Planning Policy Manual – Part 2

Planning Policies and Design Guidelines for Normalised Redevelopment Areas

Section 2.3
East Perth – Area 3
Belvidere

DRAFT

NOTE: Proposed Amendments Are Shown In Red – pg. 7

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

CONTENT

SECTION	TITLE	PAGE
1.0	INTRODUCTION	3
1.1	Architectural Character	3
2.0	APPLICATION	4
3.0	RELATIONSHIP TO PLANNING SCHEME AND PLANNING POLICIES	5
4.0	ABOUT THESE GUIDELINES	5
4.1	Geotechnical Site Conditions	5
5.0	COMMON CONDITIONS	6
5.1	Crossovers	6
5.2	Building Envelopes and Height	6
5.3	Retaining Walls and Fences	7
5.4	Landscape Elements	7
5.5	Services	7
5.6	Proportion of Openings	8
5.7	Letterboxes	8
5.8	Roof Materials	8
6.0	DEVELOPMENT CATEGORIES	8
6.1	Western Commercial Lots: Lots 151 - 154 Tully Road, backing onto East Parade (refer Figure 1).	8
6.2	Kensington Street / Tully Road Mixed Use Lots	16
6.3	Residential Lots	24
6.4	Tully Road Multiple Unit Residential Lots	36
6.5	Western Power Lot	41

1.0 INTRODUCTION

Area 3 'Belvidere' represents the rejuvenation of a landholding within the Claisebrook Village Project Area characterised by a past history of commercial and industrial uses. This area has been planned to provide a variety of development opportunities ranging from single and multi-unit residential to mixed (home/business) and commercial uses.

These guidelines are intended to facilitate the creation of a strong sense of local identity within the Claisebrook Village Project Area. The area was configured to foster physical and visual links with the Swan River, Claisebrook Inlet and the greater redevelopment area.

These guidelines describe the various development approaches for the mix of land uses incorporated into this predominantly residential area. Compliance with these standards will enable properties to be developed in a manner which is consistent with the overall concept of the Scheme.

1.1 Architectural Character

The architectural character promoted by these guidelines is of a contemporary nature with a consistency of form, materials and detailing which, whilst allowing for freedom of design expression, will unify new development within this area.

Built form requirements are described in detail in the individual sections of this document dealing with the various categories of development. Generally the required design solution will include the following:

- Strong and clear expression of building forms.
- Articulation of buildings into separate elements which express distinct forms, provide an interplay of light and shade and establish variety within the development. The design form of each building should be cognisant of the form, scale and the design elements of any existing neighbours and aim at achieving a common design thread which, whilst facilitating individual expression, contributes to a consistency of the streetscape.
- Clearly defined roof forms.
- Expressed structural elements with finely detailed lightweight steel or timber preferred as an aesthetic over mass reinforced concrete.
- Consistent detailing aimed at reducing the perceived visual bulk of building mass and enhancing the identity of individual buildings through the use of materials, structural elements, colour, texture, elements of the built form such as awnings, canopies, verandahs, sun screens, balconies and the building form itself.
- Consistency of window opening proportions and size.
- Controlled use of a rich palette of colours and materials including red brick, rendered/painted masonry, light framing with profiled steel sheet cladding, timber boards/panels etc. The inclusion of some red face brickwork will be required to commercial and mixed use developments as a reference recognising the significant heritage contribution to the 'East Perth Vernacular' made by various warehouse/commercial buildings and specifically exemplified by the old Boans warehouse.
- Particular design emphasis to corner sites. These sites tend to play a special role in defining the quality of the adjoining public spaces, often becoming landmarks which assist people's understanding of the local environment. Consideration should be given to the use of feature elements to give prominence to corner buildings and in some instances the opportunity is provided for extra building height to be introduced. These instances are illustrated in the relevant building envelope diagrams.

- Design which complements neighbouring buildings through the sensitive use of form, materials, details etc.
- Avoidance of a design approach which makes a superficial stylistic reference to historical design periods.
- Avoidance of commercial developments exhibiting minimal design input.

2.0 APPLICATION

Area 3 is contained within the East Parade Precinct EP7 and the Belvidere Precinct EP8 as defined by the City of Perth Local Planning Scheme No.26 (Normalised Redevelopment Areas) (herein called 'the Scheme'). These guidelines apply to Lots 151-243 inclusive as shown in Figure 1. The area is wholly bound by East Parade, the Railway Reserve, Victory Terrace and Kensington Street.

East Parade located to the west, is a major arterial road characterised by high traffic volumes. The incorporation of commercial development adjacent to East Parade provides good commercial exposure and a transition to the adjacent residential area.

The Railway Reserve to the north will be landscaped along its southern boundary.

Victory Terrace to the east is comprised of primarily residential uses and provides a direct pedestrian, cyclist and vehicular link to the Claisebrook Inlet and the greater Claisebrook Village Project Area.

Existing commercial and light industrial uses are located along the southern boundary of Kensington Street. These are expected to be redeveloped over time to reflect the contemporary land uses and values within the locality.

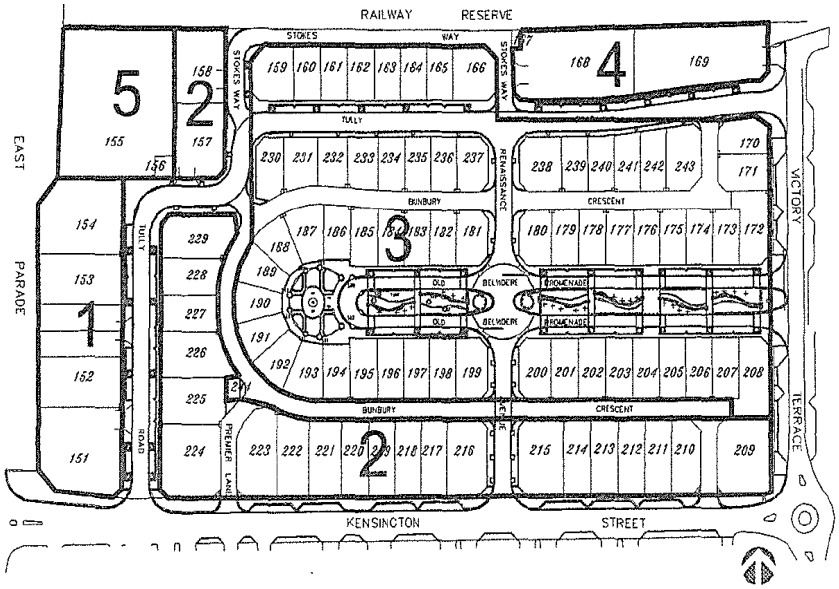


Figure 1 – Area 3 'Belvidere'

LEGEND

1. Western Commercial Lots

2. Kensington Street / Tully Road Mixed Use Lots
3. Residential Lots
4. Tully Road Multiple Unit Residential Lots
5. Western Power Lot

3.0 RELATIONSHIP TO PLANNING SCHEME AND PLANNING POLICIES

These Design Guidelines are intended to supplement the provisions of the Scheme and should be read in conjunction with the Scheme Text, in particular those provisions relating to the Claisebrook Village Project Area, Precinct EP7 East Parade and Precinct EP8 Belvidere, and the 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 Text identifies Preferred, Contemplated and Prohibited uses for Precincts EP7 and EP8 and stipulates maximum plot ratio. In determining any application for planning development, the local government will have regard to these Design Guidelines, the Scheme and Planning Policies.

4.0 ABOUT THESE GUIDELINES

These guidelines apply to all lots and describe the various forms of development permitted. Section 5 covers conditions which are common for all lots while Section 6 consists of a series of specifications detailing those design considerations that are relevant to the specific land use categories.

These design guidelines set out the desired approach to the various criteria which will have a bearing on the character and built form of the area. A harmonious and attractive living and working environment which will be appreciated by both residents and the general community as a whole is the principal objective of these guidelines.

4.1 Geotechnical Site Conditions

The site is classified "A" in accordance with Australian Standard AS2870.1 - 1988. It is the responsibility of owners to ensure that the structural design of buildings and associated structures including boundary and garden walls is suitable for the site conditions applicable to each lot.

5.0 COMMON CONDITIONS

5.1 Crossovers

Crossovers are to be used where provided at lots 151-155, 157, 158, 168 and 169. Elsewhere vehicular access to lots is generally off laneways, however where, crossovers are required these are to be to local government's specifications and at the developers expense.

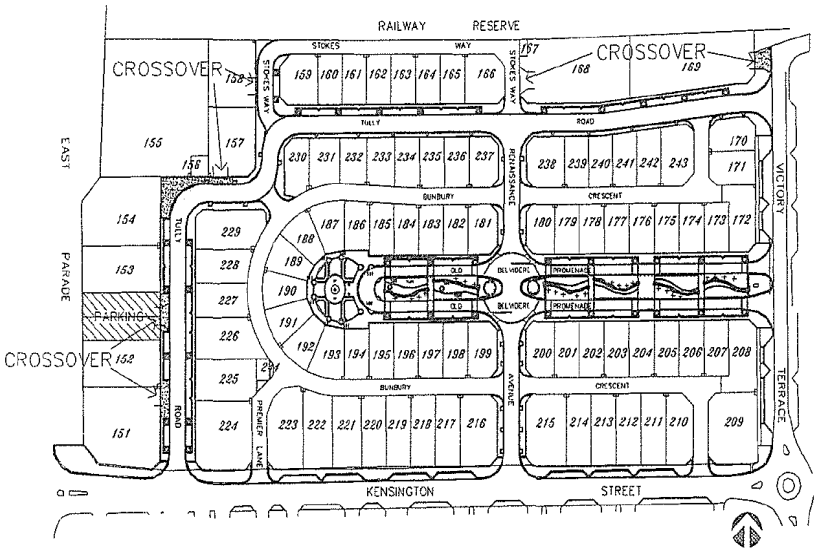


Figure 2 - Crossover Locations

5.2 Building Envelopes and Height

The height and bulk of each building is to be contained within a prescribed building envelope. The local government may approve a projection for a landmark feature which in its opinion contributes to the character and identity of the area without affecting the amenity of surrounding properties. It should be noted that:

- Projections may be approved for elements such as chimneys, dormer windows and gables.
- Balconies, awning structures and verandahs may project beyond the building envelope in accordance with the specific guidelines applicable to these features.
- Heights of building envelopes are from the finished ground levels of streets, lanes or retaining walls at the perimeter of the lot as per the building envelope diagrams.
- Building envelopes define the limits of building bulk. It is not intended that the building profiles should mirror the building envelope. Rather the building form must be contained within the envelope.
- Building envelopes must be considered in conjunction with plot ratio, site coverage, open space and setback requirements.

