



City of Perth
City Planning Scheme
No. 2

Planning Policy Manual – Part 1

Section 4.1
City Development Design Guidelines



Version #	Decision Reference	Synopsis
1	3 August 2004	Adopted
2	18 July 2014	Amended
3	17 March 2015	Amended
4	11 April 2017	Amended

CONTENT

SECTION	TITLE	PAGE
1.0	INTRODUCTION.....	3
2.0	POLICY AREA.....	3
3.0	GENERAL PROVISIONS.....	3
4.0	OBJECTIVES.....	3
5.0	PRINCIPLES & GUIDELINES.....	4
5.1	BUILT FORM.....	4
5.2	DEVELOPMENT INTERFACE AND INTERACTION.....	8
5.3	ACCESS, TRAFFIC AND MOVEMENT.....	10
5.4	SAFETY AND SECURITY.....	13
5.5	ENVIRONMENT AND MICROCLIMATE.....	14

1.0 INTRODUCTION

Urban design concerns the integration of land use, movement and traffic management, and the form of the built environment. Its aim is to provide high-quality urban places that are efficient, functional and attractive, and can respond to the changing needs of the community, the economy, and the environment over time.

Urban design contributes to, and bridges between, planning and design specialities. It deals with the three dimensional built environment by addressing the context of buildings and spaces rather than the objects themselves.

The local government’s Urban Design Framework sets out its vision for the physical development of the city. Drawing on this vision, the purpose of this policy is to provide guidance on the design of buildings and spaces to achieve an enhanced urban environment and to improve the experience of the city for pedestrians. The policy is to be used in conjunction with the City Planning Scheme and other planning policies and guidelines.

The policy consists of overarching objectives and is divided into five elements, each with a ‘Principles and Guidelines’ section. The objectives and principles represent the desired outcome for developments; compliance with these will achieve compliance with the policy. The guidelines provide direction into how these principles and the overall objectives of the policy can be satisfied.

2.0 POLICY AREA

This policy applies to development in the entirety of the City of Perth Scheme Area including the Normalised Redevelopment Area, with the exception of the:

- Residential Use Area within the suburb of Crawley;
- areas covered under the following adopted guidelines and policies:
 - Goderich Design Policy;
 - Mount Street Design Policy;
 - Terrace Road Design Policy; and
 - King Street Heritage Precinct Design Guidelines.

The Metropolitan Redevelopment Authority (MRA) Area that is regulated by the MRA is not covered by this policy.

3.0 GENERAL PROVISIONS

The local government, in dealing with an application within the policy area, may relax specific provisions of these guidelines where it is of the opinion that the proposed development fulfils the objectives of the policy, conserves a place of cultural heritage significance and/or does not adversely affect the amenity of the area.

The local government actively encourages innovative and interesting design for iconic developments, and this policy aims to ensure the integration of urban design principles into such designs.

4.0 OBJECTIVES

- To enhance the physical quality and character of Perth’s built environment through sensitive, high quality and innovative design of buildings and spaces.
- To deliver a high level of amenity within the public realm by ensuring:

- a scale of development along the street alignment which is conducive to creating a comfortable pedestrian environment;
 - an appropriate level of sunlight penetration into key pedestrian and public spaces;
 - adverse wind impacts are minimised;
 - the continuity of streetscapes;
 - interactive frontages;
 - the enclosure of space by development which clearly defines public and private areas; and
 - that it feels safe and inviting and is accessible to all users.
- To conserve and enhance Perth’s architectural heritage and historic character, and promote adaptability through development that can respond to changing social, technological and economic conditions.
 - To deliver a high level of amenity within buildings by providing for appropriate natural light access, natural ventilation, privacy and outlook.
 - To ensure that development contributes to an attractive city skyline and outlook from the public realm.

