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EVELOPMENT

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1.0 APPLICATION

 These guidelines apply to the Claisebrook Road North area (Precinct 15) as defined in the East Perth Redevelopment Scheme. The precinct is bounded by Lord Street in the west, Summers Street in the north and the railway / freeway reserve to the south east (refer figure 1.1).

1.1 About These Guidlines

- These guidelines describe the character desired for the streetscape and building fabric in the precinct.
 This document is in two parts:
 - [i] Streetscape dealing with general redevelopment issues which impact upon public areas, and
 - [ii] Built Form which addresses redevelopment provisions for building, with specific detail provided on a street by street basis.

1.2 Relationship to Planning Scheme

- The Claisebrook Road North Precinct is covered in the East Perth Redevelopment Scheme 5.18 Precinct 15: Claisebrook Road North. Both the General and Precinct Planning Policies applicable to this area are outlined in the East Perth Redevelopment Scheme Planning Policies document.
- These guidelines function as part of a larger strategic planning framework. They are intended to supplement the provisions of the Scheme Text and the relevant Planning Policies, with specific intentions regarding streetscape quality and building detail.
- This document should therefore be read in conjunction with the Authority's Scheme and policies. These
 guidelines should also be considered with reference to the City of Perth's strategic planning initiatives
 such as the 'Public Places Enhancement Strategy' and 'Design and Construction Notes'.
- The Authority may refuse Planning Approval for developments not considered to be consistent with the intent of these guidelines.



1.3 Context

- The subject area has clearly defined edges and is relatively self contained. Preferred land uses include retail, service and commercial uses which are compatible with residential uses. Residential development is particularly encouraged.
- Site analysis reveals a distinct difference in character between the area to the west of Claisebrook Road and the eastern area.
- The western region exhibits a tight structure and presents a continuous built edge to the street. From
 within there are no views out and the inward focus is on the small park. The area is low and fairly flat
 and this topography contributes to the sense of containment. The multiplicity of land ownerships
 completes its distinctive character.
- In contrast the eastern side is elevated with extensive views out to the south across the railway and southwest to the CBD. This area has an open, fragmented character. Larger land holdings and a predominance of warehouse/industrial uses have sub-sumed the previous residential streetscape character.

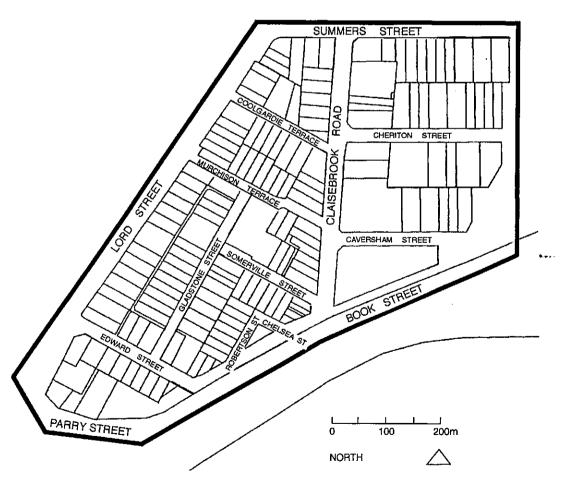


FIGURE 1.1 MAP OF CLAISEBROOK



2.0 STREETSCAPE GUIDLINES

2.1 General Provisions

2.1.1 Public Open Spaces

- Buildings shall be designed to address frontages to streets and public open spaces, with regular openings, facade articulation and main entrances clearly visible.
- Wherever public open space is available, surrounding properties will address the space and establish an 'urban edge' to enclose it.

2.1.2 Landscape

- Where paving within lot boundaries of private land abuts or is visible from the street or public spaces, effort should be made to coordinate the paving with that in the public areas, in terms of colour, scale and texture.
- In order to increase on site water absorption and reduce run-off, paving which facilitates or promotes
 these qualities should be used for all hard surfaces.
- Select suitable trees such that the mature tree size, form and scale is appropriate to the street space and the building mass.
- · A detailed landscape plan is to be submitted with each Building License Application.