- Building envelopes are depicted in Section 6 setting out the requirements for lots in the various Development Lot Categories.

Where the heights specified in this Policy are inconsistent with the heights specified in Special Control Area No. 33 – Royal Perth Hospital Flight Path Protection under City Planning Scheme No. 2, whichever are the lower heights shall apply.

5.3 Retaining Walls and Fences

- Materials used for dividing fences are to be compatible with those used on the front fence or for the building and may be of solid construction.
- Generally front retaining walls and fences are to be constructed of masonry or stone with visually permeable infill panels. There are varying height requirements for retaining walls and front fences within the different development categories.
- Fibre cement, profiled sheet metal and timber lap picket dividing fences are not permitted.
- Dividing fences are to match the height of the front fence for a distance of 1m back from the front boundary and may then rake or step up to a maximum of 1.8m above the adjoining paved level.

5.4 Landscape Elements

- In order to increase on-site water absorption and reduce run-off, permeable segmental pavers are to be generally used for all hard paving surfaces. Within commercial lots, bitumen or concrete paving will be considered for use in service areas subject to truck usage, pending a satisfactory stormwater drainage design being submitted.
- Where paving inside a lot abuts and is visible adjacent to paved surfaces in streets, the new paving should be co-ordinated in colour, texture and scale with the surface in the public area.
- Select suitable tree species which will mature to a size, form and scale which relate to, but do not overwhelm the building mass. The careful selection of plant species to minimise water consumption requirements is also encouraged.

5.5 Services

- Apart from lots 168 and 169 and those lots allocated for "public utilities", all other lots are provided with service easements for the connection of water, gas and electrical services. All meters are to be contained within the easement with its screening or other architectural treatment to be integrated into the overall landscape and building design.
- All pipes and wired services, air conditioners, evaporative coolers, clothes drying areas, TV antennae, satellite dishes and hot water storage tanks are to be concealed from street and public area view. Solar panels and solar water heaters may be visible where they are in the same plane as the roof and there is no alternate location that can provide a similar level of solar efficiency.
- The location of air conditioner plant, clothes drying areas, hot water units, solar panels and solar water heaters and bin storage areas are to be shown on plans submitted for both development approval and building licence application.
- All air conditioning and evaporative cooling plant shall be located and acoustically screened so as to minimise the level of noise intrusion into neighbouring properties to within the limits

set out by the *Environmental Protection Act 1986: Environmental Protection (Noise) Regulations 1997*.

- A stormwater Drainage Plan is to be provided with all building licence applications and is to satisfy the 10 year worst case flood standard.
- All stormwater is to be contained within the site. Connection to the local government's stormwater drainage system will not be permitted.
- Domestic rubbish bin storage areas are to be provided within property boundaries and are to be screened from public view. Where possible these areas should be combined with and incorporated into service easements.
- A number of lots will be required to accommodate public laneway light fittings attached to the buildings (at the local government's expense). Public lighting will be installed by the local government to all laneways (Stokes Way, Bunbury Crescent) once all affected buildings are constructed. These lights will be installed on rear walls/fences and buildings on the rear boundary at a height of 3m. Arrangements for wiring and fitting appropriate cover plates will need to be made at the building licence application stage. Appropriate electrical safety signage will be required to be installed in each lot's switchboard advising that laneway lighting is on a separate circuit. This requirement applies to lots 159, 160, 162, 164, 166, 170, 174, 176, 178, 180, 181, 183, 185, 187, 188, 189, 190, 191, 192, 193, 195, 197, 199, 200, 202, 204, 206.

5.6 Proportion of Openings

All openings are to be of a vertical or square proportion. No openings apart from door/window combinations and shopfront openings are permitted to be wider than they are high unless they fit into an overall composition which complies with the spirit of this clause and are integral to the architectural merit of the project.

5.7 Letterboxes

Letterboxes for all development categories are to be located on the primary street boundary and are not permitted to rear or side laneways.

5.8 Roof Materials

Permitted roofing materials are described under the clauses dealing with the various development categories. Shade cloth and profiled clear acrylic roof sheeting is not permitted in locations visible from public spaces.

6.0 DEVELOPMENT CATEGORIES

In keeping with the differing forms of development surrounding the area, a variety of development categories have been allocated within it and are described below. The local government will consider the compatibility of proposed uses with those of surrounding developments.

In order to facilitate easy access to information pertinent to the differing development types, guidelines have been prepared which are specific to each category (there may be some repetition of conditions from one category to another).

6.1 Western Commercial Lots: Lots 151 - 154 Tully Road, backing onto East Parade (refer Figure 1).

6.1.1 Desired Character

Development on the Western Commercial Lots will provide a visual introduction to Belvidere, and as such should set a benchmark which is indicative of the development standard required for the balance of the estate.

The intent is to create a commercial usage area with a "strong design edge" which is robust in form and reinforces the urban nature of the locality whilst being compatible with the adjoining mixed use and single residential development areas.

Although direct vehicular access is not possible from East Parade, lots 151 - 154 allow good visual exposure and accordingly buildings will be required to be of sufficient scale and articulated to provide a "second face" towards it. Development on lot 151 will be required to address all three street frontages. A minimum of 2 storey development or its equivalent (minimum wall height 7m) will be required.

Where East Parade elevations project above the line of the street or are setback 4.5m or more from the street boundary, they are to have 40% of the wall area devoted to glazing. This may be in the form of smaller windows in a regular pattern or larger shopfronts offset by wall panels. West facing glazing should be protected by appropriate solar screening devices.

6.1.2 The Use of Red Brickwork

As a unifying element and heritage reference, all developments on the Western Commercial Lots are required to contain a component of red clay face brickwork on external walls.

This face brick component may be in conjunction with other finishes such as rendered/painted masonry, painted tilt up panels, glazing, metal cladding etc., and will be required to comprise a minimum of 50% of the ground floor wall area after the deduction of window openings.

Red brickwork which complements the traditional pattern and form existing in the area (such as that in the former Boans Warehouse) will be required. Appropriate brickwork will make reference to such matters as types of bond, colour, size and jointing. The proposed red clay bricks will require the approval of the local government, with a sample to be provided which is indicative of colour variation.

6.1.3 Preferred Uses

Appropriate uses at street level should have a shopfront quality providing a visual focus for businesses. Commercial uses would also be suitable for upper floors.

6.1.4 Pedestrian Access

Pedestrian access to the lots is to be directly from the footpath level without steps. Key access issues to be considered include the provision of covered protection and suitability for people with impaired mobility.

6.1.5 Motor Vehicle and Service Access and Parking

- On-site parking shall be via the crossovers provided. Lots 152 and 153 shall utilise the common crossover provided for the reciprocal parking area.
- Access for on site parking shall be off Tully Road.
- Parking areas are required to be separated from the street and adjoining property boundaries by a minimum 1m wide landscaped strip. At street boundaries the landscaped strip may be traversed by a pathway of 1m maximum width providing access to the parking bay (See Figure 3).

- Provision is to be made for service areas incorporating rubbish and storage receptacles and other plant in such a way that they are screened from public view, whilst being easily accessed by service vehicles.

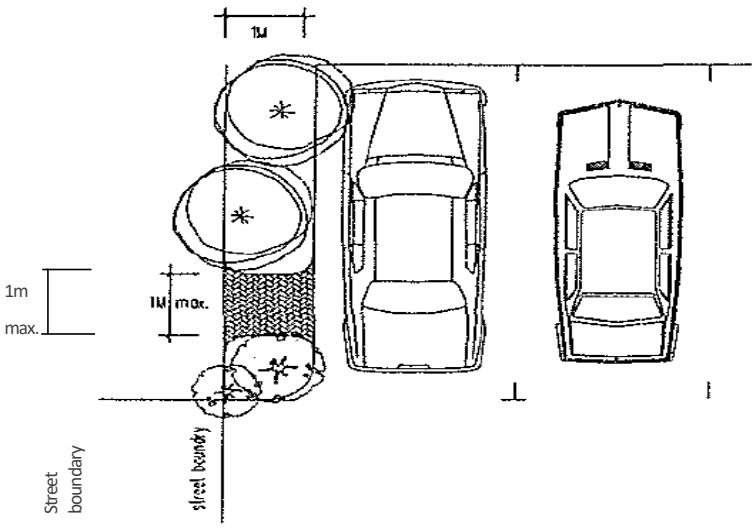


Figure 3 - Separation of parking areas

6.1.6 Security

- Building design should contribute to the creation of a safe environment for occupants and customers by creating open public spaces which are easily monitored from both inside and outside the building.
- Parking areas and any other open space contained within the development should be well lit to enhance the safety of users. Physical design elements such as landscape features, raised planters, bollards and raised ground floor window sill heights should be considered as deterrents to vehicle ramming.
- Care should be taken with the design of walls and fences to ensure that enclosed spaces for which surveillance is difficult are not created.

6.1.7 Retaining Walls and Fences

- If a retaining wall is necessary, it is to be no greater than 0.6m high when measured from the adjacent footpath.
- The combined heights of retaining walls and fences are not to exceed 1.8m when measured from the adjacent footpath. Where walls extend from retaining walls the materials should be integrated. Walls should be detailed to minimise the sense of bulk and scale.
- Generally, buildings constructed to lot boundaries are preferred over fences.
- Where infill fencing is required, materials should match the building walls.

