality in ground landscaping.
- (2) Mixed Development: Conflict between non-residential and residential uses will be minimised.
- (3) Setbacks:

(i) Buildings shall be setback a minimum of 4.5 metres from the primary street alignment and a minimum of 3 metres from the secondary street alignment;

(ii) Buildings shall be setback a minimum of 3 metres from the rear boundaries of the lot;

(iii) Buildings shall be setback a minimum of 4 metres from the side boundaries of the lot.

However, on lots with narrow frontages, between 12 and 16 metres in width, the side setback may vary according to the width of the lot but should not be less than the distance calculated thus: [width of the lot in metres x 1/2 – 4]. On lots with a frontage of 12 metres wide or less, the side setback shall be a minimum of 2 metres.

Width of the lot in metres	≤12	13	14	15	≥16
Minimum setback on each side in metres	2	2.5	3	3.5	4

Note:

1. The setback calculations are to be taken from the outer edge of any external fixtures (such as a balcony, or feature fin wall) of the building to the property boundary.



- (4) Fencing: Fencing and walls of a solid construction, higher than 600mm above foot path level should not be located within the front setback area.
- (5) Basements: Any basements constructed between any street boundary and the setback should be below the mean natural level of the relevant boundary.





RESIDENTIAL/COMMERCIAL AREAS

The Precinct contains two residential/ commercial areas, the former Metropolitan Markets site and the Mounts Bay Road area.

Mounts Bay Road

This area will continue to be developed as a mixed residential and commercial area providing a variety of residential accommodation. A range of specialised residential uses such as studio apartments, single bedroom accommodation, family residences, serviced apartments and motels will be encouraged in this area. Ancillary uses which would provide support facilities for the residents of the area, such as small local shops, community facilities, recreational uses, restaurants (including cafes) and medical consulting rooms would also be permitted.



New buildings will be compatible with the character and scale of existing buildings and all new development will comply with the Mount Street Design Policy. Uses on the ground floor should encourage pedestrian activity and add interest to the street. The design of buildings fronting Mounts Bay Road are to give consideration to the parkland setting of the Interchange Gardens and the landscaped entry route to the city centre.

Pedestrian and cyclist facilities are to be improved in this area to facilitate access across Mounts Bay Road to the Hamilton Interchange parkland.

The protection and maintenance of landscaping, especially the Heritage Listed Plane trees along Mounts Bay Road, will be a high priority. Particular care will be taken to protect trees against removal or damage if development occurs.

Former Metropolitan Markets Site on Wellington Street

Uses are to be complementary with the proximity of the land to the city centre, but should not duplicate uses already provided in the city centre. Suitable uses include sporting, entertainment and exhibition activities and specialised high quality office and commercial uses and visitor accommodation. The incorporation of high density residential uses either independently or in conjunction with compatible commercial activities is encouraged. Any uses proposed are encouraged to promote public access and use of the site.

Where residential and commercial uses comprise a single development any potential conflict between the two use types will be reduced and design measures are to be taken to integrate work place and residences where acceptable levels of residential amenity can be maintained. Building design should be innovative and strive to reflect and accommodate modern business premises as well as a variety of housing.

Development will have a nil street setback and be of a low scale along the street frontage with any additional building height being setback from all lot boundaries.

Uses

Appropriate uses for Residential/Commercial Scheme Use Areas are listed in the Use Group Table.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure set down in the clause 64 of the Deemed Provisions.



Note: 1. Processes for advertising are contained in clause 64 of the Deemed Provisions and the City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.

Development Standards

Development shall generally be in accordance with the planning strategies and policies contained in the City Planning Scheme Policy Manual concerning:

- Development and Design
- Residential Development
- Parking and Access

In addition to these the following standards apply:

Mounts Bay Road

- (1) Development shall comply with the Mount Street Design Policy.
- (2) Mixed Development: Mixed residential/commercial development is strongly encouraged. Measures are to be taken to minimise conflict between non-residential and residential uses when approval is sought for a mixed use development. In this regard the local government's Policy on Mixed Residential/Commercial Development should be consulted.
- (3) Landscaping: Twenty five per cent of a site developed for residential and/or commercial purposes is to be developed as landscaped area. The areas of the site to be landscaped must include an area between the building and any street or public open space to which the building has an entry or frontage, and a portion of private open space or recreation area for the residents of a development.
- (4) Car Parking:
 - (i) The provision of car parking must avoid reduction in the amenity of the public and private environment. Car parking should preferably be located at the rear of buildings or beneath developments; and
 - (ii) Car parking bays for a mixed development can be combined and shared. Each residential unit shall be provided with at least one exclusive bay; commercial car bays and residential visitor bays may have dual usage.
- (5) Setbacks: Buildings setbacks shall be consistent with the Mount Street Design Policy.
- (6) Building Height: In addition to the Mount Street Design Policy, the Parliament House Precinct Policy should also be consulted in regard to building height controls in this area.





