



Planning Policy Manual – Part 2

**Planning Policies and Design Guidelines for Normalised
Redevelopment Areas**

Section 2.11
East Perth – Area 11
Chinese Consulate



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1.0 INTRODUCTION

These guidelines apply to land bounded by Claisebrook Walk to the south, Plain Street, Claisebrook Square and East Parade to the west, Brown Street to the north and Henry Lawson Walk to the east which is within the Claisebrook Inlet Precinct (Precinct EP1), East Parade Precinct (Precinct EP7) and Brown Street Precinct (Precinct EP9) as defined in the City of Perth Local Planning Scheme No. 26 (Normalised Redevelopment Areas) (herein called ‘the Scheme’).

1.1 About These Guidelines

The guidelines are divided into two parts. Part One consists of a series of development requirements outlining those development considerations that are specific to lots 161 and 162 East Parade. Part Two consists of a series of development requirements outlining those development considerations that are specific to lot 163 Brown Street.

It should be noted that the guidelines relating to these lots will be strictly enforced and the local government may refuse development approval for developments not considered to be in keeping with the intent of the guidelines.

PART ONE - LOTS 161 AND 162 EAST PARADE

2.0 GENERAL

2.1 Application

These Guidelines apply to Lots 161 and 162 as shown in Figure 1.

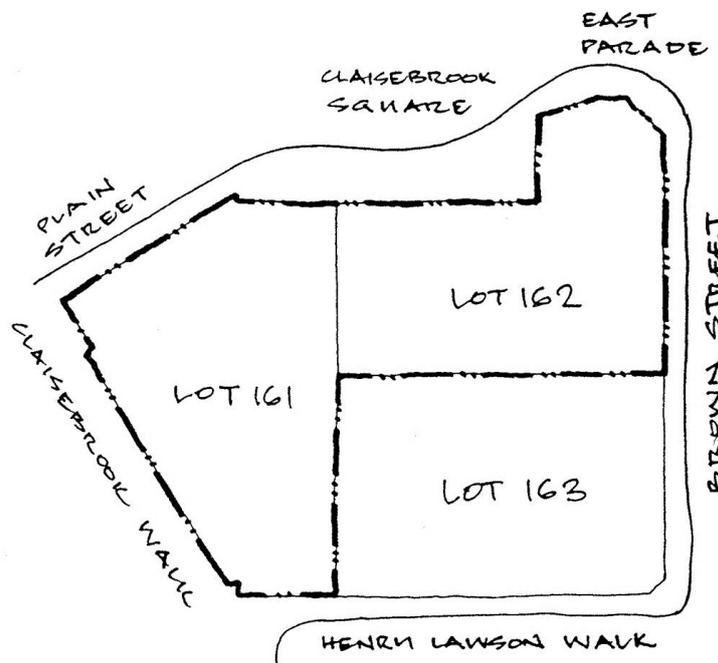


Figure 1: - Lot 161 and 162.

2.2 Relationship to Planning Scheme and Planning Policies

These Design Guidelines are intended to supplement the provisions of the Scheme and should be read in conjunction with the Scheme, in particular those provisions relating to the Claisebrook Village Project Area, Precinct EP1: Claisebrook Inlet and Precinct EP7: East Parade, and other Planning Policies. The Scheme identifies Preferred, Contemplated and Prohibited uses for Precinct EP7: East

Parade and Precinct EP9: Brown Street and stipulates maximum plot ratio. In determining any application for development approval, the local government will have regard to these Design Guidelines, the Scheme and other Planning Policies.

The Deemed Provisions set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* also form part of the Scheme Text.

2.3 About These Guidelines

These Guidelines describe the character sought for Lot 161 and 162 and the design elements required to achieve the required character and form. The local government may refuse Development Approval for developments not considered to be in keeping with the intent of the Guidelines.

2.4 Geotechnical Site Conditions

Owners are advised that geotechnical briefing notes are available for inspection at the local government's offices if required, however it is the responsibility of each owner to ensure that the design of their dwelling is suitable for the site conditions of their lot.