- Where ground or floor levels of adjoining properties differ, it is each property owner's responsibility to maintain the structural integrity of pre-existing walls and fences on the adjoining property.

6.1.8 Awnings and Balconies

- Where developments are built up to street boundaries substantially continuous awning structures over footpaths are:
- required to lot 51 fronting onto the corner of East Parade, Kensington Street and Tully Road; and
- recommended to lots 152, 153, 154 Tully Road.
- Awning structures over footpaths may take the form of awning/canopy structures or balconies and may project to within 0.6m of the road edge at Kensington Street and Tully Road.
- Awning structures are not to be built over street parking bays and allowances should be made to accommodate the unimpeded growth of any street tree.
- Awning structures are to be cantilevered or suspended. Post or column supports will not be permitted
- Awning structures are to be roofed in sheet metal, tensile membrane fabric, polycarbonate sheeting etc. Canvas or tiles are not permitted.
- Generally an awning must have a clearance above footpath level of 3.3m and where necessary can be stepped to conform with the grade of the footpath which in the commercial lots will be nominal. In such cases the steps should not exceed 600mm and the clearance above footpath level may be reduced to a minimum of 3.0m.
- Awnings are intended to provide continuous cover at abutting buildings. Where one abuts another the connection is to be treated so as to prevent the penetration of rain. It is the responsibility of the property owner erecting the latter structure to affect this result.
- The preferred form of awning roof structures is lightly framed with fine design lines. The maximum depth of any fascia to a pedestrian awning is to be 300mm with signage prohibited from the face or on top of the facia.
- Awnings over openings in walls on the East Parade boundary are permitted to project over the property boundary by a maximum of 1.5m.

6.1.9 Balustrades

Aluminium or cast iron lace work is not permitted.

A sign identifying the name of the building may be permitted in a location not specified above subject to it being designed as an integral part of the building's architecture. Proposals for such signs will be considered on their merits.

BUILDING FORM

6.1.10 Articulation

Building forms are required to be articulated (broken into distinct visual elements). Projections such as verandahs, awnings, canopies, balconies and bay windows should be used to project visual interest.

6.1.11 Detail

The public faces of buildings should be detailed in order to provide richness and variety with accentuated elements aimed at reducing the perceived building bulk.

6.1.12 Roof Form

Roofs are to be pitched between 30° and 45° with gable forms addressing streets preferred. The provision of parapets with shallow roofs beyond may be considered where integral to the architectural design. Similarly mono-pitched roofs of less than 15° or curved roofs may be considered where integral to the architectural design. Lower pitches are permitted to awnings and verandah roofs.

6.1.13 Roof Materials

- Roofs shall be coloured corrugated metal decking in Off White, Merino, Gull Grey, Slate Grey, Stone, Armour Grey, Birch or equivalent colours.
- Zincalume finish may be permitted where it can be demonstrated that glare and reflectivity will not be a problem to neighbouring properties or surrounding activities.

6.1.14 Corner Lots

Extra height at corners through the use of parapets, tower elements or similar features helps to give prominence to these buildings and is therefore encouraged. Consideration should be given to such treatment at lot 151 - corner of East Parade/Kensington Street to signify a "gateway" statement into the estate. Refer to relevant building envelope diagrams for the potential for such elements.

6.1.15 Blank Walls

Blank walls abutting public spaces are not permitted. Walls are to be detailed to provide visual interest and where built up to public boundaries are to be treated as "front elevations" containing elements such as openings, recesses, balconies, awnings, canopies, verandahs and windows.

6.1.16 Tilt Up Construction

The use of the tilt up construction method may be approved provided it can be demonstrated that the requirements relating to articulation, detail and blank walls have been satisfied.

6.1.17 Wall Finishes

Should be predominantly a combination of the following finishes:

- Red clay face bricks as previously described.
- Concrete face blocks.
- Painted or coloured renders in ochres, terracottas, reds, earthy blues/greens, greys with an earthy base and limewash colours.
- Glazed shopfronts.
- Sections of coloured corrugated metal cladding, particularly on upper floors with colours as described under "Roof Materials".

6.1.18 Glazing

- The use of reflective glass is not permitted. Exterior shading devices should be used where it is necessary to protect windows from direct sunlight.
- The use of obscure glass is generally not permitted for major openings or windows adjoining pedestrian or public areas.

- The use of glass blocks may be approved where it can be demonstrated that they fit into a composition which complies with the spirit of the guidelines and are integral to the architectural integrity of the project.

6.1.19 Setbacks

Lot No.	Boundary	Setback
Lot 151	All boundaries	Nil
Lot 152	East, South	Nil
	West	2.0m
	North	9.5m ground floor, 8.5m first floor
Lot 153	East, North	Nil
	West	2.0m
	South	9.5m ground floor, 8.5m first floor
Lot 154	All boundaries	Nil

See Awnings clause for permitted projections over the boundary.

6.1.20 Development Height

Lot 151	2 storey or equivalent required 3 storey permitted on corner of East Parade/Kensington Street
Lots 152, 153 and 154	2 storey or equivalent required

In addition a mezzanine or loft will be permitted within the roof structure.

6.1.21 Building Envelopes

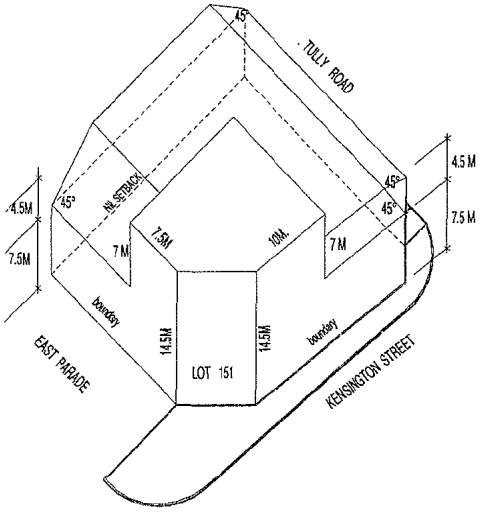


Figure 5 - Lot 151

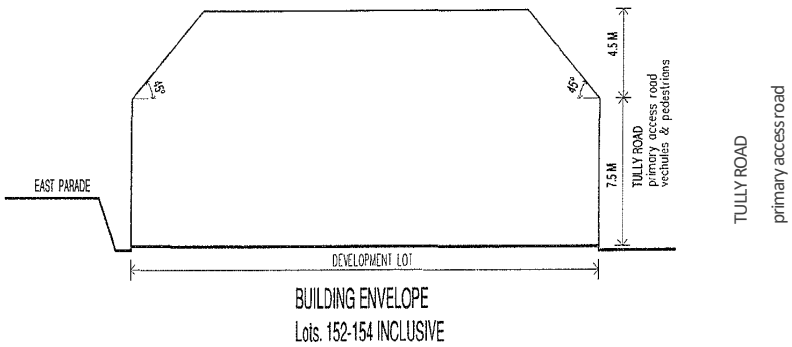


Figure 6 - Lot 152, 153, 154

6.2 Kensington Street / Tully Road Mixed Use Lots

The Kensington Street/Tully Road Mixed Use Lots (Mixed Use Lots) comprise Lots 157, 158 and 209-229 Kensington Street/Tully Road/Stokes Way inclusive (refer Figure 1).

6.2.1 Desired Character

This unique parcel of land separates the single residential component of the area from both the existing commercial usage area to the south of Kensington Street, the Western Commercial Lots and the Western Power Lot. These lots are considered an important transitional area suitable for a mixture of residential and commercial (or "home/business") development.

With over half of the Kensington Street frontage comprised of 10m wide lots, the opportunity exists to develop a strong vertical rhythm to the streetscape.

It is envisaged that most individual lots will be developed to accommodate both residential and commercial usages with the business component required to be predominantly located at ground floor level.

The intent is to synthesise elements of commercial and residential design to provide a built form which is contemporary in nature and provides a strong pattern for the anticipated eventual redevelopment of the existing commercial development on the south side of Kensington Street.

6.2.2 The Use of Red Brickwork

As a unifying element and heritage reference, all developments on the Mixed Use Lots are required to contain a component of red clay face brickwork on external walls visible from Kensington Street, Tully Road and Stokes Way. This may be in conjunction with other finishes such as rendered/painted masonry, glazing, metal cladding etc.

Red brickwork which complements the traditional patterns and form existing in the area (such as that in the former Boans Warehouse) will be required. Appropriate brickwork will make reference to such matters as types of bond, colour, size and jointing.

6.2.3 Development Potential

Development of the Mixed Use Lots is to be predominantly residential in nature. Commercial development is generally to be at ground floor level although a minor commercial component is permitted on upper floors.

The development potential for lots 209 and 224 (4 storey maximum) is as follows:

- For lot 209, due to its key landmark nature, a maximum of four commercial and dwelling units is permitted. Otherwise the additional floor is to be included into one of the residential units.
- Alternatively due to the additional width of these lots it may be possible to divide floors to accommodate two residential units.

6.2.4 Preferred Uses

Where the Scheme permits, appropriate uses at street level should have a low key shopfront quality. Appropriate use above ground floor level is predominantly residential development.

6.2.5 Pedestrian Access

Front pedestrian access shall be off Tully Road, Stokes Way, Kensington Street and Victory Terrace.

6.2.6 Motor Vehicle and Service Access and Parking

Access for on site parking shall be off Bunbury Crescent and Premier Lane apart from lots 157 and 158 where access shall be off Tully Road and Stokes Way.

6.2.7 Security

- Building design should contribute to the creation of a safe environment for occupants and customers by creating open public spaces which are easily monitored from both inside and outside the building.
- Physical design elements such as landscape features, raised planters, bollards and raised ground floor window sill heights should be considered as deterrents to vehicle ramming.
- The parking areas off Bunbury Crescent should preferably be secured with lockable garage doors.

