

Planning Policy Manual – Part 2

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

Section 2.37
Northbridge – Area 37
Museum Street



Version #	Decision Reference	Synopsis
1	31 August 2021	Adopted



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1.0 INTRODUCTION

1.1 Application

These guidelines apply to land bound by Newcastle Street to the north, Beaufort Street to the east, Aberdeen Street to the south and William Street to the west, as shown in Figure 1. This area is within Precinct 22: Museum Street as defined in the City of Perth Local Planning Scheme No. 26 (Normalised Redevelopment Areas) (herein called ‘the Scheme’).

1.2 Relationship to Planning Scheme and Planning Policies

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 New Northbridge Project Area, Precinct 22 Museum 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 22 Museum 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.

1.3 Desired Character

The Museum Street Precinct is strategically located in close proximity to the Perth Cultural Centre Precinct. In keeping with the major institutional establishments located within its proximity, this Precinct is identified for institutional/educational purposes. In addition, the Precinct will provide the basis for a direct link between the Cultural Centre Precinct to the south and the Lindsay Street Precinct to the north.

Currently located within the Precinct is the St. John's Lutheran Church and church hall, the Central Metropolitan College of TAFE's Art School, and a number of heritage listed buildings on Beaufort and William Streets. The existing building stock is a unique blend of Federation, Gothic and late 20th Century Modern architecture.

Land uses surrounding the Precinct include the Central Metropolitan College of TAFE and the Perth Cultural Centre Precinct to the south, commercial/residential uses to the north and commercial uses to the east and west.

The Precinct has the potential to accommodate several significant educational buildings. Development on this Precinct should be of a high quality contemporary design that is compatible with the diverse nature of the existing building stock within the Precinct. It should also have a strong streetscape presence and encourage pedestrian movement through the Precinct.

1.4 Objectives

The objectives for the Precinct are to:

- encourage high quality built form in keeping with the Precinct's profile as a significant educational site;
- provide appropriate open space areas suited to the activities and users of the Precinct;
- impose specific land use controls to maximise the prominence of buildings but limit overshadowing of heritage buildings and open space areas;



- impose appropriate streetscape development controls to ensure that the internal and street interfaces of buildings are activated and promote a sense of vitality and interest;
- impose appropriate controls to ensure the development is in accordance with sustainability principles;
- increase the significance of existing heritage buildings by encouraging a contemporary design response from infill development;
- encourage built form to promote security and safety within the Precinct through the activation of streets, under-width roads and laneways; and
- foster connectivity within the Museum Street Precinct as well as between the Precinct, the Perth Cultural Centre Precinct and Northbridge by strengthening both visual and physical links.



