

Planning Policy Manual – Part 2

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

Section 2.6
East Perth – Area 6
Fielder Street



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

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1.0 INTRODUCTION

These guidelines were prepared in recognition of the location of the Australian Broadcasting Corporation (ABC) to the site. It should be noted that the guidelines relating to the land will be strictly enforced and the local government may refuse development approval for developments not considered to be in keeping with the intent of the guidelines.

2.0 APPLICATION

These guidelines apply to the land bounded by Brown Street, Fielder Street, Henry Street and the Greenway open space, East Perth. The land lies within the Boans Precinct (EP6) as defined in the City of Perth Local Planning Scheme No.26 (Normalised Redevelopment Areas) (herein called ‘the Scheme’).



Figure 1: The ABC Redevelopment Site, Fielder Street East Perth

3.0 RELATIONSHIP TO PLANNING SCHEME AND PLANNING POLICIES

These 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 and Precinct EP6: Boans, 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 EP6: Boans 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.

4.0 GUIDELINES OBJECTIVES

The Lot prominently addresses the corner of Fielder Street and Royal Street, East Perth. It is adjacent to the westernmost portion of the Greenway, a landscaped pedestrian route that begins at this point

and proceeds eastwards to the Swan River. Development on this site should have landmark qualities as it will form part of the gateway into the principal public areas within the Claisebrook Village Project Area, and will be highly visible from Royal Street, one of the main vehicle routes through the area.

This southern end of the site will also be clearly visible along Saunders Street. All frontages toward the western end therefore need to be designed at a "pedestrian scale" and are to be read at two levels:

- pedestrian eye level from paths with Fielder Street adjacent to the lot; and
- from a greater distance where the scale, form and streetscape character of the complex can be read as one development within a broader context.

The site has major exposure to the Advanced Manufacturing Technologies Centre (AMTC) campus. The site is within a short walking distance of the Claisebrook train station, the Greenway and the commercial and retail centre of East Perth along Royal Street. Adjacent the site to the east is the mixed use "Saunders Street" area which is primarily high density urban residential in nature.

Given the site's prominence, the local government wishes to see development of high quality with the potential to perform a landmark function. The development of the site is highly significant in respect to the overall pattern of redevelopment in East Perth and particularly in the surrounding area. The development of this sector will play a pivotal role in determining the area's character. It is anticipated that there will be high visual interaction of activities between the site and the western end (the beginning) of the Greenway open space; and Royal Street.

It is acknowledged that the varied needs of the ABC incorporate a range of activities, some of which are less conducive to 'interactive' streetscapes.

Development of the site will need to establish an appropriate, interactive, streetscape along Fielder Street, the Greenway frontage, Henry Street (particularly at the end of Saunders Street), and Brown Street. Moreover, development will need to create an appropriate urban character to address the openness of the adjacent Greenway. To achieve this, buildings need to hold the street edge to reinforce the traditional relationship to the street.

Car parking and vehicle access areas to the north end of the site will require particular attention so as to provide best amenity and frontage to the Brown Street, Fielder Street and Henry Street frontages.

5.0 DESIRED CHARACTER

Because of its prominent and important location, a high quality development with a strong identity and the potential to establish a "landmark" character is sought for this site. The development should match the impact and quality of the nearby AMTC and other major public buildings in this part of the Claisebrook Village Project Area. Designs could take their cue from the industrial heritage of the area, and the emphasis on new technologies in the redevelopment of this precinct.

Design of any service frontages to the northern end of the site will need to respond to the scale and character of the adjacent streetscape, development and residential uses. A well articulated, human scale frontage will be sought.

6.0 PREFERRED LAYOUT

The building layout on the site is to address the following key issues:

- Vehicle access should be from Fielder Street on the western end of Brown Street so that 'after hours' use does not conflict with surrounding residential areas.