3.0 BUILDING DESIGN PARAMETERS

3.1 Desired Character

The intent is to create a vibrant mixed use area having the qualities of an urban commercial precinct, with interesting pedestrian access ways linking up with the Claisebrook Cove and parkland along the water's edge. This will be adjoined by residential uses on Lot 163 and further east in Henry Lawson Walk. Active uses are encouraged at ground level with office/commercial with limited residential development possible on upper levels. It is anticipated that this area will offer quality office accommodation as an alternative to West Perth and other established commercial areas.

3.2 Preferred Uses

- Uses should be predominantly commercial or active retail with commercial above, with offices being the preferred use for all levels. Residential above commercial is permitted for Lot 161 only. Appropriate use of the promenade level of Lot 161 is encouraged. In this location uses should be more of a restaurant/cafe type or other public uses which would make use of terrace levels overlooking Claisebrook Cove.
- Development should offer visual interest to pedestrians and the more active uses should be clustered near the cove and along Brown Street. The development of both Lots is to recognise Claisebrook Square off East Parade.

3.3 Integration of Art

The involvement of artists in designing a new development can enrich the design response and contribute to the creation of a "sense of place" in the local environment. Consequently the use of artists as part of the design team for new developments is strongly encouraged. Examples of artworks that can be integrated into a new development include detailing to walls, balustrades and railings, paving, shade structures, seating, bins, bollards, drinking fountains, lighting, building fittings, entry treatments and signage.

3.4 Setbacks

- Site setbacks have been introduced to ensure the building form meets the requirements of the local government.
- Setbacks may not be averaged.

Refer to Figure 2 for site setback requirements.

BOUNDARY	MIN	MAX	AVERAGE
Lot 161			
Claisebrook Square	Nil	Nil	-
Plain Street	Nil	Nil	-
Claisebrook Walk	Nil	10m	4m
Henry Lawson Walk	3m	3m	-
North	Nil	n/a	-
Lots 162			
Claisebrook Square	Nil	Nil	-
Brown Street	3m	3m	-
East	Nil/8m*	n/a	-
South	Nil	n/a	-
East Parade	Nil	6m	-

*See figure 2

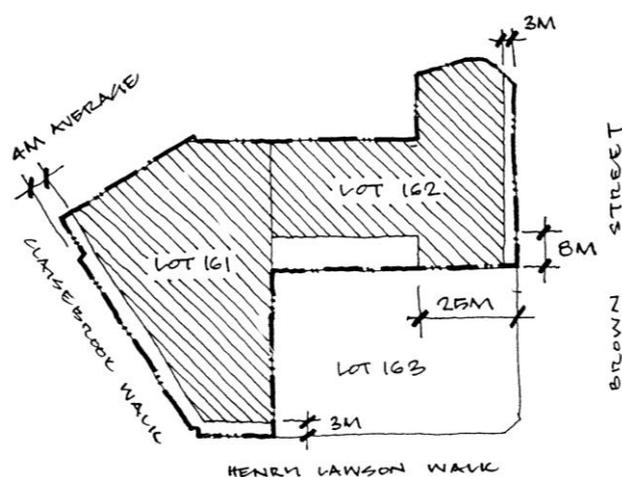


Figure 2: - Site Setback Requirements

3.5 Building Envelopes

- A building envelope approach is used for three reasons:
 - to give some certainty as to the bulk of neighbouring buildings;
 - to ensure that new buildings will be of an appropriate scale; and
 - to ensure that the visual bulk will be appropriate to the desired character of the area.
- Buildings are to be contained within a Building Envelope, with only minor projections allowed for such items as chimneys, finials, awnings, pergolas, terraces and small portions of bay and

dormer windows, and approved landmark features which in the opinion of the local government contribute to the character and the identity of the precinct.

- Balconies, awnings, verandahs and towers (max 5m high above envelope) containing electronic communications equipment may project beyond the building envelope in accordance with the specific guidelines applicable to these features. Satellite dishes may not project beyond the building envelope unless clustered neatly on a telecommunications tower.
- The maximum envelope height is measured as an Australian Height Datum level at the perimeter of the Building Envelope as shown in Figure 3.
- Note that the building envelope defines the limits of building bulk. It is not intended that the building profile should mirror that of the envelope.

