

**Planning Policy Manual – Part 2**

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

**Section 2.17**

**East Perth – Area 17**

**East Perth Primary School**



<b>Version #</b>	<b>Decision Reference</b>	<b>Synopsis</b>
1	11 March 2008	Adopted
2	17 March 2015	Amended
3	13 December 2016	Amended
4	11 April 2017	Amended



## CONTENTS

SECTION	TITLE	PAGE
<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>4</b>
1.1	Guideline Objectives .....	4
1.2	Guiding Principles .....	4
1.3	General Site Characteristics .....	5
<b>2.0</b>	<b>GENERAL GUIDELINES APPLICABLE TO ALL LOTS.....</b>	<b>6</b>
2.1	Building Height.....	6
2.2	Fencing .....	6
2.3	Pedestrian access .....	6
2.4	Car Parking .....	6
2.5	Bicycles.....	6
2.6	Open Space.....	6
2.7	Balconies .....	6
2.8	Security.....	7
2.9	Blank Walls.....	7
2.10	Building Services .....	7
2.11	Landscaping.....	7
2.12	Crossovers .....	7
2.13	Integration of Art .....	7
<b>3.0</b>	<b>SPECIFIC GUIDELINES APPLICABLE TO LOT 7 ROYAL STREET .....</b>	<b>7</b>
3.1	Setbacks.....	8
3.2	Height .....	8
3.3	Parking and Access.....	8
3.4	Building Character.....	9
3.5	Roofs.....	9
3.6	Walls and Windows .....	9
3.7	Trees .....	9
<b>4.0</b>	<b>SPECIFIC GUIDELINES APPLICABLE TO LOT 6 ROYAL STREET .....</b>	<b>9</b>
4.1	Setbacks.....	9
4.2	Height .....	9
4.3	Parking and Access.....	10
4.4	Building Character.....	10
4.5	Roofs.....	10
4.6	Walls and Windows .....	10
4.7	Easement.....	10
<b>5.0</b>	<b>SPECIFIC GUIDELINES APPLICABLE TO LOT 3 ROYAL STREET .....</b>	<b>11</b>



<b>5.1</b>	<b>Existing Buildings .....</b>	<b>11</b>
<b>5.2</b>	<b>Setbacks (New Building Only).....</b>	<b>11</b>
<b>5.3</b>	<b>Height .....</b>	<b>11</b>
<b>5.4</b>	<b>Parking and Access.....</b>	<b>12</b>
<b>5.5</b>	<b>New Building .....</b>	<b>12</b>
<b>5.6</b>	<b>Roofs.....</b>	<b>12</b>
<b>5.7</b>	<b>Walls and Windows .....</b>	<b>12</b>
<b>5.8</b>	<b>Trees .....</b>	<b>12</b>
<b>5.9</b>	<b>Easement.....</b>	<b>12</b>
<b>6.0</b>	<b>SPECIFIC GUIDELINES APPLICABLE TO LOT 4 WITTENOOM STREET .....</b>	<b>13</b>
<b>6.1</b>	<b>Setbacks.....</b>	<b>13</b>
<b>6.2</b>	<b>Height .....</b>	<b>13</b>

## 1.0 INTRODUCTION

- The former East Perth Primary School comprised a main school building, dating from 1895, an Infants' School (Jack Davis House) dating from 1902, and the teacher's residence (Bennett House) dating from 1895/6. These, along with several smaller structures including an ablution block and some garden areas, were set in a playground that was originally gravel and was later bituminised. Each of the buildings has had a variety of subsequent uses. The East Perth Primary School site is State Heritage listed, and therefore for any proposed development advice may need to be sought from the Heritage Council of WA to ensure consistency with any endorsed conservation plan.
- All buildings were vacant when the East Perth Redevelopment Authority acquired the site. A Conservation Plan was prepared in order to identify the significant aspects of the site's cultural heritage and to recommend policies for the future development of the site so that the heritage values could be conserved as best as possible in any redevelopment.
- These Design Guidelines apply to Lots 3, 4, 6 and 7 (as shown on Figure 1) and are intended to assist in achieving new development that is compatible with the existing buildings in style, mass and setting. These Design Guidelines are intended to supplement the provisions of the City of Perth Local Planning Scheme No. 26 (Normalised Redevelopment Areas) (herein called '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 Conservation Plan for the former East Perth Primary School is recommended reading for all sites, and is essential for Lot 3. It should be noted that in order to achieve the conservation objectives for this site, it may not be possible to achieve maximum permissible plot ratio on all lots.
- 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.

