

# East Perth Primary School Character Area Local Planning Policy

Draft December 2024

## 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 *East Perth Primary School 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 East Perth Primary School 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 East Perth Primary School Character Area to the extent of which is shown in Figure 1.

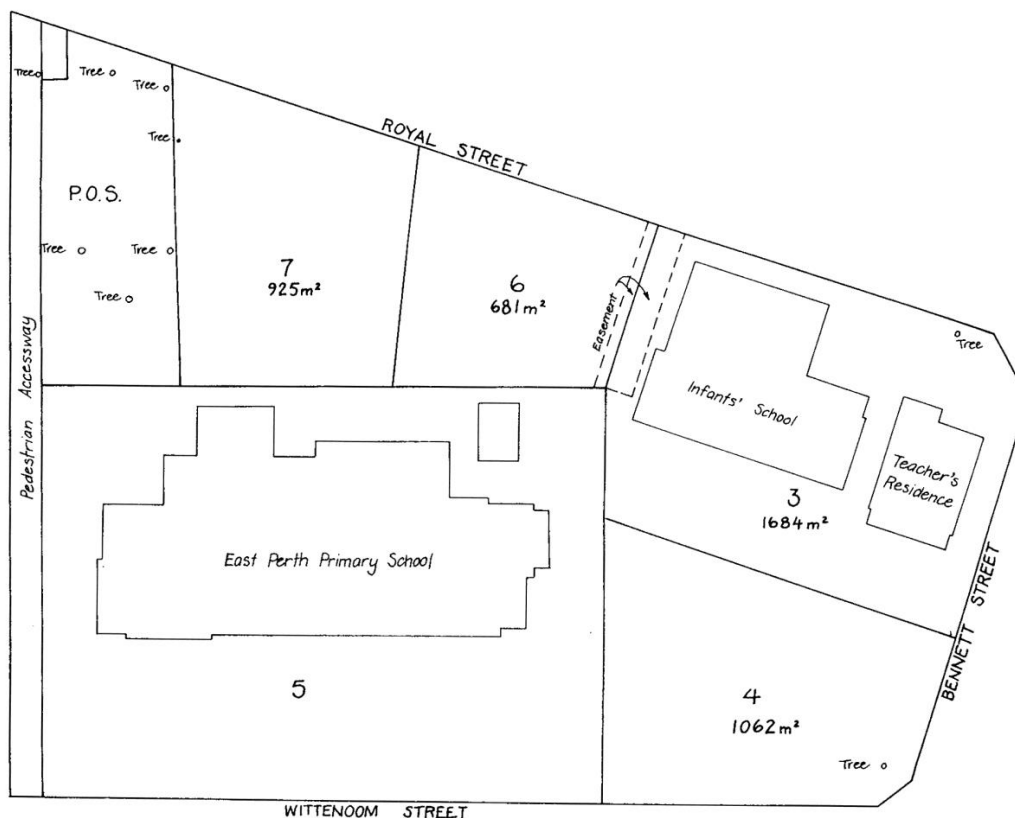


Figure 1. East Perth Primary School Character Area

## 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 the *Claisebrook Village 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 East Perth Primary School Character Area, this policy should be read in conjunction with the *Residential Design Codes Volume 2* (R-Codes Volume 2) and the *Residential Design (Variation of R-Codes) Local Planning Policy*.

This policy amends, replaces or augments the Acceptable Outcomes of the R-Codes Volume 2 as detailed in Table 1.

