

Silver City Character Area Local Planning Policy

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Version Control

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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 *Silver City Character Area Local Planning Policy*.

2. Purpose and Application

2.1 Purpose

The purpose of this policy is to:

- (a) Define the boundaries of and the characteristics of the Silver City Character Area.
- (b) Guide appropriate design outcomes for development within the character area.

2.2 Application

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

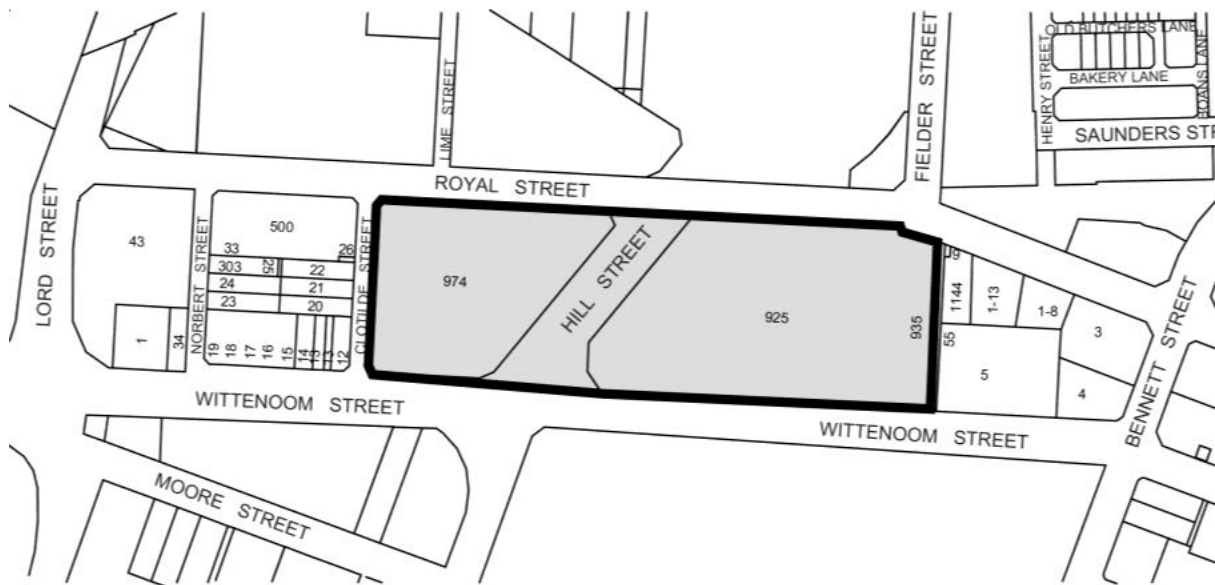


Figure 1. Silver City Character Area

The subject site is Reserved as Public Purposes - Special Uses under the *Metropolitan Region Scheme*. This means that all development is determined by the Western Australian Planning Commission. In providing a recommendation to the Western Australian Planning Commission, the local government will have regard to the provisions in this policy and *Claisebrook Village Local Planning Policy*.

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 the *Claisebrook Village Local Planning Policy*.

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

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4. Character Statement

The character area comprises multi-storey buildings to the east and one and two storey buildings to the west. Setback distances vary substantially. The topography of the character area is essentially flat.

A continuous building frontage will be sought to Lord Street and around Wellington Square. Buildings are to assume streetscape presentation to all street frontages.

5. Development Provisions

5.1 Setbacks

- (a) The setback to all street frontages is to be nil. Setbacks are measured at right angles from the relevant boundary to the closest section of wall.

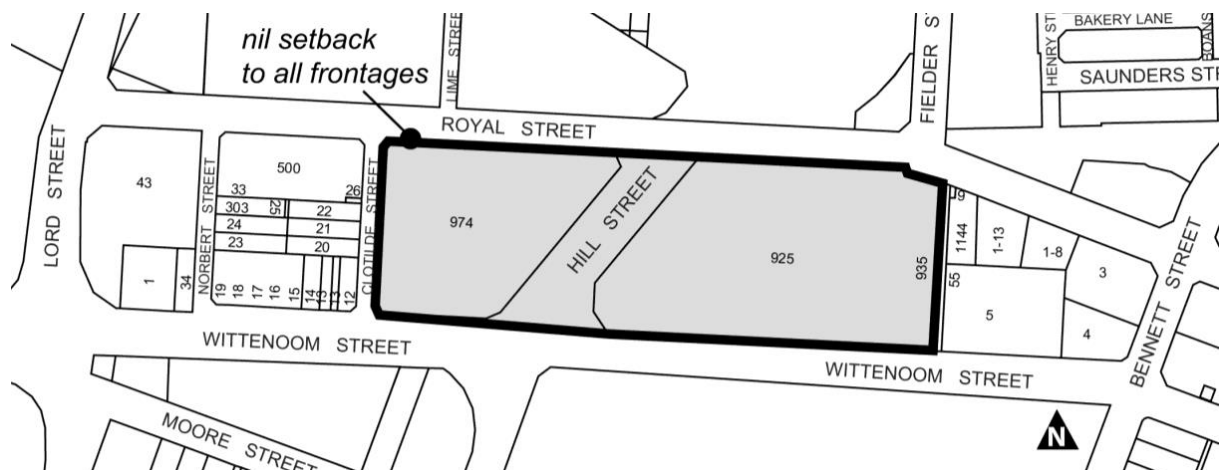


Figure 2. Building Setbacks

5.2 Building Height

- (a) The maximum building height shall be in accordance with Table 1.

Table 1. Maximum Building Heights

Street	Number of Storeys
Hill, Royal, Clotilde Streets	4 storeys (12.4m)
Wittenoom Street (west)	4 storeys (12.4m)
Wittenoom Street (opposite Wellington Square only)	6 storeys (18.6m)
Note: Height is to be read as the number of storeys shown plus loft space (up to 4.5m). Ground to first floor height 3.1 metres	

5.3 Access and Parking

- (a) Undercroft or basement parking concealed from public view is preferred, although open air car parking at the rear of sites will be considered. Any commercial development will also be required to provide for cyclist access and parking.
- (b) 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. Generally, one crossover only will be allowed for each lot.

5.4 Building Design

5.4.1 Building Character

- (a) Buildings should respect the scale of the street or place and of their neighbours. The buildings should also be sympathetic in scale, massing and proportions to adjacent buildings and those of heritage significance. The opportunity exists to create a strong sense of identity and an innovative inner-city lifestyle of residential, commercial and mixed use development with interesting facade treatments and roof lines.
- (b) Buildings will be assessed for 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.
- (c) Materials in new development will be encouraged to complement those of the East Perth area generally. The range of building styles in the Precinct gives the encouragement to expressive contemporary/modern architecture.
- (d) Buildings should primarily be of a solid construction nature such as brickwork, stone masonry or rendered concrete type materials, with lighter materials used for suspended, lightweight or cantilevered building elements such as awnings, feature panels, roof sections and balconies.
- (e) The use of courtyards and/or balconies is encouraged to provide amenity for residential development where required, and to take advantage of any views. All elevations are to be well detailed and are to relate to a pedestrian scale.

5.4.2 Roofs

- (a) Generally, roofs should be pitched, with a slope of between 30° and 45°. Curved roofs or lower pitch roofs screened by parapets may be considered.
- (b) Roof forms/profiles should generally be expressed in a way which complements the architectural style of the building, and which provides clear silhouettes and minimises visual clutter.

5.4.3 Walls and Windows

- (a) 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 adjacent spaces.
- (b) 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.