### 1.1 Guideline Objectives

- The primary objectives of these guidelines are to:
  1. Conserve significant heritage assets of the site - including trees and buildings.
  2. Encourage viable infill development that complements the heritage buildings, enhances the local environment and complies with the local government's objectives for the area.

### 1.2 Guiding Principles

- The guidelines are based on the following general principles, which have been developed from the Conservation Plan and in consultation with the Heritage Council, regarding retention of heritage values.
- New development is to recognise that the existing buildings have their own identity and should be identifiable as such. Therefore, new development should not attempt to copy the existing buildings, but rather should present its own identity whilst relating sympathetically to the existing institutional architecture.
- Any new development should not distract from prime views or materially alter culturally significant portions of the former Primary School and Infants' School.

- New buildings facing Royal Street should not be visible above the main school building when viewed from Wittenoom Street.
- Height and setbacks of new buildings facing Royal Street should also be determined by the extent to which they frame or overwhelm the former Infants' School.
- It is most important for new building/s facing Wittenoom Street to have materials and proportions comparable with the Primary School building.
- New buildings should not overwhelm the heritage buildings with their bulk (proportions should be compatible with the old).
- Materials should be compatible with but not necessarily the same as the heritage buildings.

### 1.3 General Site Characteristics

- The site is characterised by individual buildings in an open setting, with some significant trees on or near the perimeter. All existing buildings are set back from the property boundaries. As far as possible, this ambience is to be retained in the development of the new lots.
- All existing buildings are single storey, with high ceilings and pitched roofs which bring their overall height to approximately 10m. All are constructed of terracotta coloured red brick with cream mortar, although the teacher's residence has been clad in painted sheeting, probably because of deterioration of the brickwork resulting from early problems with rising damp. New buildings should be of similar height to those existing. A three storey building would be possible within a 10m high building envelope.