6.2.8 Floor Levels

- Ground floor levels to all lots must be set at or above the adjacent footpath level at the Tully Road, Kensington Street and Stokes Way frontages.
- The maximum level a ground floor may be set at, is 0.6m above the adjoining footpath level. Where floor levels of commercial units are higher than adjoining footpath levels, pedestrian access must be ramped.

6.2.9 Retaining Walls and Fences

- The combined height of retaining walls and fences is not to exceed 1m with piers not to exceed 1.2m above the adjacent footpath in Kensington Street, Tully Road and Stokes Way (See Figure 7).
- Where property owners fill sites to a maximum of 0.6m above the adjoining ground levels it is their responsibility to set footings below the existing ground level and to provide appropriate retaining.
- Where property owners excavate below existing ground levels it is their responsibility to maintain the structural integrity of pre-existing walls, fences and retaining walls on adjoining properties.

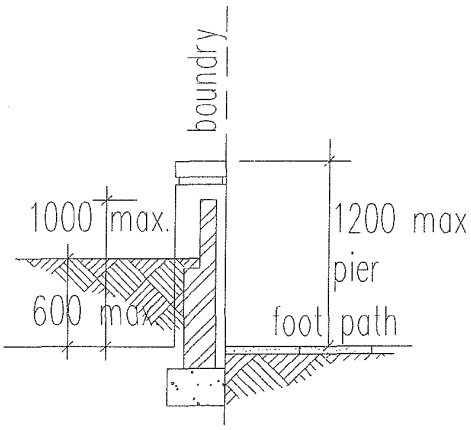


Figure 7 - Fence detail

6.2.10 Balconies, Verandahs and Awnings

- Awning and canopy structures which project no closer than 0.6m from the road edge are permitted to lots 157, 209 and 224.
- Awnings and canopy structures which project no further than 1.5m over the property boundary are permitted to lots 215 and 216.
- Awning, balcony or verandah structures for all other lots in the Mixed Use Lots are to be contained wholly within the property boundary.
- Awning structures over footpaths are not to be built over street parking bays and allowance should be made to accommodate the unimpeded growth of any nearby street tree.
- Awning structures over footpaths are to be cantilevered or suspended. Post or column supports will not be permitted.
- Awning structures over footpaths are to be roofed in sheet metal, tensible membrane fabric, polycarbonate sheeting etc. Canvass or tiles are not permitted.
- An awning must have a clearance above footpath level of 3.3m min.
- The preferred form of awning roof structures is lightly framed with fine design lines. The maximum depth of any fascia to a pedestrian awning is to be 300mm with signage prohibited from the face or on top of the fascia.
- Post or column supports are permitted to balcony and verandah structures contained wholly within the property boundary.

6.2.11 Balustrade

Aluminium or cast iron lace work is not permitted.

6.2.12 Signage

Signs on buildings may be located in an approved combination of the following (refer Figure 8):

A. Suspended beneath awning structures over footpaths or awning/verandah structures within the property at right angles to the building, provided that there is a minimum clearance between the bottom of the sign and the pavement of 2.7m and the maximum dimensions of the sign are 2m in length, 600mm high and 0.9m^2 in area.

B. Above door and window transoms on ground floor facades, provided that no such sign is more than 400mm high. The maximum area of such signs will be determined by the City taking into account the scale and design of the building.

C. On ground floor windows provided that the sign is limited to 15% of the glazed area of the window and non-fluorescent colours used.

D. Vertical wall mounted signs not to exceed 450mm wide or 1.5m high.

E. Flush wall mounted/painted signs.

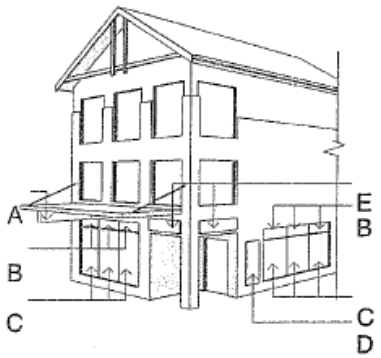


Figure 8 – Permitted sign locations.

In addition to those stipulated in Policy 1.1 – Claisebrook Village Project Area, the following signs are not permitted on buildings:

- Signs above the first floor level;
- Fascia signs to pedestrian awning structures;
- Internally illuminated signs;
- Flashing signs;
- Rotating or moving signs;
- Box like or three dimension signs;
- General advertising signs; and
- Pylon signs.

BUILDING FORM

6.2. 13 Articulation

Building forms are required to be articulated (broken into distinct visual elements). Projections such as verandahs, awnings, canopies, balconies and bay windows should be used to project visual interest.

6.2.14 Detail

The public faces of buildings should be detailed in order to provide richness and variety with accentuated elements aimed at reducing the perceived building bulk.

6.2.15 Roof Form

Roofs are to be pitched between 30° and 45° with gable forms addressing the street preferred. The provision of parapets with a shallow roof pitch beyond may be considered where integral to the architectural design. Lower pitches are permitted to awnings and verandah roofs.

6.2.16 Roof Materials

Roofs shall be:

- Coloured corrugated metal decking in Off White, Merino, Birch, Gull Grey, Slate Grey, Stone, Armour Grey or equivalent colours.
- Zincalume finish may be permitted where it can be demonstrated that glare and reflectivity will not be a problem to neighbouring properties or surrounding activities.
- Slate or slate look roof tiles, preferably in light colours in keeping with energy efficiency principles.

6.2.17 Corner Lots

Extra height at corners through the use of parapets, tower elements or similar features helps to give prominence to these buildings and is therefore encouraged. Consideration should be given to such treatment for lots 209 and 224 (4 storey maximum) to contain the otherwise 3 storey elevation of Kensington Street. Refer to the relevant building envelope diagrams for the potential for such elements.

6.2.18 Blank Walls

Blank walls abutting public spaces are not permitted. Walls are to be detailed to provide visual interest and where built up to public boundaries are to be treated as "front elevations" containing elements such as openings, recesses, balconies, awnings, canopies, verandahs and windows or the like.

6.2.19 Tilt Up Construction

The use of the tilt up construction method may be approved provided it can be demonstrated that the requirements relating to articulation, detail and blank walls have been satisfied.

6.2.20 Wall Finishes

Should be predominantly in combination of the following finishes:

- "Red" clay face bricks as previously described
- Concrete face blocks
- Painted or coloured renders in ochres, terracottas, reds, earthy blues/greens, greys with an earthy base and limewash colours
- Glazed shopfronts
- Sections of coloured corrugated metal cladding, particularly on upper floors with colours as described under "Roof Materials".
- Sections of stained or painted timber cladding, particularly on upper floors.

6.2.21 Glazing

- The use of reflective glass is not permitted. Exterior shading devices should be used where it is necessary to protect windows from direct sunlight.
- The use of obscure glass is generally not permitted for major openings or windows adjoining pedestrian or public areas.
- The use of glass blocks may be approved where it can be demonstrated that they fit into a composition which complies with the spirit of the guidelines and are integral to the architectural integrity of the project.

6.2.22 Setbacks

Primary Street	Lots 157, 158 (Tully Road, Stokes Way)	Nil	
	All other lots (Kensington Street, Tully Road, Victory Terrace)	• 3m to walls. • Generally Nil to verandahs and balconies. • Lots 209, 224 awning or canopy may project to within 0.6m of road edge. • Lots 215, 216 awning or canopy may project 1.5m over boundary.	
Secondary Street	Lot 157 (Tully Road including truncation)	Nil	
	Lot 209 (Victory Terrace, Bunbury Crescent)	• Nil at ground level for commercial uses, 1m at ground for residential use and all other levels. • Nil to verandahs and balconies.	
	Lot 210 (Bunbury Crescent)	• 1m to walls. • Nil to verandahs and balconies.	
	Lots 215, 216 (Renaissance Avenue)	• 1m to walls. • Awning or canopy may project 1.5m over boundary.	
	Lot 223 (Premier Lane)	• 1m to walls. • Nil to verandahs & balconies.	
	Lot 224 (Tully Road)	• Nil at ground level for commercial uses, 3m at ground for residential use and all other levels. • Awning or canopy may project to within 0.6m of road edge.	
	Lot 229 (Tully Road)	• 1m to walls. • Nil to verandahs and balconies.	
Rear	Bunbury Crescent, Premier Lane, Western Power Lot	Nil	
Side	(including Westrail boundary Lot 158)	Nil	

6.2.23 Development Height

- Lots 209, 224: 4 storey maximum.
- Lots 157, 158, 210-233, 225-229: 3 storey maximum.
- In addition a mezzanine or loft level is permitted within the roof structure.