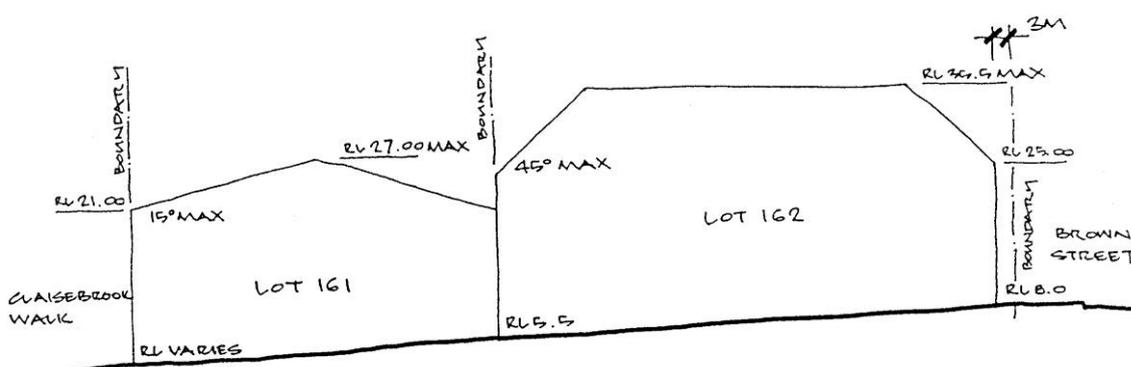


Figure 3: - Measurement of Building Envelopes.

3.6 Balconies, Verandahs and Awnings

- Balconies may not project beyond the lot boundary.
- Verandahs are not permitted fronting Claisebrook Cove, Plain Street or East Parade.
- Any verandah or awning that overhangs or abuts a trafficable street or lane must have 600mm minimum clearance from the likely passage of vehicles, including emergency vehicles. Allowance should also be made for the unimpeded growth of any nearby street tree.

3.7 Access and Parking

3.7.1 Pedestrian Access

- Priority is to be given to maximising pedestrian access and circulation within the development. Pedestrian access is to be provided from the Claisebrook Square, East Parade and Brown Street at grade, that is, directly from the footpath. Reasonable access from the streets and the public area is to be provided for people with impaired mobility.
- Pedestrian entrances to and between buildings is to be emphasised by some design treatment that distinguishes them from other parts of the elevation.

3.7.2 Motor Vehicle and Service Access and Parking

- For designated aged persons' housing where a reduced number of parking bays may be negotiated.
- Vehicle access to Lot 161 is to be from Henry Lawson Walk and from Brown Street for Lot 162.

- All parking is to be provided in basements, semi-basement, or otherwise adequately concealed from public view to the local government's satisfaction.
- Basement carparks abutting pedestrian access ways, and streets should be below ground level as far as possible or screened from public view. Any wall projecting above ground is to be minimal and detailed to provide visual interest and pedestrian scale.
- Ventilation grilles to parking basements are to be screened from Claisebrook Cove. In any case they should be detailed to reduce their visual impact, and be sympathetic in proportion and placement to the building design.
- All servicing of buildings is to take place from Brown Street (Lot 162) or Henry Lawson Walk (Lot 161) or within an internal screened service yard, as appropriate to the nature and scale of the proposed development. Such service yards must be screened from public view and where possible not be overlooked from the development.
- Provision is to be made for the storage of rubbish bins in such a way as they are screened from view and can be easily accessed by service vehicles.

3.7.3 Bicycles

- Provision is to be made for secure private bicycle parking and suitable end-of-trip facilities.

3.8 Open Space

- Open space is not required for non-residential uses.
- For residential uses an area of private open space directly accessible from a living area is required for each dwelling. This open space may be at ground level or provided as a balcony, terrace or deck.

3.9 Building Form

3.9.1 Claisebrook Square

Development must re-inforce the edges of Claisebrook Square by adopting a nil setback at least on the lower 7m of buildings. Development should address this frontage by facilitating visual and, if possible, physical interaction between the square and the building.