Figure 1: Museum Street Precinct Plan

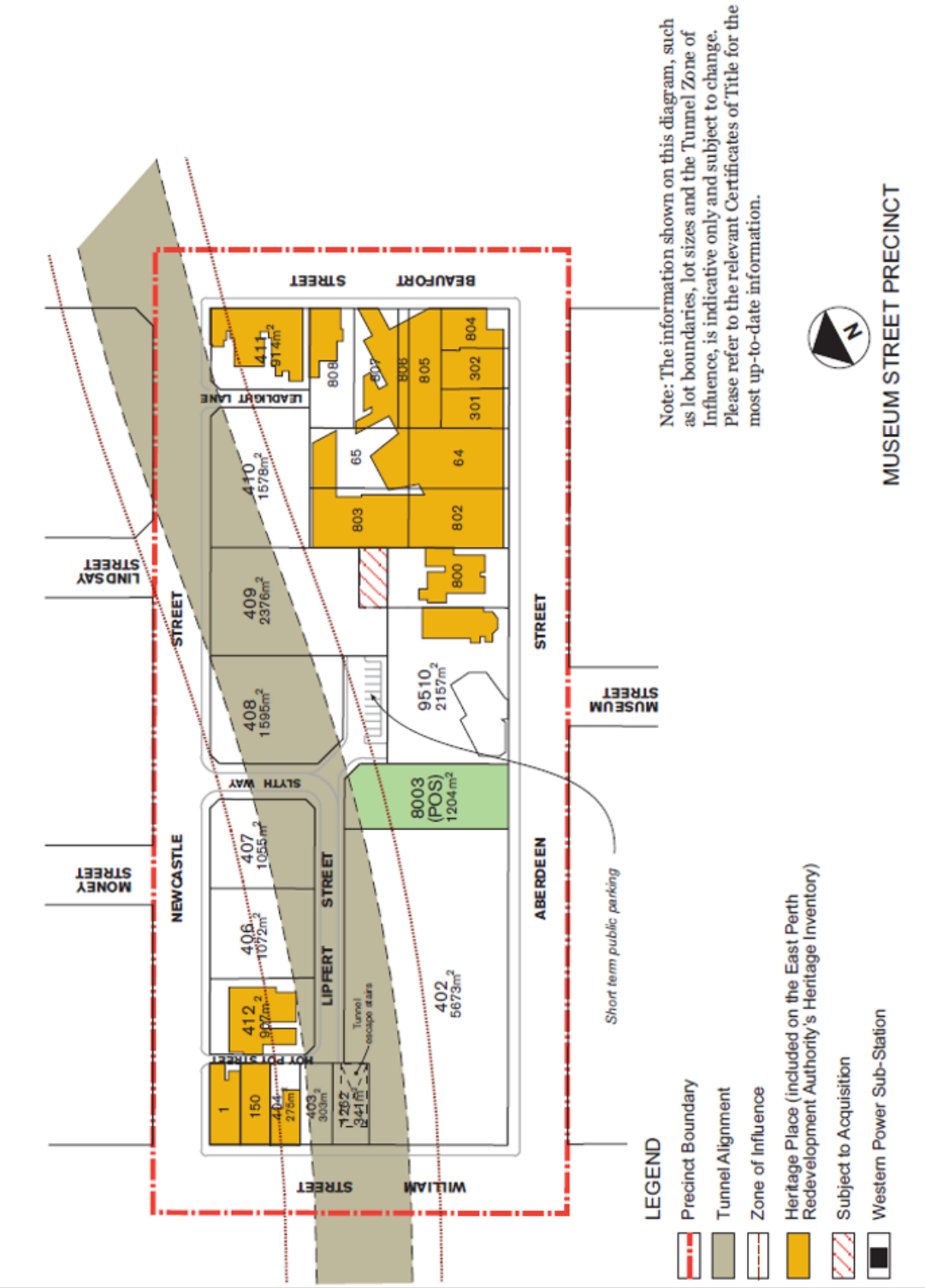




Table 1: Summary Information*

Lot No.	Preferred Land Use	Contemplated Land Use	Max. Site Coverage	Setbacks (m)			Height (m)	Tunnel Alignment	Heritage	Other
				Front Min.	Side Min.	Rear Min.				
1	Mixed Use/ Commercial/ Retail	Res/Rec/Ent/ Service	100%	See Sec. 4.6.1			2 storeys up to 9m		See Sec. 4.6	See Sec 4.4
64, 65, 301, 302, 800, 802-808	Educational Est.	Res/Reta/ Com/Rec/ Ent/Service	80%	See Sec. 4.6.1			3 storeys up to 12m		See Sec. 4.6	See Sec 4.4
150	Mixed Use/ Commercial/ Retail	Res/Rec/Ent/ Service	100%	See Sec. 4.6.1			2 storeys up to 9m		See Sec. 4.6	See Sec 4.4
402	See Section 4.8.1 for Design Guidelines and Performance Standards									
403	See Section 4.8.2 for Design Guidelines and Performance Standards									
404	Mixed Use/ Commercial/ Retail	Re s/Recreation/ Ent/Service	80%	See Sec. 4.6.1			2 storeys up to 9m	See Sec 1.6.1	See Sec. 4.6	See Sec 4.4
406	See Section 4.8.3 for Design Guidelines and Performance Standards									
407	See Section 4.8.3 for Design Guidelines and Performance Standards									
408	See Section 4.8.4 for Design Guidelines and Performance Standards									
409	See Section 4.8.4 for Design Guidelines and Performance Standards									
410	See Section 4.8.4 for Design Guidelines and Performance Standards									
411	Commercial	Res/Reta/ Rec/Ent/Service	80%	See Sec. 4.6.1			2 storeys up to 9m	See Sec 1.6.1	See Sec. 4.6	See Sec 4.4
412	Mixed Use/ Retail	Retail/Com/Rec Ent/Service	80%	See Sec 4.6.1			2 storeys up to 9m	See Sec 1.6.1	See Sec. 4.6	See Sec. 4.4
1262	MRWA use	See Section 4.8.6 for Design Guidelines and Performance Standards								
9510	Community Use (Public Worship)	See Section 4.8.5 for Design Guidelines and Performance Standards								

Definitions

Mixed Use Development: Buildings that contain residential dwellings in conjunction with commercial and non-residential uses.

Building Height: Building height is controlled by two measures. The maximum height limit (to the ridge) is indicated by the height given in metres, i.e. 9m. The maximum scale of development is indicated by the reference to storeys, i.e. 2 storeys.

*Note: Numbers in table refer to DevelopmentWA Design Guidelines



2.0 BUILDING DESIGN

2.1 Building Appearance and Streetscape

New development should employ contemporary design solutions and maximise opportunities to create ‘landmark’ buildings, such as on Lots 402-406. New development is to draw reference from the existing streetscape elements and provide for the activation of all street frontages where possible.

Elements such as awnings, balconies and windows are required to add interest and expression to buildings. The entrance to buildings should also be clearly defined and dwellings should be designed to encourage passive surveillance of the public realm from living areas and balconies. This enables ‘eyes on the street’, helping reduce the occurrence of antisocial behaviour.

Development on all the lots within the Precinct must incorporate elements such as windows to encourage passive surveillance of the internal streets and the centralised open space area.

New development should maintain heights that are sympathetic with the heights of adjoining existing buildings. Developments should be innovative in design, incorporating modern construction techniques and a modern aesthetic. Architectural design that alludes to historical building typologies will not be accepted. Building elevations within the Museum Street Precinct should be articulated to provide visual interest and detail to the development.

The street or ‘public face’ of the building (including laneways) should be detailed to provide visual richness and variety, highlight rhythms, reduce apparent bulk, and enhance its individual identity. This can be achieved through the use of colour, texture and materials, surface modelling and the integration of art. The height of proposed development in relation to existing buildings plays an integral role in the establishment of consistent rhythm of the streetscape.

The built form of buildings is an important factor in determining how successfully the streetscapes can be activated, and must encourage the creation of a safe, pedestrian based, efficient and accessible Precinct. Development must also create an active and vibrant environment by reinforcing the interface between internal and external uses along the street front and providing passive surveillance.

Building materials have the potential to significantly impact upon the overall character of an area. Materials that are encouraged within the Museum Street Precinct include corrugated iron, steel, and timber features, recycled brick, and limestone.

2.2 Plot Ratio, Setbacks and Heights

Building setbacks and heights must be within the parameters detailed in Table 1 – Summary Information and the Lot Specific Guidelines in Section 6.

Side Setbacks

Buildings within the Precinct can generally be developed to a nil side setback. However, consideration will be given to:

- solar access requirements of the guidelines; and
- impacts on the privacy and access to light/ventilation of adjoining properties.



Building Height Limits

Building heights within the Precinct are generally limited to three storeys up to 12m. Additional development in the form of undercroft levels may be necessary to manage the existing level changes, however any underground development must be mindful of impacts on the tunnel.

It should be noted that a minimum floor to floor height of 2.7m applies to all development within the Precinct, except for undercroft parking areas, where minimum height requirements under the BCA will apply.

2.3 Sustainable Building Design

Sustainable building design is an important objective for the Museum Street Precinct. All new buildings will be required to comply with Tier 3 Green Star requirements, with the achievement of Tier 2 or Tier 1 strongly encouraged. Green Star tier requirements are as outlined in Planning Policy 1.3 – Development Policies for Normalised Redevelopment Areas.

2.4 Student Housing

An innovative trend in the design of contemporary student housing is to provide high quality living, social and recreation experiences to produce more successful students and reduce the incident of crime and antisocial behaviour.

Whilst traditional models of student housing focused on the provision of basics such as minimal spaces to eat, sleep and study, contemporary models also encourage students to relax, meet people, study, play and entertain through the provision of well-equipped rooms that include kitchens, bathrooms and high-quality furnishings as well as sports and movie theatres, high quality computer suites, fully equipped common kitchens and dining rooms.

Student housing is encouraged within the Museum Street Precinct.

3.0 CAR PARKING AND ACCESS

3.1 Vehicle Access Gates, Carport and Garages

Generally vehicular access to lots will be via Hoy Poy Street, Lipfert Street and Leadlight Lane. Access gates, carports and garages are to be designed and detailed to add character to the streetscape. This can be achieved by:

- considering the internal streets as activated small streets rather than traditional rear laneways, and therefore designing structures abutting these streets with due attention to built form detail and streetscape activation; and
- designing parking areas as an integral component of the development and treating these areas with similar design intentions to the rest of the development.

The local government will not permit areas of open parking to be developed that are not appropriately softened or screened from adjacent streets or access ways.

In addition, adequate vehicle manoeuvring/turning space must be provided off laneways.



3.2 Pedestrian Access

The Precinct will attract a high volume of pedestrians per day. It must therefore be designed as a major pedestrian and cycle zone, with appropriate consideration of access issues and potential conflict with vehicles, both within and surrounding the Precinct.

Whilst a high pedestrian volume is anticipated, the tendency to limit pedestrian movement to within the Precinct only must be avoided. Pedestrian movement must be encouraged along the peripheries of the Precinct, particularly along William and Aberdeen Streets, to activate and strengthen them economically.