6.4.24 Building Envelopes

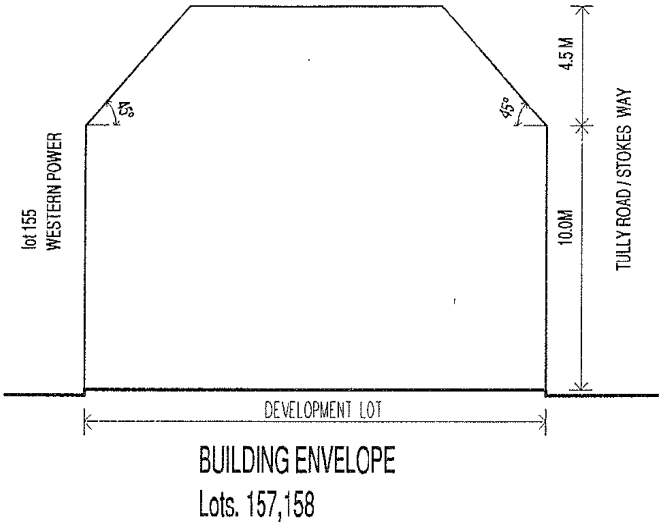
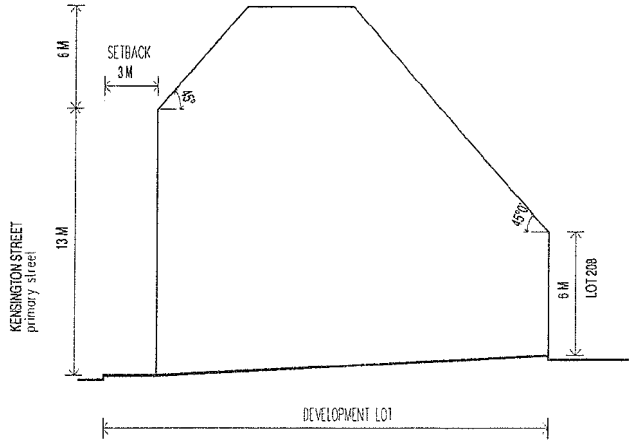


Figure 9 - Lot 157, 158

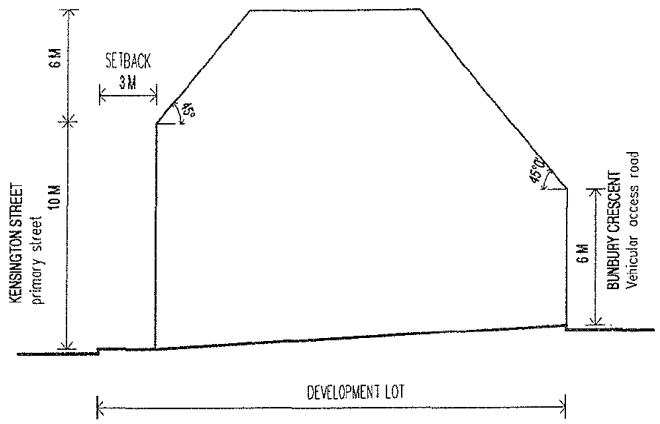
Note: Lot 157, 158: Where the buildings are constructed up to the rear Western Power Lot boundary, openings are not permitted.

Lot 158: Where the building is constructed up to the Railway Reserve side boundary, openings are permitted.



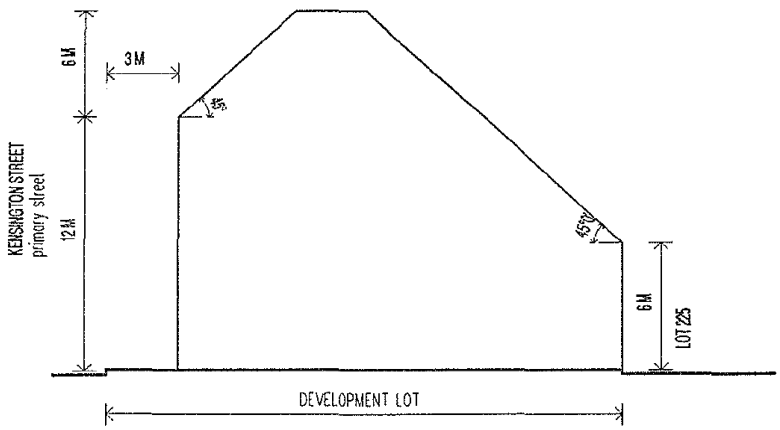
BUILDING ENVELOPE
Lot. 209

Figure 10 – Lot 209



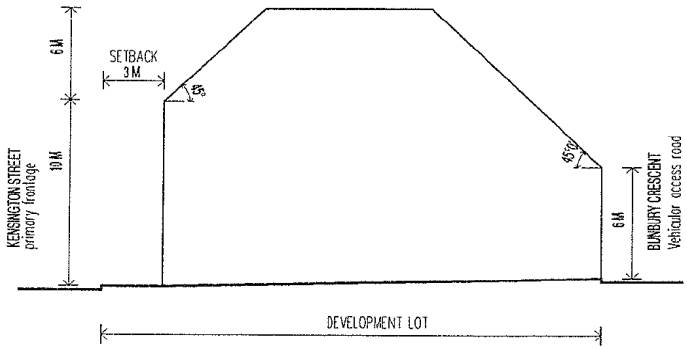
BUILDING ENVELOPE
Lots. 210-223 INCLUSIVE

Figure 11 – Lots 210-233



BUILDING ENVELOPE
Lot. 224

Figure 12 – Lot 224



BUILDING ENVELOPE
Lots. 225-229 INCLUSIVE

Figure 13 – Lots 225-229

6.3 Residential Lots

The balance of the area apart from the Western Power Corporation and Telstra lots and the multi-unit lots 168 and 169 are for the development of single or duplex residential units. The Residential Lots are comprised of (refer Figure 1):

- Lots 159-166 Tully Road;
- Lots 170-171 Victory Terrace;
- Lots 172-208 Old Belvidere Promenade; and

- Lots 230-243 Tully Road.

6.3.1 Desired Character

The "grand" nature of Old Belvidere Promenade with its crescent shaped termination, provides a formal setting for a built form of terrace housing focussing on a communally shared facility in the landscaped, central pedestrian spine.

The east-west axis of Old Belvidere Promenade links to the residential development and the Swan River beyond, while the north-south axis of Renaissance Avenue provides a pedestrian link to Claisebrook Inlet and Haig Park.

The built form addressing this key intersection should reinforce the emphasis of this central focal point. Design issues relating to this intersection and others are addressed in the clauses relating to corner lots and setbacks and the specific building envelope diagrams.

6.3.2 Development Potential

Generally, one dwelling unit per lot may be constructed, apart from Lots 159, 166, 238 and 243 where a maximum of two dwelling units may be constructed.

Requirements for Duplex Developments

Lots 159, 166, 243	Where development takes the form of two residential units on a lot both units are to address Tully Road. Letterboxes and points of primary pedestrian access are to be on Tully Road.
Lot 238	Where development takes the form of two residential units, the corner unit is to be articulated with openings, balconies etc to address both Tully Road and Renaissance Avenue. Letterboxes and points of primary pedestrian access are to be on Tully Road.

6.3.3 Pedestrian Access

Primary pedestrian access shall be off Old Belvidere Promenade, Tully Road and Victory Terrace.

6.3.4 Motor Vehicle Access and Parking

Access for on site parking shall be off Bunbury Crescent and Stokes Way.

6.3.5 Security

- Building design should contribute to the creation of a safe environment for residents by avoiding the formation of "blind spots" which are difficult to monitor from the residence or street.
- External areas such as courtyards should be well lit, preferably with light fittings connected to motion sensors for automatic operation.

- Parking areas off Bunbury Crescent and Stokes Way should be secured with lockable garage doors.

6.3.6 Floor Levels

- Ground floor levels to all lots must be set at or above the adjacent footpath level at the Old Belvidere Promenade, Victory Terrace, and Tully Road frontages.
- The maximum a ground floor level may be set at is 0.6m above the adjoining footpath level.

6.3.7 Retaining Walls and Fences

- The combined height of retaining walls and fences is not to exceed 1m, with piers not to exceed 1.2m above the adjacent footpath in Old Belvidere Promenade, Tully Road and Victory Terrace,
- Where a site is filled to a maximum of 0.6m above the adjoining ground level, it is the property owner's responsibility to set footings below the existing ground level and to provide appropriate retaining.
- Where excavation is to occur below existing adjoining ground levels, it is the property owner's responsibility to maintain the structural integrity of pre-existing walls and fences on the affected adjoining properties.

6.3.8 Front Fences: Lots 186-194 Old Belvidere Promenade

Lots 186-194 together are to provide the crescent shaped culmination to Old Belvidere Promenade.

The importance of this site will be marked by the installation of a public artwork in the form of a totum sculpture and a surround of colourful deciduous shade trees. In keeping with the significance of this focal element a consistent front fence treatment to all of the above lots is required.

- Construction of masonry piers/fencing shall be in accordance with Figure 14. Infill panels and gates to the property owners design (in steel or timber pickets) shall be painted white.
- The entry gate to each lot shall be located at the centre point of the front boundary. Piers at adjoining property boundaries shall be built centrally over the boundary.
- It is the responsibility of the property owner first constructing a front fence to complete piers at the adjoining boundaries.
- All masonry piers/fencing shall be finished in sand finish render and painted.

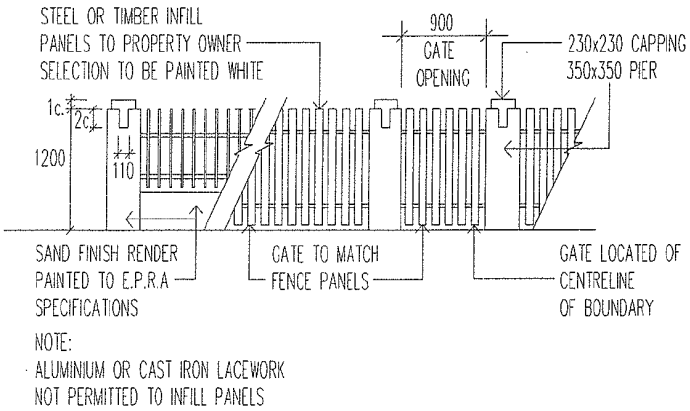


Figure 14 - Front Fence Details

6.3.9 Balconies

- The use of balconies to assist in the composition and articulation of buildings is encouraged. Balconies should be large enough to be of practical use, with a minimum dimension of 1.5m and wherever possible protected by solar shading devices.
- The use of balconies and terraces as private open space is encouraged.
- Juliette balconies (a small balcony with a maximum depth of 750mm) are permitted but will not be counted as private open space.
- Balconies and decks may project into the front setback by 2m.
- A balcony or terrace must be set back a minimum of 1m from any adjoining lot. Any balcony or terrace set back less than 2m from an adjoining lot must incorporate an approved screen (minimum 1.8m high) on that side.

6.3.10 Balustrades

Aluminium or cast iron lace is not permitted.

BUILDING FORM

6.3.11 Articulation

Building forms are required to be articulated (broken into distinct visual elements). Projections such as verandahs, awnings, canopies, balconies and bay windows should be used to project visual interest.

