

Planning Policy Manual – Part 2

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

Section 2.9
East Perth – Area 9
Brook Street



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CONTENTS

SECTION	TITLE	PAGE
1.0	APPLICATION	3
2.0	CONTEXT	3
2.1	Scheme Provisions.....	4
2.3	General Site Characteristics.....	4
3.0	BUILDING FORM	5
3.1	Building Height.....	5
3.2	Fencing.....	5
3.3	Car Parking and Access.....	5
3.4	Bicycles.....	6
3.5	Open Space.....	6
3.6	Balconies.....	6
3.7	Security.....	6
3.8	Blank Walls.....	6
3.9	Building Services.....	6
3.10	Landscaping.....	6
3.12	Integration of Art.....	7
3.13	Building Character.....	7
3.14	Roofs.....	7
3.15	Walls and Windows.....	7

1.0 APPLICATION

These guidelines apply to land bounded by Brook Street, East Parade, Brown Street and Glyde Street, which is within the Boans Precinct (Precinct EP6) and the East Parade Precinct (Precinct EP7), as defined in the City of Perth Local Planning Scheme No. 26 (Normalised Redevelopment Areas) (herein known as “the Scheme”). These guidelines apply to that area as shown in Figure 1.

2.0 CONTEXT

These Design Guidelines apply to Lots 120, 50, 152, 123, 145, 146, 147, 148 Brown Street and Lot 450 Brook Street. Separate guidelines exist for Lot 119 Brown Street and Lot Pt 157 Brook Street. These Design Guidelines are intended to supplement the provisions of the Scheme and should be read in conjunction with the Scheme Text, in particular those provisions relating to Precinct EP6: Boans, Precinct EP7: East Parade and other Planning Policies.

The street block forms a part of the broader Boans Precinct (Precinct EP6), which derived its name because a block between Saunders and Brown Street houses several large, older style warehouses, one of them bearing the name Boans. This particular building forms a prominent part of the context for this street block at its western end. The architectural merit of the Boans buildings warranted their retention and recycling, as with some of the facades on the remaining buildings in the group. Buildings in the street block include commercial and light industrial buildings. St. John’s Ambulance Association have recently constructed new offices in Glyde Street. The former No. 6 electricity and gas substation at 89 Brown Street is also a building of heritage and streetscape value, which has been retained and redeveloped for residential uses. The Precinct has also a number of vacant blocks.

The former No 6 electricity and gas substation at 89 Brown Street is on the state heritage register which means for proposed development advice needs to be sought from the Heritage Council of WA to ensure consistency with any endorsed conservation plan.



Figure 1:- Brook Street Precinct

2.1 Scheme Provisions

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 EP6: Boans and EP7: East Parade.

New development should be in harmony with the character and scale established by existing buildings, especially in the vicinity of those of heritage value.

The local government encourages the recycling of buildings where this is viable and makes a positive contribution to the streetscape and amenity of the area. Residential development may include the following forms:

- older industrial or other buildings, recycled and adapted;
- walk-up apartments;
- terrace or townhouses; and
- single houses on small lots.

2.2 Guideline Objectives

The primary objectives of these guidelines are to:

1. Encourage viable infill development that complements the urban form and industrial aesthetic of the Boans Precinct;
2. Encourage the development of land adjacent to East Parade to frame the entry to the Urban Village from the north;
3. Present the precinct to the central space of the Eastbrook Greenway and subdivision, and to East Parade.

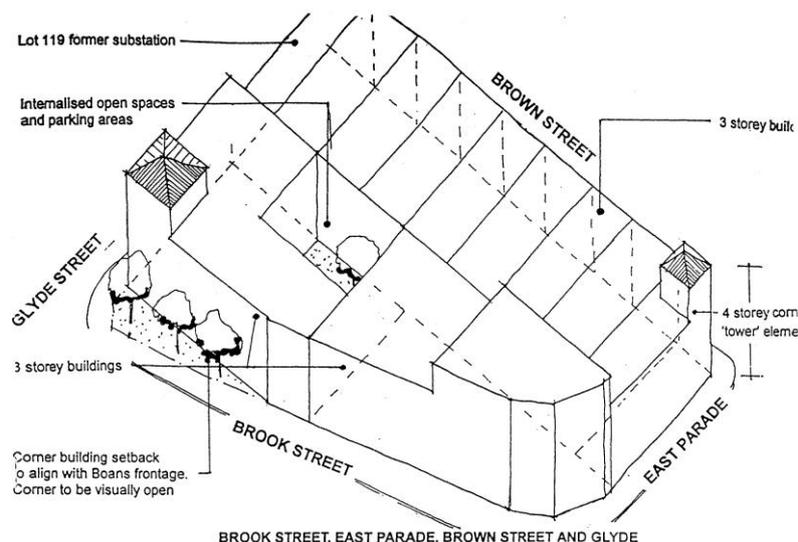


Figure 2:- Brook Street, East Parade, Brown Street and Glide Street

2.3 General Site Characteristics

- The site is characterised by individual buildings in a mixed, low intensity urban setting. Existing buildings are built to a nil set back from the front property boundaries. As far as possible, this aspect is to be retained in new development of the lots.



