



Planning Policy Manual – Part 2

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

Section 2.21
East Perth – Area 21
Constitution Hill North



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1	11 March 2008	Adopted
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CONTENTS

SECTION	TITLE	PAGE
1.0	INTRODUCTION	3
1.1	Context.....	3
1.2	Scope of Guidelines	3
1.3	Integration of Art.....	3
1.4	Building Envelope	3
2.0	SETBACKS	5
2.1	General.....	5
2.2	Constitution and Macey Street Frontages	5
2.3	Trafalgar Road and Arden Crescent Frontages.....	5
2.4	Macey Walk Frontage.....	5
2.5	Mews.....	5
2.6	Side Boundaries.....	5
3.0	ACCESS AND PARKING	5
4.0	OPEN SPACE	6
5.0	BUILDING FORM.....	6
5.1	General.....	6
5.2	Roof.....	7
5.3	Articulation and Detailing.....	7
6.0	COLOURS AND MATERIALS	7
6.1	Wall and windows	7
6.2	Accent colours	7
6.3	Roofs	7
7.0	RETAINING WALLS AND FENCES.....	8
8.0	LANDSCAPE	8
9.0	SERVICES	8

1.0 INTRODUCTION

1.1 Context

These guidelines apply to the land within Constitution Street Precinct (Precinct EP2) as defined in the City of Perth Local Planning Scheme No. 26 (Normalised Redevelopment Areas) (herein called ‘the Scheme’). Refer to the Scheme for Preferred Uses and Plot Ratios, as well as other Planning Policies. Where no guidelines are listed, the standard planning policies apply.

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

1.2 Scope of Guidelines

These Design Guidelines apply to Lot 9 and Lots 16 to 30, Constitution Hill, as shown in Figure 1.

No Design Guidelines exist for lot 8, and 40 to 45 (inclusive). Refer to the Scheme Precinct EP2 for Preferred Uses, Plot Ratios and General Planning Policies.

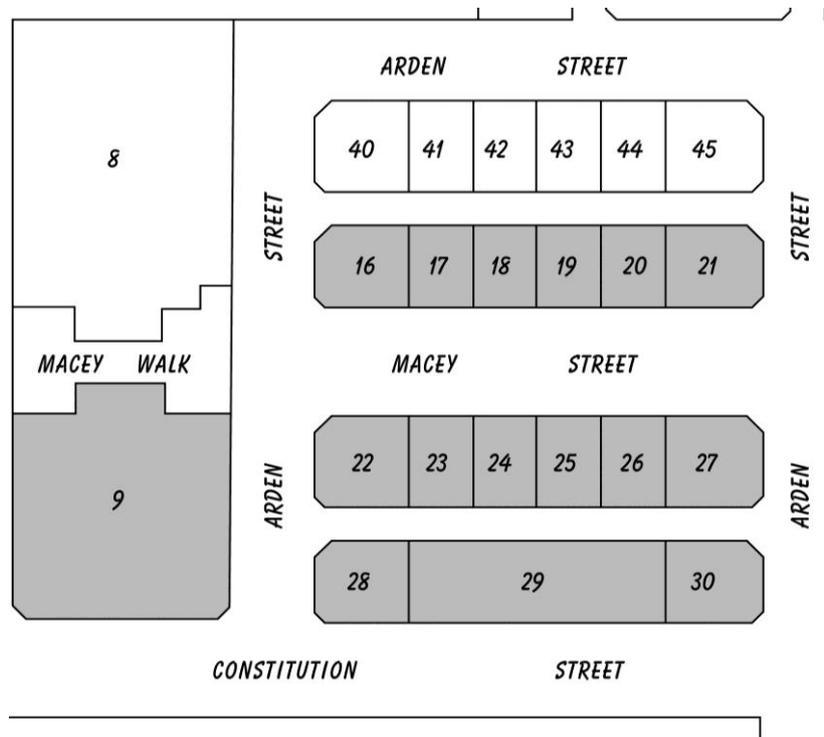


Figure 1: - Extent of Design Guidelines coverage in Constitution Hill land release.

1.3 Integration of Art

Involvement of artists in designing the new development is strongly encouraged as it can provide opportunities to enrich design responses. Examples of integral artworks include detailing to fences and walls, steps, balustrades, paving design, lighting, building fittings and entry treatments.

1.4 Building Envelope

- The building height and bulk shall be contained within a building envelope, with only minor projections allowed for such items as chimneys, finials, awnings, pergolas, balconies and small portions of bay and dormer windows. Balconies and enclosed rooms must not project past the lot boundaries.

