



**Planning Policy Manual – Part 2**

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

**Section - 1.1**  
**Claisebrook Village Project Area**



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## PLANNING POLICY 1.1 CLAISEBROOK VILLAGE PROJECT AREA

### 1.0 APPLICATION

- This policy applies to development within the Claisebrook Village Project Area (the Project Area) as defined by the City of Perth Local Planning Scheme No. 26 (Normalised Redevelopment Areas) (herein called ‘the Scheme’), as illustrated on the Scheme Map.

### 2.0 RELATIONSHIP TO PLANNING SCHEME, PLANNING POLICIES AND DESIGN GUIDELINES

- This policy is intended to supplement the provisions of the Scheme and should be read in conjunction with the Scheme Text, in particular those provisions relating to the Project Area.
- The Deemed Provisions set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* also form part of the Scheme Text.
- Where a provision of this policy is inconsistent with a provision of the Deemed Provisions, the latter prevails.
- Where a provision of this policy is inconsistent with a provision of any policy of the City of Perth City Planning Scheme No.2, the provision of this policy prevails unless it is a Deemed Provision.
- Design Guidelines have been prepared for a number of areas within the Claisebrook Village Project Area and should be read in conjunction with this policy. Where a provision of this policy is inconsistent with a provision of the Design Guidelines relating to the same area, the provision of the Design Guidelines prevails.

### 3.0 AIM

- This policy and the Design Guidelines for the Project Area aim to:
  - guide the form of development so that it is consistent with, and enhances, the unique character and design qualities of the area; and
  - ensure development is delivered in accordance with the Scheme Objectives, Scheme Principles, and Precinct Statements of Intent.

### 4.0 POLICY

#### 4.1 Claisebrook Village Identity

- The Project Area possesses a strong, coherent and legible identity. New development is required to be consistent with key elements of this identity, which include:
  - all buildings within the area have a recognisable relationship to each other through the use of common materials, design elements (such as roof pitches), opening sizes and heights etc;
  - identifiable landscape themes and open spaces;
  - a consistent or identifiable treatment of common elements such as roads, paths, street furniture and paving;
  - clearly defined and recognisable boundaries and entry and exit points;
  - landmark places and buildings; and

- integrated public art.

#### 4.2 The Public-Private Interface

- The relationship between development on individual sites and streets or other public spaces which they abut is of the utmost importance. Consequently:
  - in many instances buildings will have required orientations;
  - the demarcation between public space and private space is to be clearly defined;
  - buildings are to 'address' the street;
  - entrances are to be unambiguous and only related to the street;
  - 'blank' walls are to be avoided; and
  - facade design should invite interest at street level, and signal the nature of the use of the building.
- Various techniques are available to signal the demarcation between public and private space without constructing solid walls. These include changes of level, low walls, visually open fences, changes of paving, bollards and other landscape elements.
- Buildings should clearly address public spaces, with windows looking onto the space and entrances clearly visible. Blank walls, opaque planting or screen walls, roller shutters or air vents are to be avoided, so are reflective or heavily tinted (i.e. non-transparent) glazing, especially at street level. In the case of shops it is generally preferable to locate display windows on the street, with canopies overhanging the footpath. Commercial buildings such as offices should invite interaction, with activity, foyers and windows rather than stark walls facing the street.
- Buildings should be designed to provide visual cues, including but not limited to signage and lighting so that pedestrians can comprehend the whole environment.

#### 4.3 Streetscapes

- Streetscapes embrace both the public realm and the private realm. The public realm streetscape elements include the width and materials of carriageways, medians and footpaths, tree and other planting, lighting and street furniture. The private realm elements include the facades of buildings, fences, the treatment of front setback areas and driveways.
- The treatment of both sets of elements should be complementary, and reflect a common, legible image of the nature of the street (or other public place - it may be a foreshore promenade, or park). Buildings should be located:
  - to form an urban edge to the street;
  - to provide convenient pedestrian connections between buildings and the public sidewalk;
  - to provide an interesting and attractive edge to the public realm;
  - to provide weather protection for the pedestrian;
  - to minimise the public view of parking areas and servicing facilities;
  - to enclose and define the public street / space at an appropriate scale; and
  - to provide continuity of activity along streets/promenades.

