

Draft Perth Girls School Local Planning Policy

Draft June 2026

Version Control

Version #	Date	Action
1	Date of Adoption (00/00/00)	Adopted
2	Date of Amendment	Amended
3	Date of Amendment	Amended

Contents

1.	Citation	1
2.	Purpose and Application	1
2.1.	Purpose	1
2.2.	Application	1
2.3.	Relationship to other Planning Documents	2
2.3.1.	Relationship to the Residential Design Codes	2
3.	Statement of Cultural Heritage Significance	3
4.	Objectives	3
5.	Development Provisions.....	3
5.1.	Heritage.....	3
5.1.1.	Objectives.....	3
5.1.2.	Provisions	4
5.2.	Building Heights and Setbacks	6
5.2.1.	Objectives.....	6
5.2.2.	Provisions	6
5.3.	Articulation and Detailing	7
5.3.1.	Objectives.....	7
5.3.2.	Provisions	7
5.4.	Landscaping.....	8
5.4.1.	Objectives.....	8
5.4.2.	Provisions	8
5.5.	Public Realm Interface	8
5.5.1.	Objectives.....	8
5.5.2.	Provisions	8
5.6.	Universal Access.....	8
5.6.1.	Objectives.....	8

5.6.2. Provisions	8
5.7. Road Reserve Widening	9
5.7.1. Objectives.....	9
5.7.2. Provisions	9
5.8. Front fences and Walls.....	9
5.8.1. Objectives.....	9
5.8.2. Provisions	9
5.9. Vehicular Access.....	9
5.9.1. Objectives.....	9
5.9.2. Provisions	9
5.10. Car Parking	10
5.10.1. Objective	10
5.10.2. Provisions	10

1. Citation

This is a local planning policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This policy may be cited as the *Perth Girls School Local Planning Policy*.

2. Purpose and Application

2.1. Purpose

The purpose of this policy is to:

- (a) define the boundaries and the characteristics unique to the policy area.
- (b) guide appropriate design outcomes for development within the policy area.

2.2. Application

This policy applies to all applications for development approval within the Perth Girls School policy area, the extent of which is shown in Figure 1.

This policy is structured to provide both objectives and provisions. Development must align with the objectives. The provisions provide a means of fulfilling the objectives. Variations to the provisions may be considered to enable design flexibility and in response to the site's context. Innovative or alternative approaches may be supported where they meet the relevant objectives and do not detract from the cultural heritage significance.



Figure 1. Perth Girls School Local Planning Policy area

2.3. Relationship to other Planning Documents

This policy should be read in conjunction with the City of Perth *Local Planning Scheme No. 3* (LPS3) and other relevant local planning policies including:

- General Design Local Planning Policy
- Residential Design Local Planning Policy
- Heritage Local Planning Policy

Where this policy is inconsistent with LPS3, the provisions of LPS3 prevail to the extent of any inconsistency.

Where this policy is inconsistent with other relevant local planning policies the provisions of this policy prevail to the extent of any inconsistency.

2.3.1. Relationship to the Residential Design Codes

For residential development within the Perth Girls School local planning policy area, this policy should be read in conjunction with the *Residential Design Codes Volume 2* (R-Codes Volume 2) and the *Residential Design Local Planning Policy*.

This policy amends, replaces or augments the Acceptable Outcomes of the R-Codes Volume 2 as detailed in Table 1. This policy also contains additional Objectives that augment the Element Objectives of the R-Codes Volume 2 and provide specific guidance to ensure that residential development aligns with the local context and characteristics of the policy area.