6.3.12 Detail

The public faces of buildings should be detailed order to provide richness and variety, with accentuated elements aimed at reducing the perceived building bulk.

6.3.13 Roof Form: Generally

Roofs are to be pitched between 30° and 45°. The provision of a parapet with a shallow roof pitch beyond may be considered where integral to the architectural design. Lower pitches are permitted to awnings and verandah roofs.

6.3.14 Roof Form: Lots 186 - 194 Old Belvidere Promenade

In view of the objective of obtaining a cohesive built roof form following the curve generated by the radiating nature of these lots, all roofs are to pitch away from the street boundary at 40° with a minimum roof pitching height of 6.5m and with dormer forms and minor gables permitted to project from the pitched roof plane toward the street. The heights and levels of roof ridges, pitching points, gutters, eaves and parapets must match the adjoining property or vary by a minimum of 500mm.

6.3.15 Roof Materials

Roofs shall be:

- Coloured corrugated metal decking in Off White, Merino, Birch, Gull Grey, Slate Grey, Stone, Armour Grey or equivalent colours.
- Zincalume finish will be permitted where it can be demonstrated that glare and reflectivity will not be a problem to neighbouring properties or surrounding activities.
- Tiles or slate, preferably in light colours in keeping with energy efficiency principles.

6.3.16 Entry Porticos

The construction of a freestanding or attached entry portico on the front boundary may be permitted provided that:

- The design is integral to that of the main building.
- The wall finish matches that of the main building or front boundary walls.
- The roof material matches that of the main building.
- The roof pitch matches or is steeper than that of the main building.
- Where a parapet is proposed to an attached portico, it is to be integral with an element of the main building such as the balustrade to a balcony or terrace.
- The height of the portico above the paved level does not exceed 4.5m for pitched roofs and 3.5m for parapets (2 storey entry portico are not permitted).
- A free standing column and beam entry portico may be permitted where it can be demonstrated as being an integral landscape element.

6.3.17 Corner Lots

Extra height at corners through the use of parapets, tower elements or similar features helps to give prominence to these buildings and is therefore encouraged. Key intersections are:

- Old Belvidere Promenade / Renaissance Avenue:
- This is the major intersection within the residential area. The "grand" nature of Old Belvidere Promenade is a point of focus, marked by the lineal pedestrian park and its associated landscape features.
- The built form to lots 180, 181, 199 and 200 should reinforce the civic nature of this space with key elements focussing on the intersection (refer to the clause covering setbacks and the building envelope diagrams for these elements).
- Old Belvidere Promenade / Victory Terrace:
- This T-junction forms the entry point into Old Belvidere Promenade, connecting the intersection with Victory Terrace with the Mardelup Park and the Swan River foreshore.

- Lots 172 and 208 are ideally located to provide an entry statement into the promenade through the construction of tower elements addressing the intersection which may also take advantage of the vista down the pedestrian way to the river (refer to the clause covering setbacks and the building envelope diagrams for the potential to develop these elements).

6.3.18 Blank Walls

Blank walls abutting public spaces are not permitted. Walls are to be detailed to provide visual interest and where built up to public boundaries are to be treated as "front elevations" containing elements such as openings, recesses, balconies, awnings, canopies, verandahs and windows.

6.3.19 Tilt Up Construction

Tilt up or precast concrete construction methods are not permitted within the residential lots, other than for side walls adjacent to other lots where Nil setback requirements have been predominantly observed.

6.3.20 Wall Finishes

The following construction materials are acceptable:

- Red or Terracotta face bricks
- Natural stone including limestone
- Rammed earth or limestone
- Painted or coloured render in ochres, terracottas, reds, earthy blues/greens, greys with an earthy base and "limewash" colours.
- Light weight cladding in the form of painted or stained weatherboards or sheet timber panels, painted fibre cement panels or corrugated metal sheet (custom orb or mini orb profile) as minor portions of the building elevation.
- The well considered use of a combination of the above finishes. Changes in finish to separate the ground floor from the upper or parts of the upper floors are encouraged.

6.3.21 Glazing

- The use of reflective glass is not permitted. Exterior shading devices should be used where it is necessary to protect windows from direct summer sunlight.
- The use of obscure glass is generally not permitted for major openings or windows adjoining pedestrian or public areas.

6.3.22 Private Open Space

- All private open space is to be of useable area and dimension. All dwellings must have access to ground level private open space with a minimum dimension of 4m x 4m.
- The provision of additional private open space is encouraged. This may be provided as a balcony, deck or roof terrace.
- Private open space must be open directly off a living area and where possible should be north facing.
- Roof terraces greater than 4m x 4m in dimension should have a roof or shade structure covering a portion of the terrace which is consistent with the scale and elevation of the dwelling and assists with climate control.
- All private open space must be designed to minimise overlooking of adjoining properties and maximise privacy for its users.

6.3.23 Setbacks

Lots 180,181,199,200 Old Belvidere Promenade / Renaissance Avenue:

Old Belvidere Promenade	•	Nil within 3.5m of and including the truncation at Renaissance Avenue.
	•	3m to walls for the balance of the Old Belvidere Promenade boundary with balconies and verandahs permitted to project to within 1m of the boundary.
Renaissance Avenue	•	Nil within 3.5m of and including the truncation at Old Belvidere Promenade.
	•	1m to walls for the balance of the Renaissance Avenue boundary with balconies permitted to project up to the boundary.
Side Setback	•	Nil
Rear (Bunbury Crescent) Setback	•	Nil

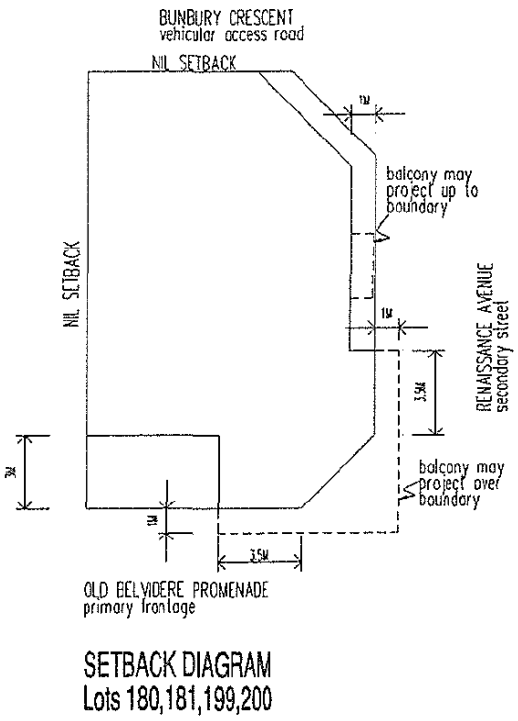


Figure 15 – Lots 180, 181, 199 & 200

Note: Diagram illustrates extent of setbacks only, minimum open space requirements must be satisfied.

Lots 172, 208 Old Belvidere Promenade / Victory Terrace:

Old Belvidere Promenade	•	1m within 3m of and including the truncation at Victory Terrace with balconies permitted to project up to the boundary.
	•	3m to walls for the balance of the Old Belvidere Promenade boundary with balconies and verandahs permitted to project to within 1m of the boundary.
Victory Terrace	•	1m up to and including the truncation at Old Belvidere Promenade with balconies permitted to project up to the boundary.
Side Setback	•	Nil
Rear (Bunbury Crescent) Setback	•	Nil

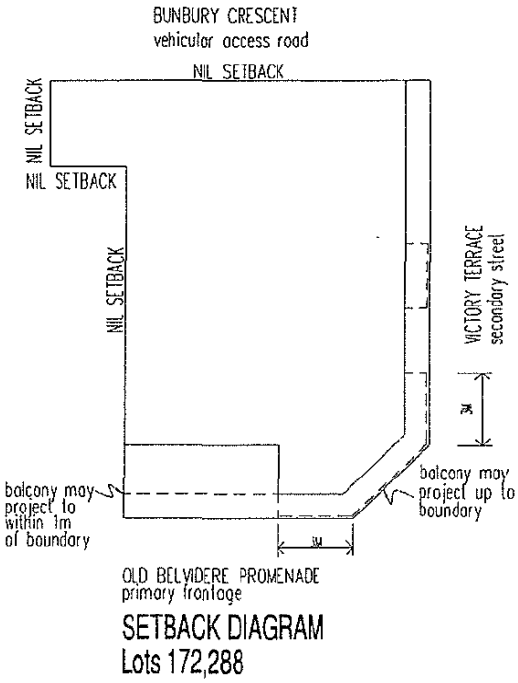


Figure 16 – Lots 172 & 288

Note: Diagram illustrates extent of setbacks only, minimum open space requirements must be met.

Lots 159 -166 Tully Road:

Tully Road	•	3m with balconies permitted to project to within 1m of boundary.
Secondary Street	•	1m with balconies permitted to project up to the boundary.
Side Setback	•	Nil
Rear (Stokes Way) Setback	• •	Ground Floor: 1.5m with 45° clear site lines to road. First Floor: Cantilevered to Nil
Balance of Residential Lots:		
Primary Street (Old Belvidere Promenade and Tully Road)	•	3m with balconies permitted to project to within 1m of the boundary.
Secondary Street	•	1m with balconies permitted to project up to the boundary
Side setback	•	Nil
Rear setback	•	Nil

6.3.24 Development Height

- Lots 180, 181, 199, 200 Belvidere/Renaissance Avenues, Lots 172, 208 Old Belvidere Promenade/Victory Terrace:
- Generally 2 storeys at Old Belvidere Promenade with lofts permitted within the roof form.
- 3 storey corner tower element with lofts permitted within the roof form (refer to the applicable building envelope diagrams).
- Balance of Residential Lots: 2 storeys at Old Belvidere Promenade, Tully Road and Victory Terrace with lofts permitted within the roof form.