**Table 1. Relationship to the R-Codes Volume 2**

| Design Element                       | Acceptable Outcome Modification   | Applicable Provision                      |
|--------------------------------------|-----------------------------------|-------------------------------------------|
| 2.2 Building Height                  | Replace<br>A2.2.1                 | 5.1, 5.9.2, 5.10.2, 5.11.3, 5.12.2        |
| 2.3 Street Setbacks                  | Replace<br>A2.3.1                 | 5.9.1, 5.10.1, 5.11.2, 5.12.1             |
| 2.4 Side and rear setbacks           | Replace<br>A2.4.1                 | 5.4.2(a), 5.9.1, 5.10.1, 5.11.2, 5.12.1   |
| 3.3 Tree Canopy and Deep Soil Areas  | Augment<br>A3.3.1, A3.3.7, A3.8.1 | 5.6                                       |
| 3.6 Public domain interface          | Augment<br>A3.6.6                 | 5.5                                       |
| 3.7 Pedestrian Access and Entries    | Augment<br>A3.7.1                 | 5.9.3(a), 5.10.3(c), 5.11.4(c)            |
| 3.8 Vehicle Access                   | Augment<br>A3.8.1                 | 5.9.3(b), 5.10.3(b), 5.11.4(b), 5.11.4(c) |
| 3.9 Car and bicycle parking          | Augment<br>A3.9.6                 | 5.9.3(a), 5.10.3(a), 5.11.4(a),           |
| 4.4 Private Open Space and Balconies | Replace<br>A4.4.1                 | 5.2                                       |

| Design Element        | Acceptable Outcome<br>Modification                        | Applicable Provision                                                                    |
|-----------------------|-----------------------------------------------------------|-----------------------------------------------------------------------------------------|
| 4.10 Façade Design    | Replace<br>A4.10.1, A4.10.3, A4.10.5<br>Delete<br>A4.10.2 | 5.4.1, 5.4.2(b), 5.4.3, 5.4.4, 5.8,<br>5.9.4, 5.9.10, 5.10.4, 5.10.6,<br>5.11.5, 5.11.7 |
| 4.11 Roof Design      | Augment<br>A4.11.1                                        | 5.9.5, 5.10.5, 5.11.6                                                                   |
| 4.17 Waste Management | Augment<br>A4.17.4                                        | 5.7 (b)                                                                                 |
| 4.18 Utilities        | Augment<br>A4.18.1, A4.18.3                               | 5.7(a), 5.7(b)                                                                          |

### 3. Character Statement

The former East Perth Primary School comprised a main school building, dating from 1895, an Infants' School (Jack Davis House) dating from 1902, and the teacher's residence (Bennett House) dating from 1895/6. These, along with several smaller structures including an ablution block and some garden areas, were set in a playground that was originally gravel and was later bituminised. Each of the buildings has had a variety of subsequent uses. The East Perth Primary School site is State Heritage listed. The Conservation Plan for the former East Perth Primary School is recommended reading for all sites and is essential for Lot 3.

The site was originally characterised by individual buildings in an open setting, with some significant trees on or near the perimeter. All existing buildings are set back from the property boundaries. As far as possible, this ambience is to be retained in the development of the new lots.

All existing heritage buildings are single storey, with high ceilings and pitched roofs which bring their overall height to approximately 10m. All are constructed of terracotta coloured red brick with cream mortar, although the teacher's residence has been clad in painted sheeting, probably because of deterioration of the brickwork resulting from early problems with rising damp. New buildings should be of similar height to those existing heritage buildings. A three-storey building would be possible within a 10m high building envelope.

The following general principles regarding the retention of heritage values are applicable for new development:

- (a) New development is to recognise that the existing buildings have their own identity and should be identifiable as such. Therefore, new development should not attempt to copy the existing buildings, but rather should present its own identity whilst relating sympathetically to the existing institutional architecture.
- (b) Any new development should not distract from prime views or materially alter culturally significant portions of the former Primary School and Infants' School.
- (c) New buildings facing Royal Street should not be visible above the main school building when viewed from Wittenoom Street.

- (d) Height and setbacks of new buildings facing Royal Street should also be determined by the extent to which they frame or overwhelm the former Infants' School.
- (e) It is most important for new building/s facing Wittenoom Street to have materials and proportions comparable with the Primary School building.
- (f) New buildings should not overwhelm the heritage buildings with their bulk (proportions should be compatible with the old).
- (g) Materials should be compatible with but not necessarily the same as the heritage buildings.

## 4. Objectives

- (a) To conserve significant heritage assets of the site - including trees and buildings.
- (b) To encourage viable infill development that complements the heritage buildings, enhances the local environment, and complies with the local government's objectives for the area.

