

Planning Policy Manual – Part 2

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

Section 2.13
East Perth – Area 13
Harbourside



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1.0 INTRODUCTION

1.1. Application

These guidelines relate to Lot 34 within the Brown Street Precinct (Precinct EP9) at the intersection of Brown Street and Henry Lawson Walk, as shown on Figure 1.

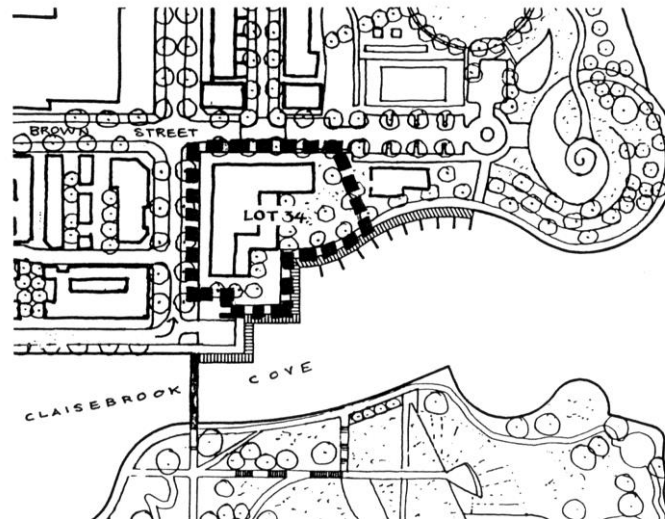


Figure 1: - Location of Lot 34

2.0 ABOUT THESE GUIDELINES

These guidelines describe the character and form sought for development on the subject site, and cover the design elements required to achieve those desired outcomes.

2.1 Relationship To Planning Scheme and Planning Policies

These Design Guidelines are intended to supplement the provisions of the City of Perth Local Planning Scheme No. 26 (Normalised Redevelopment Areas) (herein called ‘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.

2.2 Site Context and Desired Character

The subject site is one of the most prominently located, key-note sites within the East Perth Redevelopment Area. It is the closest development site to the Swan River and will have unobstructed views over the river to Burswood and beyond, as well as overlooking the entrance to the Claisebrook Cove and Victoria Gardens to the south. The site also flanks the main entry to the major new foreshore park being established on the former Gasworks site.

Given the site's prominence, the local government wishes to see a development of high quality with the potential to perform a landmark function. The topography of the site provides the opportunity to create more casual, public oriented activities and character on the southern and eastern sides adjoining the Cove and the foreshore park, with a more formal, urban character to the north and

west where the development will relate to other buildings and become an important element in the local streetscape.

2.3 Preferred Uses

The local government's planning provisions for the site allow for considerable flexibility in terms of possible uses, however the local government has a preference for uses which will maximise the unique potential of the site and its location.

Uses on the southern side of the development at the level of, or accessible from, the adjacent boardwalk should be predominantly those which will encourage public activity and interaction. This implies uses such as a cafe/restaurant, specialty retail or entertainment related activities which will contribute to a lively public space between the development and the Cove and make the most of the setting in terms of river and Cove views and waterside character.

Given the setting and the views that can be achieved there is clearly scope for the development to include a substantial component of residential use, in the form of apartments. There is also the possibility of incorporating commercial activity in the form of office suites, and a "corporate headquarters" style development on this site may be attractive to an organisation seeking a high profile, prestige location outside traditional commercial areas but with good links to the city centre.

2.4 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 development is strongly encouraged, especially where, as in the case of the subject site, the development will have an important relationship with the public domain and public activity areas.

Examples of opportunities for integrating artworks into the development include detailing to walls, balustrades and railings, paving, shade structures, seating, bins, bollards, drinking fountains, lighting, building fittings, entry treatments and signage.

2.5 Building Envelope and Building Height

The building height and bulk is to be contained within a building envelope, with only minor projections allowed for such items as chimneys, finials, pergolas, small portions of bay and dormer windows, and approved landmark features which in the opinion of the local government contribute to the character and identity of the precinct.

The maximum envelope height is measured at the setback line from the finished ground level of the highest adjacent street or path level. Figure 2a refers.

The building envelope defines the limits of building bulk. It is not intended that the building profile should mirror that of the envelope.

The building envelope for this site is measured by drawing a line 9m high at the setback line and projecting from that point at an angle of 45 degrees (to a point 12m high). This allows three storeys plus roof space above the starting ground level. A smaller area at the north west corner of the lot may be increased to 12m, projecting at 45 degrees (to a maximum of 18m high 5 storey plus usable roof), measured from the finished level of the footpath in Brown Street adjacent to the site. This allows five storeys plus roof space. Figure 2b describes the dimensions of this area, which may be varied by negotiation provided that the bulk does not exceed that possible with the dimensions as shown.