- For Lot 9, the building envelope shall have a maximum height of 15m above finished site ground level, projected at 45 degrees from a point 6m above the finished ground level at the lot street frontages and from a point 9m (3 storey) above the finished ground level at the Macey Walk boundary frontage as shown in Figure 2.

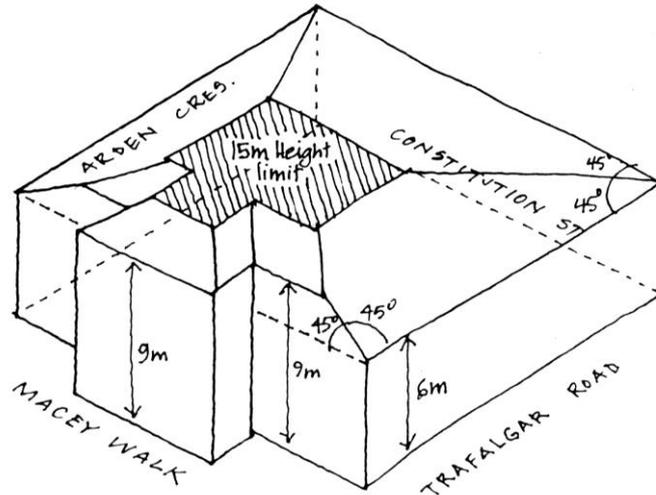


Figure 2: - Building envelope for Lot 9

- For Lots 16 to 30, the building envelope shall have a maximum height of 12m (4 storey), projected at 45 degrees from a point 6m (2 storey) above the finished ground level at the lot street and mews boundary frontages, as shown in Figures 3 and 4. Note that the 12m height is measured from a line connecting the street and mews levels across the site.

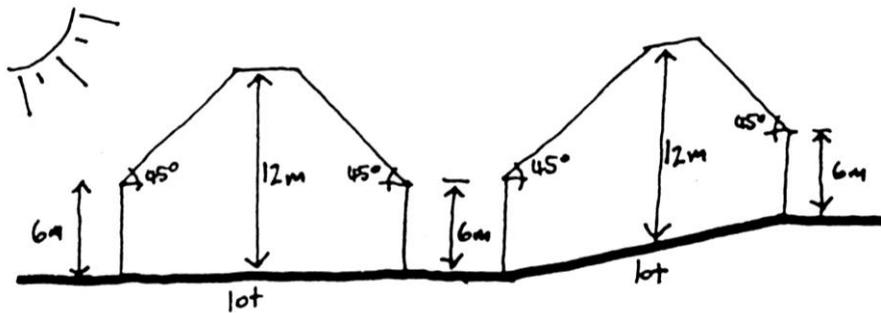


Figure 3: - Typical section through Lots 16 to 30 showing building envelope

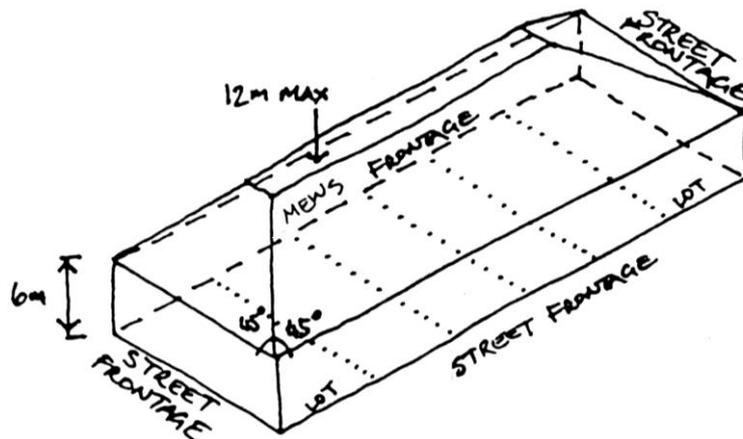


Figure 4: - Typical building envelope for block between mews and street

2.0 SETBACKS

2.1 General

- No part of a building or balcony to be closer than 1m to any existing overhanging street tree canopy (pruning will be undertaken to reduce the site overhang to a 2m maximum for all lots).
- Balconies may project up to 2m beyond the building setback line or the lot boundary, whichever is the lesser.

2.2 Constitution and Macey Street Frontages

- 3m minimum setback.
- For Lots 16 to 21, the setback may be further reduced by 0.25m to allow for boundary variations to accommodate services.

