

Planning Policy Manual – Part 2

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

Section 2.14
East Perth – Area 14
Lord and Norbert Streets



Version #	Decision Reference	Synopsis
1	11 March 2008	Adopted
2	17 March 2015	Amended
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1.0 APPLICATION

These guidelines apply to land between Lord, Wittenoorn, Norbert and Royal Streets and the former East Perth Primary School, which is within the Silver City Precinct (Precinct EP4), as defined in the City of Perth Local Planning Scheme No. 26 (Normalised Redevelopment Areas) (herein called “the Scheme”). These guidelines apply to that area as shown in Figure 1.

2.0 CONTEXT

The land is situated between Lord Street to the west, the former East Perth Primary School to the east, Royal Street to the north and Wittenoorn Street to the south. The Precinct includes the school site. Lord Street is the Claisebrook Village Project Area’s western boundary.

Existing uses are commercial, educational and government with the Education Department and Health Department occupying the area east of Clotilde Street. The City of Perth Car Park 4B, the AMTC and City Farm are located opposite on Royal Street. Wellington Square is opposite the Education Department building on Wittenoorn Street.

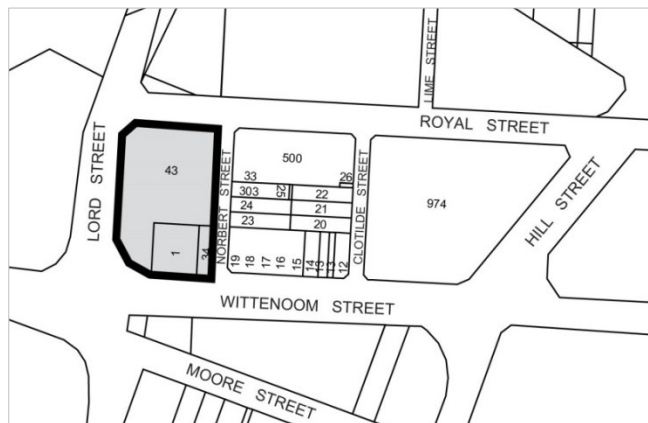


Figure 1:- Location Plan

2.1 General Site Characteristics

The site is characterised by multi-storey buildings to the east and one and two storey buildings to the west. Setback distances vary substantially. Vacant land comprises two-thirds of the block between Clotilde and Norbert Streets. The topography of the Precinct is essentially flat.

Given the western portion of the site’s varied built form, low intensity of development, and proximity to a major road and proximity to parkland, it is anticipated that some redevelopment of the land will occur in the medium to long term.

A continuous building frontage will be sought to Lord Street and around Wellington Square. Buildings are to assume streetscape presentation to all street frontages.

2.2 Scheme Provisions

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 EP4: Silver City, 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 EP4: Silver City 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 local government encourages the recycling of buildings where this is viable and makes a positive contribution to the streetscape and amenity of the area.

2.3 Setbacks

The setback to all street frontages is to be nil. Other than those stated above, setbacks are to be in accordance with the R-Codes.

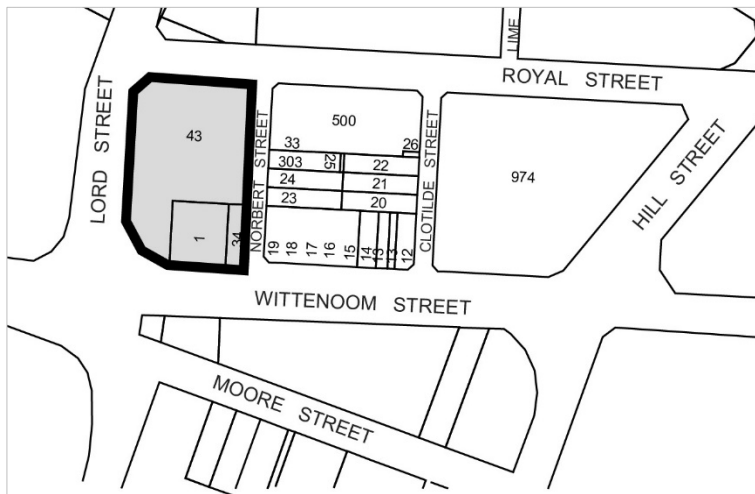


Figure 2:- Setbacks

3.0 BUILDING FORM

3.1 Building Height

STREET	NUMBER OF STOREYS
Royal, Norbert Streets	4 storeys (12.4m)
Lord Street	6 storeys (18.6m)
Wittenoorn Street (west)	4 storeys (12.4m)

Note: Height is to be read as the number of storeys shown plus usable loft space (up to 4.5m).
Ground to first floor height is 3.1m.

Where the heights specified in this Policy are inconsistent with the heights specified in Special Control Area No. 33 – Royal Perth Hospital Flight Path Protection under City Planning Scheme No. 2, whichever are the lower heights shall apply.

3.2 Parking and Access

Undercroft or basement parking concealed from public view is preferred, although open air car parking at the rear of sites will be considered. Any commercial development will also be required to provide for cyclist access and parking.

At-grade pedestrian access for all users 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. Generally, one crossover only will be allowed for each lot.

3.3 Building Character

Buildings should respect the scale of the street or place and of their neighbours. The buildings should also be sympathetic in scale, massing and proportions to adjacent buildings and those of heritage significance. The opportunity exists to create a strong sense of identity and an innovative inner city style of residential, commercial and mixed use development with interesting facade treatments and roof lines.

Buildings will be assessed for the contribution to the legibility and identity of East Perth, the public-private interface, streetscapes, grain and sense of place. Aspects such as roof line, materials and the scale and massing of buildings will be carefully considered by the local government in the assessment of development applications.

Materials in new development will be encouraged to complement those of the East Perth area generally. The range of building styles in the Precinct gives the encouragement to expressive contemporary/modern architecture.

Buildings should primarily be of a solid construction nature such as brickwork, stone masonry or rendered concrete type materials, with lighter materials used for suspended, lightweight or cantilevered building elements such as awnings, feature panels, roof sections and balconies.

The use of courtyards and/or balconies is encouraged to provide amenity for residential development where required, and to take advantage of any views. All elevations are to be well detailed and are to relate to a pedestrian scale.

3.4 Roofs

Generally roofs should be pitched, with a slope of between 30° and 45°. Curved roofs or lower pitch roofs screened by parapets may be considered.

Roof forms/profiles should generally be expressed in a way which complements the architectural style of the building, and which provides clear silhouettes and minimises visual clutter.

3.5 Walls and Windows

Blank walls abutting a public space must be minimised. Walls are to be detailed to provide visual interest and pedestrian scale. Proportions of solid wall to openings should reflect the scale of adjacent spaces.

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.