## 5. Development Provisions

### 5.1 Building Envelopes and Height

- (a) Permissible building height is defined by a building envelope for each lot. New development is not to exceed the limits of the building envelope other than for minor projections such as for decorative roof elements, awnings and balconies within the limits prescribed in this policy.
- (b) The maximum envelope height is measured from the finished ground level of the highest street level at the perimeter of the lot, or from the natural ground level at the perimeter of the lot for other boundaries.
- (c) The building envelope defines the limits of building bulk. It is not intended that the building profile should mirror that of the envelope.

### 5.2 Open Space

- (a) Open space is not required for non-residential uses.
- (b) For residential uses, an area of private open space directly accessible from a living area is required for each dwelling. This open space may be at ground level or provided as a balcony, terrace, or deck.
- (c) All private open space is to be sufficiently dimensioned as to be usable. Generally, ground level open space should have a minimum dimension of 4m, and balconies should have a minimum dimension of 1.5m, although variations will be considered if well justified.

### 5.3 Access and Parking

#### 5.3.1 Pedestrian Access

- (a) Priority is to be given to maximising pedestrian access and circulation within the character area. Pedestrian access is to be at grade, that is, directly from the footpath.

Consideration is to be given to designing access suitable for people with impaired mobility wherever possible.

### 5.3.2 Vehicle Parking

- (a) For designated 'aged persons' housing a reduced number of parking bays may be negotiated.

### 5.3.3 Vehicle Crossovers

- (a) Vehicle crossovers are to be constructed to the local government's specifications at the developer's expense.

### 5.3.4 Bicycle and End of Trip

- (a) Consideration is to be given to the provision of secure private bicycle parking and suitable end-of-trip facilities in all developments.

## 5.4 Building Design

### 5.4.1 Security

- (a) Building design should contribute to the creation of a safe environment by avoiding the formation of "blind" spaces which cannot be seen from inside the most used rooms. Sites should be well lit and other measures to enhance the personal safety of people within and adjacent to the development should also be considered. Ground floor window design should consider deterrents to vehicle ramming such as raised sill heights.

### 5.4.2 Balconies

- (a) Balconies may project beyond the minimum setback by up to 1.5m, but in no case should they project beyond the property boundary.
- (b) Whilst balconies are permitted, the overall design of the building should remain compatible with the "institutional" style of the existing heritage buildings.
- (c) The design of balconies is to minimise overlooking between individual occupancies, and the provision of appropriate screening may be required if separation is considered to be inadequate to provide a reasonable level of privacy.

### 5.4.3 Balustrades

- (a) Metal is preferred over other materials for balustrades. Aluminium or cast iron "lace" is not permitted.

### 5.4.4 Blank Walls

- (a) Blank walls are to be kept to a minimum and detailed to provide visual interest and pedestrian scale.

## 5.5 Fences and Retaining Walls

- (a) Perimeter fencing is discouraged, however if necessary, it should be kept low (maximum 1.2m height) and visually permeable in order to retain the openness that has always

characterised the school site. Exceptions to this requirement will be considered on their merits, having regard to the objective of retaining a sense of openness on the site. In no case will fencing higher than 1.8m (including any retaining wall) be permitted.

## 5.6 Landscape

- (a) Existing trees are remnants of the original school ground planting and, where specified in this policy, are to be retained and protected from damage during construction. To this end, each tree to be retained is to be fenced so that the area extending to its drip line cannot be used for the storage of materials or the parking or manoeuvring of vehicles or any activity that may cause compression or damage to the trunk or roots.
- (b) Both hard and soft landscaping is to be designed so as not to compromise the structural integrity of heritage buildings. Particular attention is to be paid to issues of site drainage and the selection of non-invasive plant species.

## 5.7 Services

- (a) All piped and wired services, antennae, air conditioners, clothes drying areas, bin stores and water storage tanks are to be concealed from public view.
- (b) Solar panels and solar water heaters may be visible, provided that they are in the same plane as the roof and there is no alternative location that can provide a similar level of solar efficiency.
- (c) Provision is to be made for the storage of rubbish bins in such a way as they are screened from public view and can be easily accessed by service vehicles.