Through pedestrian movement from Aberdeen to Newcastle Streets via the open space and Lipfert Street is encouraged, hence connecting the Perth Cultural Centre Precinct and areas to the north. Through pedestrian movement from William Street through to Leadlight Lane, via Lipfert Street and the rear ends of Lots 409 and 410 is also encouraged. This will assist in directing pedestrian flow towards the wider Northbridge area.

4.0 HERITAGE LISTED PROPERTIES

Heritage listed properties within the Precinct include:

State Register of Heritage Places:

Lot 411, Lot 412, Lot 9510 (Church building only)

The above properties are afforded protection under the *Heritage Act 2018*. This means that all development proposals for these properties must be referred to the Heritage Council of Western Australia for advice prior to being determined and that advice must be complied with.

City of Perth Heritage List:

Lots 1, 150, 64, 65, 301, 302, 404, 800, 802-808 and 9510 (Church building only)

4.1 Setbacks and Heights

Development on lots that either contain or adjoin buildings of heritage significance should generally respect the established streetscape in terms of building setbacks, existing building heights and presentation.

Setbacks

Lots containing buildings of heritage significance have established front and side setbacks that should be maintained.

Building Height Limits

The Precinct contains several large heritage buildings which dominate the streetscapes, including the substantial two storey Federation-styled buildings on Lots 412 and 411 Newcastle Street, as well as the St John's Lutheran Church.

As such, building height and bulk on Lots 406 and 9510 should be lower adjacent to the heritage buildings in order to prevent overshadowing and to maintain the presence of these buildings.

4.2 Vehicle Access, Gates, Carport and Garages

Primary vehicle access for the heritage lots shall be as follows:



Lots 1, 150 and 404	Hoy Poy Street
Lot 411	Leadlight Lane
Lot 412	Lipfert Street
Lots 64, 65, 301, 302, 800, 802-808	Leadlight Lane
Lot 9510	Lipfert Street (via an undercroft parking area)

5.0 OTHER CONSIDERATIONS

5.1 Power Supply

A standard allowance of power will be allocated to lots within the Precinct. If future owners/occupiers have additional power requirements over and above the standard load allocation, it will be their responsibility to obtain the additional power directly from Western Power. This responsibility shall include the installation of any additional transformer sites that Western Power may require.

5.2 Service Enclosures

Servicing requirements must be carefully considered so as not to detract from the amenity of the Precinct.

6.0 LOT SPECIFIC GUIDELINES

6.1 Lot 402 – Design Guidelines and Performance Standards

In addition to information contained in DevelopmentWA’s New Northbridge Design Guidelines Section 1 – Core/Common Design Guidelines, the following specific information applies to development on Lot 402.

Preferred Land Use

The preferred land use for Lot 402 is educational establishment. Contemplated uses include commercial, retail, residential, community uses, recreation, entertainment, service, and light industry.

An active frontage to William Street is strongly encouraged. This may be achieved through active uses such as student galleries, cafes, alfresco areas, a canteen, common room, or dining room.

Setbacks

Lot 402 must have nil setbacks to its boundaries with William and Aberdeen Streets, as well as the public open space to the east.

Site Coverage

Site coverage should be a minimum of 80% to ensure a scale of development in keeping with the Precinct's intent of creating landmark educational buildings.

Building Height

Development at Lot 402 must not exceed a maximum height limit of three storeys up to 12m as it presents to Aberdeen and William Streets. The natural slope of the land away from Aberdeen Street towards Lipfert Street can accommodate additional height in the form of an undercroft parking area at the rear of the site.

Access

All vehicular access must be obtained from Lipfert Street.



Pedestrian access must be obtained from both William and Aberdeen Streets.

Appearance

The development of Lot 402 should be of a high standard, befitting its status as a major institutional building within close proximity to the Perth Cultural Centre Precinct, as well as its landmark location at the corner of William and Aberdeen Streets.

The building should draw reference from existing surrounding buildings, whilst being innovative in design and incorporating modern construction techniques and a modern aesthetic.

Development on this lot should address all street frontages as well as the public open space, incorporating windows and other elements to encourage passive surveillance of surrounding areas. Exposed blank walls are not permitted. Elevations should be activated and vertically articulated. Recessed sections are also to be articulated to provide visual interest and activate the street frontage.

The design of the building should facilitate the creation of continuous and contained streetscapes dominated by the built form. It should also encourage the physical interaction between buildings and pedestrians at street level, particularly along William Street.

Generally, the buildings should incorporate:

- full articulation of the ground level;
- highly legible primary entrances;
- vertical proportioning through the use of appropriate fenestration and facade detail;
- facades that vary in height to add a level of interest to the streetscape; and
- continuous pedestrian protection from sun and rain through the use of a suspended awning between 2.1m-2.5m wide along William, Aberdeen, and Lipfert Streets.

Entry Statement

A prominent entry point to the building must be created at the corner of William and Aberdeen Streets. This entry statement must create a strong visual impact on the streetscape and provide an inviting space for people to gather. If an outdoor element is proposed, appropriate climatic protection must be provided (given the southern facing aspect of this location), to ensure the space is comfortable in winter.

A second entry point to the building should also be provided near the corner of Aberdeen Street and the public open space.

William Street Activation

The development on Lot 402 must ensure the activation of its William Street frontage. For information on the specific design requirements, refer to DevelopmentWA's New Northbridge Design Guidelines Section 1 – Core/Common Design Guidelines.

Finished Floor Levels

Given the undulating nature of the Precinct, the design of buildings must take into account site level changes whilst ensuring that resulting development maintains active frontages at street level, particularly along William and Aberdeen Streets.



Corner Sites

Corner sites tend to be the most prominent. Buildings situated at road intersections play a special role in defining the quality of adjoining public spaces and are often landmarks which assist people's understanding of the environment.

The elevations should reinforce the corner to which the development addresses. Special corner treatment is encouraged and may take the form of, but not be limited to:

- parapet facade higher than flanking parapet (maximum 1.5m above permissible building height); and
- cantilevered canopy higher at truncation of intersection than flanking canopies.

Northbridge Tunnel Development Standards

Applicants should refer to DevelopmentWA's New Northbridge Design Guidelines - Section 1.6.1 for performance standards relating to development over the Northbridge Tunnel to ensure that the integrity of the tunnel is maintained. A Tunnel Impact Statement is required to be submitted with any development application for Lot 402.

6.2 Lot 403 – Design Guidelines and Performance Standards

In addition to information contained in DevelopmentWA's New Northbridge Design Guidelines Section 1 – Core/Common Design Guidelines, the following specific information applies to development on Lot 403.

Preferred Land Use

The preferred land use for Lot 403 is mixed use, retail, commercial and educational facilities. Contemplated uses include residential, recreation, entertainment, community uses, service and light industry.

Setbacks

Lot 403 must have a nil setback to its boundary with William Street.