- Street intersections should be accentuated with an appropriate building and devices to provide landmarks to orient pedestrians and motorists and to mark them as special places within the city's network of public street spaces.
- The design and siting of buildings should preserve and enhance special street views, in particular:
  - views of important buildings and natural features;
  - focal points at T-intersections; and
  - views along curving roadways.
- New buildings should ensure that adjacent properties have privacy, access to sunlight and retain their visual and physical amenity. This will include protection from the new development's site illumination, noise and odour, if applicable.

#### 4.4 Place Activation

- An active public realm provides opportunities for social interaction, whilst also enhancing the personal experience and safety of an area. Developments should contribute to an activated and interesting public realm, with particular focus on activities at street level.

#### 4.5 Scale and Massing of Buildings

- Buildings should respect the scale of the street or place and of their neighbours. Throughout most of East Perth, buildings will be required to be of two to four storeys in height, depending on location.
- Building scale is not only determined by height, but also by the width it presents to the street, the articulation of the facades and, where visible, its depth. Together these determine the mass of the building.
- In order to obtain an acceptable scale and mass of building it will be necessary in some instances to control not only height but also the horizontal scale. Where a building is to occupy a large frontage site in a streetscape of narrower frontages, a lengthy building is likely to disrupt the rhythm of the street. In such cases the local government will require that the building be designed so that the facade and/or roof is vertically articulated in such a way as to present a more harmonious rhythm to the street. Similar articulation of other faces of a building may be required to break down the impact of its mass.

#### 4.6 Grain

- Consistency of grain within various areas is sought. Grain refers to the degree of articulation effected in a building's facade and roof design. Generally, coarser grain may be acceptable where wider streets and greater volumes of traffic prevail. Finer grain is desirable where buildings are experienced primarily from the footpath by pedestrians.

#### 4.7 Place

- It is the local government's desire that buildings within the area reflect a Western Australian regional character and sense of place. This is not to be interpreted as a call for historic building types but as an interest in sensitive use of materials and form that relate to Western Australia's climate.

#### 4.8 Roof Lines

- Roof lines and silhouettes affect the visual impact of buildings and are a principal means of confirming harmony and identity.

- The local government requires that roof lines be designed to provide clear silhouettes and to minimise visual clutter and unnecessary extensions of height. Accordingly it requires that any necessary lift overruns, mechanical equipment or other structures above eaves level be incorporated into the roof structure, or concentrated into a single, simple, structure.
- Large roofs must be broken down in scale and area. In most instances the local government will require buildings to have 30 degree pitched roofs, either smooth profile tiles or colorbond metal roofing from a restricted palette of colours.

#### 4.9 Materials

- Historically buildings have been constructed with local materials which have lent a natural consistency and unity to the streets and areas in which they have been built. With modern technology, a far wider range of materials and finishes is now available, and ad hoc selection of materials has resulted in a loss of the traditional unity.
- The local government will require the use of materials and detailing which is easily maintained and durable. Finishes which improve with age and weathering are preferred to high maintenance finishes.
- Compatibility does not necessarily mean that choice is limited to replication of existing materials. In most instances masonry (brick, concrete, stone, concrete block), or even synthetic panels of similar colours to those found in the locality, will provide the necessary unity for walls. In some cases - for example, extensions to existing buildings and especially those of architectural or heritage interest - the local government may require the use of identical materials and architectural detail.

#### 4.10 Fencing and Retaining Walls

- Any perimeter fencing and retaining walls, including those for side boundaries of corner lots should be consistent in form and materials with the design of the building itself. Retaining walls should be a maximum of 1.2m high when measured from the pedestrian zone of adjacent walkways or streets.
- Fences should generally conform to a maximum height of 1.8m with piers limited in height to 2m. Visual ingress should be allowed through more than 50% of any street frontage width in sections or openings.
- Solid panels of fencing are permitted where the only area of private open space is to the public street frontage, or the only portion of north facing private open space fronts the street or public open space. In such cases, the extent of solid fencing should not exceed 50% of the lot width for that particular lot.

#### 4.11 Signage

- Signage should comply with the City Planning Scheme No. 2 Signs Policy.



#### **4.12 Modifications to the Public Domain**

Generally, alterations to the existing paving, on street parking, lighting, tree planting, street furniture and like elements will not be permitted. However if it can be demonstrated that a superior design solution for a particular building can only be achieved through the relocation of one of these elements then the local government will consider such a proposition provided that the relocation is carried out to the local government’s specifications at the developer’s expense.