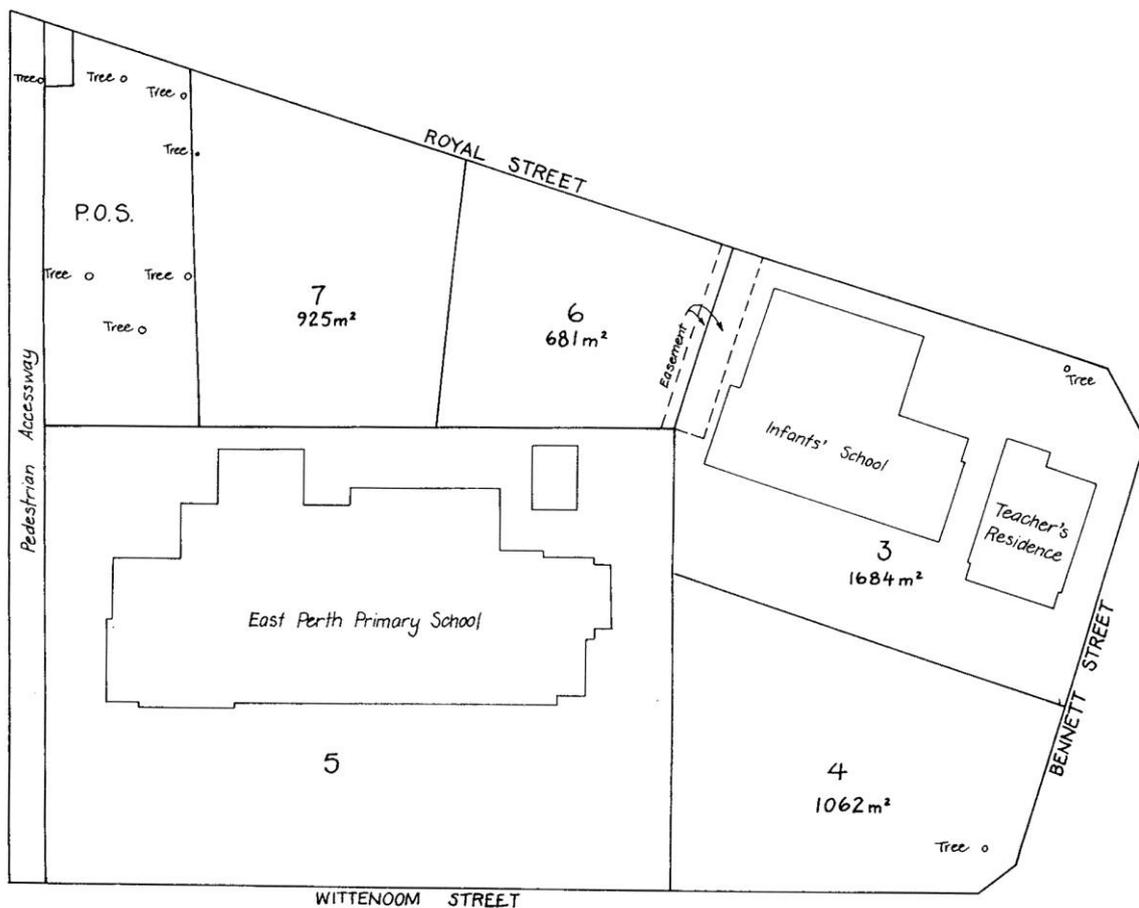


Figure 1: - Subdivision of former East Perth Primary School site

## 2.0 GENERAL GUIDELINES APPLICABLE TO ALL LOTS

### 2.1 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.

### 2.2 Fencing

- Perimeter fencing is discouraged, however if absolutely necessary, it should be kept low (maximum 1.2m height) and visually permeable in order to retain the openness that has always characterised the school site. Exceptions to this requirement will be considered on their merits, having regard to the objective of retaining a sense of openness on the site. In no case will fencing higher than 1.8m (including any retaining wall) be permitted.

### 2.3 Pedestrian access

- Priority is to be given to maximising pedestrian access and circulation within the subdivision. Pedestrian access is to be at grade, that is, directly from the footpath. Consideration is to be given to designing access suitable for people with impaired mobility wherever possible.

### 2.4 Car Parking

- For designated 'aged persons' housing a reduced number of parking bays may be negotiated.

### 2.5 Bicycles

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

### 2.6 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.

### 2.7 Balconies

- Balconies may project beyond the minimum setback by up to 1.5m, but in no case should they project beyond the property boundary.
- Whilst balconies are permitted, the overall design of the building should remain compatible with the "institutional" style of the existing heritage buildings.

- The design of balconies is to minimise overlooking between individual occupancies, and the provision of appropriate screening may be required if separation is considered to be inadequate to provide a reasonable level of privacy.

## 2.8 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.

## 2.9 Blank Walls

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

## 2.10 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.

## 2.11 Landscaping

- Existing trees are remnants of the original school ground planting and, where specified in these guidelines, are to be retained and protected from damage during construction. To this end, each tree to be retained is to be fenced so that the area extending to its drip line can not be used for the storage of materials or the parking or manoeuvring of vehicles or any activity that may cause compression or damage to the trunk or roots.
- Both hard and soft landscaping is to be designed so as not to compromise the structural integrity of heritage buildings. Particular attention is to be paid to issues of site drainage and the selection of non-invasive plant species.