5.0 PRINCIPLES & GUIDELINES

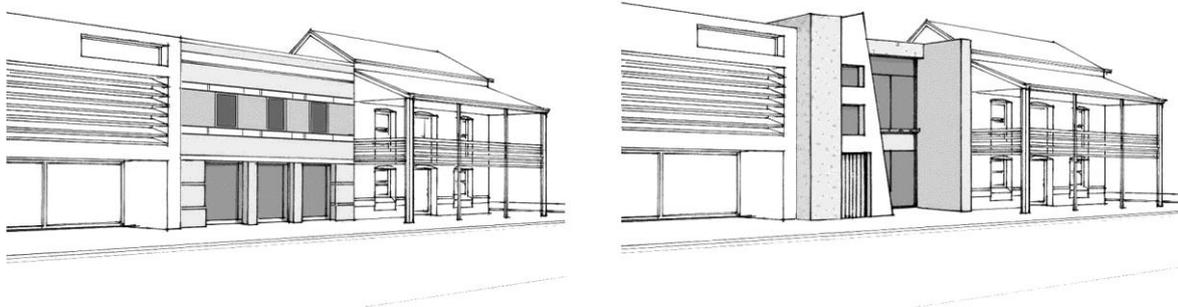
5.1 BUILT FORM

5.1.1 Principles

- **Development that responds sensitively to the site and its setting to create a place that is valued and pleasing to the eye.**
- **Buildings of heritage and streetscape significance are conserved and enhanced through the sensitive design of new developments.**

(a) Context

New buildings should reflect the vertical or horizontal emphasis of the existing streetscape where this emphasis is apparent.



Two examples of where a different development could complement a streetscape.

The example on the left depicts a development which reflects the existing predominantly horizontal emphasis, while the example on the right shows a design of a similar scale to the adjoining buildings without seeking to imitate existing structures.

(b) Scale and Massing

New development should take into account the scale, massing, and grain (i.e.; the proportions) of surrounding buildings, and without seeking to copy or imitate existing structures, make a positive contribution to the streetscape.

The scale and massing of the proposed development should also be considered in relation to the topography of the land and important view corridors, vistas and landmarks.



The scale and massing of a development has been considered in relation to a view corridor, the termination of which has been emphasised by a building of a greater scale.

(c) Articulation

Buildings should be articulated to break up their perceived bulk, particularly with buildings occupying a large frontage site, to match the prevailing rhythm of buildings and architectural structure along the street.



Buildings should incorporate a variety of setbacks to break up their bulk

(d) Prominent Sites

Buildings on prominent sites, such as corner sites, sites which terminate views and vistas, and sites which define and identify squares and public spaces, should accentuate the built character of an area.

This is most effectively achieved by developing to the street alignment where appropriate in their setting, and creating landmark features. In this regard:

- corner elements of buildings (on corner sites) should be emphasised by greater scale or differing geometry relative to the remainder of the building or surrounding development. This could include chamfering, curving, additional height, different roof forms, verandahs, balconies or other design elements which accentuate building corners;
- the facades of buildings should address street frontages and public spaces.



Corner buildings should address the corner and create a landmark feature

(e) View Corridors and Landmarks

Important view corridors and landmarks should be protected, as they provide legibility and contribute to the city’s image. Some examples of major views and landmarks are:

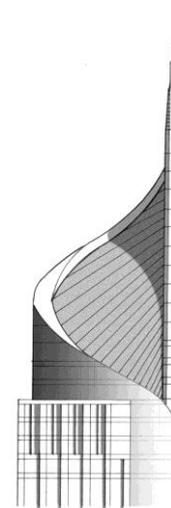
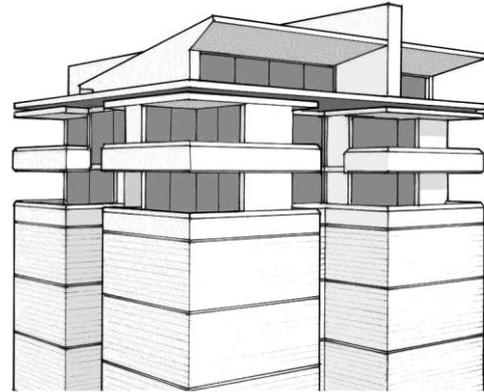
- | | |
|---|---|
| <ul style="list-style-type: none"> • Swan River and foreshore • Mount Eliza and Kings Park • Parliament Hill, Parliament House and Barracks Arch • Forrest Place and Railway Station • Barrack Square • Civic Gardens/Government House Area | <ul style="list-style-type: none"> • East Perth Cemetery Hill • GPO and Commonwealth Bank • Perth Town Hall • St Mary’s Cathedral • St George’s Cathedral • Treasury Building and former Lands Department |
|---|---|