- A well designed "Main Entry" should be located to the southern end of the site and should be clearly visible from the higher profile approaches to the site. The southern frontage may include terracing and 'alfresco' uses associated with an internal 'media-cafe'.
- Vehicle parking and service activity areas should be well designed and should form a combination of well landscaped open frontages and built form frontages consistent with the architectural form of the overall development and intended built form character of the precinct.
- All lot frontages must be designed so as to present high quality built form to the street and must provide for a high level of pedestrian scale detailing. The incorporation of external openings, entrances, displays and public artworks will be encouraged to assist this.
- Pedestrian entry points will be sought from major street frontages.

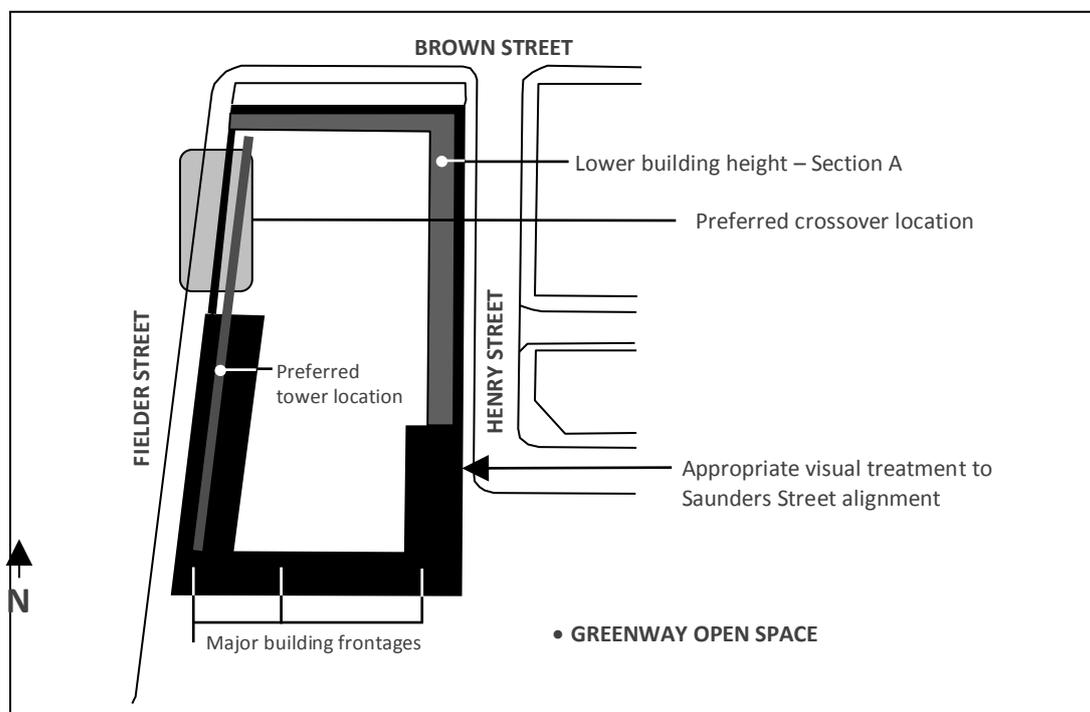


Figure 2: Site Layout and Building Envelope

7.0 BUILDING ENVELOPE

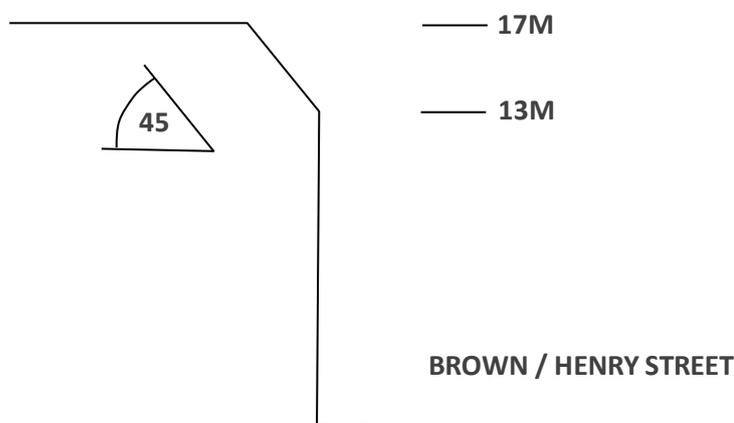
The building envelope is used to define the allowable limits of building bulk. It is not intended that the building's profile should mirror that of the envelope.