## 2.12 Crossovers

Vehicle crossovers are to be constructed to the local government's specifications at the developer's expense.2.1

## 2.13 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 development 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.

## 3.0 SPECIFIC GUIDELINES APPLICABLE TO LOT 7 ROYAL STREET

Lot 7 is north facing, and is located opposite the Greenway (open space network) and adjacent to a pocket park (Lot 8) which contains several significant trees which were once within the school grounds. The opportunity exists for development on this lot to take advantage of the attractive outlook through appropriate orientation and elevational treatment. All elevations are to be well

detailed as the building will be visible from many angles. A commercial or commercial/residential mixed use development is sought.

### 3.1 Setbacks

SETBACKS FRONTAGE	MIN	MAX	AVERAGE
Royal Street	Nil	n/a	3m
West (park)	Nil	n/a	2m
East	3m	n/a	-
South (rear)	3m	n/a	-

### 3.2 Height

The building envelope is defined in Figure 2. It is 11m high measured at the minimum setback line, then increases at 45° to a total overall height of 14m (equivalent to 3-4 storeys including usable loft).

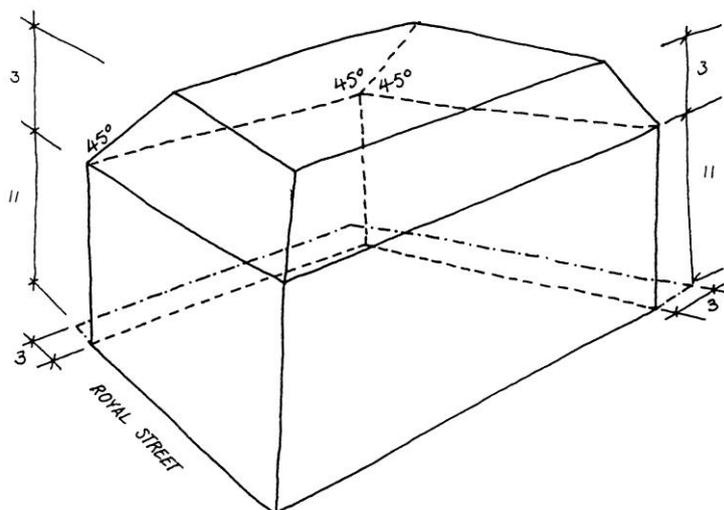


Figure 2: - Building Envelope for Lot 7 Royal Street

### 3.3 Parking and Access

- Undercroft or basement parking concealed from public view is preferred, although open air car parking at the rear of the site will be considered.
- Vehicle access is to be via a single crossover from Royal Street. This access may be shared with Lot 6 provided suitable arrangements are made to guarantee right of carriageway for both lots.
- Pedestrian access to the site is unrestricted. As a minimum, at-grade pedestrian and disabled access into the building is to be provided from the Royal Street frontage. Safe and attractive pedestrian access into the building is also to be provided from any car park on site.

### 3.4 Building Character

The building should be sympathetic in scale, massing and proportions to the existing heritage buildings. The use of courtyards and/or balconies is encouraged, to take advantage of views to the parks next door and across the road. All elevations are to be well detailed, however particular attention will be paid to the north and west elevations. It is expected that the building will be orientated towards these frontages.

### 3.5 Roofs

Roofs may be flat or, if pitched, 30°- 45° with overhanging eaves. Roofs visible from ground level may be in tiles of a similar colour and profile to the Primary School or traditional red, zincalume or off-white corrugated sheeting.

### 3.6 Walls and Windows

- Walls are to be of red or terracotta coloured face brick with cream mortar, or cream or pale yellow/Ochre painted render. Limestone may be used as a base course or decorative feature only.
- Proportions of solid wall to openings should be similar to the existing heritage buildings.
- Windows are to have a vertical or square proportion, similar to those in existing buildings. Reflective or dark tinted glass is not permitted.