(f) City Skyline and Outlook

New high-rise development should be slender, well separated and incorporate well designed rooftops which are integrated into the design of the building to create an attractive city skyline and outlook from the public realm.

Roof level service structures should be incorporated into the building design.

In addition to views from the street, in designing the rooftop the view from higher surrounding buildings should be taken into account.



Examples of roof forms where services have been incorporated into the design

(g) Heritage and Streetscape

New development should conserve and enhance the heritage of the city, and maintain/foster areas of individual and interesting character.

New development should respect the setting of any surrounding properties of identified heritage and/or streetscape value in terms of building design and form.

(h) Services

Satellite dishes and other telecommunication facilities should be visually unobtrusive. This may include the concealment of the facility as part of the design of the building, a restriction in the number of facilities, or locating the facility where it will not be visible from the public domain.

5.2 DEVELOPMENT INTERFACE AND INTERACTION

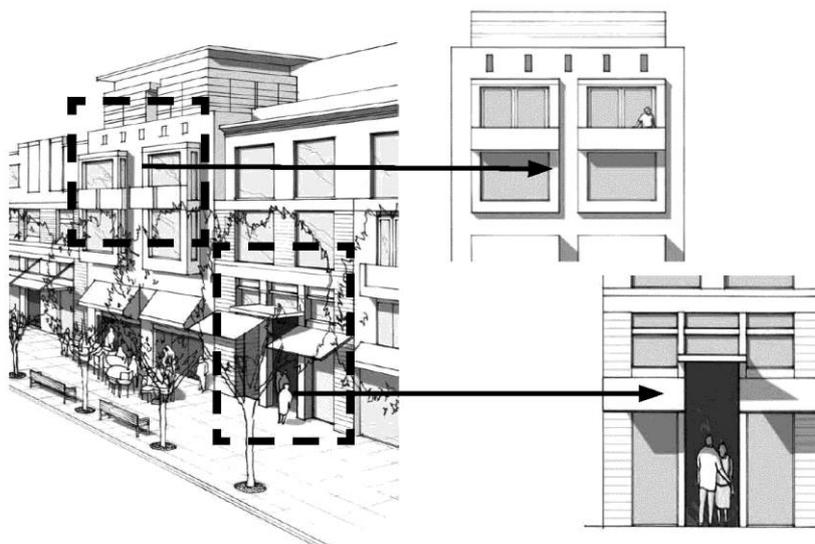
5.2.1 Principles

- Buildings address the street and provide interest and definition of the built form or space to the passer-by.
- Buildings have interactive edges, such as shopfronts, doors directly on the street, or residential upper floors, to enable people to keep an eye on public spaces thereby making the spaces feel safer.
- Buildings are setback from side and rear lot boundaries to provide for a high level of amenity.

5.2.2 Guidelines

(a) Relationship to Street

Developments in mixed use areas should incorporate non-residential ground floor uses that promote activity and informal surveillance of the street and have facades that add interest and vitality to the public domain.



A building addressing the street in a traditional manner, demonstrating windows facing the street and entry points clearly visible from the street



Upper levels should be designed to promote informal surveillance of the street through the use of balconies and/or large windows. No part of a balcony is permitted to project past the lot boundary.

Buildings should address the street in the traditional manner. In this regard:

- Windows should face the street;
- Entry points should be clearly visible from the street;
- Entrances should not be obscured by columns, planting or other features.

Buildings should be designed to be adaptable to allow for future use changes. All floors should be clearly defined through the use of colours, materials and details.