6.3.25 Building Envelopes

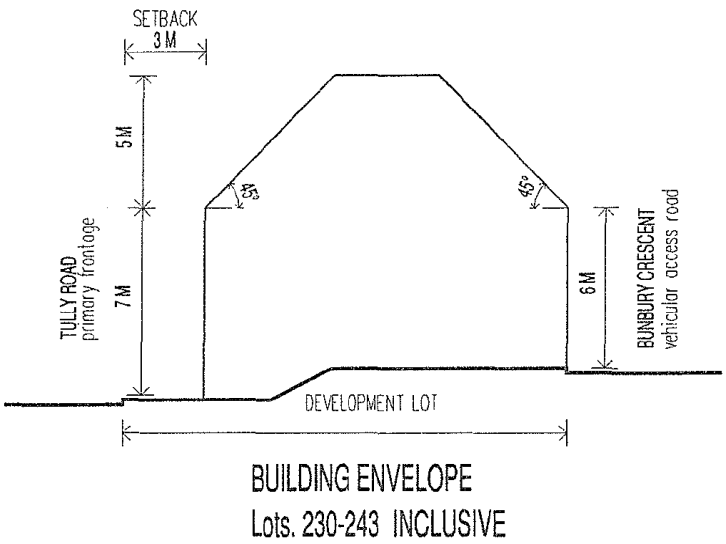


Figure 17 – Lots 230-243

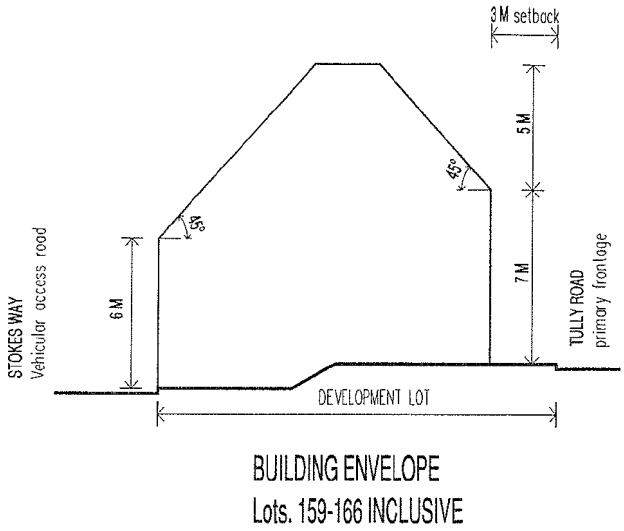


Figure 18 – Lots 159-166

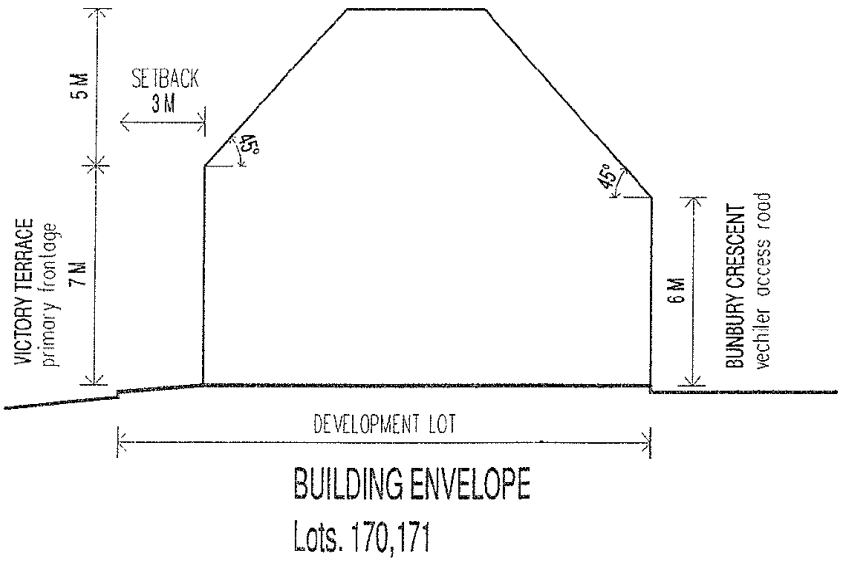


Figure 19 – Lots 170 & 171

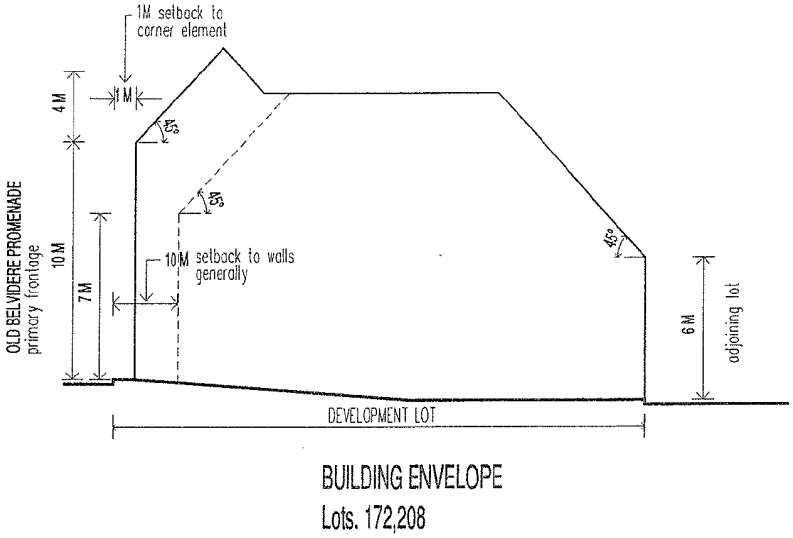


Figure 20 – Lots 172 & 208

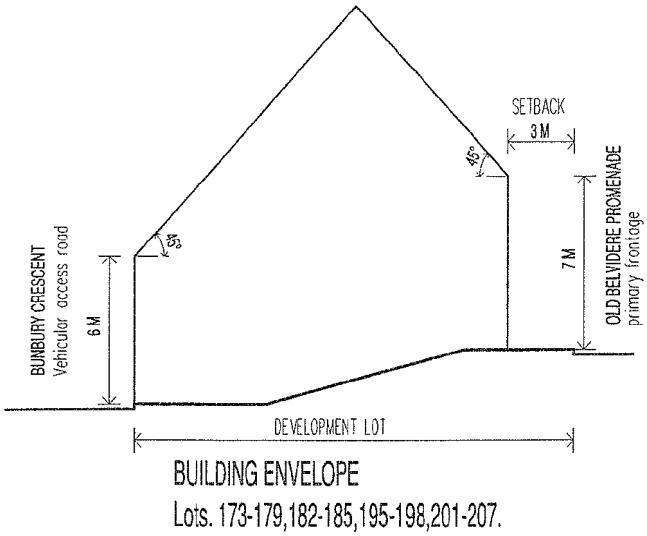
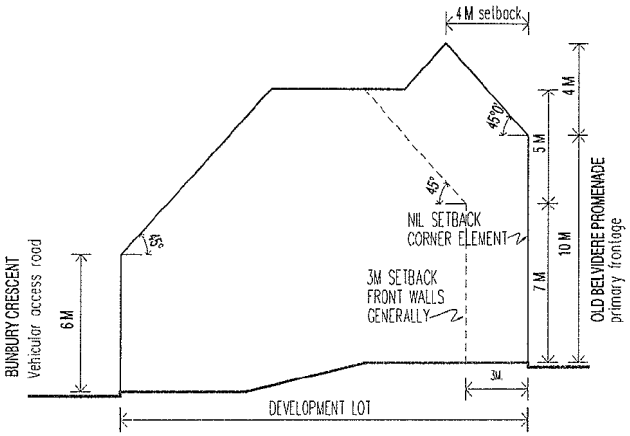
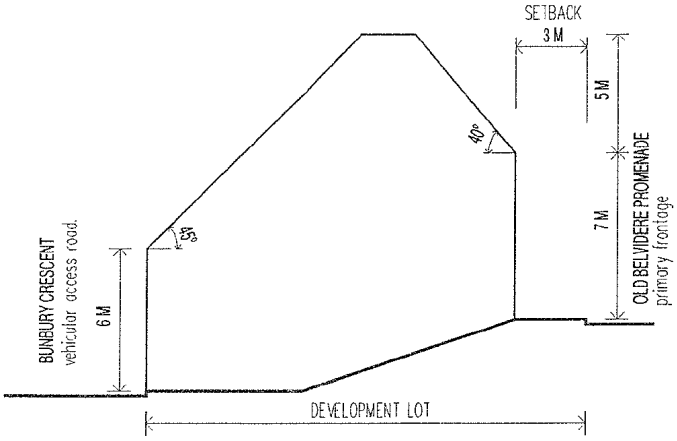


Figure 21 – Lots 173-179, 182-185, 195-198 & 201-207



BUILDING ENVELOPE
Lots. 180,181,199,200

Figure 22 – Lots 180, 181, 199 & 200



BUILDING ENVELOPE
Lots. 186-194 INCLUSIVE

Figure 23 – Lots 186-194

6.4 Tully Road Multiple Unit Residential Lots

Lots 168 and 169 Tully Road are designated for grouped and/or multiple dwellings (refer to Figure 1).

6.4.1 Desired Character

Lots 168 and 169 constitute the only significant multiple residential sites within the area and as such, present unique development opportunities. Lot 169 in particular provides the opportunity to develop a significant landmark element which will be visible from both inside and outside the area and which will enable upper floors to maximise views toward the Darling Escarpment and the city.

Development on these lots is required to provide a robust and clear expression of articulated building forms, with lot 168 making reference to the scale, height and character of the mixed use and residential components of the area and lot 169 providing a contemporary tower element which emphasises the termination of Victory Terrace.

6.4.2 Maximum Development Potential

- Lot 168: 12 units
- Lot 169: 14 units

6.4.3 Pedestrian Access

- Primary pedestrian access shall be off Tully Road and Victory Terrace.
- Occupants must be able to access any basement parking from within the building.

6.4.4 Motor Vehicle Access and Parking

- Access for on site parking shall be via crossovers provided from:
- Lot 168 - Stokes Way; and
- Lot 169 - Victory Terrace.
- On site parking is to be screened from public view with the preferred location within a basement/undercroft.