2.1.3 Modifications to the Public Domain

- Generally, alterations to the Authority's existing paving, on-street parking, lighting, tree planting, street furniture and other elements will not be permitted. However, if it can be demonstrated that a superior design solution can only be achieved through the relocation of one of these elements, the Authority will consider such a proposition provided that the relocation is carried out to the Authority's specification at the owner's expense.
- Damage caused to the public domain during demolition and construction processes must be made good. The City of Perth will levy a bond for this purpose as part of the building license procedure.

2.1.4 Parking and Crossovers

- Onsite carparking for non-residential uses is to be provided at the rate specified in the Scheme.
- Provide at least one on-site bay per residential dwelling.
- Any open air parking should be unobtrusive from the street and is to incorporate well designed landscape treatments, including shade tree planting where possible.
- Where streetfront parking is available in a front setback area, it should be designated for use by visitors only and be well designed, as per above clause.
- Crossovers are to be constructed to the City of Perth's specification at the owner's expense.

2.1.5 Vehicular Access

Where access from rear laneways is available, all on site carparking for residents and / or employees
is to be accessed from the laneway.

2.1.6 Pedestrian Access

- Priority is to be given to maximising pedestrian access and circulation throughout the area.
- Consideration should be given to designing access suitable for people with impaired mobility wherever possible.

2.1.7 Bicvcles

 Provision should be made for secure bike parking and racks should be provided in appropriate locations.



2.1.8 Verandahs and Awnings

• Where buildings observe a zero front setback, the provision of weather protection to the public footpath in the form of a cantilevered verandah, canopy or awning, is encouraged.

2.1.9 Signage

A high standard of private signage is expected. All signs, with respect to their scale, location, design and content require the approval of the Authority. A Signage License is also required from the City of Perth.

- Signs attached to buildings are to be aligned with and relate to the architecture of the building.
- · Signs are not to obscure architectural features.
- In buildings with numerous tenants, consolidated shared signage is preferred.

2.1.10 Security

 Building design should contribute to the creation of a safe public environment by avoiding dead end spaces and areas that are not subject to casual surveillance from surrounding properties.

2.1.11 Public Art

The involvement of artists in the design process of new development can enrich the design response
and help to establish a specificity of approach in the development of local cultural and historical
themes. Including artists on the design team for private developments which will contribute to the
qualities of public streets and spaces, is encouraged.



2.2 Area West of Claisebrook Road

2.2.1 Desired Character

The area west of Claisebrook has a density and consistency of building type and scale that creates a
distinctly urban quality. This character should be maintained and further enhanced. New
development will be required to respect the urban 'edge' established by the existing fabric and reflect
the current modest scale.

2.2.2 Preferred Uses

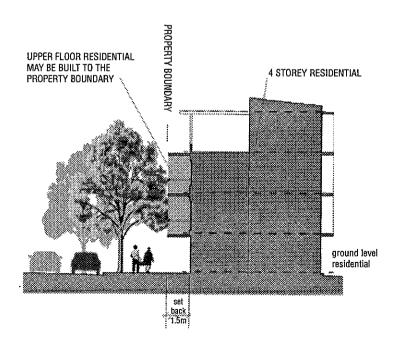
- The mixed use nature of the precinct will be maintained. In accordance with the Scheme text, preferred uses for the precinct include retail, commercial, service and light industrial uses which are compatible with residential uses. Community and recreation type facilities will be contemplated, at the Authority's discretion.
- All uses will be assessed in terms of their compatibility with residential uses.

2.2.3 Scale

 With regard to new residential development, building height will be 3 storey plus a loft space or roof terrace. Other development will be up to 3 storeys, except in Edward, Parry and Book Streets, where greater development height is possible.

2.2.4 Setbacks

- A zero setback for development (other than residential) is applicable.
- In the case of residential development the front setback will be 1.5m from the front boundary at ground level. Upper level balconies and enclosed rooms may be built into the setback area but not past the lot boundary.
- · All side and rear setbacks will be as required by the R-codes.





2.3 Area East of Claisebrook Road

2.3.1 Desired Character

- The area east of Claisebrook Road has an open and fragmented character with significant variation in scale and building type. The elevation of this sector makes views an important consideration in the design of streetspaces. Significant views south and southwest to the CBD should be maintained and enhanced where possible.
- The loose urban structure and its elevation makes a greater variety in development scale appropriate.