Table 1. Relationship to the R-Codes Volume 2

Design Element	Acceptable Outcome Modification	Applicable Provisions
2.2 Building height	Replace A2.2.1	5.2.2(a)
2.3 Street setbacks	Replace A2.3.1	5.2.2(a)
2.4 Side and rear setbacks	Replace A2.4.1	5.2.2 (a)
2.7 Building separation	Replace A2.7.1	5.2.2(a), 5.2.2(c)
3.3 Tree canopy and deep soil areas	Augment A3.3.4 A3.3.5 t	5,3,2(a), 5,3,2(b), 5,3,2(c), 5,3,2(d)
3.6 Public domain interface	Replace A3.6.6	5.7.1(a), 5.7.1(b)
3.8 Vehicle Access	Augment A3.8.1	5.8.2(c)
3.9 Car and Bicycle Parking	Replace A3.9.5 A3.9.6 A3.9.10	5.9.2(a) 5.9.2(b)

4.10 Façade design	Augment A4.10.1 A4.10.2 A4.10.3 A4.10.4 A4.10.5 A4.10.6	5.1.2(a), 5.1.2(b), 5.1.2(c), 5.1.2(d), 5.1.2(e)
--------------------	--	--

3. Statement of Cultural Heritage Significance

The Statement of Significance in the *Perth Girls School Conservation Management Plan* (Palassis Architects, 2015) defines the place as having cultural heritage significance for the following reasons:

- The building is a particularly fine example of the use of the Inter-War Stripped Classical style.
- The building is a prominent landmark in the area.
- The building design is of particular note as it is of a scale and prominence more often associated with parliamentary and large government departments than with a state school building.
- The monumental scale of the building reflects the status afforded to a particular educational philosophy and the government's optimism for the future of Perth.
- The building demonstrates a particular phase in the philosophy of female education, a philosophy that is no longer evident in Western Australia.

4. Objectives

- To conserve and protect the cultural heritage significance of the Perth Girls School.
- To ensure development reinforces the landmark presence of the Perth Girls School by providing a complementary built form that enhances its visual prominence and cultural heritage significance.
- To maximise views to the existing Perth Girls School building from the streets.
- To ensure development responds to the natural topography of the site, optimises the hill-top position and follows the terrain to capture views across the city and the Swan River.
- To encourage development within a high-quality pedestrian and landscaped setting.

5. Development Provisions

5.1. Heritage

5.1.1. Objectives

- To ensure new development on PGS-1 respects and complements the cultural heritage significance of the Perth Girls School.

- (b) To support and encourage the retention and adaptive reuse of the Perth Girls School buildings, including the Model Cottage, with minimal external and internal alterations.
- (c) To ensure new development on PGS-1 responds to the architecture and symmetry of the main existing Perth Girls School building.
- (d) To maintain views to the heritage façade of the Perth Girls School buildings from the street.

5.1.2. Provisions

- (a) New development on PGS-1 should:
 - i. respect and complement the Perth Girls School buildings by referencing and interpreting the symmetry, scale, rhythm and materiality of the building.
 - ii. showcase the heritage significance of the Perth Girls school buildings through activation and public access, with minimal intervention.
 - iii. have a maximum site coverage of 55%.
- (b) New development to the north of the Perth Girls School buildings on PGS-1 should:
 - i. provide a minimum separation of 3m to the main Perth Girls School building for the lower built form (14m);
or
enclose the northern elevation of the Perth Girls School building with clear glazing and incorporate it into the lobby of future development.
Refer to Figures 2 and 3.
 - ii. maximise visual permeability to the Perth Girls School building, by ensuring that:
 - a. tower elements of any building have a minimum 14m height clearance above the natural ground level; and
 - b. the lower built form of any new development minimises walls and other obstructions to maximise visual permeability through to the heritage façade.
Refer to Figures 2 and 3.
 - iii. Ensure Crime Prevention Through Environmental Design (CPTED) principles are incorporated, including accessible walkways, unobstructed sightlines, appropriate illumination, and opportunities for passive surveillance.
- (c) The scale, position and layout of new development should address the interface and impact with the Perth Girls School building, including:
 - i. structural and aesthetic integrity;
 - ii. access for maintenance and cleaning of the heritage facade; and
 - iii. the physical interventions required for accessibility and adaptive reuse.
- (d) New development on the south-western side of PGS-1 should:
 - i. provide a minimum 4 metre separation to the Perth Girls School building;
 - ii. have a maximum overall height below the existing finished floor level of the main entry to the heritage building (approx. 24m AHD) on the western side of the area; and
 - iii. minimise visual interruption to and maintain views of the heritage façade.