Blank or screen walls, roller shutters and air vents should be avoided.

New buildings should generally provide for a consistent scale of development and building line along the street.

In town centres and other retail precincts, buildings should be characterised by continuous shopfronts and traditional designs.

Designs should incorporate secondary seating options such as wide sills, steps or low walls to promote activity whilst maintaining universal accessibility.

Where possible, power substations should be integrated into the design of a development where they are located within view of the public realm.



Active street frontages and upper levels promote informal surveillance of the street and public spaces

(b) Ground Floor Levels

The ground floor level of a development should be not more than 1.0 metre above the existing pavement level. In the case of steeply sloping sites this provision may be varied provided that an interactive streetscape is satisfactorily provided.



Developments should be raised no more than 1 metre above the pavement level as shown in these private residential dwellings



(c) Fencing

Front fencing and walls of a solid construction should be no higher than 1.2 metres. Where fences are higher than 1.2 metres, piers should be no higher than 1.8 metres (2.0 metres if piers are capped), dado walls should be a maximum of 500mm and infill panels should be a minimum of 75% permeable. These heights should be calculated from the adjoining pavement level.

(d) Building Design and Detail

A variety of architectural expression should be provided with a strong emphasis on high quality contemporary design.

Detailing should be used to add complexity and interest to the overall design.

Unsympathetic contrasts of scale and materials should be avoided.

(e) Private Amenity

Buildings should be setback from side and rear lot boundaries to maximise sunlight penetration, natural light access, natural ventilation and internal privacy within buildings and to maximise outlook from buildings.



Fencing for a residential development should promote passive surveillance of the street

5.3 ACCESS, TRAFFIC AND MOVEMENT

5.3.1 Principles

- Buildings and public spaces are designed to be accessible to all users whatever their ability, with equity and dignity.
- Developments are designed to ensure that any accessways and parking facilities do not visually dominate the public realm or create obstructions to the pedestrian environment.
- Places are designed to encourage accessibility and local permeability through integration with neighbouring developments.

5.3.2 - Guidelines

(a) Universal and Pedestrian Access

Universal access should be integrated into the design of buildings that the public are entitled or allowed to enter or use (including the foyer/lobby of residential buildings). This includes but is not limited to, reception areas, the principal entryway, toilets, lifts and car parks.

Universal access to all areas of residential developments will be encouraged.



Buildings and public spaces are to be accessible to all users



The design of an area, facility or building should provide for continuous accessible paths of travel on the most commonly used and direct pathways.

A continuous accessible path of travel adjacent to the building line should be provided at the street interface, as this is an important guidance mechanism for the blind.

Where considered necessary, a written assessment of universal access by an accredited access consultant should be provided.

Note: 1. *Universal access is inclusive of all people including children, seniors, and people with disabilities.*

(b) Rationalisation of Crossovers

The width and number of crossovers onto a site should be minimised.

Vehicle access to developments should be designed in a way which minimises potential pedestrian/ vehicle conflict, or alternative pedestrian access should be provided if necessary.

(c) Location and Design of Car Parking

Car parking areas should be located as an undercroft/basement to the building, or towards the rear of the site and screened from public view.

At-grade parking areas which are not enclosed should be screened from external views by landscaping and incorporate trees to provide shade, improve amenity and assist in visual screening from above (Refer to Parking Policy for detailed landscaping requirements). The car park should include appropriate lighting with no lighting directly spilling beyond the car park.

New multi-storey car parks should incorporate interactive street frontages, such as land uses which promote activity.

Where car parking levels (including undercroft levels) are visible from a street or public space, high quality architectural detailing should be incorporated into the facade of all floors.