2.3 Trafalgar Road and Arden Crescent Frontages

- 2m average, with a nil minimum setback.

2.4 Macey Walk Frontage

- Nil minimum setback.

2.5 Mews

- Nil setback for garages/carports and building above garages.
- Ensure setbacks provide the required clearances of services and service easements.

2.6 Side Boundaries

- For Lot 29, nil to all side boundaries to develop a terrace housing form.
- For all remaining lots, nil to both side boundaries is acceptable, with at least one nil side setback as follows:
 - Lots 18, 20, 21, 24, 26, 27 and 30 - nil to the western side boundary;
 - Lots 16, 17, 19, 22, 23, 25 and 28 - nil to the eastern side boundary.
- Side boundary walls up to 6m in height are permitted, with this increasing to any height that fits within the building envelope where a boundary wall is paired or shared and the dwellings are constructed simultaneously.
- Upper floors may be set back from nil side boundaries.

3.0 ACCESS AND PARKING

- Provide pedestrian access via front doors facing public streets and Macey Walk.
- Provide a maximum of two crossovers for vehicle access to Lot 9.
- Provide all vehicle access to Lots 16 to 20 off mew, with direct opening of garage doors to the mews. See indicative parking locations in Figure 5.

- Minimise the extent of street and mew frontage given over to car access.
- All parking to be concealed from public street view.

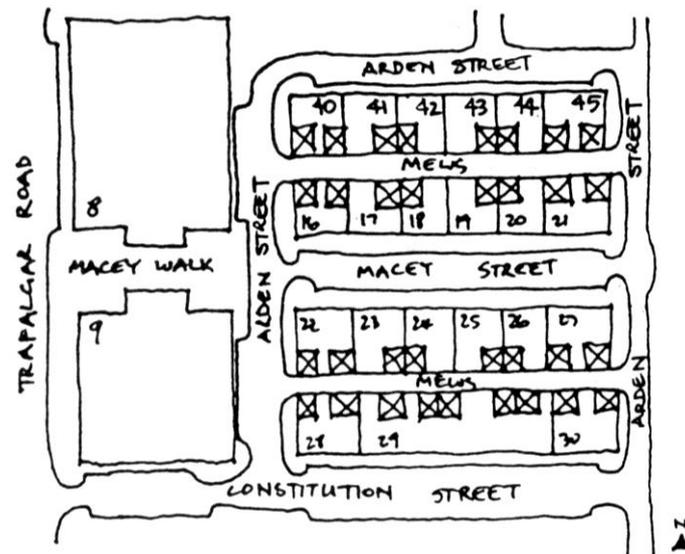


Figure 5: - Indicative parking location

4.0 OPEN SPACE

- Provide an area of private north facing open space for each dwelling, directly accessible from a living area. For dwellings abutting Macey Walk on Lot 9, and dwellings on Lots 24 and 25 this area of private open space may have any orientation, given the northern shading from existing trees.
- Private open space may be at ground level or provided as a balcony, terrace or deck.
- All private open space shall be of usable area and dimensions. As a guide, ground level open space should have an area with minimum dimensions of 4m by 4m, while a balcony serving as the only area of private open space should have a minimum area of 4m², with a minimum dimension of 1.5m.
- Design balconies for user privacy and the sharing of views.
- Additional communal open space may be provided as desired, with the intended uses and management responsibilities clearly identified.

5.0 BUILDING FORM

5.1 General

- A range of dwelling types is sought for these lots. Multi dwellings are seen as most appropriate for Lot 9, terrace housing for Lot 29 and either shared wall housing or detached housing built to one boundary for other lots.
- Building heights generally 2 to 3 storey (6m to 12m) plus attic space, with higher development seen as acceptable for Lot 9. Note that attics which are wholly contained within the roof space are not defined as a storey.
- Encouragement is given for additional dwelling space above mews garages, with scope for studio apartments.

5.2 Roof

- Majority of the roof pitch shall be between 30 – 45 degrees where visible from public area, streets and mews, with a shallower pitch acceptable for verandahs and canopies, small areas of skillion roofs, and small areas of flat roofs where screened behind parapets.
- Use of dormer/attic windows is encouraged.