## 5.8 Integration of Art

- (a) 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 development is strongly encouraged. Examples of artworks that can be integrated into a new development include detailing to walls, balustrades and railings, paving, shade structures, seating, bins, bollards, drinking fountains, lighting, building fittings, entry treatments and signage.

## 5.9 Lot Specific Provisions for Lot 7 Royal Street

Lot 7 is north facing and is located opposite the Greenway (open space network) and adjacent to a pocket park (Lot 8) which contains several significant trees which were once within the school grounds. The opportunity exists for development on this lot to take advantage of the attractive outlook through appropriate orientation and elevational treatment. All elevations are to be well detailed as the building will be visible from many angles. A commercial or commercial/residential mixed use development is suitable for this lot.

### 5.9.1 Setbacks

- (a) Setbacks shall be in accordance with Table 2. Setbacks are measured at right angles from the relevant boundary to the closest section of wall.

**Table 2. Building Setbacks**

| Boundary     | Minimum Setback | Maximum Setback | Average Setback |
|--------------|-----------------|-----------------|-----------------|
| Royal Street | Nil             | n/a             | 3m              |
| West (park)  | Nil             | n/a             | 2m              |
| East         | 3m              | n/a             | -               |
| South (rear) | 3m              | n/a             | -               |

### 5.9.2 Building Envelope and Height

- (a) The building envelope is defined in Figure 2. It is 11m high measured at the minimum setback line, then increases at 45° to a total overall height of 14m (equivalent to 3-4 storeys including usable loft).

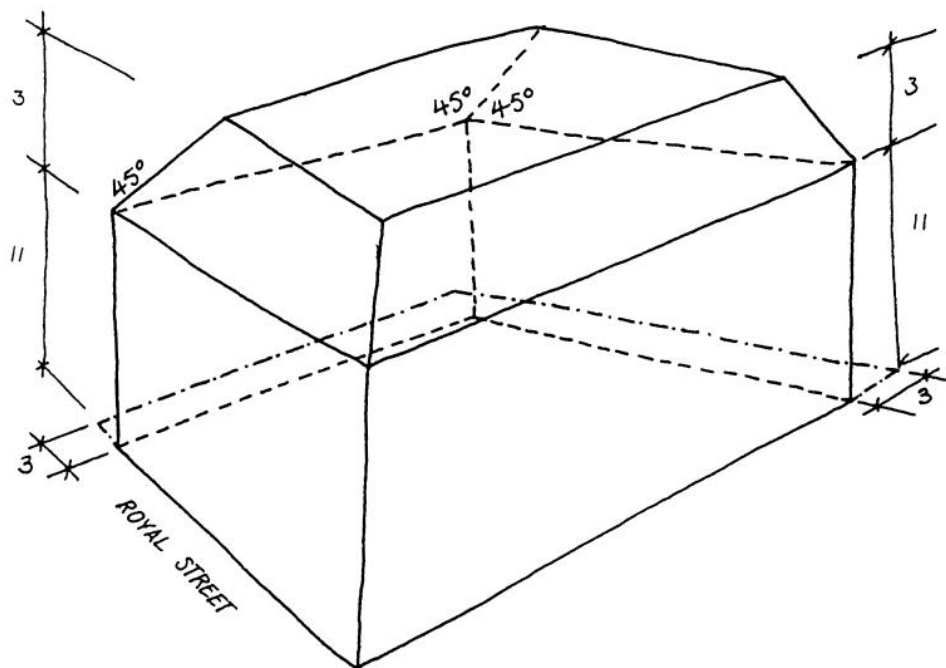


*Figure 2: Building Envelope for Lot 7 Royal Street*

### 5.9.3 Parking and Access

- (a) Undercroft or basement parking concealed from public view is preferred, although open air car parking at the rear of the site will be considered.
- (b) Vehicle access is to be via a single crossover from Royal Street. This access may be shared with Lot 6 provided suitable arrangements are made to guarantee right of carriageway for both lots.
- (c) Pedestrian access to the site is unrestricted. As a minimum, at-grade pedestrian and disabled access into the building is to be provided from the Royal Street frontage. Safe and attractive pedestrian access into the building is also to be provided from any car park on site.