- (e) Except where permitted under clause 5.1.2.(d), the existing ground levels adjacent to the Perth Girls School buildings should be preserved to avoid damp and structural issues.



Figure 2. Northern view of Perth Girls School



Figure 3. North eastern view of Perth Girls School

5.2. Building Heights and Setbacks

5.2.1. Objectives

- (a) To ensure building heights and setbacks respect and enhance the prominence of the Perth Girls School buildings and protect views to the heritage façade.
- (b) To ensure building heights on the south-eastern side of PGS-2 accentuate the hilltop location and emphasise the ridge line of the topography.
- (c) To provide setbacks along the street to accommodate high quality landscaping in PGS-2.
- (d) To ensure upper built form in PGS-2 is setback from the street to reduce the impact of building bulk on the street.
- (e) To provide separation of upper built form to ensure a high level of internal building amenity including access to natural light, ventilation and privacy.

5.2.2. Provisions

- (a) Building heights and setbacks shall be in accordance with Tables 2 and 3 and Figure 4.
- (b) Buildings higher than 20m which do not have a differentiated lower and upper built form, shall be set back from the street, side and rear boundaries, in accordance with the upper built form setback requirements of Table 2 and Table 3.
- (c) Where two or more buildings are proposed on a single development site in PGS-2, the buildings shall be set back from each other as though there were a lot boundary between them.



Figure 4. Maximum Building Heights*

*Note. Building height locations are indicative. Figure 4 does not include lot boundary setbacks or specify building envelopes.

Table 2. Building Heights and Street Setbacks¹

Sub-Area		Lower Built Form		Upper Built Form	
		Maximum Height	Minimum Street Setbacks	Maximum Height	Minimum Street Setbacks
PGS-1	(a)	14m Height of the area below the towers	Bronte Street: Nil Plain Street: 8m	91m	Bronte Street: Nil Plain Street: 8m
	(b)	No higher than the eaves of the existing heritage building	N/A	N/A	N/A
	(c)	24m AHD	Wellington Street ² : Nil or 3m	N/A	N/A
	(d)	No higher than the existing natural ground level	Wellington Street ² : Nil or 3m	N/A	N/A
PGS-2		45m	4.5m	No prescribed height limit	9.5m

¹ Additional height and setback limitations may apply to address clause 5.1 or technical advice from the Heritage Council.

² Setback from Wellington Street shall be taken from new lot boundary following the required road widening (clause 5.7.2(a)). If road widening is not undertaken, a 3m setback from Wellington Street is required.

Table 3. Side and Rear Setbacks

Site	Lower Built Form		Upper Built Form	
	Minimum Side Setback	Minimum Rear Setback	Minimum Side Setback	Minimum Rear Setback
PGS-1	8m	N/A	8m	N/A
PGS-1(a)				
Remaining areas	Nil	N/A	N/A	N/A
PGS-2	4m		8m	

5.3. Articulation and Detailing

5.3.1. Objectives

- (a) To provide building articulation and detailing that contributes to the character of the site and to an interesting pedestrian environment.

5.3.2. Provisions

- (a) Lower built form street façades should be articulated through modulation, fine grained expression and variation in architectural detailing to provide visual interest at street level.

5.4. Landscaping

5.4.1. Objectives

- (a) To provide high quality landscaping that contributes to an attractive streetscape and enhances the cultural heritage significance of the Perth Girls School building and any public spaces provided on site.
- (b) To encourage the retention and provision of trees as part of the landscaping in the area.
- (c) To provide high quality landscaping to the Plain Street frontage to provide a visual link to the East Perth Cemeteries green space.