6.4.5 Security

- Building design should contribute to the creation of a safe environment for residents by avoiding the formation of "blind spots" which are difficult to monitor from units or the street.
- External areas should be well lit, preferably with light fittings in public areas connected to photo-electric cells for automatic night time operation.
- Parking areas should be secured with automatic security gates.

6.4.6 Retaining Wall and Fences

- The combined heights of solid retaining walls and fences are not to exceed 1.8m when measured from the adjacent footpath (max pier height 2m). Where a solid fence extends from a retaining wall the materials should be integrated. Walls should be detailed to minimise the sense of bulk and scale.
- Where the ground or floor levels of adjoining properties differ it is the property owner's responsibility to maintain the structural integrity of pre existing walls and fences on the adjoining property.

6.4.7 Balconies

- The use of balconies to assist in the composition and articulation of buildings is encouraged. Balconies should be large enough to be of practical use, with a minimum dimension of 2m and wherever possible protected by solar shading devices.
- The use of balconies and terraces as private open space is required on upper floors.

- Juliette balconies are permitted but will not be counted as private open space.

6.4.8 Balustrades

Aluminium or cast iron lace is not permitted.

BUILDING FORM

6.4.9 Articulation

Building forms are required to be articulated (broken into distinct visual elements). Projections such as verandahs, awnings, canopies, balconies and bay windows should be used to project visual interest.

6.4.10 Detail

The public faces of buildings should be detailed in order to provide richness and variety, with accentuated elements aimed at reducing the perceived building bulk.

6.4.11 Roof Form: Generally

Roofs are to be pitched between 30° and 45°. The provision of a parapet with a shallow roof pitch beyond may be considered where integral to the architectural design. Lower pitches are permitted to awnings and verandah roofs. Where lifts are included, the lift overrun is to be incorporated within the pitched primary roof structure.

6.4.12 Roof Materials

Roofs shall be:

- Coloured corrugated metal decking in Off White, Merino, Birch, Gull Grey, Slate Grey, Stone, Armour Grey or equivalent colours.
- Zincalume finish will be permitted where it can be demonstrated that glare and reflectivity will not be a problem to neighbouring properties or surrounding activities.
- Tiles or slate, preferably in light colours in keeping with energy efficiency principles.

6.4.13 Blank Walls

Blank walls abutting public spaces are not permitted. Walls are to be detailed to provide visual interest and where built up to public boundaries are to be treated as "front elevations" containing elements such as openings, recesses, balconies, awnings, canopies, verandahs and windows.

6.4.14 Tilt Up Construction

The use of the tilt up construction method may be approved provided it can be demonstrated that the aforementioned requirements relating to articulation, detail and blank walls have been satisfied.

6.4.15 Wall Finishes

Should be predominantly a combination of the following finishes:

- Red or Terracotta face bricks
- Concrete face blocks
- Natural stone including limestone
- Rammed earth or limestone
- Painted or coloured render in ochres, terracottas, reds, earthy blues/greens, greys with an earthy base or "limewash" colours.

- Light weight cladding in the form of painted or stained weatherboards or sheet timber panels, painted fibre cement panels or corrugated metal sheet (custom orb or mini orb profile) as minor portions of the building elevation.

6.4.16 Glazing

- The use of reflective glass is not permitted. Exterior shading devices should be used where it is necessary to protect windows from direct sunlight.
- The use of obscure glass is generally not permitted for major openings or window adjoining pedestrian or public areas.

6.4.17 Private Open Space

- Dwellings must be provided with private open space in the form of a balcony, deck, terrace or a courtyard with a minimum dimension of 4m x 4m for ground floor units.
- Private open space must open directly off a living area and where possible should be north facing.
- Roof terraces greater than 4m x 4m in dimension should have a roof or shade structure covering a portion of the terrace which is consistent with the scale and elevation of the building and assists with climate control.
- All private open space must be designed to minimise overlooking of adjoining properties and maximise privacy for its users.

6.4.18 Power Easement

A Western Power Corporation easement extends along the Tully Road lot frontages and traverses lot 168 to the Railway Reserve. The construction of building structures over the power easement is prohibited.

6.4.19 Setbacks

Lot 168	Tully Road	3m minimum (or as required to clear easement)
	Stokes Way	Nil
	Rail Reserve	Nil
	Side Boundary	Nil
Lot 169	Victory Terrace	3m
	Tully Road	3m minimum (or as required to clear easement)
	Rail Reserve	Nil
	Side Boundary	Nil

Maximum Development Height:

- Lot 168: 3 storey plus undercroft.
- Lot 169: 7 storey plus undercroft.
- In addition a mezzanine or loft is permitted within the roof structure.

6.4.20 Building Envelopes

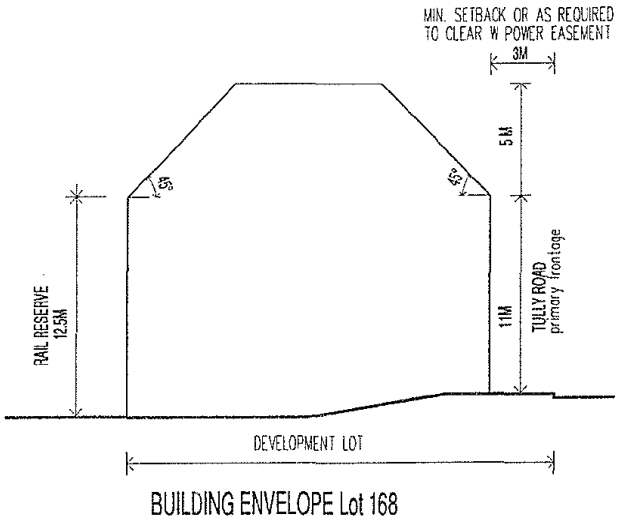


Figure 24 – Lot 168

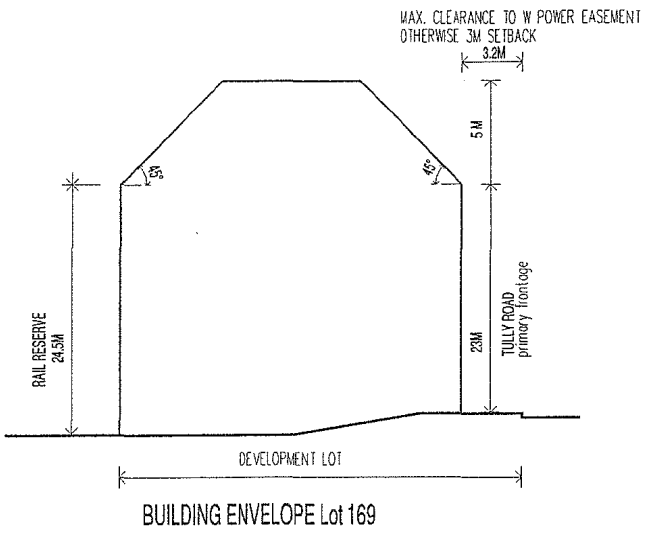


Figure 25 – Lot 169

6.5 Western Power Lot

Lots 155 and 156 Tully Road have been allocated to Western Power Corporation. Lots 155 and 156 are of such a combined size as to comprise a considerable component of the area (refer to Figure 1).

6.5.1 Desired Outcome

Lots 155 and 156 together comprise a substantial component of the area with the capacity to impact on both public and private properties. The desired outcome is to accommodate the Western Power Corporation infrastructure requirements in such a way as to minimise the potential for visual and acoustic intrusion, while ensuring that the form of buildings and fencing is consistent with that required for other forms of development within the area.

6.5.2 Machinery, Plant and Equipment

All machinery, plant and equipment are to be screened or housed in roofed buildings on the site. Buildings are to be constructed of materials and/or set back sufficiently from property boundaries to ensure the operations contained within do not pose a hazard or constitute noise intrusion to surrounding properties.

6.5.3 Building Form

Buildings housing machinery, plant and equipment are to be articulated (broken into distinct visual elements) to project visual interest and will be required by the local government to be compatible with the other categories of development within the area. Metal shed and other "warehouse" type structures exhibiting minimal design input will not be permitted.

6.5.4 Roof Form

Roof forms are to be consistent with those required for the balance of the subdivision and are to be pitched between 30° and 45°. The provision of parapets with shallow roofs beyond may be considered where integral to the architectural design. Lower pitches are permitted to awnings and verandah roofs.

6.5.5 Roof Materials

- Roofs shall be coloured corrugated metal decking in Off White, Merino, Gull Grey, Slate Grey, Stone, Armour Grey, Birch or equivalent colours.
- Zincalume finish may be permitted where it can be demonstrated that glare and reflectivity will not be a problem to neighbouring properties or surrounding activities.

6.5.6 Blank Walls

Blank walls abutting public spaces are not permitted. Walls are to be detailed to provide visual interest and where built up to public boundaries are to be treated as "front elevations" containing elements such as openings, recesses, awnings, canopies and verandahs.

6.5.7 Tilt Up Construction

The use of the tilt up construction method may be approved provided it can be demonstrated that the aforementioned requirements relating to building form and blank walls have been satisfied.

6.5.8 Wall Finishes

Should be predominantly in combination of the following finishes:

- "Red" clay face bricks.
- Concrete face blocks.

- Painted or coloured renders in ochres, terracotta reds, earthy blues/greens, greys with an earthy base or limewash colours.
- Sections of coloured corrugated metal cladding.

6.5.9 Perimeter Fences

- Perimeter fencing will be required to lots 155, 156.
- Perimeter fencing to public areas and the rail reserve will be required to be constructed of masonry or stone, and be solid to maximum height of 1.8m with expressed piers to a maximum height of 2m.
- Fence and entry gate design will be required to be of a high standard and will require the approval of the local government.

6.5.10 Landscaping

Open areas within the property will be visible from the upper levels of surrounding developments and from East Parade and are to be landscaped to the satisfaction of the local government.