### 3.7 Trees

Every effort is to be made to retain existing trees on the lot within the new development. It is noted that the root systems of some trees within the adjacent park may also extend inside the boundaries of Lot 7. These trees and any trees retained on the lot are to be protected during construction.

## 4.0 SPECIFIC GUIDELINES APPLICABLE TO LOT 6 ROYAL STREET

Lot 6 is north facing and is situated to the west of the existing heritage building - the Infants' School. Building on this lot must be sympathetic with and not physically overwhelm the heritage building, therefore the building design and choice of materials must be carefully considered. All elevations are to be well detailed as the building will be visible from many angles. A commercial or commercial/residential mixed use development is sought.

### 4.1 Setbacks

SETBACKS FRONTAGE	MIN	MAX	AVERAGE
Royal Street	Nil	n/a	3m
West	3m	n/a	-
East	4m	n/a	-
South (rear)	3m	n/a	-

### 4.2 Height

The building envelope is defined in Figure 3. It is 10m high measured at the minimum setback line, then increases at 45° to a total overall height of 14m (equivalent to 3 storeys).

### 4.3 Parking and Access

- Undercroft or basement parking concealed from public view is preferred, although open air car parking at the rear of the site will be considered.
- Vehicle access is to be via a crossover from Royal Street, straddling the boundary shared with Lot 3. This access is to be 6m wide, with 3m on each lot. Arrangements are to be made to guarantee right of carriageway for both lots in perpetuity. The accessway is to be paved and drained to levels compatible with development on both lots, and in particular levels and paving material must not compromise the integrity of the Infants' School building in any way. Arrangements may also be made to share vehicle access with Lot 7.
- Pedestrian access to the site is unrestricted. As a minimum, at-grade pedestrian and disabled access into the building is to be provided from the Royal Street frontage. Safe and attractive pedestrian access into the building is also to be provided from any car park on site.

### 4.4 Building Character

The building should be sympathetic in scale, massing and proportions to the existing heritage buildings. All elevations are to be well detailed.

### 4.5 Roofs

Roofs may be flat or, if pitched, 30° - 45° with overhanging eaves. Roofs visible from ground level may be in tiles of a similar colour and profile to the Primary School or traditional red, zincalume or off-white corrugated sheeting.

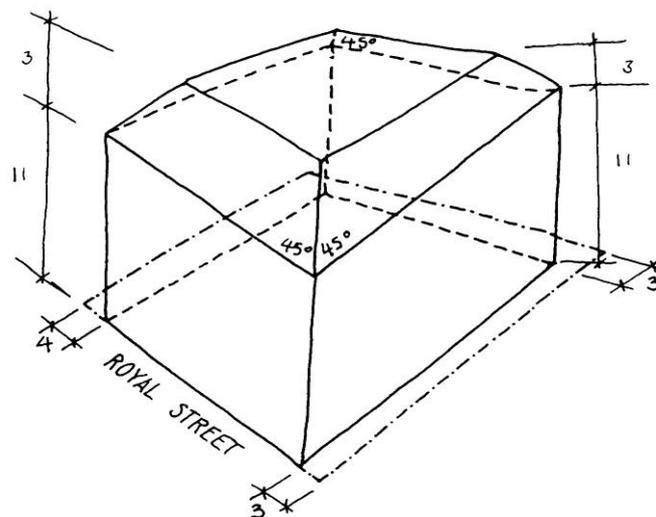


Figure 3: - Building Envelope for Lot 6 Royal Street

### 4.6 Walls and Windows

- Walls are to be of red or terracotta coloured face brick with cream mortar, or cream or pale yellow/ochre painted render. Limestone may be used as a base course or decorative feature only.
- Proportions of solid wall to openings should be similar to the existing heritage buildings.
- Windows are to have a vertical or square proportion, similar to those in existing buildings. Reflective or dark tinted glass is not permitted.