The only projections beyond the envelope that will be allowed will be building services (concealed to the satisfaction of the local government) and building features which in the opinion of the local government contribute to the character and identity of the building and the locality.

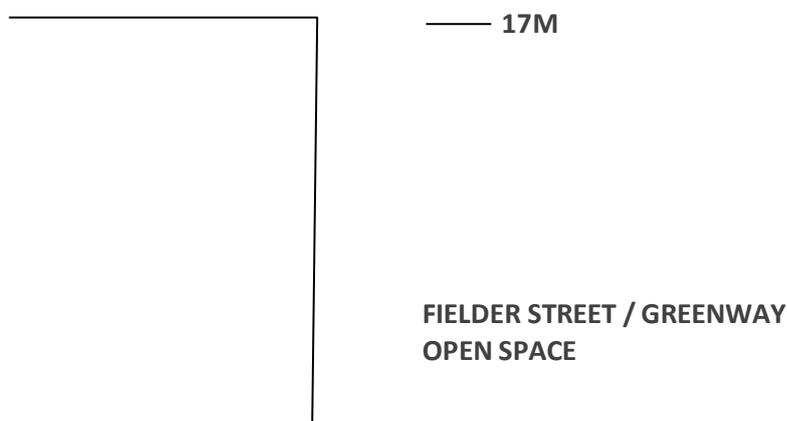
Balconies, awnings and verandahs may project beyond the building envelope in accordance with the specific guidelines applicable to those elements.

The maximum envelope height is measured from the finished ground level of the highest footpath level at the perimeter of the lot.

Building height and bulk is to be contained within the defined building envelope, shown in Figure 3. This envelope is intended to allow up to four levels of above ground floor space across the site, but limits the height of elevations to the portion of the development facing Henry Street north of Saunders Street to three levels of above ground floor space.



SECTION A - Building envelope fronting Brown and Henry Streets



SECTION B - Building envelope

Figure 3: Building Envelope Sections

8.0 TRANSMISSION TOWER

Any main broadcasting facilities should be located toward the western frontage of the site and integrated into the development as a fully designed architectural component.

Any tower element will require specific approval from the local government. A tower will not be approved unless it can be demonstrated to the satisfaction of the local government that no reasonable alternative technical broadcasting transmission means can be developed.

The local government will also require that alternative suitable locations be investigated as a preference to locating the tower on the ABC site. A suitable alternative location near to the site

should be investigated with a view to minimising any real or perceived detrimental impact on adjacent residential development.

The height of any tower must be the minimum height required to satisfy technical broadcasting requirements. The design of any tower element will need to minimise solid massing and 'bulk' and is to be a strong and positive design contribution to its East Perth location. In the provision of a broadcasting tower, the ABC will be encouraged to accommodate future broadcasting capacity for service growth or additional providers on a relevant commercial basis.

9.0 SETBACKS

SETBACKS	Minimum	Maximum
West (Fielder Street)	Nil	N/A
North (Brown Street)	3m	N/A
East - facing Henry Street northern boundary of Saunders Street alignment	Nil	N/A
South - facing Saunders Street and PAW/car park	Nil	Nil

10.0 ACCESS AND PARKING

10.1 Pedestrian Access

The principal building entrances for pedestrians are to be on street frontages toward the southern and western end of the site (Fielder Street, Henry Street and Saunders Street end, and Claisebrook Walk). Pedestrian access is to be at grade from adjacent footpaths or public spaces. Development is to be accessible to people with impaired mobility.