Site Coverage

Site coverage up to a maximum of 100% is permitted, in keeping with existing development on surrounding lots of a similar size.

Building Height

The maximum building height for Lot 403 is two storeys up to 9m.

Access

All vehicular access must be obtained from Hoy Poy Street.

Appearance

The development of Lot 403 should be of a high standard drawing reference from existing surrounding buildings, whilst being innovative in design and incorporating modern construction techniques and a modern aesthetic.

Development shall address both William Street and the southern boundary, incorporating windows and other elements to encourage passive surveillance of the street and public areas, particularly the adjacent access way on Lot 1262. Exposed blank walls are not permitted. Elevations should be detailed with multiple openings and are to be vertically articulated. Recessed sections are also to be articulated to provide visual interest and activate the street frontage.



The design of the building should facilitate the creation of continuous and contained streetscapes dominated by the built form. It should also encourage the physical interaction between buildings and pedestrians at street level.

Generally, the building should incorporate:

- full articulation of the ground level;
- highly legible primary entrances;
- vertical proportioning through the use of appropriate fenestration and facade detail;
- facades that vary in height to add a level of interest to the streetscape; and
- continuous pedestrian protection from sun and rain through the use of a suspended awning between 2.1m-2.5m wide along William Streets.

If paving is proposed along the southern portion of the site, the material and colour of paving is to match that used on Lot 1262 to ensure a seamless integration of pedestrian areas.

Finished Floor Levels

Given the undulating nature of the Precinct, the design of buildings must consider site level changes, whilst ensuring that resulting development maintains active frontages at street level, particularly along William Street.

Northbridge Tunnel Development Standards

Applicants should refer to DevelopmentWA's New Northbridge Design Guidelines - Section 1.6.1 for performance standards relating to development over the Northbridge Tunnel to ensure that the integrity of the tunnel is maintained. A Tunnel Impact Statement is required to be submitted with any development application for Lot 403.

6.3 Lots 406 and 407 – Design Guidelines and Performance Standards

In addition to information contained in DevelopmentWA's New Northbridge Design Guidelines Section 1 – Core/Common Design Guidelines, the following specific information applies to development on Lots 406 and 407.

Preferred Land Use

The preferred land use for Lots 406 and 407 is educational establishment. Contemplated uses include commercial, retail, residential, community uses, recreation, entertainment, service, and light industry.

Setbacks

Lots 406 and 407 must have nil setbacks to their northern boundary, except for a 5m front setback for Lot 406 for the first 10m from its boundary to Lot 412, in keeping with the established setback of the existing heritage building.

Nil setbacks are preferred for all other boundaries.

Site Coverage

Site coverage should be a minimum of 80% to ensure a scale of development in keeping with the Precinct's intent of creating landmark educational buildings.



Building Height

The maximum building height for Lots 406 and 407 is three storeys up to 12m, except for within 10m of the boundary of Lot 406 with Lot 412, where the development must be stepped down to two storeys up to 9m.

Access

All vehicular access must be obtained from Lipfert Street.

Appearance

The development of Lots 406 and 407 should be of a high standard, befitting their status as major institutional buildings within close proximity to the Perth Cultural Centre Precinct. The buildings should also draw reference from existing surrounding buildings, whilst being innovative in design and incorporating modern construction techniques and a modern aesthetic.

Development on both lots should address all street frontages, incorporating windows and other elements to encourage passive surveillance of all surrounding streets. Exposed blank walls are not permitted. Elevations should be detailed with multiple openings and are to be vertically articulated. Recessed sections are also to be articulated to provide visual interest and activate the street frontage.

The design of the buildings should facilitate the creation of continuous and contained streetscapes dominated by the built form. It should also encourage the physical interaction between buildings and pedestrians at street level.

Generally, the buildings should incorporate:

- full articulation of the ground level;
- highly legible primary entrances;
- vertical proportioning through the use of appropriate fenestration and facade detail;
- facades that vary in height to add a level of interest to the streetscape; and
- continuous pedestrian protection from sun and rain through the use of a suspended awning between 2.1m-2.5m wide along Newcastle and Lipfert Streets.

Finished Floor Levels

Given the undulating nature of the Precinct, the design of buildings must take into account site level changes, whilst ensure that resulting development maintains active frontages at street level, particularly along Newcastle and Lipfert Streets as far as possible.

Corner Sites

Corner sites tend to be the most prominent. Buildings situated at road intersections play a special role in defining the quality of adjoining public spaces and are often landmarks which assist people's understanding of the environment.

The elevations should reinforce the corner to which the development addresses. Special corner treatment is encouraged and may take the form of, but not be limited to:

- parapet facade higher than flanking parapet (maximum 1.5m above permissible building height); and
- cantilevered canopy higher at truncation of intersection than flanking canopies.

Northbridge Tunnel Development Standards

Applicants should refer to DevelopmentWA's New Northbridge Design Guidelines - Section 1.6.1 for performance standards relating to development over the Northbridge Tunnel to ensure that the



integrity of the tunnel is maintained. A Tunnel Impact Statement is required to be submitted with any development application for Lots 406 and 407.

6.4 Lots 408, 409 and 410 – Design Guidelines and Performance Standards

The preferred land use for Lots 408, 409 and 410 is educational establishment.

Contemplated uses include commercial, retail, residential, community uses, recreation, entertainment, service, and light industry.

Setbacks

Lots 408, 409 and 410 must have nil setbacks to their northern boundary.

Nil setbacks are preferred for all other boundaries, although this may vary depending on the specific design requirements of each building.

Site Coverage

Site coverage should be a minimum of 80% to ensure a scale of development in keeping with the Precinct's intent of creating landmark educational buildings.

Building Height

The maximum building height for Lots 408, 409 and 410 is three storeys up to 12m.

Access

All vehicular access must be obtained from Lipfert Street and Leadlight Lane. Through pedestrian movement between Aberdeen and Newcastle Streets via Lot 410 and the TAFE building should be encouraged. Pedestrian movement from Lipfert Street to Leadlight Lane via the rear end of Lots 408-410 should also be encouraged.

Appearance

The development of Lots 408, 409 and 410 should be of a high standard, befitting their status as major institutional buildings within close proximity to the Perth Cultural Centre Precinct. The buildings should also draw reference from existing surrounding buildings, whilst being innovative in design and incorporating modern construction techniques and a modern aesthetic.

Development on these lots should address all street frontages, incorporating windows and other elements to encourage passive surveillance of all surrounding streets. Exposed blank walls are not permitted. Elevations should be detailed with multiple openings and are to be vertically articulated. Recessed sections are also to be articulated to provide visual interest and activate the street frontage.

The design of the buildings should facilitate the creation of continuous and contained streetscapes dominated by the built form. It should also encourage the physical interaction between buildings and pedestrians at street level.