3.9.2 Security

- Building design should contribute to the creation of a safe environment by avoiding the formation of "blind" spaces which can not be seen from inside the most used rooms. Sites should be well lit and other measures to enhance the personal safety of people within and adjacent to the development should also be considered.

3.9.3 Roof Form

- Pitched roofs of between 30° and 45° pitch are preferred within the East Perth Redevelopment Area, however, the roof to Lot 161 may block views from Lots 162 and 163 and a maximum roof pitch of 15° is prescribed. Other roof forms will be considered to preserve those views.
- Roof design must take into account the appearance of the roof from adjoining Lots and must present an acceptable and neat solution to neighbours. Roof forms and designs enhancing the energy efficiency of the building are encouraged. Roof mounted building services such as airconditioning, lift shafts, telecommunication equipment and water tanks are to be

screened from view or incorporated into the overall building design. See also section on Services.

3.9.4 Articulation

- Building forms are to be articulated appropriately for their scale and bulk but must reflect a human scale at pedestrian levels.
- Articulating elements within the building form may consist of sun shading elements (vertical and horizontal), canopies, awnings, decks, balconies and windows. Major vertical elements should be spaced at 6.0m - 9.0m centres. Projections should be used to provide visual interest, an interplay of light and shade and establish a finer grain of texture to the development.

3.9.5 Detail

- The facades of buildings should be detailed in order to provide visual richness and variety, accentuate rhythms, reduce the visual bulk of the building mass and enhance the identity of the individual buildings. It is recommended this be achieved through the use of colour, texture, variety of material, surface modelling and the integration of art.

3.9.6 Blank Walls

- Blank walls are to be kept to a minimum and will be permitted only if integral to the architectural expression of the building.

3.9.7 Balconies and Roof Terraces

- The inclusion of balconies and roof terraces to take advantage of views to the cove, the river and the city are encouraged. These elements can also assist in the composition, articulation and visual interest of the buildings. Where provided balconies and roof terraces must be of usable dimension and where possible be enhanced by the provision of shading from the summer sun.

3.10 Materials, Colours and Textures

3.10.1 Walls

- A high standard of exterior wall finish is required, with unclad tilt up or pre-cast concrete construction discouraged. Walls should be predominantly curtain wall granite and marble, limestone, red/terracotta brick or rendered finish. Colours should be earth tones ranging from yellow to red-brown. Feature areas of aluminium cladding, high quality corrugated metal decking or smooth dressed timber cladding will be permitted. Finishes should not produce glare.

3.10.2 Windows

- The use of reflective or obscure glass is not permitted. Exterior shade structures should be used where it is necessary to protect windows from summer sun.

3.10.3 Roofs

- Roofs should be flatter profile tiles in mid-grey or terracotta, or corrugated metal decking in Colorbond Off White, Merino, Birch Grey, Wheat or Saltbush. Zinalume finish is not permitted. The use of turf roofs and water covered roofs is encouraged for flat roofs particularly linked to energy conservation systems.

4.0 EXTERNAL WORKS

4.1 Landscape

- In order to increase on-site water absorption and reduce run-off, permeable segmental paving is to be used for all hard surfaces.
- Paving to all areas is to be complementary to that in Brown Street, Claisebrook Square, East Parade and Claisebrook Cove, with similar size, texture, colour and detailing.
- Landscape themes should be consistent with The Claisebrook Cove landscape development generally.
- The Landscape theme for Lot 161 is to link into The Claisebrook Cove landscape development.

4.2 Services

- All piped and wired services, air conditioners, clothes drying areas, bin stores, service plant and water storage tanks are to be concealed from public view. Solar panels and solar water heaters may be visible, provided that they are in the same plane as the roof and there is no alternative location that can provide a similar level of solar efficiency.
- Satellite dishes must be concealed from public view unless located on a telecommunications services tower and combined with other telecommunications equipment.
- All meters and connections are to be accessed adjacent the vehicle entrance, and such fittings should be integrated into the overall landscape and building design.