His Majesty's Theatre Car Park displays a high level of articulation in the facade

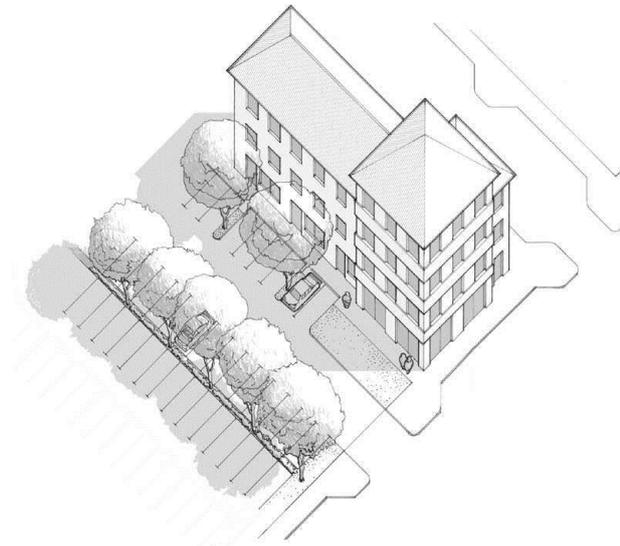


A multi storey car park with an interactive street frontage



The Regal Place Car Park in East Perth incorporates interactive ground floor uses and an articulated facade

Note: 1. Also refer to Safer Design Provisions of this policy



Landscaping to a car park to provide shade and assist in visual screening from above

5.4 SAFETY AND SECURITY

5.4.1 Principles

- Buildings are designed to provide a safe environment for all users, contribute positively to the enhancement of public safety, and minimise the need for intrusive surveillance technologies.
- Security measures are incorporated into the building design so as to be visually unobtrusive and in keeping with the building’s architectural style and materials.

5.4.2 Guidelines

(a) Lighting

Developments should make provision for the location of external lighting, to include the lighting of commercial building facades, for public safety purposes and to add drama, variety and character to the development at night.

Even, consistent lighting to avoid shadows and glare should be provided to increase safety and security along important pedestrian pathways.



Developments should avoid blank facades and entrapment areas such as recessed doorways

(b) Shopfronts

Note: 1. Refer to the Roller Doors on Shopfronts Policy

(c) Safer Design (CPTED*)

The design and layout of buildings should enhance actual and perceived safety, and reduce the potential for crime, graffiti and vandalism. Developments should minimise potential entrapment areas such as recessed doorways and storage areas, and other semi-enclosed spaces.

Areas not intended for night-time access should be unlit or closed off to discourage use of these spaces and avoid giving a false sense of security

Developments which include public spaces should be designed to encourage pedestrian use and create a sense of public ownership, by providing landscaping, lighting, furniture, art, finishes, universal access and measures to improve environmental conditions, as well as providing a high standard of regular maintenance.

Private and public spaces should be clearly defined to encourage a sense of ownership by users and the legitimate use of the space.

For vulnerable developments, a safer design assessment should be submitted and approved.

Note: 1. See the ‘Safer Design Policy’ for more detailed information, including a description of vulnerable developments.

2. CPTED* = Crime Prevention Through Environmental Design

5.5 ENVIRONMENT AND MICROCLIMATE

5.5.1 Principles

- Building designs contribute to an interesting and comfortable pedestrian environment, providing opportunities for weather protection and minimising strong wind conditions and sun reflection in the street and public spaces.
- Developments incorporate energy efficient and environmentally sustainable principles in their design.

5.5.2 - Guidelines

(a) Pedestrian Shelter

In the City Centre and Town Centre Scheme Use Areas, buildings should incorporate pedestrian shelter over the footpath, (in the case of existing buildings that are set back from the street, pedestrian shelter may not be appropriate).

Pedestrian shelter should be constructed to provide continuous weather protection of consistent width across adjacent buildings. The design of the pedestrian shelter should provide for an interesting and cohesive streetscape, whilst relating to the architecture of the host building.