Generally, the buildings should incorporate:

- full articulation of the ground level;
- highly legible primary entrances;
- vertical proportioning through the use of appropriate fenestration and facade detail;
- facades that vary in height to add a level of interest to the streetscape; and
- continuous pedestrian protection from sun and rain through the use of a suspended awning between 2.1m-2.5m wide along Newcastle and Lipfert Streets.



Interface with Existing Surrounding Buildings

Lot 410 must maintain an active interface to both the TAFE building to the south and Lot 411 to the east. This must be both in terms of both a visual and direct pedestrian link (as well as a vehicular link where appropriate). Any open space areas between these lots must be carefully designed to ensure appropriate public amenity and must be in keeping with the heritage requirements of Lot 411.

Finished Floor Levels

Given the undulating nature of the Museum Street Precinct, the design of buildings must take into account site level changes, whilst ensuring that resulting development maintains active frontages at street level, particularly along Newcastle Street and to Leadlight Lane as far as possible.

Corner Sites

Corner sites tend to be the most prominent. Buildings situated at road intersections play a special role in defining the quality of adjoining public spaces and are often landmarks which assist people's understanding of the environment.

The elevations should reinforce the corner to which the development addresses. Special corner treatment is encouraged and may take the form of, but not be limited to:

- parapet facade higher than flanking parapet (maximum 1.5m above permissible building height); and
- cantilevered canopy higher at truncation of intersection than flanking canopies.

Northbridge Tunnel Development Standards

Applicants should refer to DevelopmentWA's New Northbridge Design Guidelines - Section 1.6.1 for performance standards relating to development over the Northbridge Tunnel to ensure that the integrity of the tunnel is maintained. A Tunnel Impact Statement is required to be submitted with any development application for Lots 408, 409 and 410.

6.5 Lots 9510 – Design Guidelines and Performance Standards

In addition to information contained in DevelopmentWA's New Northbridge Design Guidelines Section 1 – Core/Common Design Guidelines, the following specific information applies to development on the northern portion of Lot 9510.

A Heritage Impact Assessment is required for development on this lot given its proximity and relationship with the St John's Lutheran Church.

Preferred Land Use

Lot 9510 is intended for community use (public worship).

Setbacks

Development on the northern portion of Lot 9510 may have nil setbacks to its boundaries except for the boundary with the existing Church buildings (southern boundary) which must be set back 2m.

Building Height

The maximum building height for Lot 9510 is two storeys up to 9m, except for the eastern portion of the lot which steps down to one storey up to 4m, in line with the western wall of the Church building.

Access

All vehicular access must be obtained from Lipfert Street, via an undercroft parking area.



Appearance

The development on the northern portion of Lot 9510 should be of a high standard, befitting its location adjacent to the St. John's Lutheran Church. The buildings should also draw reference from existing surrounding buildings, whilst being innovative in design and incorporating modern construction techniques and a modern aesthetic.

Development on this lot should provide visual interest and ensure an activated frontage to the open space by incorporating openings, windows, recessed sections, and other elements. Exposed blank walls are not permitted. Elevations should be vertically articulated and recessed sections are also to be articulated to provide visual interest and activate the street frontage.

The forecourt area between the new building, the Church and the Church hall must be appropriately treated to strengthen the relationship between the Museum Street and the Perth Cultural Centre Precincts.

Generally, the building should incorporate:

- full articulation of the ground level;
- highly legible primary entrances;
- vertical proportioning through the use of appropriate fenestration and facade detail; and
- facades that vary in height to add a level of interest to the streetscape.

Finished Floor Levels

Given the undulating nature of the Precinct, the design of buildings must take into account site level changes.

6.6 Lots 1262 – Design Guidelines and Performance Standards

In addition to information contained in DevelopmentWA's New Northbridge Design Guidelines Section 1 – Core/Common Design Guidelines, the following specific information applies to Lot 1262.

Land Use

The principal function of development situated on Lot 1262 is to provide for emergency access to and from the Northbridge Tunnel. For this reason, the areas surrounding the building shall be designed to ensure that access to and from the building is unrestricted.

Landscaping

The areas surrounding the tunnel escape building are to incorporate high quality hard and soft landscaping consistent with the urban setting and surrounding development. The northern portion of Lot 1262 is to be paved to facilitate access to the tunnel escape building, and to serve as a pedestrian link between William and Lipfert Streets.

Safety

The design of the surrounding open space shall ensure pedestrian safety and security via the provision of appropriate lighting and landscaping treatment. Landscaping shall not obscure pathways or create entrapment spots.

Public Art Screening

To enhance the environment and provide visual richness, public art screening shall be provided along the street front elevation of the tunnel escape building.