5.4.2. Provisions

- (a) A minimum of 25% of the total site area shall comprise soft landscaping.
- (b) A minimum of 75% of the required street setback area shall comprise soft landscaping.
- (c) Existing trees are to be retained.
- (d) New trees should be positioned to frame key views to the heritage building.

5.5. Public Realm Interface

5.5.1. Objectives

- (a) To create opportunities for improved interaction with the public realm and streetscape activation.
- (b) To maintain visual connection between the building and the street.

5.5.2. Provisions

- (a) The ground floor street façade shall be visually permeable to promote surveillance of and interaction with the street.
- (b) The difference between the finished ground floor level of the building and the adjoining footpath level should be minimised.

5.6. Universal Access

5.6.1. Objectives

- (a) To sensitively incorporate universal access in the building design.
- (b) To reduce the visual impact of universal access elements on Perth Girls School buildings.

5.6.2. Provisions

- (a) Ramps are not permitted within the street setback area, other than a ramp which runs directly from the street to the building entrance.
- (b) Where the finished ground floor level is located above the adjoining footpath level, universal access facilities should be accommodated within the interior of the building or the courtyard.

5.7. Road Reserve Widening

5.7.1. Objectives

- (a) To retain the opportunity for long term road reserve widening along Wellington Street if required for future public transport.

5.7.2. Provisions

- (a) Road reserve widening is required along Wellington Street in accordance with the *New Street Alignment Local Law 2005 (as amended)*, upon any works on PGS-1 that are located within or impacting the new street alignment as depicted on the *New Street Alignment Local Law 2005 (as amended)*.
- (b) The area of land required for road reserve widening must be identified and annotated on any approved plans for future acquisition and transfer to the local government.
- (c) The implementation of road reserve widening, in accordance with clause 5.7.2(b), will be subject to a legal agreement between the landowner and the City that stipulates its acquisition and transfer to the local government when required for road widening.

5.8. Front fences and Walls

5.8.1. Objectives

- (a) To maintain visual connection between the building and the street.
- (b) To ensure walls and fences contribute to an attractive streetscape.

5.8.2. Provisions

- (a) Fencing and walls within the street setback area shall have a maximum height of 1.2m above the adjoining footpath level and be at least 75% visually permeable.
- (b) Fencing and walls are not permitted along Plain Street.
- (c) The fencing, steps, plinth and piers at the Wellington Street boundary of PGS-1 shall be retained unless required to be removed for road widening.

5.9. Vehicular Access

5.9.1. Objectives

- (a) To minimise disruption to pedestrian and cyclist movement along the street.
- (b) To ensure vehicular access is not visually dominant from the street.

5.9.2. Provisions

- (a) Vehicular access shall be taken from Wellington Street, Bronte Street or Wickham Street.
- (b) Vehicular access from Plain Street will only be supported where there are no alternative options.
- (c) The number of vehicular access points to each lot should be minimised.
- (d) Vehicular and loading bay access shall be combined to minimise adverse impacts on the streetscape.

- (e) Vehicular access shall be located to avoid existing street trees and provide sufficient clearance to allow for root and canopy growth.

5.10. Car Parking

5.10.1. Objective

- (a) To ensure car parking is integrated into the design of the building and is not visible from the public realm.

5.10.2. Provisions

- (a) Car parking areas should be located in a basement or incorporated within the building. Car parking areas located at, or above natural ground level should be sleeved along the street with building entry lobbies, habitable floorspace or other active land uses.
- (b) Basement car parking shall not protrude more than 1 metre above natural ground level and must be screened or sleeved as per clause 5.10.2(a).

References

Palassis Architects 2015, *Perth Girls School (Fmr) Conservation Management Plan – update*, prepared for Landcorp