## 5.9.4 Building Character

- (a) The building should be sympathetic in scale, massing and proportions to the existing heritage buildings. The use of courtyards and/or balconies is encouraged, to take advantage of views to the parks next door and across the road. All elevations are to be well detailed, however particular attention will be paid to the north and west elevations. It is expected that the building will be orientated towards these frontages.

## 5.9.5 Roofs

- (a) Roofs may be flat or, if pitched, 30°- 45° with overhanging eaves. Roofs visible from ground level may be in tiles of a similar colour and profile to the Primary School or traditional red, zincalume or off-white corrugated sheeting.

## 5.9.10 Walls and Windows

- (a) Walls are to be of red or terracotta coloured face brick with cream mortar, or cream or pale yellow/Ochre painted render. Limestone may be used as a base course or decorative feature only.
- (b) Proportions of solid wall to openings should be similar to the existing heritage buildings.
- (c) Windows are to have a vertical or square proportion, similar to those in existing buildings. Reflective or dark tinted glass is not permitted.

## 5.9.11 Trees

- (a) Every effort is to be made to retain existing trees on the lot within the new development. It is noted that the root systems of some trees within the adjacent park may also extend inside the boundaries of Lot 7. These trees and any trees retained on the lot are to be protected during construction.

# 5.10 Lot Specific Provisions for Lot 6 Royal Street

Lot 6 is north facing and is situated to the west of the existing heritage building - the Infants' School. Building on this lot must be sympathetic with and not physically overwhelm the heritage building, therefore the building design and choice of materials must be carefully considered. All elevations are to be well detailed as the building will be visible from many angles. A commercial or commercial/residential mixed-use development is suitable for this lot.

## 5.10.1 Setbacks

- (a) Setbacks shall be in accordance with Table 3. Setbacks are measured at right angles from the relevant boundary to the closest section of wall.

**Table 3. Building Setbacks**

| Boundary     | Minimum Setback | Maximum Setback | Average Setback |
|--------------|-----------------|-----------------|-----------------|
| Royal Street | Nil             | n/a             | 3m              |
| West         | 3m              | n/a             | -               |
| East         | 4m              | n/a             | -               |
| South (rear) | 3m              | n/a             | -               |

### 5.10.2 Building Envelope and Height

- (a) The building envelope is defined in Figure 3. It is 10m high measured at the minimum setback line, then increases at 45° to a total overall height of 14m (equivalent to 3 storeys).