5.3 Articulation and Detailing

- Dwellings to present their fronts to public streets and Macey Walk rather than have blank walls and/or car garaging edging these public pedestrian areas.
- Design dwellings to enable "eyes on the street, walkway and mews" for casual surveillance from inside some habitable rooms and from balconies.
- Articulate and detail buildings to provide a modulated street frontage with use of elements such as verandahs, balconies, dormers and window projections to provide visual interest and establish a fine grained scale to development. Detailing to generally provide richness and variety, accentuate vertical rhythms, reduce visual bulk of building mass and enhance individual dwelling identity.
- Special treatment is encouraged to signify the gateway role of buildings on Lot 9.
- Corner buildings to address both streets, with special treatment encouraged to mark corners and link both streets e.g. additional floor height, distinct roof form, articulation of corner wall elements, distinctive window design, variation in materials and colours, special balcony treatments.
- Detail garages (particularly doors), carports and parking areas to reduce their visual impact and add interest at the pedestrian level.

6.0 COLOURS AND MATERIALS

6.1 Wall and windows

- Predominantly red brick, limestone and similarly coloured masonry or rendered walls, with painted cladding acceptable on upper floors.
- Reflective glass or dark tinted glass is not permitted.

6.2 Accent colours

- May be in any shade to trip, fascias, gutters, doors and windows, balustrades, pergolas, fence infill panels.

6.3 Roofs

- Select roof materials within the following colour range: tiles in autumn or terracotta tones; flat profile shingles in slate grey; corrugated metal decking in Colorbond Off White, Merino, Wheat, Birch Grey, Saltbush, Beige, Homestead, Mist Green.
- A Zinalume finish is acceptable where it can be demonstrated that glare and reflectivity will not be a problem to neighbours and surrounding activities.

7.0 RETAINING WALLS AND FENCES

- Materials and colours of retaining walls and solid components of fences to be as for walls.
- Retaining walls to be a maximum of 1.2m high when measured from the pedestrian zone of adjacent streets or walkways.
- Where fences front streets or public open space (not mews) and exceed 1.2m in height, provide infill panels of 50% visually transparent painted timber or metal designs.
- Fencing style to streets and public open space (not mews) of capped piers (to individual detail) maximum 2m high, with a fence base course of matching material minimum 0.45m high, and infill panels to maximum 1.8m high.
- Solid panels of fencing are permitted where the only area of private open space is to the public street frontage, or the only portion of north facing private open space fronts the street or public open space. In such cases, the extent of solid fencing should not exceed 50% of the lot width for that particular dwelling. Solid panels of fencing are permitted to mews frontages, with no limit on extent.

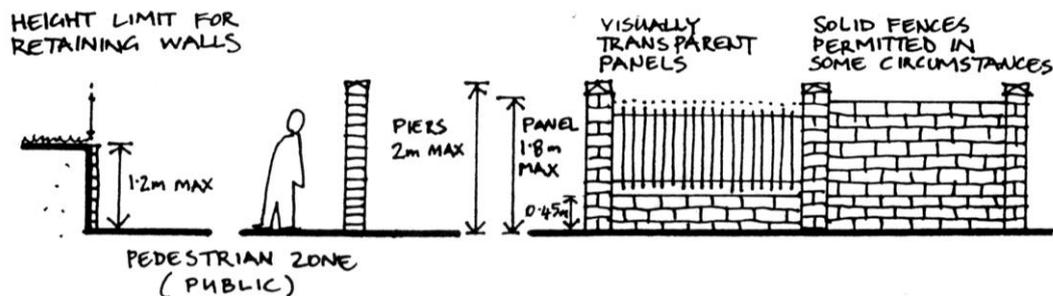


Figure 6: Typical fencing styles and heights

8.0 LANDSCAPE

- Permeable segmental paving to be used for all hard surfaces to increase on-site absorption.
- Where paving abuts sealed surfaces in streets or mews and is visible from public areas, integrate new paving in colour, texture and scale.
- Scale and form of trees (in mature state) shall relate to building mass.

9.0 SERVICES

- All meters and connections are accessed off the mews for Lots 16 to 30, with such fittings to be integrated into the overall landscape and building design at the mews frontage. A similar level of design integration is required for Lot 9. A service easement area is defined for each lot and structures shall remain clear of this area.
- All piped and wired services, air conditioners, clothes drying areas and hot water storage tanks should be concealed from street and public area view (mews view is acceptable), with the exception of solar panels and solar water heaters which may be visible where they are in the same plane as the roof and there is no alternative location that can provide a similar level of solar efficiency.
- A Sewerage and Drainage Plan is to be provided with all building license applications as special stormwater conditions apply.