2.3.2 Preferred Uses

- •The mixed use nature of the precinct will be maintained. In accordance with the Scheme text, preferred uses for the precinct include retail, commercial, service and light industrial uses which are compatible with residential uses. Community and recreation type facilities will be contemplated, at the Authority's discretion. Residential development is particularly encouraged.
- All uses will be assessed in terms of their compatibility with residential uses.

2.3.3 Scale

- The scale of new development may vary according to use, with commercial uses up to 4 storeys and
 residential uses to be 3-4 storeys. High rise residential development would be appropriately located
 within the large lots along Cheriton and Caversham Streets to take advantage of the views available
 to the south.
- Development to Claisebrook Road should conform to a limit of 4 storeys and in Summers Street 3 storeys.

2.3.4 Setbacks

- Setback requirements vary between Claisebrook Road and Summers Street; and Cheriton and Caversham Streets.
- For Claisebrook and Summers lowrise residential uses will be setback 1.5m and 3.0m respectively from the street. Commercial type uses will observe a zero front setback.
- For Cheriton and Caversham Streets, a front setback of 4.0 6.0m is applicable with an incremental increase in setback as height increases.
- All side and rear setbacks will be required by the R-codes.



3.0 BUILT FORM GUIDLINES

3.1 General Provisions

3.1.1 Relationship to Street

- Visual interest in building facades is important to a quality streetscape.
- Buildings are to be designed to address all frontages to streets and public open spaces, with regular openings, facade articulation and with main entrances clearly visible.
- Habitable rooms should over look the street to enable passive surveillance and provide security.
- Ground level frontages should, where possible, have large windows to establish a visual connection between the interior and the streetspace.

3.1.2 Private Open Space

- For residential uses, north facing private open space accessible from a living area is generally to be provided for each dwelling. Opportunities will vary according to individual streetscape character.
- This area may be at ground level or provided as a deck or balcony and is to be of a useable dimension [eg: 4m x 4m at ground level, or as a balcony: minimum dimension 1.5m].
- Buildings should be designed to minimise overlooking private open space to provide privacy to users.

3.1.3 Roof Form

 These guidelines contain no specific requirement with regard to roof form or pitch and variety is encouraged.

3.1.4 Verandahs, Balconies and Awnings

- Where buildings observe a zero front setback, the provision of weather protection to the public footpath in the form of a cantilevered verandah, canopy or awning is encouraged.
- Weather protection is to be provided to entrances of residential buildings.
- Balconies are appropriate to take advantage of views. Projections from the facade also articulate and give scale to the building mass.
- Balconies and decks must be of useable dimensions, eg: minimum dimension 1.5m.
- Balconies and decks may extend into the front setback zone but not past the lot boundary.

3.1.5 Privacy

A high standard of acoustic and visual privacy is required for the amenity of residential uses.

Particular attention should be given to:

- construction materials and techniques that reduce noise transmission between buildings;
- separating activity areas which may involve potential conflict, during site and building planning phases;
- locating and designing balconies and windows to avoid overlooking neighbouring windows and private open space.



3.1.6 Articulation and Detailing

- Large areas of blank wall will not be accepted on the front and / or street facade or where visible from the street.
- Formal modulation will be sought through placement of windows and openings, balconies and material changes.
- To provide scale and visual interest; colour, texture, material and detail are important.
- Because of the utilitarian character of the existing building stock, references to historical styles and domestic decorative elements will be discouraged.

3.1.7 Services

- · All service fittings and rubbish bin storage are to be screened from public view.
- All piped and wired services, airconditioners, clothes drying areas and hot water storage are to be concealed from the street and public view.
- Solar panels and solar water systems may be visible only where they are located in the same plane
 as the roof and there is no alternative location which can offer a similar level of solar efficiency.

3.1.8 Energy Efficiency

In accordance with the East Perth Redevelopment Authority's policy regarding sustainable development, buildings should be designed to be energy efficient.

- Particular attention should be given to the principles of passive solar design.
- · Energy efficient services and appliances should be chosen.
- Construction materials may be chosen from renewable sources and with regard to their embodied energy levels.

3.1.9 Materials and Colour

These guidelines contain no specific requirements with regard to material and colour.