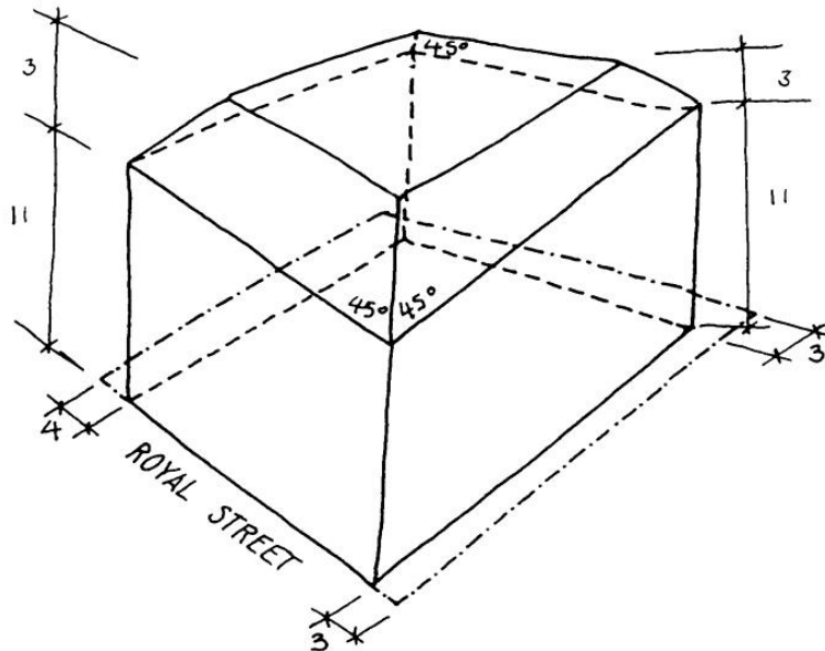


Figure 3. Building Envelope for Lot 6 Royal Street

### 5.10.3 Parking and Access

- (a) Undercroft or basement parking concealed from public view is preferred, although open air car parking at the rear of the site will be considered.
- (b) Vehicle access is to be via a crossover from Royal Street, straddling the boundary shared with Lot 3. This access is to be 6m wide, with 3m on each lot. Arrangements are to be made to guarantee right of carriageway for both lots in perpetuity. The accessway is to be paved and drained to levels compatible with development on both lots, and in particular levels and paving material must not compromise the integrity of the Infants' School building in any way. Arrangements may also be made to share vehicle access with Lot 7.
- (c) Pedestrian access to the site is unrestricted. As a minimum, at-grade pedestrian and disabled access into the building is to be provided from the Royal Street frontage. Safe and attractive pedestrian access into the building is also to be provided from any car park on site.

### 5.10.4 Building Character

- (a) The building should be sympathetic in scale, massing, and proportions to the existing heritage buildings. All elevations are to be well detailed.

### 5.10.5 Roofs

- (a) Roofs may be flat or, if pitched, 30° - 45° with overhanging eaves. Roofs visible from ground level may be in tiles of a similar colour and profile to the Primary School or traditional red, zincalume or off-white corrugated sheeting.

### 5.10.6 Walls and Windows

- (a) Walls are to be of red or terracotta coloured face brick with cream mortar, or cream or pale yellow/ochre painted render. Limestone may be used as a base course or decorative feature only.
- (b) Proportions of solid wall to openings should be similar to the existing heritage buildings.
- (c) Windows are to have a vertical or square proportion, similar to those in existing buildings. Reflective or dark tinted glass is not permitted.

### 5.10.7 Easement

- (a) A sewerage easement is situated adjacent to the eastern boundary of this lot.

## 5.11 Lot Specific Provisions for Lot 3 Royal Street

Lot 3 contains the former Infants' School (Jack Davis Centre) and the former teacher's residence (Bennett House). Retention and conservation of the Infants' School is a requirement; retention and conservation of the teacher's residence is encouraged. Alternatively, the teacher's residence can be redeveloped. This lot is situated on an important corner within the Claisebrook Village area.

### 5.11.1 Existing Buildings

- (a) Retention and conservation of the former Infants' School building in accordance with the Conservation Plan is required. No new building will be permitted on the north, west or south sides of this building. Retention and conservation of the former teacher's residence is supported but not required. If the building is retained, substantial modification to the rear of the building will be permitted to give better presentation to Royal and Bennett Streets.
- (b) If a physical connection is required between the Infants' School and the teacher's residence or a new building in place of the teacher's residence, the linking structure is to be of "lightweight" design, to enhance the visual separateness of the two building. It is to be set back a minimum of 2m from a line extended from the north and south walls of the Infants' School (verandah excluded).

### 5.11.2 Setbacks (New Building Only)

- (a) Setbacks shall be in accordance with Table 4. Setbacks are measured at right angles from the relevant boundary to the closest section of wall.

**Table 4. Building Setbacks**

| Boundary                    | Minimum Setback | Maximum Setback | Average Setback |
|-----------------------------|-----------------|-----------------|-----------------|
| Royal Street                | 3m              | N/A             | 3m              |
| West (from Infants' School) | 2m              | Nil             | N/A             |
| Bennett Street, truncation  | Nil             | 3m              | Nil             |
| South                       | Nil             | N/A             | Nil             |

### 5.11.3 Building Envelope and Height

- (a) The building envelope is defined in Figure 4. It is 10m high measured from the minimum setback line, then increases at 45° on the north, east and west sides to a total height of 14m (equivalent to 4 storeys).