Awnings of various styles providing pedestrian shelter

Any proposed shelter should generally comply with the following weather protection principles:

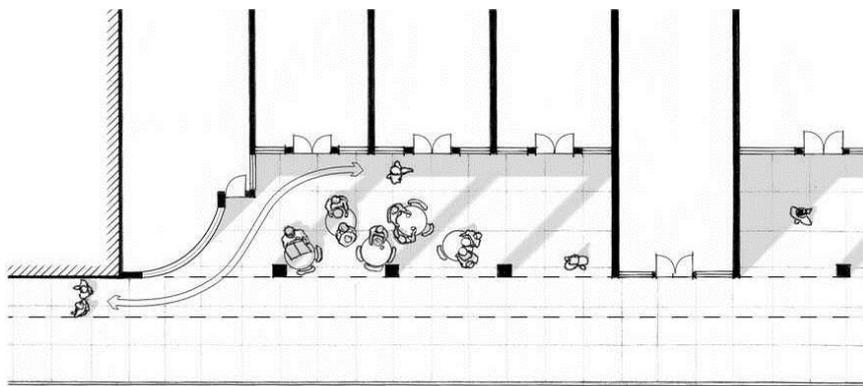
- Existing buildings are encouraged to provide pedestrian shelter (which includes awnings, canopies, verandahs and balconies) over their associated pedestrian walkway, in order to **maximise pedestrian weather protection, amenity and utility;**
- New development or redeveloped/refurbished buildings must incorporate pedestrian shelter over the footpath,** apart from exceptional cases such as the redevelopment of existing buildings that are set back from the street, or where provision of pedestrian shelter would otherwise be impractical;
- Pedestrian shelter must be connected and** constructed with dimensions and materials that **provide continuity with adjacent shelter. The design must provide variety and interest** and relate to the architecture of the host building. **Pedestrian shelter must reflect a simple “light” design with an unobtrusive profile** and can be constructed with colours and materials that complement the building;
- Pedestrian shelter must be supported by the building,** even where verandah posts are part of the reconstruction of an original verandah;
- The restoration or reinstatement of pedestrian shelter on buildings of cultural heritage significance is encouraged where appropriate,** as long as they comply with the construction norms of this section. The principles of the Burra Charter can be used as guidance;
- Pedestrian shelters** are to have an underside ceiling height in the range of 2.75 metres to 4 metres above ground level, and are not to protrude more than 2.75 metres from the

building, or within 0.60 metres of the kerb line. The local government may consider variation of these **standards** on their merits.

- (g) Pedestrian shelters are **to provide reasonable protection for pedestrians for sun and rain**; cladding materials must be opaque and non-reflective; glass and acrylic are discouraged as they present difficulties in terms of glare, reflectivity, heat loading and cleaning.

(b) Colonnading

Existing areas of colonnaded buildings should be retained as they serve an important purpose in the enhancement of the pedestrian environment. However the flow and security of colonnades should be improved by encouraging the removal of dividing walls, re-positioning isolated recessed shop fronts to the property line and ensuring the provision of adequate lighting.



A colonnaded area indicating (1) an acceptable transitional development which addresses the colonnade as well as the street, and (2) an inappropriate building line which restricts circulation

New colonnades may be supported in locations where an alternative form of weather protection (e.g. awnings or canopies) is not appropriate, or where they immediately adjoin existing groups of colonnaded buildings. Further colonnades that do not complement the existing streetscape will be discouraged.

(c) Energy Efficient Design

Developments should incorporate ecologically sustainable design principles, while maximising the health, safety, comfort and productivity of people and places by:

- Maximising sunlight penetration, natural light access and natural ventilation;
- Minimising the need for energy consumption, by reducing reliance on artificial temperature control and lighting;
- Reducing or eliminating unsustainable consumption of resources;
- Giving preference to building materials based on thermal insulating properties, low-energy production, and renewable or recyclable resources;
- Minimising adverse emissions to air, soil and water; and
- Aiming to achieve high energy efficiency ratings in an accredited system for energy efficient building design and maintenance, e.g. the Green Building Council of Australia’s ‘Green Star’ environmental rating system.

(d) Wind Conditions

The design of new buildings should not result in wind patterns causing discomfort at street level and in public spaces.

Where considered necessary, a wind impact statement and full wind tunnel test should be provided in accordance with the local government’s Applications Policy.