COMMERCIAL AREA

A commercial area providing for a limited range of business related commercial activities will be supported in the area bounded by Hay, George, Havelock and Wellington Streets. High quality medium scale buildings that reflect a strong commercial presence and incorporate residential and visitor accommodation are appropriate in this area of the Precinct.

Appropriate commercial uses are banks, restaurants, lunch bars, showrooms and other commercial uses which serve West Perth in particular. Residential and offices uses will also be permitted, particularly on upper levels, or at the rear of commercial uses. Measures are to be taken to ensure the amenity of any residential portion is protected and maintained and that commercial uses are not likely to inhibit the development of residential uses adjacent to or in the area.

Vehicular access directly to Hay Street and Murray Street will be restricted where alternative access to the site exists. Car parking should be located beneath developments or to the rear of buildings, so that it is screened from the street and any adjacent residential uses.

Development will have a nil street setback and be of a low scale along the street frontage with any additional building height being setback from all lot boundaries.

Uses

Appropriate uses for Commercial Scheme Use Areas are listed in the Use Group Table.

Where it is considered that a particular use could have a detrimental impact on the amenity of the surrounding area (mainly adjacent residential uses) it will be subject to the advertising procedure set down in clause 64 of the Deemed Provisions.

Note: 1. Processes for advertising are contained in clause 64 of the Deemed Provisions and the City Planning Scheme Policy Manual under the section Public Notification/Advertising Procedures.



Development Standards

Development shall be in accordance with the planning strategies and policies contained in the City Planning Scheme Policy Manual concerning:

- Development and Design
- Residential Development
- Parking and Access



In addition, the following standards apply:

- (1) **Heights and Setbacks:** The heights and setbacks of buildings shall be in accordance with the Street Building Height and Setback Plan, Building Heights Plan and Building Height and Setback Policy.
- (2) **Landscaping:** Within the State Government's Parliament House Precinct Policy Area, where a street setback area is required, these shall be designed, developed and maintained as landscaped area.
- (3) **Basements:** Within the State Government's Parliament House Precinct Policy Area, any basements constructed between any street boundary and the setback should be below the mean natural level of the relevant boundary. In all other areas, basements should be constructed wholly below the level of the adjacent footpath to enable universal access to the building and to promote active street frontages.

RESIDENTIAL AREA

An area in the southern portion of the Precinct, known as the Mount Street Residential Area, will continue to develop as a residential area with single houses, grouped dwellings and multiple dwellings. Development in this area should be of a high standard and complementary to the historic residential character of the area.

Development shall be designed with buildings limited in height to protect the dominance of King's Park and the escarpment and to reflect its north-south slope. Buildings shall be setback from all lot boundaries and setback areas shall be generously landscaped and maintained. Buildings and landscaping on land fronting Mounts Bay Road, Malcolm Street and the Mitchell Freeway must be of a high visual standard. Non-residential development must be designed to respect the amenity of nearby residential buildings.



There is to be a predominance of landscaping in this residential area on both public and private land to reduce the impact of buildings and to ensure a close harmony with King's Park, the escarpment and other landscaped elements such as the Narrows Interchange Gardens and Kennedy Fountain. The preservation of mature trees is a priority.

Residential streets will be well maintained and enhanced providing attractive pedestrian routes between the city centre and Kings Park.

Uses

Appropriate uses for the Residential Scheme Use Area are listed in the Use Group Table.



Specialised forms of accommodation, as well as nursing homes and consulting rooms, will be subject to the advertising procedure as set down in the clause 64 of the Deemed Provisions.