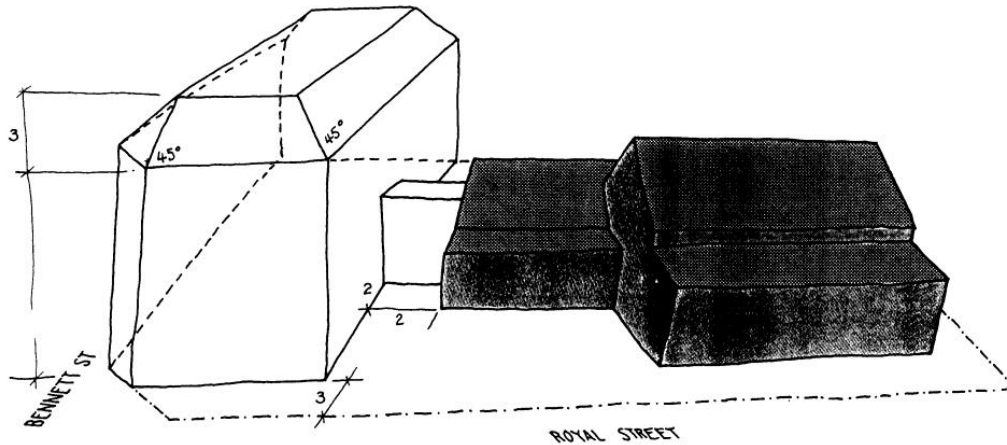


Figure 4: Building Envelope for Lot 3 Royal Street, East Perth, showing the Infants' School shaded.

#### 5.11.4 Parking and Access

- (a) Open air car parking is to be provided south of the Infants' School building. Undercroft or basement parking may also be provided beneath any new building on the site.
- (b) Vehicle access is to be via a single crossover from Royal Street, straddling the boundary shared with Lot 6. This access is to be 6m wide, with 3m on each lot. Arrangements are to be made to guarantee right of carriageway for both lots in perpetuity. The accessway is to be paved and drained to levels compatible with development on both lots, and in particular levels and paving material must not compromise the integrity of the Infants' School building in any way.
- (c) An arrangement to facilitate vehicular access across Lot 4 would also be supported. No vehicle access is permitted from Bennett Street.
- (d) Pedestrian access to the site is unrestricted. As a minimum, at-grade pedestrian and disabled access into the building is to be provided from the Royal Street frontage.

### 5.11.5 New Building

- (a) If the teacher's residence is replaced, the new building should be sympathetic in scale, massing and proportions to the existing heritage buildings, particularly the Infants' School. The building should address the corner of Royal and Bennett Streets. All elevations are to be well detailed.

### 5.11.6 Roofs

- (a) Roofs may be flat or, if pitched, 30° - 45° with overhanging eaves. Roofs visible from ground level may be in tiles of a similar colour and profile to the Primary School or traditional red, zincalume or off-white corrugated sheeting.

### 5.11.7 Walls and Windows

- (a) Walls are to be of red or terracotta coloured face brick with cream mortar, or cream or pale yellow/ochre painted render. Limestone may be used as a base course or decorative feature only.
- (b) Proportions of solid wall to openings should be similar to the existing heritage buildings.
- (c) Windows are to have vertical or square proportion, similar to those in existing buildings. Reflective or dark tinted glass is not permitted.

### 5.11.8 Easement

- (a) A sewerage easement is situated adjacent to the western boundary of this lot.

## 5.12 Lot Specific Provisions for Lot 4 Wittenoom Street

Lot 4 is situated on the corner of Bennett and Wittenoom Streets, south of the Infants' School building on lot 3, east of the East Perth Primary School building on lot 5, and opposite Wellington Square. A building on this site should allow the retention of a view corridor from the corner of Bennett and Wittenoom Street to the Primary School building by being set back from Wittenoom Street, a measure that will also assist in retaining the open character of this section of Wittenoom Street opposite Wellington Square.