4.3 Fences and Retaining Walls

- Fencing is generally to be avoided other than for safety or screening purposes. Where it is required, the maximum height of the fence is to be 1.8m, with piers to 2m. Perimeter "security" fencing is not permitted.
- If a retaining wall is necessary it is to be no higher than 1.2m high when measured from the adjacent pedestrian zone.
- The combined heights of retaining walls and fences is not to exceed 2m when measured from the adjacent pedestrian zone. Where walls extend from retaining walls the materials should be integrated. Walls should be detailed to minimise the sense of bulk and scale.
- Where fencing abuts Claisebrook Inlet, visually permeable materials such as glass or metal railings should be used, although minor solid components may be permitted where residential private open space requires screening.

4.4 Crossovers

- Vehicle crossovers are to be constructed to the local government's specifications at the developer's expense.

PART TWO - LOT 163 BROWN STREET

5.0 GENERAL

5.1 Application

The Quayside subdivision is within Precinct 9 - Brown Street, as defined by the Scheme. These Guidelines apply to Lot 163 as shown in Figure 4.



Figure 4: - Lot 163 Brown Street

5.2 Relationship to Planning Scheme and Planning Policies

These Design Guidelines are intended to supplement the provisions of the Scheme and should be read in conjunction with the Scheme, in particular those provisions relating to the Claisebrook Village Project Area, Precinct EP9: Brown Street and other Planning Policies.

The Deemed Provisions set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* also form part of the Scheme Text.

The Scheme identifies Preferred, Contemplated and Prohibited uses for Precinct EP9: Brown Street and stipulates maximum plot ratio. In determining any application for development approval, the local government will have regard to these Design Guidelines, the Scheme and other Planning Policies.

5.3 About These Guidelines

These guidelines describe the character sought for Lot 163 and the design elements required to achieve the required character and form. The guidelines will be strictly enforced and the local government may refuse Development Approval for developments not considered to be in keeping with the intent of the guidelines.

5.4 Geotechnical Site Conditions

Owners are advised that geotechnical briefing notes are available for inspection at the local government's offices if required, however it is the responsibility of each owner to ensure that the design of their dwelling is suitable for the site conditions of their lot.

6.0 BUILDING DESIGN PARAMETERS

6.1 Development Potential

A maximum of 27 dwellings and a minimum of 18 dwellings are permitted on this site. It is anticipated that the dwellings will be predominantly apartment style dwellings.

6.2 Setbacks

BOUNDARY	MIN	MAX
Lot 163		
Brown Street	-	3m including all balconies.*
Henry Lawson Walk	-	3m balconies may intrude into the setback.*
Other (Lot 1 & Lot 2)	-	Nil

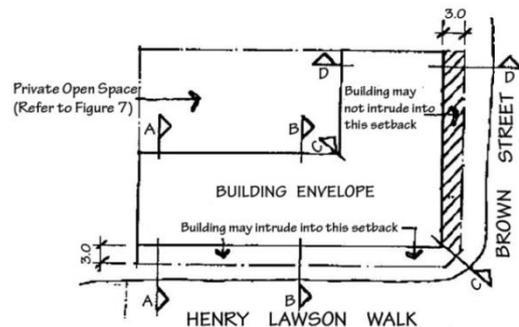
* Refer to section detailing balconies.

6.3 Building Envelope

- A building envelope approach is used for three reasons:
 - to give some certainty as to the bulk of neighbouring buildings;
 - to ensure that new buildings will be of an appropriate residential scale; and
 - to ensure that the visual bulk will be appropriate to the desired character of the area.
- Building height and bulk are to be contained within a Building Envelope, with only minor projections allowed for such items as chimneys, finials, awnings, pergolas, terraces and small portions of bay and dormer windows.

Refer to Figures 5 and 6.