3.1.10 Fences and Retaining Walls

- Large expanses of solid brick wall fronting onto public spaces are to be avoided.
- Low walls [up to 1.0m] are permissible along the front boundary.
- · Other boundary walls may be up to 1.8m in height and preferably permeable above 1.0m.

3.1.11 Conservation of Significant Building Fabric

- The Authority's Scheme Text lists a number of properties in the Claisebrook Road North Precinct that are deemed 'Places of Cultural Significance' [Category 1].
- These properties, particularly those which are part of small groups of houses adjacent to each other, are
 worth preserving to convey the history of the place.
- These fragments of intact streetscape [such as that in the eastern end of Summers Street] offer an
 opportunity to retain the richness and diversity in building fabric that underscores the character of the
 precinct.

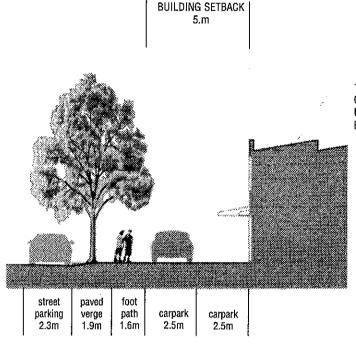


3.2 Requirements for Specific Streets

3.2.1 Lord Street
BUILDING ENVELOPE

The eastern side of Lord Street will continue to comprise modest scale commercial and service uses. This doesn't preclude residential development associated with other uses occurring at upper levels.

- · Development of 2-3 storeys is encouraged.
- Maximum building height is to be 3 storeys.



1 -2 STOREY COMMERCIAL UPPER FLOOR POSSIBLE RESIDENTIAL

SETBACK

The front setback along Lord Street will formalise the avenue character envisaged for the street.

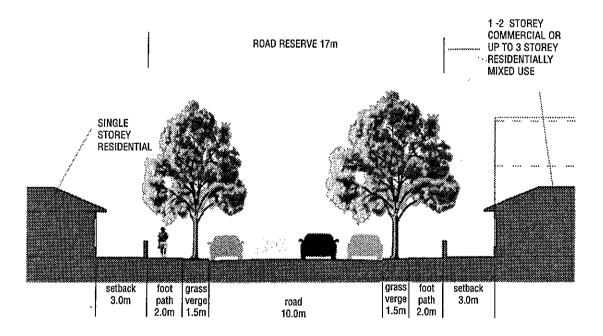
A front setback of 5.0m is required between Summers and Parry Streets to facilitate a possible future
road widening along Lord Street, previously in place under the Metropolitan Region Scheme. In this
regard, the Authority may consult with any such authorities it considers appropriate in determining
an Application for Approval to Undertake Development. In the interim, this area should be used to
provide off street visitor parking in a well landscaped frontage.



3.2.2 Summers Street BUILDING ENVELOPE

The predominantly residential character of Summers Street is to be maintained.

- · A height limit of 3 storeys is to be observed.
- A step up in level of max. 500 mm, to the ground floor interior is required.
- High walls along the front boundary are to be avoided. A maximum wall height of 1.0m will be observed.



SETBACK

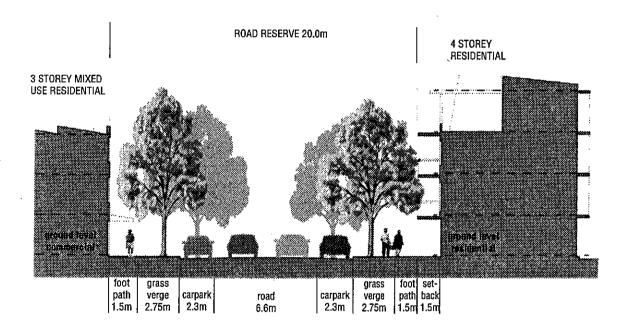
A 3.0m front setback is to be observed.



3.2.3 Claisebrook Road BUILDING ENVELOPE

The streetscape in Claisebrook Road has the potential for an increased density and the street profile allows for greater height in new development.

- The building envelope will be 4 storeys, maximum.
- The design of buildings must provide for casual surveillance of the street, by way of location of windows to both frontages.