(e) Sunlight Penetration

The design and development of new buildings should:

- Provide for moderate to high levels of sunlight penetration into key pedestrian streets and public spaces in the middle of the day (10am to 2pm) from August through to April.
- Maximise sunlight penetration into both the development itself and adjoining properties.

(f) Reflectivity

Developments should not use large expanses of reflective glass as the resultant glare and heat can create discomfort in the public realm and to occupiers of surrounding buildings.

(g) Air Conditioners

Air conditioning units or mechanical ventilation systems should not discharge air into areas below the finished ceiling level of pedestrian shelter or colonnades, or to the street at ground level. (This does not apply to doorways that discharge air as a result of pressurisation within the building).

Air conditioners and ventilation systems should incorporate acoustically insulated ductwork.

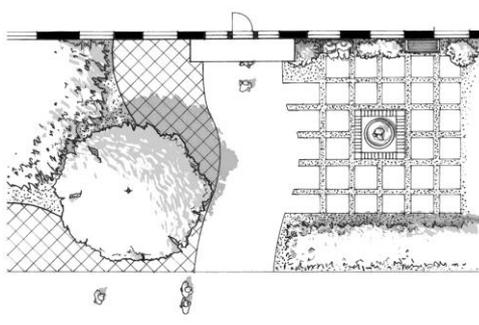
Air conditioning units should be located on rooftops or towards the rear of the site, and screened from public view.

(h) Landscaping

Where developments are not built to the front boundary, the setback area should be landscaped with appropriate in-ground planting, provided that such planting maintains openness to the building to ensure a visible and safe entrance and creates no potential entrapment areas.

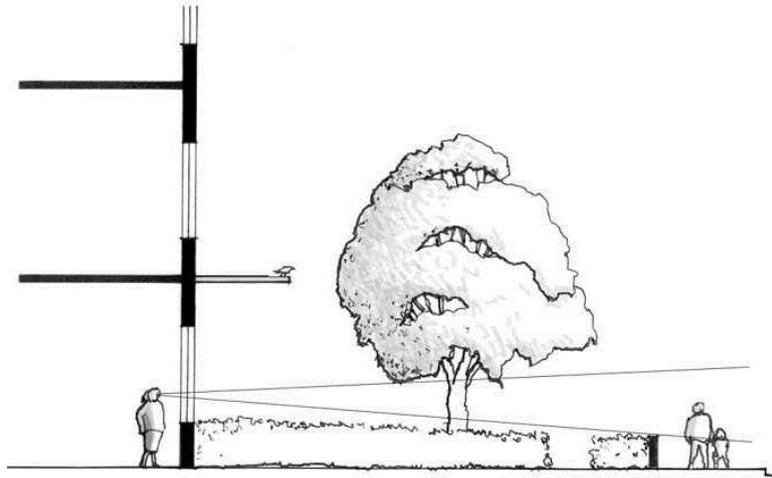
Water sensitive design principles in landscaped areas will be encouraged.

Roof gardens will be encouraged as they reduce heat generation and the heat loading of buildings.



Note:

1. The local government may grant modifications to certain development requirements of the City Planning Scheme for their provision).



An example of appropriate landscaping of a front setback area with clearly defined and visible entrance, water permeable paving, and open and visually permeable landscaping

(i) Noise

Developments containing uses that are likely to generate a large amount of noise emissions should be designed to incorporate appropriate noise attenuation measures with a view to achieving compliance with the standards prescribed in the Environmental Protection (Noise) Regulations 1997.

Where considered necessary, a written expert acoustic assessment of the likely noise effects of the development on its surroundings shall be submitted and approved.

Residential developments should be protected from surrounding noise-generating activities through the incorporation of noise attenuation measures including:

- Locating noise sensitive areas, such as bedrooms, away from potential noise sources;
- Suitable heavy weight single glazing or double glazing of windows;
- The use of appropriate materials for external walls, roofs and doors to minimise noise intrusion;
- Construction and materials of shared walls and floors between dwellings to be of a standard consistent with, or better than, the Building Code of Australia.