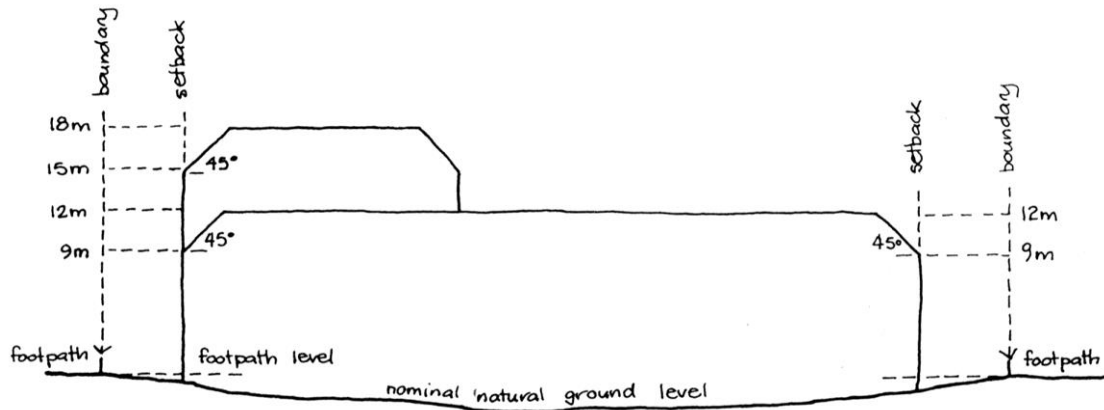


Figure 2a - Building envelope for Lot 34

2.6 Setbacks

The building is to be set back a minimum of 4m from all boundaries except the western boundary and the corner truncation boundary, from which the setback is 6m. No building is permitted within the drainage easement. Figure 2b refers. Note that it is expected that the development will not extend to the limits implied by the setbacks for the full length of every frontage, i.e, the setbacks are not intended to depict a building footprint. Courtyards and articulated frontages are expected.

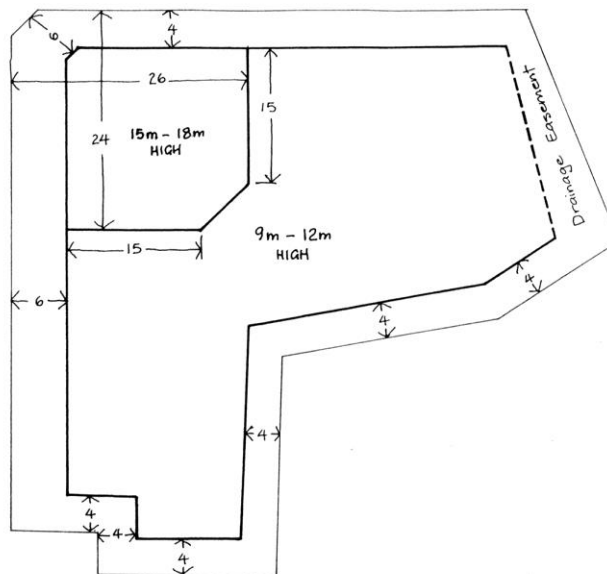


Figure 2b - Setbacks for Lot 34

3.0 BUILDING DESIGN/Form

3.1 Balconies

The inclusion of balconies and terraces to take advantage of views to the Swan River, Claisebrook Cove and the foreshore parklands is encouraged. Balconies can also be used to assist in the composition, articulation and visual interest of the development. They should be of usable dimensions and wherever possible enhanced by weather protection.

3.2 Privacy and Separation of Uses

Site layout and levels should be used to separate potentially conflicting uses and activities, and the public and private domains where necessary.

Construction materials and techniques should be used to minimise noise transition between uses, and in the case of residential development balcony and window locations and designs should avoid overlooking of neighbouring windows and private open spaces.

3.3 Blank Walls

Blank walls abutting pedestrian ways and other public spaces are to be kept to a minimum. Such walls should be detailed to provide visual interest and human scale.

3.4 Detail

The public faces of the development should be detailed to provide visual richness and variety, reduce the visual bulk of building mass, and contribute to providing the development with an identity which is appropriate to its setting and expresses its function/s.

Because of its location, the development will be subject to public exposure on all sides, and therefore needs to present a "front" of appropriate quality from all viewpoints. Service functions and other potentially less attractive building elements and activities should therefore be internalised or otherwise concealed wherever possible.

3.5 Articulation and Corners

The development should be articulated (broken down into elements which establish a legible rhythm or pattern, especially at pedestrian level). Projections such as canopies and balconies, window placements and configurations, and building entries should be used to provide visual interest, an interplay of light and shade, and contribute to a finer grained development scale.

Corner sites such as this one tend to be the most prominent. Buildings situated at intersections play a special role in defining the quality and status of the adjoining public spaces and are often landmarks which can assist in an understanding of the local environment and patterns of use and activity. Special treatments to mark the corner may include additional floor height, a distinct roof form, articulation of corner wall elements or similar features.

3.6 Security

The design of the development should contribute to the creation of a safe environment by avoiding the formation of blind spaces which cannot be overlooked from other frequently used internal and external areas. The site generally, and public spaces and walkways in particular, should be well lit.

3.7 Roof Forms

All main roofs should be pitched, with a slope of between 30 and 45 degrees where visible from public spaces and streets, however a shallower pitch can be used for awnings and canopies, and small areas of skillion roofs. Flat roofs will generally only be considered where they are screened behind parapets.