Development Standards

Development shall generally be in accordance with the planning strategies and policies contained in the City Planning Scheme Policy Manual concerning:

- Development and Design
- Residential Development
- Parking and Access

In addition, the following standards apply:

- (1) Development shall comply with the Mount Street Design Policy.
- (2) Residential Density: Residential development shall be in accordance with the R-Codes R160 standards in relation to density.
- (3) Residential Development: Where a residential development clearly requires the relaxation and/or variation of the standards specified in the R-Codes to conform with the historic character of the area, particularly with redevelopment on small lots, favourable consideration will be given.
- (4) Landscaping: Fifty percent of the site shall be designed, developed and maintained as open space of which at least twenty five percent of the site should be landscaped area.
- (5) Building Height. In addition to the Mount Street Design Policy, the Parliament House Precinct Policy should also be consulted in regard to building height controls in this area.

RESERVES

Land in this Precinct reserved under the Metropolitan Region Scheme (MRS) for public, civic, cultural and recreation purposes falls within the planning authority of the Western Australian Planning Commission (administered by the Department of Planning). The local government has also reserved some land for parks and recreation and retains responsibility for development on this land. All MRS reserves and local government reserves are shown on the Precinct Plan map.

The local government also has management responsibilities for the regional reserves, as well as having the opportunity to comment on all development, and in this regard the matters referred to in this precinct plan will be taken into account in determining an application relating to a MRS reserve.

Parliament House and Surrounds

This historic area should remain the focus of Government. It will continue to be the State's primary Government domain accommodating Parliament House, various government offices, consulates and support facilities. The role of Parliament Hill as an historic and strategic public place will be augmented and its relationship with Kings Park will be strengthened. Parliament Hill and surrounds are to





be maintained and enhanced to strengthen its role as a place of recreational, cultural and historic significance and as a major point of attraction for the community and visitors to the city.

Parliament House will remain the predominant building, therefore vistas to it are to be maintained and enhanced, particularly the Parliament Place and St George's Terrace. The view axis that exists from the observatory down Fraser Avenue in Kings Park will be maintained as will views from Parliament Hill to the city centre, the river and the foreshore. New development will ensure that the predominance of Parliament House is maintained. Buildings are to be well setback from all boundaries and set in generously landscaped gardens creating a serene and park like environment and continuing the landscaped theme of Kings Park. All landscape elements should complement Parliament House and surrounds. This landscaping will also form part of the landscaping belt around the city centre. It is appropriate that street and park furniture and information plaques be provided and maintained to a high standard.

New buildings are to be designed and constructed to reflect the historic fabric, scale, materials and style of buildings in the area. Building height will be limited to reflect the relatively low height of most buildings in the area.

Parks and Gardens

Both Totterdell Park and Harold Boas Gardens shall continue in their roles as landscaped parklands accommodating a wide range of activities. Uses permitted within the parks will be incidental to the recreational pursuits of the area.

Two small parks on the north and south-eastern corners of Hay and Thomas Streets form a strong entry statement to the Precinct and are an asset of the West Perth work force and residential community. Both parks are currently within the road widening reserve for Thomas Street, however, until such time as the land may be required for road widening purposes these parks will be maintained for passive recreation use.

Development adjacent to these parks is to give design and site layout consideration to the public open space setting and no development activity or action will be permitted which destroys the integrity of these recreation areas, including all existing landscape elements. The provision of car parking areas adjacent to the parks on Thomas Street, for instance, would not be appropriate.



Mount Eliza Escarpment

Land in the southern part of the Precinct forms part of the Mount Eliza escarpment. The escarpment, along with the city skyline, Perth Water, foreshore parklands and Mt Eliza, complete the unique setting and image of Perth City. Preservation of this setting and image is therefore of the highest priority. Development atop or at the foot of the escarpment will be subject to strict height control and design and development standards to protect the prominence of the escarpment.

Mount Eliza Reservoir

Uses on the Mount Eliza Reservoir site will be limited to those directly associated with and subsidiary to the current water storage function. Further development is to be minimal and well screened so it is not visible from Kings Park.



Cook Street Sub-Station

Any redevelopment of this site or change of use from a power supply sub-station will be in keeping with the development standards as specified for an Office/Residential area in the Precinct Plan.

FUNCTIONAL ROAD HIERARCHY

The local government has adopted a functional road hierarchy for all roads in the Municipality. This hierarchy classifies roads on the basis of their purpose and the destination of the traffic they carry. This will provide a framework for local area traffic management and assist in the assessment of development proposals for adjoining land. A map illustrating the functional road hierarchy is available from the local government.

Vehicular access to properties abutting Thomas, Malcolm, Hay, Murray, Wellington and Sutherland Streets and Kings Park Road will be taken from another road or laneway where possible, unless in the opinion of the local government the amenity of adjacent uses will be adversely affected.