Figure 2: Urban Design Assessment – Newcastle Street

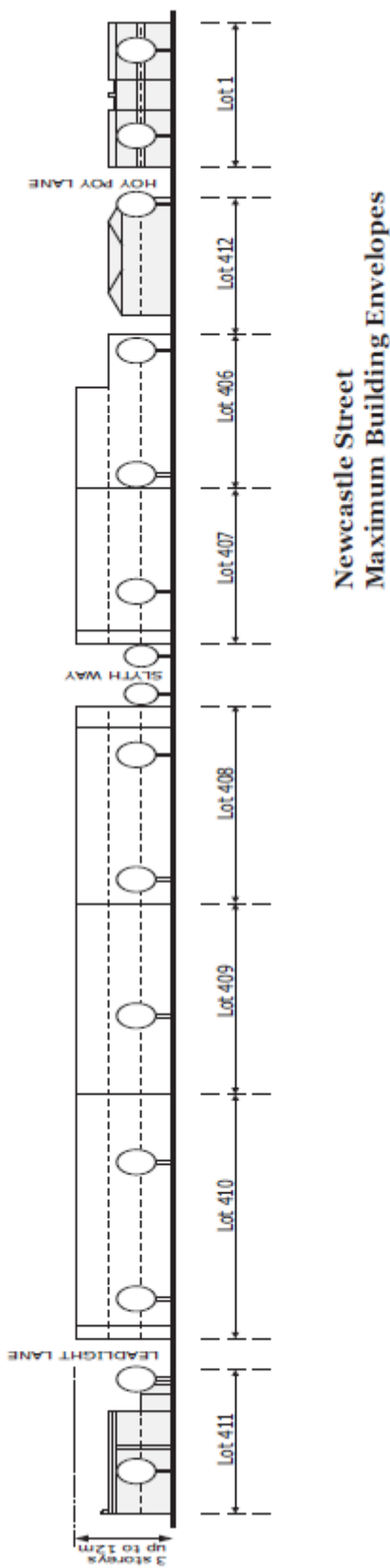




Figure 3: Urban Design Assessment – Aberdeen Street

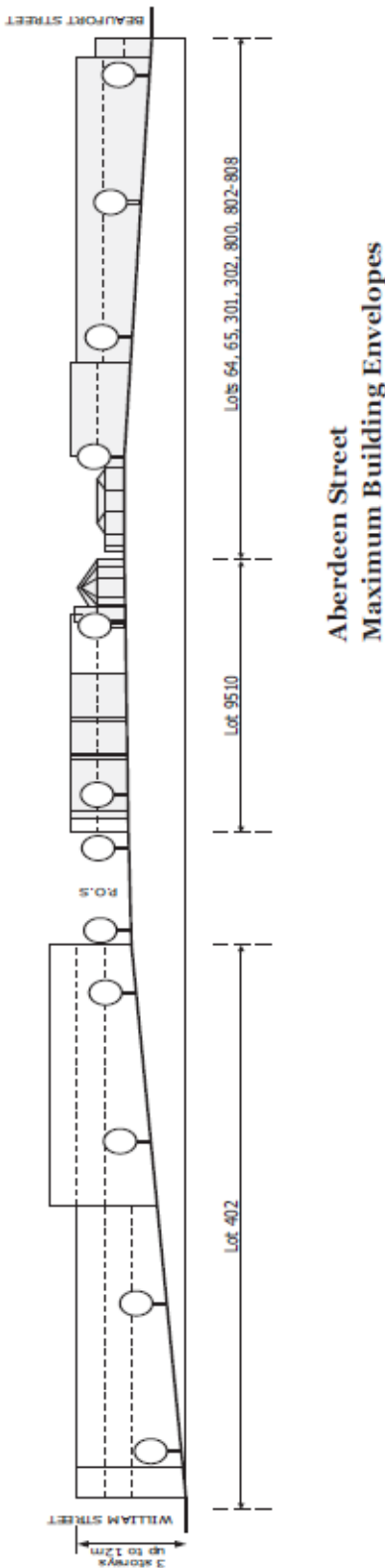
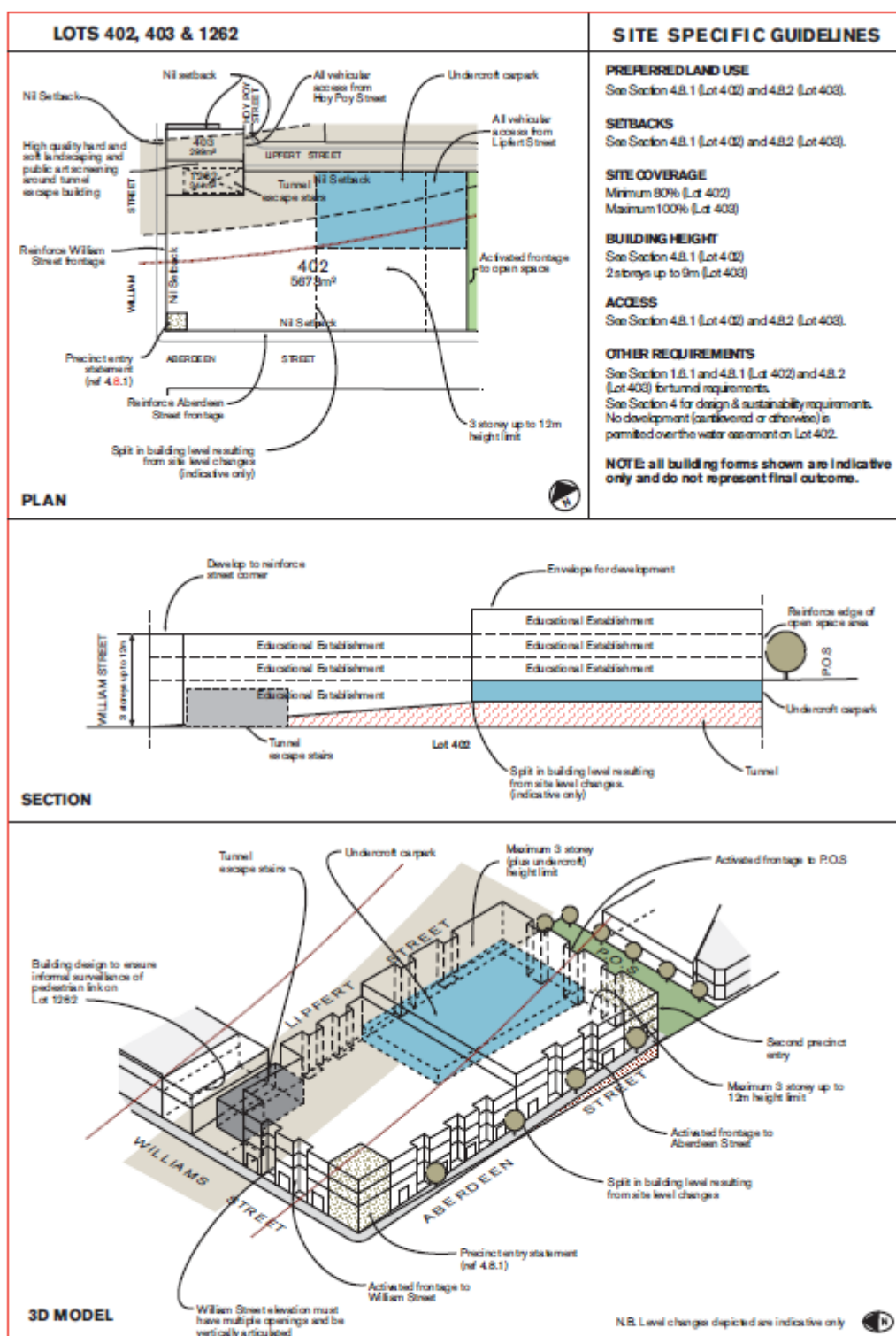