- The height of buildings in the street block is generally limited to three storeys to conform with the scale of the adjacent warehouse buildings. Higher ‘tower’ elements are encouraged at identified corner sites to achieve the urban form for the block.
- Existing buildings are generally one to two storeys, with high ceilings, parapets and/or pitched roofs. A mix of materials is present. Materials in new development, however, should primarily be of a solid construction nature such as brickwork, stone masonry or rendered concrete type materials, with lighter materials only used for suspended, lightweight or infill building elements such as awnings, feature panels and roof sections.
- A three storey building would easily be possible within a 11m high building envelope. Additional height is allowed for roof space (4.5m).

3.0 BUILDING FORM

3.1 Building Height

- Permissible building height is defined by a building envelope for each lot. New development is not to exceed the limits of the building envelope other than for minor projections such as for decorative roof elements, awnings and balconies within the limits prescribed in these guidelines.
- The maximum envelope height is measured from the finished ground level of the highest street level at the perimeter of the lot, or from the natural ground level at the perimeter of the lot for other boundaries.
- 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.

3.2 Fencing

Any perimeter fencing, such as for side boundaries of corner lots, should be consistent in form and materials with the design of the building itself. Fences should generally conform to a maximum height of 1.8m with piers limited in height to 2m. Visual ingress should be allowed through sections or openings.

3.3 Car Parking and Access

- Carparking is to be located at the rear of development sites and out of site from street frontages. Where parking must be provided near a visible lot boundary, then screening treatment must be provided taking into account aspects of public amenity and security.
- Undercroft or basement parking concealed from public view is Preferred, although open air parking at the rear of the site will be considered.
- Vehicle access is to be via a single crossover from Brown or Glyde Street. This access may be shared with adjacent lots provided suitable arrangements are made to guarantee right of carriageway for both lots.
- At-grade pedestrian and disabled access into buildings is to be provided from street frontages. Safe and attractive pedestrian access into buildings is also to be provided from any car park on site.

3.4 Bicycles

Consideration is to be given to the provision of secure private bicycle parking and suitable end-of-trip facilities in all developments.

3.5 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.
- All private open space is to be sufficiently dimensioned as to be usable. Generally, ground level open space should have a minimum dimension of 4m, and balconies should have a minimum dimension of 1.5m, although variations will be considered if well justified.

3.6 Balconies

- Whilst balconies are permitted, the overall design of the building should remain compatible with the "urban/industrial" style of the adjacent Boans heritage buildings.
- The design of balconies is to minimise overlooking between individual sites and occupancies, and the provision of appropriate screening may be required if separation is considered to be inadequate to provide a reasonable level of privacy.

3.7 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. Ground floor window design should consider deterrents to vehicle ramming such as raised sill heights.

3.8 Blank Walls

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

3.9 Building Services

- All piped and wired services, antennae, 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.
- Provision is to be made for the storage of rubbish bins in such a way as they are screened from public view and can be easily accessed by service vehicles.

3.10 Landscaping

Both hard and soft landscaping is to be designed so as not to compromise the structural integrity of buildings. Particular attention is to be paid to issues of site drainage and the selection of non-invasive plant species. Selection of plants should be consistent with their intended purpose and any adjacent public area landscape.

3.11 Crossovers

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

3.12 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.

3.13 Building Character

The buildings should be sympathetic in scale, massing and proportions to the adjacent heritage buildings. The use of courtyards and/or balconies is encouraged to provide amenity for residential development where required, and to take advantage of any views to the greenway parks across the road. All elevations are to be well detailed and are to relate to a pedestrian scale.

3.14 Roofs

Roofs may be flat or, if pitched, between 30° and 45°. Roofs visible from ground level may be in tiles or traditional red, zincalume or off-white corrugated sheeting.

3.15 Walls and Windows

- Walls are to be of red or terracotta coloured face brick with cream mortar, natural stone, or cream or pale yellow/ochre coloured render.
- Proportions of solid wall to openings should be similar to the existing heritage buildings.
- Windows are to have a vertical or square proportion. Where the overall window opening shape is of a horizontal nature, glazing shall be broken up to reflect the required square or vertical proportion. Reflective or dark tinted glass is not permitted.