### 4.7 Easement

A sewerage easement is situated adjacent to the eastern boundary of this lot.

## 5.0 SPECIFIC GUIDELINES APPLICABLE TO LOT 3 ROYAL STREET

Lot 3 contains the former Infants' School (Jack Davis Centre) and the former teacher's residence (Bennett House). Retention and conservation of the Infants' School is a requirement; retention and conservation of the teacher's residence is encouraged. Alternatively, the teacher's residence can be redeveloped. This lot is situated on an important corner within the Claisebrook Village Project Area.

### 5.1 Existing Buildings

- Retention and conservation of the former Infants' School building in accordance with the Conservation Plan is required. No new building will be permitted on the north, west or south sides of this building. Retention and conservation of the former teacher's residence is supported but not required. If the building is retained, substantial modification to the rear of the building will be permitted to give better presentation to Royal and Bennett Streets.
- If a physical connection is required between the Infants' School and the teacher's residence or a new building in place of the teacher's residence, the linking structure is to be of "lightweight" design, to enhance the visual separateness of the two building. It is to be set back a minimum of 2m from a line extended from the north and south walls of the Infants' School (verandah excluded).

### 5.2 Setbacks (New Building Only)

SETBACKS FRONTAGE	MIN	MAX	AVERAGE
Royal Street	3m	n/a	3m
West (from Infants' School)	2m	-	-
Bennett Street, truncation	Nil	3m	-
South	Nil	n/a	-

### 5.3 Height

The building envelope is defined in Figure 4. It is 10m high measured from the minimum setback line, then increases at 45° on the north, east and west sides to a total height of 14m (equivalent to 4 storeys).

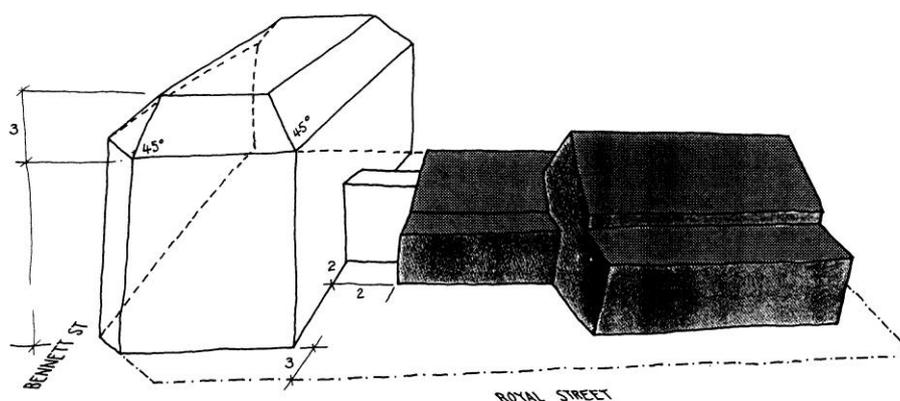


Figure 4:- Building Envelope for Lot 3 Royal Street, East Perth, showing the Infants' School shaded.

#### 5.4 Parking and Access

- Open air car parking is to be provided south of the Infants' School building. Undercroft or basement parking may also be provided beneath any new building on the site.
- Vehicle access is to be via a single crossover from Royal Street, straddling the boundary shared with Lot 6. This access is to be 6m wide, with 3m on each lot. Arrangements are to be made to guarantee right of carriageway for both lots in perpetuity. The accessway is to be paved and drained to levels compatible with development on both lots, and in particular levels and paving material must not compromise the integrity of the Infants' School building in any way.
- An arrangement to facilitate vehicular access across Lot 4 would also be supported. No vehicle access is permitted from Bennett Street.
- Pedestrian access to the site is unrestricted. As a minimum, at-grade pedestrian and disabled access into the building is to be provided from the Royal Street frontage.

#### 5.5 New Building

If the teacher's residence is replaced, the new building should be sympathetic in scale, massing and proportions to the existing heritage buildings, particularly the Infants' School. The building should address the corner of Royal and Bennett Streets. All elevations are to be well detailed.