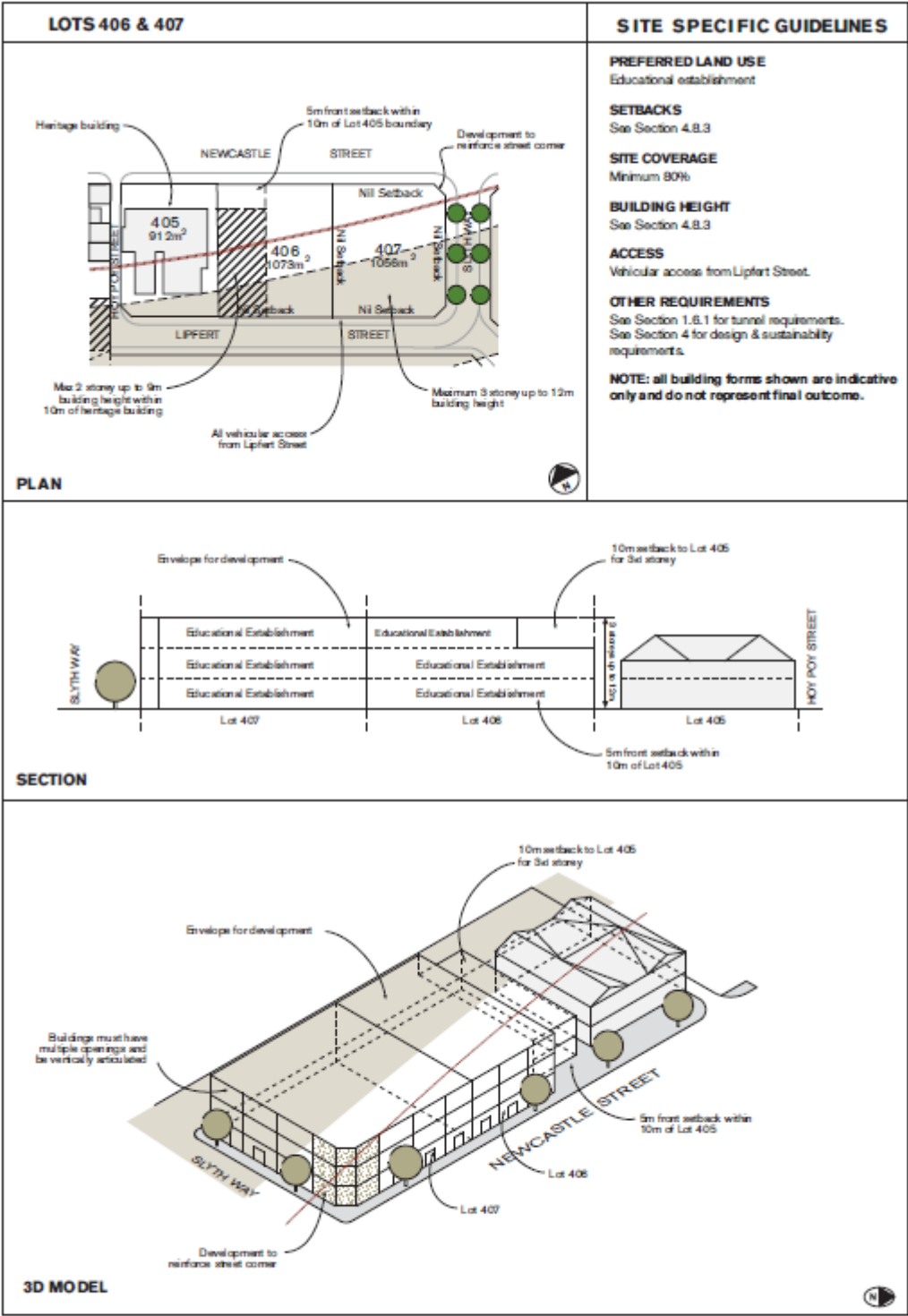
Figure 4: Urban Design Assessment – Lots 402, 403 & 1262



Note: The information shown on these diagrams, such as lot boundaries, lot sizes and the Tunnel Zone of Influence, is indicative only and subject to change. Please refer to the relevant Certificates of Title for the most up-to-date information.



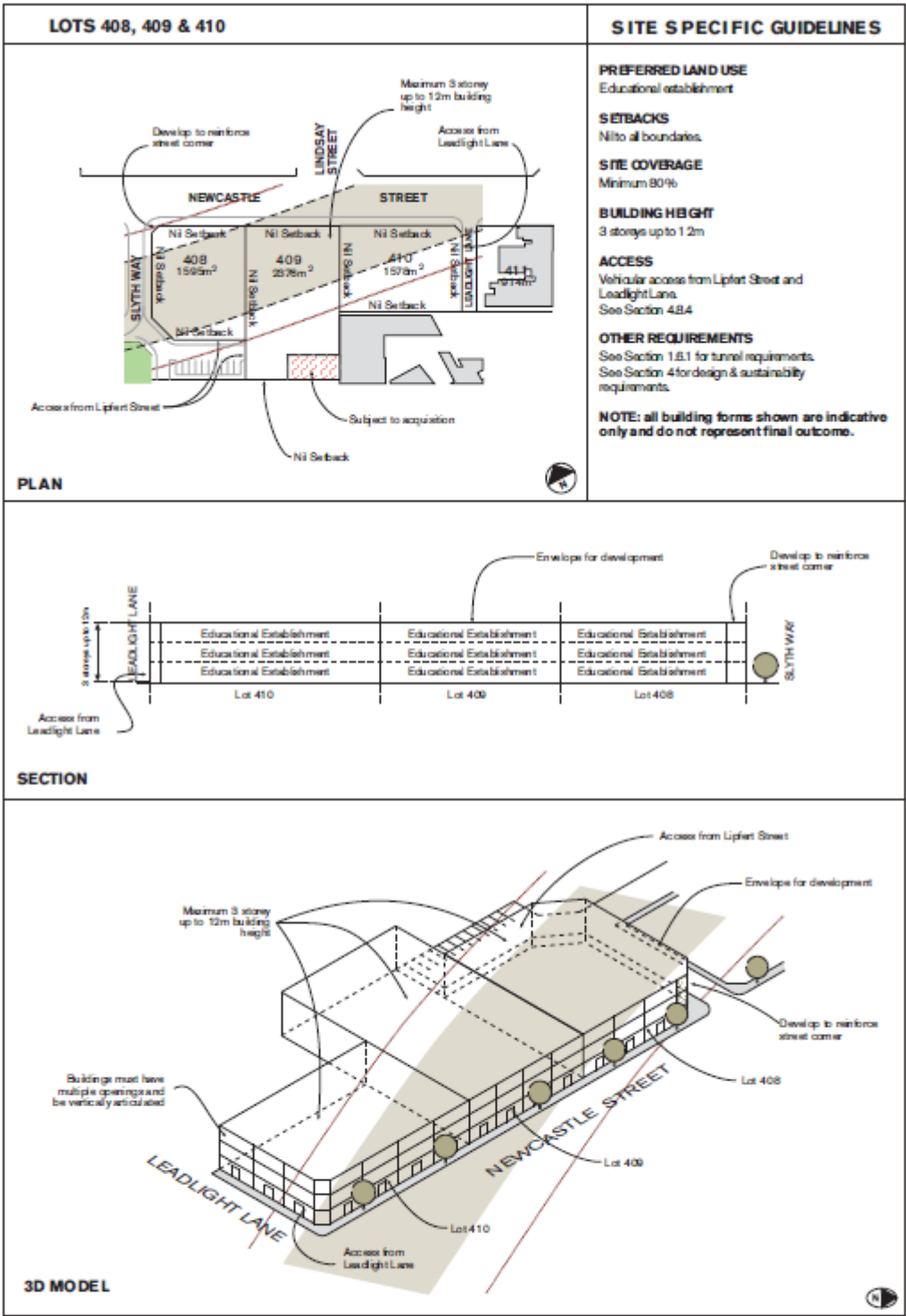
Figure 5: Urban Design Assessment – Lots 406 & 407



Note: The information shown on these diagrams, such as lot boundaries, lot sizes and the Tunnel Zone of Influence, is indicative only and subject to change. Please refer to the relevant Certificates of Title for the most up-to-date information.