Figure 5: - Plan Envelope



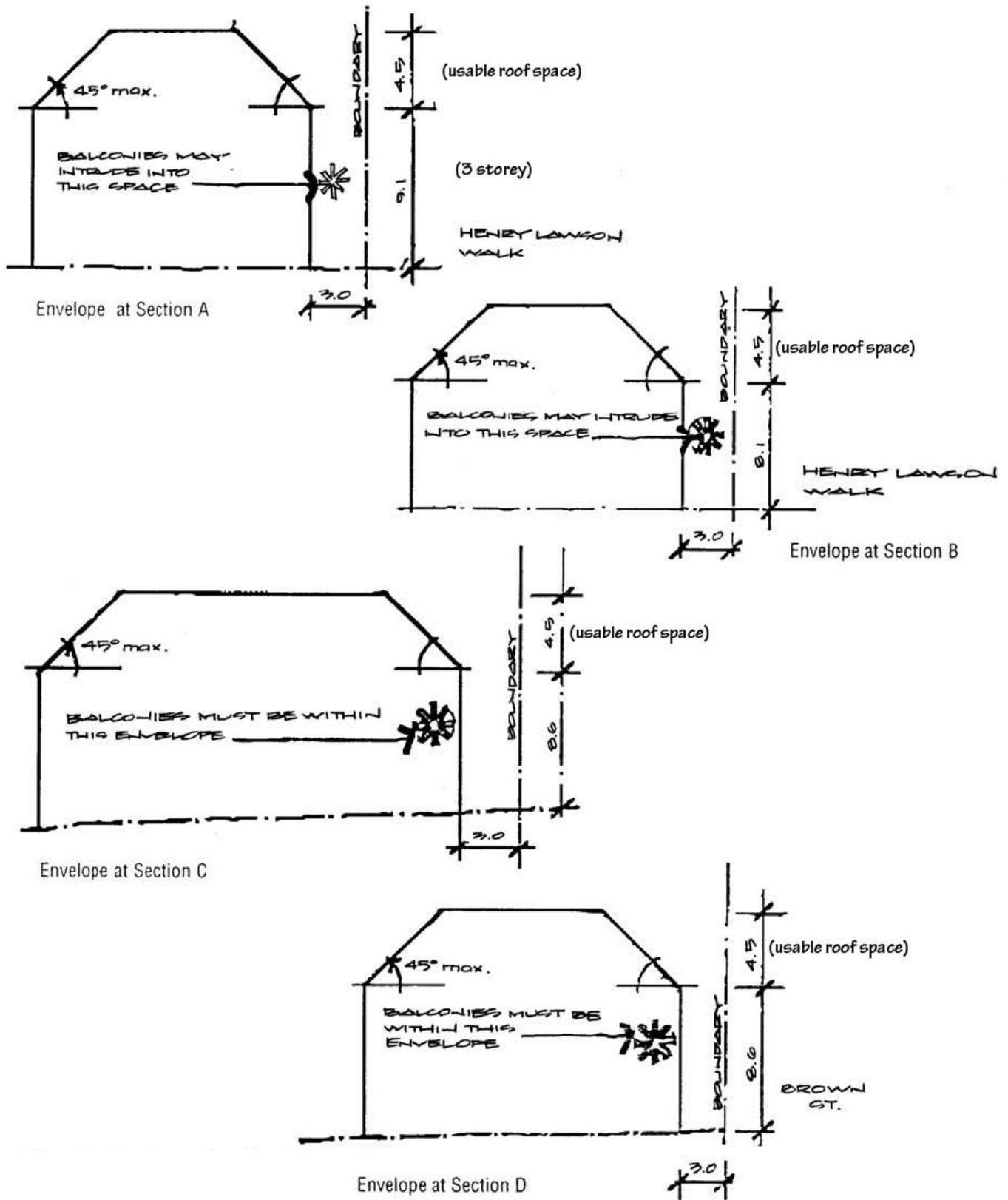


Figure 6: - Envelopes at sections A, B, C, and D.

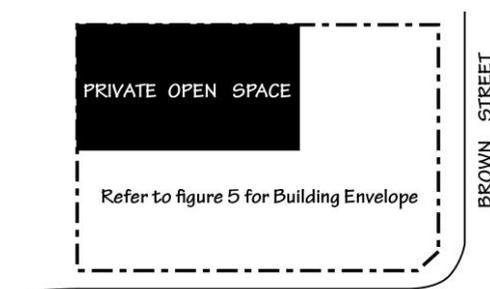
6.4 Access and Parking

- Car parking must be adequately visually screened from the street.
- Access to parking may be from Brown Street, however, the preferred location is off Henry Lawson Walk, opposite Beacon Terrace.
- Safe and convenient pedestrian access for residents is to be provided ensuring pedestrian/vehicle conflict is minimised.
- Provision for bicycle parking is encouraged.
- All parking must be secured and visually screened from the street.