#### 5.6 Roofs

Roofs may be flat or, if pitched, 30° - 45° with overhanging eaves. Roofs visible from ground level may be in tiles of a similar colour and profile to the Primary School or traditional red, zincalume or off-white corrugated sheeting.

#### 5.7 Walls and Windows

- Walls are to be of red or terracotta coloured face brick with cream mortar, or cream or pale yellow/ochre painted render. Limestone may be used as a base course or decorative feature only.
- Proportions of solid wall to openings should be similar to the existing heritage buildings.
- Windows are to have vertical or square proportion, similar to those in existing buildings. Reflective or dark tinted glass is not permitted.

#### 5.8 Trees

The existing eucalyptus tree situated near the corner of Royal and Bennett Streets is to be retained in any development on this site and is to be protected from damage during construction.

#### 5.9 Easement

A sewerage easement is situated adjacent to the western boundary of this lot.

## 6.0 SPECIFIC GUIDELINES APPLICABLE TO LOT 4 WITTENOOM STREET

Lot 4 is situated on the corner of Bennett and Wittenoom Streets, south of the Infants' School building on lot 3, east of the East Perth Primary School building on lot 5, and opposite the important recreation ground - Wellington Square. A building on this site should allow the retention of a view corridor from the corner of Bennett and Wittenoom Street to the Primary School building by being set back from Wittenoom Street, a measure that will also assist in retaining the open character of this section of Wittenoom Street opposite Wellington Square.

### 6.1 Setbacks

SETBACKS FRONTAGE	MIN	MAX	AVERAGE
Wittenoom Street	6m	n/a	-
Bennett Street	Nil	3m	-
West	Nil	n/a	2m
North rears	Nil	n/a	2m

### 6.2 Height

The building envelope is defined in Figure 5. It is 11m high measured from the minimum setback lines, then increases at 45° on the south, east and west sides to an overall height of 14m (equivalent to 4 storeys).

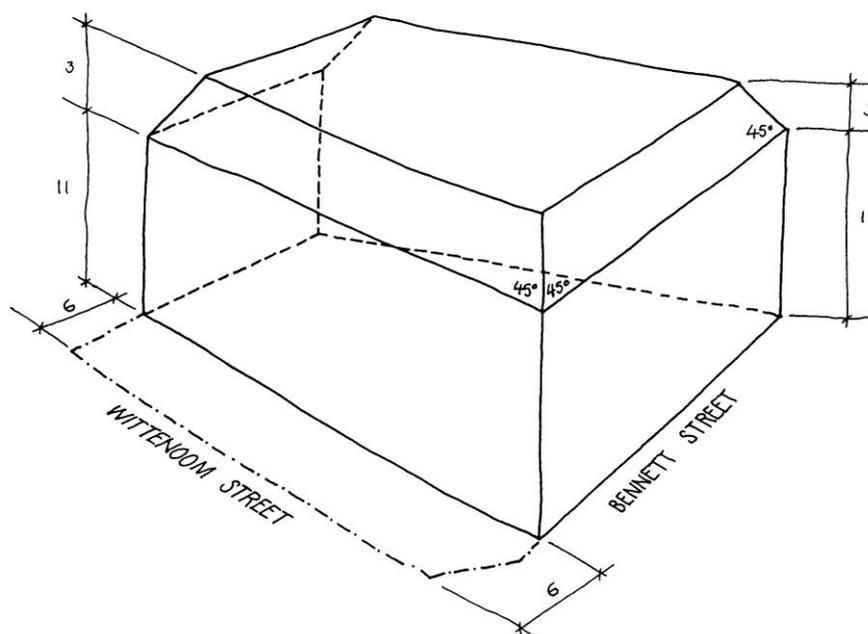


Figure 5: - Building Envelope for Lot 4 Wittenoom Street, East Perth.