



**City of Perth**  
**City Planning Scheme**  
**No. 2**

## **Planning Policy Manual – Part 2**

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

# **Section 2.2** **East Perth – Area 2** **East Parade**



<b>Version #</b>	<b>Decision Reference</b>	<b>Synopsis</b>
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2	17 March 2015	Amended
3	11 April 2017	Amended



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## 1.0 APPLICATION

These guidelines apply to land fronting East Parade between Brown Street and Kensington Street, East Perth, which is within the East Parade Precinct (EP 7), 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

Precinct EP 7 relates solely to East Parade. This section of East Parade rises from the focal 'Claisebrook Square' roundabout and open space network at the southern end, to bridge over the Graham Farmer Freeway and railway alignment at a higher point at the northern end of the Precinct.

A mix of commercial uses fronts each side of the road with a mix of building forms, some broad open frontages exist which house car parking areas associated with uses on those lots. Lots fronting the east side of East Parade north of Kensington Street have been developed by the local government with guidelines for commercial development to front East Parade.

The precinct is intended to frame the entry to the urban village from the north.



Figure 1:- Map of East Parade Precinct

### 2.1 General Site Characteristics and Requirements

The site is prominent in the redevelopment area and is characterised by mixed built form and setback distances.

The topography siding to the north is artificially exaggerated by the construction of the bridge over the freeway bypass and railway alignment. The approach to the bridge causes some grade separation between building site levels and street frontage. It also creates a broad visual opening to the north. The precinct is then intended to fulfill the role of 'framing' the entry to the East Perth urban village from the north with continuous building frontages each side of the road.

A consistent built up frontage will therefore be sought for East Parade.

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.

## 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 Text, in particular those provisions relating to the Claisebrook Village Project Area and Precinct EP7: East Parade, and the Planning Policies. This Precinct is intended to house commercial uses.

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

The Scheme Text identifies Preferred, Contemplated and Prohibited Uses for Precinct EP7 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 Planning Policies.

## 3.0 BUILDING FORM

### 3.1 Setbacks

East Parade	Brown Street (north side, west of East Pde)	Brown Street (north side, east of East Pde)	Kensington Street (south side, west of East Pde)	Kensington Street (south side, east of East Pde)
Nil	3m	Nil	Nil	3m

Side and rear setback – Nil

Other than those stated above, setbacks are to be in accordance with the R-Codes.

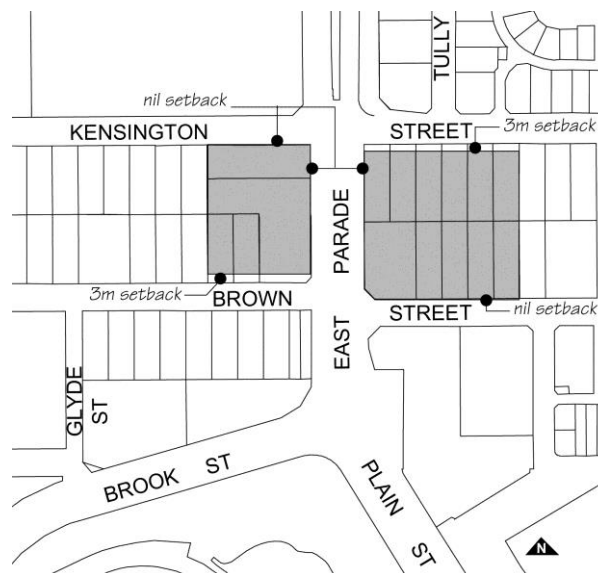


Figure 2:- Setbacks

### 3.2 Building Height

Building height and bulk will be required to be contained within a building envelope. Only minor projections will be allowed through building envelopes for such items as chimneys, awnings, pergolas, balconies and small portions of bay and dormer windows, however balconies and enclosed rooms must not project past the lot boundary.

Buildings facing East Parade can be up to four storeys (14metres) in height.

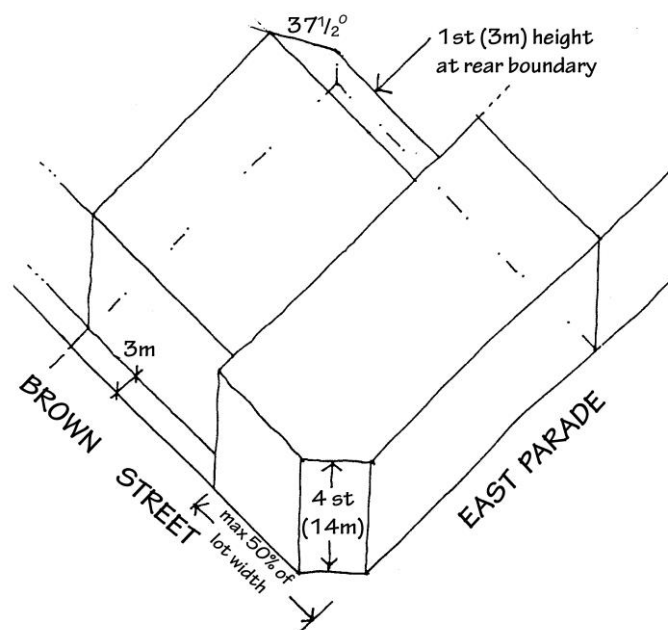


Figure 3:- Building Envelopes

### 3.3 Balconies

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. Balconies fronting East Parade must be incorporated into the building fabric such that they do not project beyond the primary plane of the building elevation.

### 3.4 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. Vehicle access will need to be limited to side street crossovers rather than East Parade.

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.

### 3.5 Building Character

A high quality of development is sought fronting East Parade with a strong identity and impact.

As noted in Planning Policy 1.1 – Claisebrook Village Project Area buildings should respect the scale of the street or place and of their neighbours. 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 urban design principles noted in the policy above, including 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.

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

### 3.6 Roofs

Generally, roofs should be pitched between 30° and 45°. Provision of a decorative parapet with a shallower pitched roof behind is acceptable to East Parade frontages.

A range of roof forms/profiles which contribute to the identity of the area and precinct may also be considered. Roofs should generally be expressed in a way which compliments the architectural style of the building, which provides clear silhouettes and minimises visual clutter.