10.2 Vehicle Parking

- Vehicle and service access and parking crossover access is to be from the Fielder Street frontage of the site, and this is to be the principle point of access for both parking and service vehicles.
- Open parking areas other than for occasional visitors are not permitted to be visible from street frontages or from the Greenway Open Space. Screening should be consistent with the main building architecture and present a considered screening façade to the street and open spaces.
- Open parking areas are to be designed to be integrated into landscaped areas.
- Visitor parking areas are to be well lit and designed to a high standard of safety, amenity and access to all users.

10.3 Bicycles

Provision is to be made within the development for secure bicycle parking, and for end-of-trip facilities such as showers and change rooms.

11.0 LANDSCAPING

All open areas on site are to be appropriately landscaped with a combination of "hard" and "soft" elements. Areas that relate visually or physically to the adjacent public domain should adopt a similar general landscape style, including paved areas, for visual consistency. In order to limit run-off and increase on-site water absorption, permeable segmental paving is required for all hard surfaces.

Particular attention should be given to the relationship with the adjacent Claisebrook Walk/Greenway area to the south and east of the development and to surrounding streetscape treatments. Landscaping should be based on principles of passive solar design.

12.0 BALCONIES, VERANDAHS AND AWNINGS

Balconies, canopies and awnings may project up to 1.5m beyond the building envelope. At ground level entrance canopies facing Fielder Street or the southern 'Greenway' frontage may project further, provided that the local government is satisfied that to do so will not compromise the amenity of adjacent pedestrian areas. In proposing such projections consideration must also be given to the location of street trees, and the size of those trees once fully grown, with a view to minimising potential conflict.

13.0 BUILDING FORM

13.1 Security

- Developments should contribute to the creation of a safe environment by avoiding the formation of blind spaces which cannot be overlooked from rooms and other areas which are in frequent use.
- External spaces and building entrances should be well lit, and other measures to enhance the personal safety of occupants and visitors should also be considered.

13.2 Roof Form

A range of roof forms/profiles which contribute to the identity of the area and which reflect the range of uses and development types in the precinct are possible. Roofs should generally be expressed in a way which compliments the architectural style of the building, which provides clear silhouettes and minimises visual clutter.

13.3 Articulation

Building elevations should be well articulated to provide visual interest and contribute to a finer grained scale of development. Projections such as verandahs, canopies, balconies and windows are encouraged to assist in breaking up perceived building bulk. Building entrances should be clearly defined.

13.4 Detail

Development will be required to present well from all aspects. The public faces of buildings should be detailed to provide visual richness and variety, accentuate vertical rhythms, reduce the apparent bulk of the building mass and enhance its individual identity. This can be achieved through the use of colour, texture and materials, surface modelling and the integration of art.

13.5 Blank Walls

Blank facades are not permitted. Elevations should be detailed, preferably with openings and articulated to provide visual interest.

14.0 COLOURS AND TEXTURES

14.1 Walls

To the main (southern end) frontages, walls should be of contemporary form and detailing to complement the preferred land use concept of high technology, research and development and the adjacent AMTC campus. Any rendering should typically be in the colour range of earth tones, from yellow to red-brown ochre. Primary colours and other very bright colours will only be permitted by approval where these contribute to the overall architectural presentation of the site and the amenity of the area, or as trim colours.

Separately identifiable architectural components and treatment generally to the northern end of the site fronting Brown and Henry Streets can also be predominantly rendered finish, red/terracotta brick or limestone, or combinations of these materials, particularly on lower levels of the building in response to the surrounding 'industrial aesthetic' of the Boans precinct.

14.2 Windows

The use of reflective glass is generally not permitted. Protection of windows from the sun or for privacy should be achieved through architectural devices and passive solar design, rather than through reflective coatings.

14.3 Roofs

Roof materials and colours should be compatible with the building style. Roofs should not be reflective.

15.0 BUILDING SERVICES

All piped and wired services, air conditioners, lift shafts, bin stores and storage tanks are to be concealed from public view.

16.0 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 developments is encouraged by the local government. Examples of artworks that can be integrated into a new development include detailing to walls, balustrades and railings, paving, seating, bollards, lighting, building fittings, entry treatments and signage.