### 5.12.1 Setbacks

- (a) Setbacks shall be in accordance with Table 5. Setbacks are measured at right angles from the relevant boundary to the closest section of wall.

**Table 5. Building Setbacks**

| Boundary         | Minimum Setback | Maximum Setback | Average Setback |
|------------------|-----------------|-----------------|-----------------|
| Wittenoom Street | 6m              | n/a             | -               |
| Bennett Street   | Nil             | 3m              | -               |
| West             | Nil             | n/a             | 2m              |
| North            | Nil             | n/a             | 2m              |

### 5.12.2 Building Envelope and Height

- (a) The building envelope is defined in Figure 5. It is 11m high measured from the minimum setback lines, then increases at 45° on the south, east and west sides to an overall height of 14m (equivalent to 4 storeys).

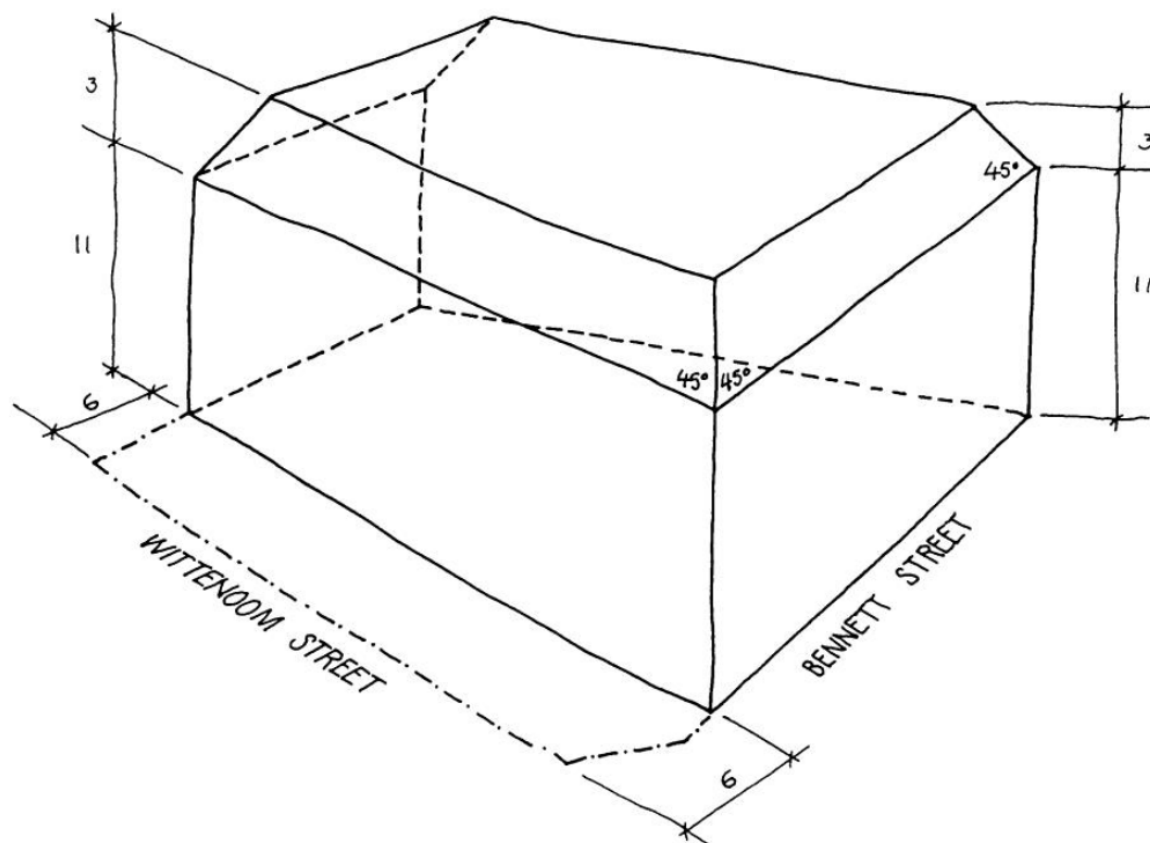


Figure 5: Building Envelope for Lot 4 Wittenoom Street