6.5 Open Space

- All private open space is to be of usable area and dimension. All dwellings other than apartments must have access to ground level private open space with a minimum dimension of 4m, in addition to any required front setback.
- The provision of additional private open space is encouraged. This may be provided as a balcony, deck or roof terrace.
- Where possible private open space is to be north facing and directly accessible from a living area within the dwelling.
- Roof terraces greater than 4m x 4m in dimension must have a pitched roof or shade structure covering the majority of the terrace, in keeping with the scale and elevation of the dwelling, to add visual interest, reduce its apparent scale and assist with climate control.
- Juliette balconies are permitted but will not be included in private open space calculations.
- All private open space must be designed to minimise overlooking of adjoining properties, provide privacy to users and permit adjoining properties to share the available views.
- A common open space should be provided with Lot 3 for the use of the residents. Figure 3 outlines the possible extent of this common space. Adequate pedestrian access should be provided into and throughout the site for residents. This access should be safe and secure.

Figure 7: - Private Open Space Envelope



6.6 Building Design

- Generally building heights are to be two to three storey plus usable roof space, in the form of loft, attic or roof terrace. Basement or undercroft parking structures are permitted. All parking must be secured and visually screened from the street.

6.7 Privacy

- A high standard of acoustic and visual privacy is expected with attention given to:
 - construction materials and techniques to reduce noise transmission between dwellings;
 - site and dwelling layout to separate potentially conflicting uses;
 - balcony and window location and design to avoid overlooking neighbouring windows and private open space;

- the creation of a safe environment by avoiding the formation of blind spaces which can not be seen from inside the most used rooms.

6.8 Balconies

- The inclusion of balconies to take advantage of views to the Cove is encouraged. Balconies can also assist the composition, articulation and visual interest of buildings. Balconies, should be of usable dimensions with a maximum of 3m depth and wherever possible be enhanced by the provision of shading from summer sun.
- The use of balconies, decks and roof terraces as additional private open space is encouraged. Balconies must be individually expressed and not dominate the facade. Design solutions where the balcony forms a continuous facade are not acceptable.
- All balconies should be designed so as to not compromise the potential to allow light into the lower spaces, beneath balconies.
- Juliette balconies (balconies less than 600mm in depth and 3000mm in width) are permitted but will not be included in private open space calculations.

6.9 Roof Form

- The roof pitch is to be between 30-45 degrees where it is visible from public areas, streets and mews. A shallower pitch is acceptable for verandahs and canopies, as are small areas of skillion roofs and small areas of flat roofs where screened behind parapets.
- Use of dormer/attic windows, verandahs and awnings is encouraged in order to reduce the apparent scale of development, add visual interest and assist with climate control.

6.10 Articulation, Detailing and Street Presence

- Building design is to enhance individual dwelling identity.
- The plan layout should enable casual surveillance of the Lot and surrounds from habitable rooms and balconies.
- Dwellings are to 'address' Henry Lawson Walk and Brown Street.
- Buildings are to provide a modulated street frontage with an articulated facade and use of elements such as verandahs, balconies, awnings, dormers and window projections to provide visual interest and establish a fine grained scale to development.
- Detailing is generally to provide visual richness and variety, interest and identity and assist in reducing the visual bulk of building mass.
- Special treatment is encouraged to mark corners and link streets, for example additional floor height, distinct roof form, articulation of corner wall elements, variation in materials and colours, special balcony treatments.
- Garages (particularly doors), carports and parking areas are to be detailed to reduce their visual impact and add interest at the pedestrian level.