4.0 MATERIALS AND COLOUR

4.1 Walls and Windows

- Walls are to be red or terracotta coloured brick, limestone, similarly coloured masonry, or rendered walls. Render may be paint finished in ochres, reds and traditional colour washes.
- Trim colours which enhance and complement the wall and roof colours are preferred.

- Timber and lightweight cladding paint finished or stained is acceptable on upper floors and as a minor element at ground level.
- Combinations of more than one material or finish are encouraged to add variety, reduce perceived building bulk and distinguish between different levels and functions within the overall development.
- The use of reflective, dark tinted glass is not permitted. In addition, obscure glass is not permitted on ground floor windows adjoining pedestrian or public spaces, and should be avoided on other windows as far as possible. External shade structures, building design and orientation should be used wherever necessary to protect windows from the summer sun.

4.2 Colours

- Colour schemes which make use of a well-considered range of colours are preferred to predominantly monochrome colour schemes.
- Trim colours which complement and enhance the selected wall and roof colours are preferred.
- A detailed schedule of colours is required to be submitted for approval by the local government prior to the issue of a building licence.

4.3 Roofs

Roof materials are to be selected from within the following range: flat profile tiles in autumn or terracotta tones; shingles in slate grey; corrugated metal decking in Colorbond Off-white, Merino, Wheat, Birch Grey, Gull Grey, Beige, Homestead or Saltbush.

5.0 OPEN SPACE

Open space is not required to be provided for non-residential development, however consideration should be given to creating an amenable operating and working environment for all occupants and visitors.

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 in the case of multiple residential development provided in the form of balconies, terraces or decks. All private open space is to be of usable area and dimensions. As a guide, ground level open space should have minimum dimensions of 4m x 4m, while balconies should have a minimum dimension of 1.5m.

6.0 LANDSCAPE TREATMENT

- In order to maximise on-site absorption and reduce run-off, permeable segmental paving should be used for all hard surfaces.
- Paving within the development is to complement that in Brown Street, Henry Lawson Walk and surrounding Claisebrook Cove, using similar sized paving modules, texture, colour and detailing. Landscape themes and planting should be consistent with the Claisebrook Cove landscape development generally, and also have regard to the landscape treatment being implemented for the adjacent foreshore park to the east. Planting schemes should have regard to the mature form and scale of trees and plants, and their ultimate relationship to and impact upon the development and its spaces.
- All development applications should include a general indication of the proposed landscape treatment for the site. A detailed landscape design proposal will be required to be submitted and accepted before the local government is prepared to support the issue of a building licence for any development on the subject site.

7.0 RETAINING WALLS AND FENCES

- If retaining walls are required, they should be a maximum of 1.2m above the finished ground level when measured from any adjacent pedestrian zone. A maximum height of 0.6m is preferred. The combined height of any fences and retaining walls is not to exceed 2m when measured from the adjacent pedestrian space.
- Where walls and fences are an extension of a retaining wall, there should be an integration of materials and style.
- The choice of materials for retaining walls and fencing should be compatible with those used in the landscaping of Claisebrook Cove and surrounds, with limestone preferred.
- The preferred style of fencing is capped piers to 2m high, with a matching fence base course, and infill wrought iron or metal railings to a maximum of 1.8m. Solid fence panels are to be avoided unless absolutely necessary to provide privacy to private open space or to screen a service area.

8.0 ACCESS AND PARKING

8.1 Pedestrian Access

The site's configuration and topography creates the opportunity to provide separate access arrangements for the public and private components of development on the subject site, with access to public activities concentrated on the southern side from the adjacent boardwalk, and access to private elements taken mainly from Brown Street or Henry Lawson Walk. Pedestrian access to and within the site is otherwise unrestricted. The building design should enable easy identification of pedestrian entrances.

8.2 Vehicle Access

Vehicle access to the site for parking and servicing purposes is from Brown Street only and is limited to within 20m of the easternmost boundary, measured along the Brown Street boundary. Consideration should be given to utilising the drainage easement for vehicle access.

8.3 Parking

The site's topography creates the opportunity to provide parking in a basement or undercroft configuration concealed from public view, and accessed from Brown Street as described above.

8.4 Bicycles

Provision is to be made for secure private bicycle parking and other appropriate end-of-trip facilities to support bicycle use by residents and workers within the development. Suitable bicycle parking facilities for use by visitors should also be considered.

9.0 SERVICES

All piped and wired services, air conditioners, clothes drying areas, bin stores 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.

9.1 Drainage Easement

It should be noted that a drainage easement (for stormwater drainage) is yet to be defined along the easternmost boundary of the site. No buildings will be permitted within this easement.

9.2 Sub-station

It will be a requirement for this development that an electricity sub-station be provided within it with capacity not only for the development but also for the proposed parkland and residential development to the north of the site, and for the lot to the east. The local government will pay for the cost of providing the additional capacity. The developer should liaise with the local government regarding the amount of additional capacity required prior to entering into discussions with Western Power.