CLAISEBROOK ROAD

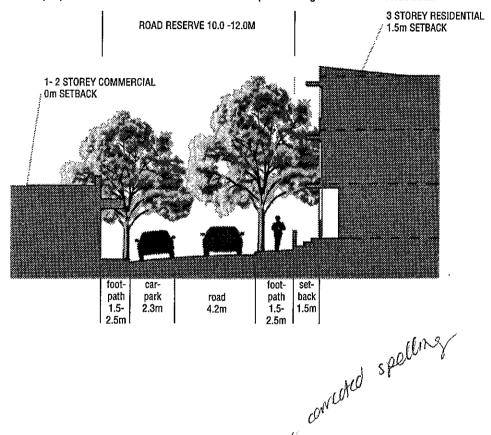
- A zero front setback is applicable for commercial type development of up to 4 storeys.
- A 1.5m front setback at ground level is applicable to residential uses.
- Development along Claisebrook must observe a zero side setback at the corners of Caversham and Cheriton Streets.
- To the east, development of a height greater than 4 storeys shall be setback behind the streetfront development.



3.2.4 Coolgardie and Murchison Terraces, and Somerville Street BUILDING ENVELOPE

The tight and contained spaces of these east / west streets will be enhanced by development of an increased density and scale.

- The building envelope is to be maximum 3 storeys with roof terraces and loft spaces in a fourth level also permissible.
- · A step up of max. 500mm to the interior is required for ground level residential.



COOLGARDIE AND MURCHISON TERRACES AND SOMERVILLE STREET

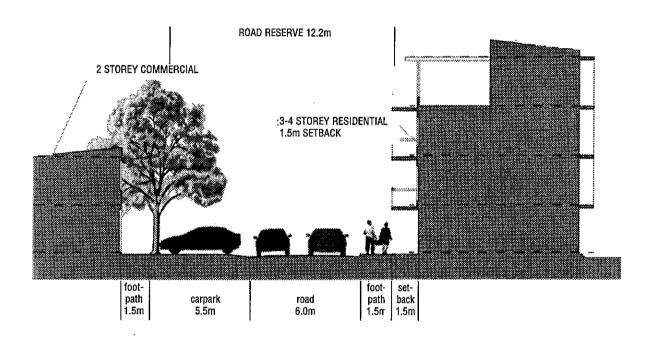
- A zero front setback is to be observed for non residential uses.
- · For residential development, a setback of 1.5m is required at ground level.
- · Upper floor balconies or enclosed rooms may be built to the lot boundary.
- A low wall of maximum height 1.0m is permissible along the front boundary of residential developments.



3.2.5 Gladstone Street BUILDING ENVELOPE

The mixed use nature of Gladstone Street is to be maintained. The park offers a unique identity to this location in the precinct and the opportunities for distinctive frontages to address the green open space should be recognised.

· A building envelope of maximum 3 storeys plus loft space or roof terrace is permissible.



GLADSTONE STREET

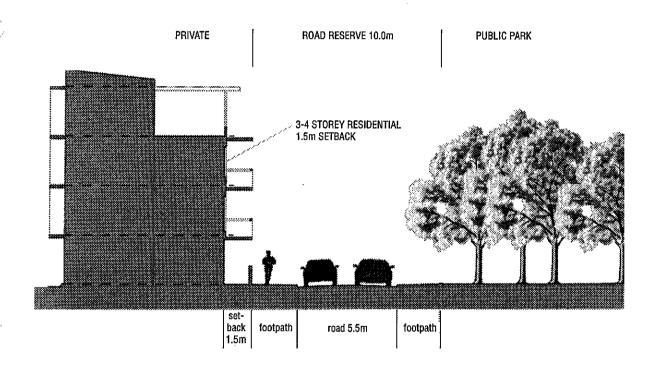
- A zero front setback is required for non-residential uses.
- A 1.5m front setback is applicable for residential uses. Upper level balconies or enclosed rooms may be built to the lot boundary.



3.2.6 Robertson and Chelsea Streets BUILDING ENVELOPE

The small park defined by Robertson and Chelsea Streets offers a pleasant address to properties fronting this space. Development will form an urban 'edge' to the park.

Development is to observe a height limit of 3 storeys plus loft or roof terrace.



ROBERTSON AND CHELSEA STREETS

- A zero front setback is to be observed for non-residential uses.
- Residential development is to observe a 1.5m front setback.
- Upper level balconies or enclosed rooms may be built to the lot boundary.