6.11 Materials and Colour

6.11.1 Walls and Windows

- Walls are to be red or terracotta coloured brick, similarly coloured masonry, limestone or similarly coloured rendered walls. Cream colour face brick must be kept to a minimum.
- Render may be paint finished in ochres, reds and traditional wash colours.
- Timber and lightweight cladding, paint finished or stained, is acceptable on upper floors and as a minor element at ground floor level.
- The well considered use of more than one material and use of more than one finish is encouraged as it adds variety and reduces perceived building bulk. Finishes that separate ground and upper floors or parts of upper floors are encouraged.
- Reflective glass or dark tinted glass is not permitted.

6.11.2 Colour

- Well considered colour schemes are encouraged as distinct from predominantly monochrome colour schemes.
- Trim colours which enhance and complement the wall and roof colours are preferred. The local government retains the right of final decision on the acceptability of a colour scheme.

6.12 Roofs and Shade Structure Covering

- Roof materials are to be selected from within the following colour range: tiles in autumn or terracotta tones; shingles in slate grey; corrugated metal decking in Colorbond Off White, Merino, Wheat, Birch Grey, Saltbush, Beige, Homestead, Moss Green or Gull Grey.
- A Zinalume finish is acceptable where it can be demonstrated that glare and reflectivity will not be a problem to neighbours and surrounding activities.
- Shadecloth or profiled acrylic roof sheeting is not permitted in locations visible from the street.

6.13 Blank Walls

Blank walls abutting public spaces are to be kept to a minimum. Walls are to be detailed to provide visual interest and pedestrian scale.

7.0 EXTERNAL WORKS

7.1 Landscape

- In order to increase on-site water absorption and reduce run-off, permeable segmental paving is to be used for all hard surfaces.
- Where paving inside the Lot abuts and is visible from paved surfaces in the public domain, the new paving should be co-ordinated in colour, texture and scale with the surface in the public area.
- Select suitable trees such that the mature tree size, form and scale will relate to, but not overwhelm the building mass.
- A detailed landscape proposal plan is to be submitted with any building license application.

7.2 Services

- A service easement area is defined for the lot and all meters and connections are located within it. All such fittings shall be integrated into the overall landscape and building design.
- All piped and wired services, air conditioners, clothes drying areas and hot water storage tanks are to be concealed from street and public area view. Solar panels and solar water heaters may be visible where they are in the same plane as the roof and there is no alternative location that can provide a similar level of solar efficiency.
- A Stormwater Drainage Plan is to be provided with all building license applications. All Stormwater is to be discharged to the Stormwater connection provided on site.

7.3 Fences and Retaining Walls

- Retaining walls to be a maximum of 1.2m high above finished ground level, with a height not exceeding 0.6m preferred. Designs which minimise the height of retaining walls are sought, particularly adjacent to streets where a close relationship between internal and external finished levels is desirable. Retaining walls and fences are to be limestone standard fencing style of capped lime stone piers to 2m high, with a fence base course of limestone (as shown in Figure 4) and infill wrought iron or metal railings to maximum 1.8m high.
- Solid limestone panels of fencing are permitted adjacent to the nominated area of private open space. In such cases, the extent of solid fencing should not exceed 50% of the lot width for that particular dwelling.
- Solid limestone panels are not acceptable atop retaining walls. Fences above retaining walls should conform to Figure 8.

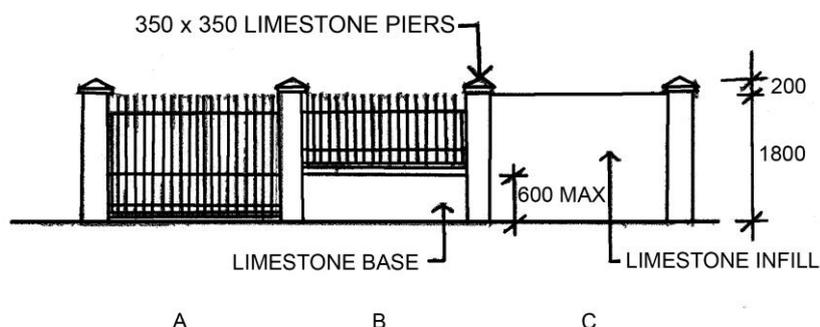


Figure 8: - Typical Walls and Fences

7.4 Crossovers

Vehicle crossovers are to be constructed to the local government's specifications at the developer's expense.