



**Planning Policy Manual – Part 2**

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

**Section 2.29**

**East Perth – Area 29  
East Perth Cemetery**



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## 1.0 APPLICATION

These guidelines apply to land at the corner of Wittenoom Street and Waterloo Crescent, which is within the Cemeteries Precinct (Precinct EP11), as defined in the City of Perth Local Planning Scheme No. 26 (Normalised Redevelopment Areas) (herein called 'the Scheme'). These guidelines apply to that area as shown in Figure 1.

## 2.0 CONTEXT

Precinct EP11 encompasses the East Perth Cemeteries and Pioneer Gardens and fronts the important through-road of Plain Street. Pioneer Gardens is located at the corner of Bronte and Plain Streets. The Cemeteries were established in 1829 and comprise a number of former burial grounds dating from this time and a mortuary chapel constructed in 1870 in the then Church of England Cemetery, later used as a Parish Church. The site is now designated as a Disused Burial Ground and is listed as a place of cultural heritage significance, vested in the National Trust.

The Main Roads WA building and former Girl's School buildings are located opposite Pioneer Gardens on Plain Street at the south-west corner of the Precinct. Gloucester Park is located to the east and the Haig Park residential subdivision to the north.

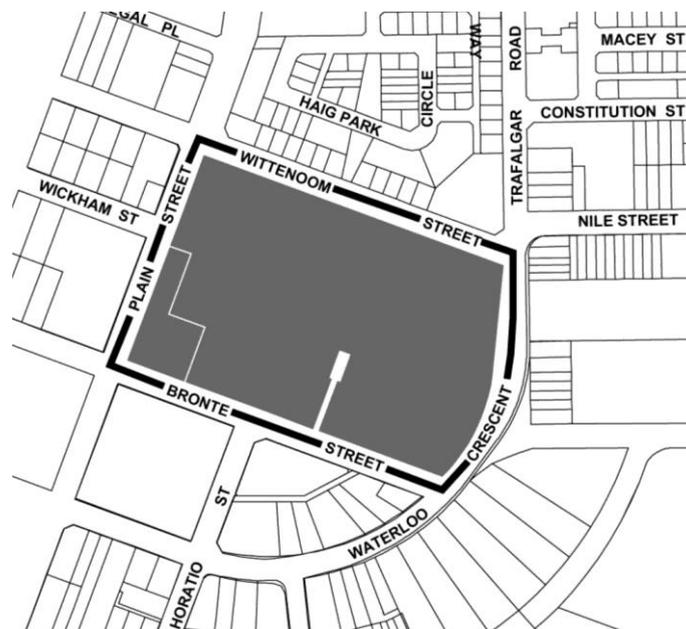


Figure 1:- Cemeteries Precinct

### 2.1 General Site Characteristics and Requirements

The Cemeteries site became known as Cemetery Hill, which is in the central city area, second only in height above sea level to Kings Park. The chapel is the only building in the Precinct and it is located approximately 40m from Bronte Street.

The possible development of an Interpretative (visitor's) Centre and associated parking at the north-east corner of the Cemetery has been identified. There is a 2m rise from north to south across the site.

The East Perth Cemeteries site is on the Heritage Council of WA interim register of heritage places.

## 2.2 Scheme Provisions

These Design Guidelines are intended to supplement the provisions of the Scheme and should be read in conjunction with the Scheme, in particular those provisions relating to the Claisebrook Village Project Area, Precinct EP11: Cemeteries, 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 Ep11: Cemeteries 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.

The intention of the Precinct is to promote the Cemeteries as an important historical place and community/ recreational resource and to integrate it within the village open space system. This is to be assisted by the upgrading of the grounds and additional public facilities with the possible development of an Interpretative Centre at the corner of Wittenoom Street and Waterloo Crescent acting as a node.

## 3.0 BUILDING FORM

### 3.1 Setbacks

Wittenoom Street/ Waterloo Crescent - 6 metre minimum

It is intended that the building not dominate the site but rather that a park presentation is achieved at this corner.