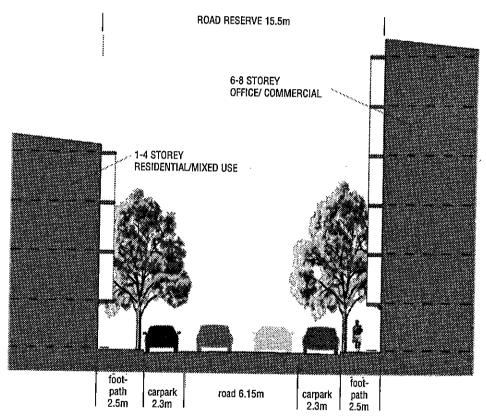
3.2.7 Edward, Parry and Book Streets BUILDING ENVELOPE

Edward Street will remain predominantly office / commercial in its use.

- Mixed use residential is acceptable on the north side of the street and is restricted to 4 storeys maximum.
- Office / commercial on the south side of the street will observe an 8 storey height limit.
 Parry and Book Streets will also comprise commercial and service uses since the location adjacent to the freeway / railway tunnel is inappropriate for residential development.

As precinct boundaries, Parry and Book Streets can contribute to the enclosure and definition of the precinct by forming an 'urban wall' of medium scaled mixed commercial development.

Office / commercial development will observe a height limit of 8 storeys.



EDWARD STREET

- Commercial development will have a zero setback to the street
- Ground floor residential [north side of Edward] will be setback 1.5m from the lot boundary



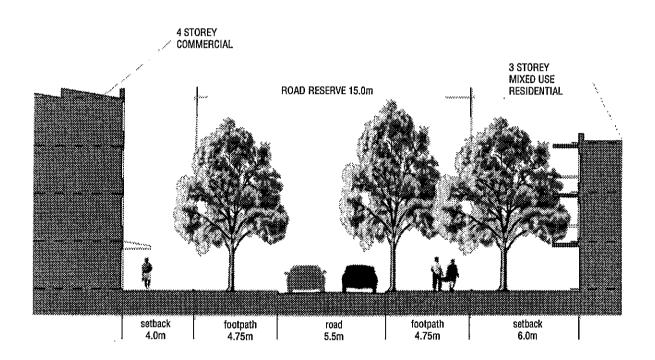
3.2.8 Cheriton and Caversham Streets BUILDING ENVELOPE

Due to the topographic elevation of the area and the fragmentation of the building fabric, a greater variety of development scales is encouraged.

Commercial building height is restricted to 4 storeys.

Highrise residential development is permissible with maximum height limits as follows:

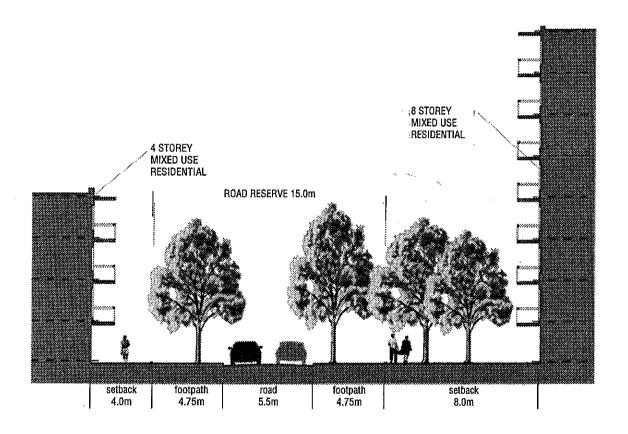
Cheriton Street [north] 12 storeys
 Caversham Street [north] 10 storeys
 Gaversham Street [north] 10 storeys
 [south] 8 storeys



CHERITON AND CAVERSHAM STREETS

- A front setback of 4.0 6.0m for development of 4 storeys, is applicable. Side setbacks are zero.
- Commercial uses are to provide visitor parking to the rear of the property and the front setback area
 is to be landscaped.
- Where higher rise residential is contemplated, the front and side setbacks shall increase by 1.0m [from 4.0 - 6.0m and 0m respectively] for each additional level up to the height limits prescribed for each street. Maximum setback is 10.0m.
- The front setback area of residential developments is to be planted and landscaped in a manner compatible with the streetscape.





CHERITON AND CAVERSHAM STREETS