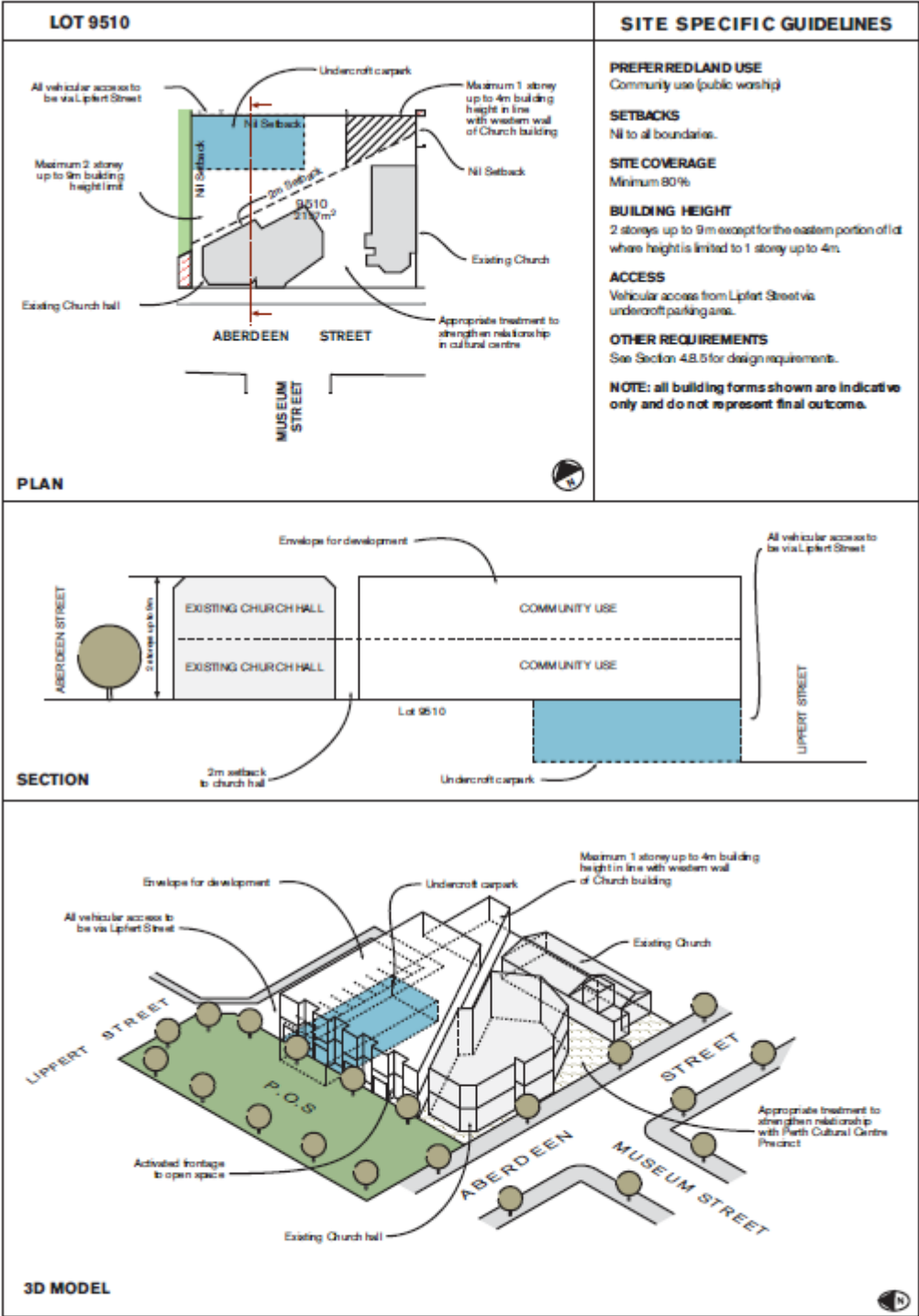
Figure 6: Urban Design Assessment – Lots 408, 409 & 410



Note: The information shown on these diagrams, such as lot boundaries, lot sizes and the Tunnel Zone of Influence, is indicative only and subject to change. Please refer to the relevant Certificates of Title for the most up-to-date information.



Figure 7: Urban Design Assessment – Lot 9510



Note: The information shown on these diagrams, such as lot boundaries, lot sizes and the Tunnel Zone of Influence, is indicative only and subject to change. Please refer to the relevant Certificates of Title for the most up-to-date information.

7.0 PRECINCT CHARACTER IMAGERY

7.1 Activity

The Precinct will be characterised by landmark vocational, educational, and training buildings.

Compatible uses including commercial, retail, residential, community, recreation, entertainment, service, and light industrial activities will be considered on their merits in the context of their proposed location.

7.2 Movement

Traffic movement through the Precinct is directed along internal access roads (Lipfert and Hoy Poy Streets).

Pedestrian movement is encouraged along the external streets and through the Precinct via the open space, connecting the Perth Cultural Centre Precinct and the areas north of the Precinct.

7.3 Landscaping

The open space area will be landscaped with soft and hard elements and is intended to be an integral component of the Precinct's development.

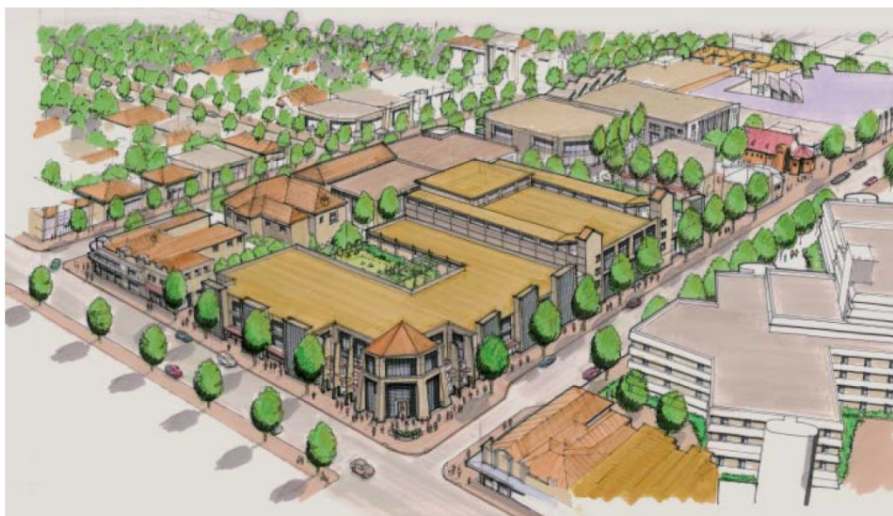
7.4 Building Design

Development should employ contemporary design solutions and maximise opportunities to create 'landmark' buildings.

A mixture of building materials is encouraged that provide a contemporary interpretation of the original building fabric within the Precinct.

Building elevations should be articulated to provide visual interest and detail to the development.

Figure 8: Artist Impression of Museum Street Precinct



Artist's impression of the Museum Street Precinct. Indicative only – should not be taken as an actual reflection of future development of the Precinct.