Verandahs, awnings and other decorative building features which come forward into the setback area not more than 1m are permitted.

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

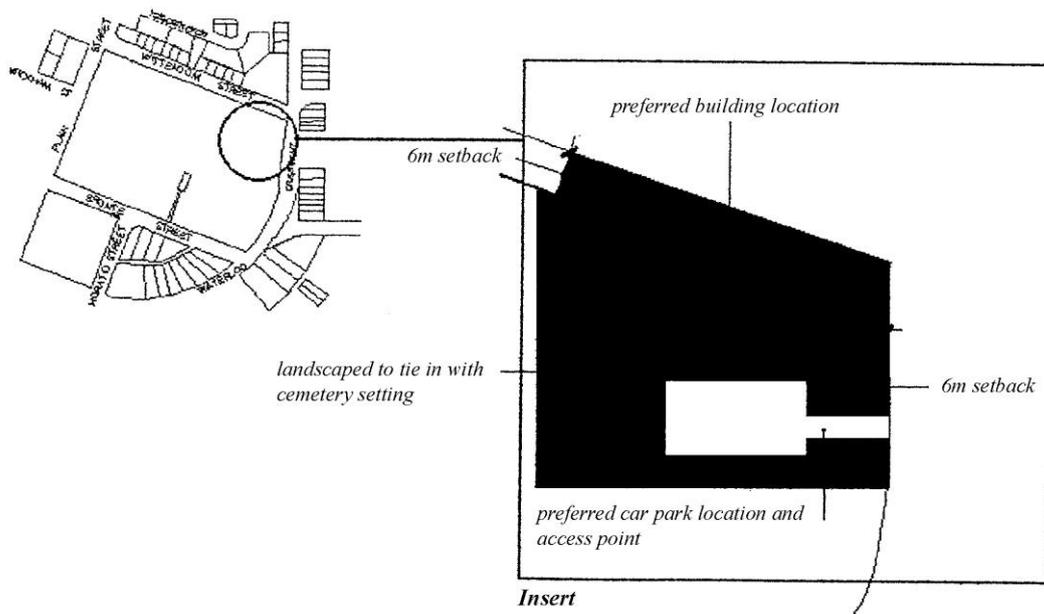


Figure 2:- Setbacks

### 3.2 Parking and Access

Visitors to the anticipated Interpretative Centre may arrive by car, bus, bicycle or foot. In view of this, access to the site can either be from Wittenoom Street or Waterloo Crescent, or both. One crossover only on each street will be allowed.

Parking is to be concealed from public view, although open air car parking at the rear of sites will be considered. Any development will also be required to provide for cyclist access and parking.

At-grade pedestrian access for all users into buildings is to be provided from street frontages. Safe and attractive pedestrian access into buildings is also to be provided from any car park on site.

### 3.3 Building Character

Buildings will be assessed for compatibility with the existing chapel in the Cemeteries and also on the contribution to the legibility and identity of East Perth, the public-private interface, streetscapes, grain and sense of place. Aspects such as roof line, materials and the scale and massing of buildings will be carefully considered by the local government in the assessment of development applications.

Building are to assume streetscape presentation to both street frontages. All elevations are to be well detailed and are to relate to a pedestrian scale.

### 3.4 Roofs

Roofs should generally be expressed in a way which compliments the architectural style of the chapel building and are generally to be pitched at 30-45°, providing clear silhouettes and minimising visual clutter.

### 3.5 Walls and Windows

Blank walls abutting a public space must be minimised. Walls are to be detailed to provide visual interest and pedestrian scale. Proportions of solid wall to openings should reflect the scale of the chapel building.

Windows are to have a vertical or square proportion. Where the overall window opening shape is of a horizontal nature, glazing shall be broken up to reflect the required square or vertical proportion. Reflective or dark tinted glass is not permitted.