

Eastbrook Terrace Character Area Local Planning Policy

Draft December 2024

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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 *Eastbrook Terrace 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 Eastbrook Terrace 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 Eastbrook Terrace Character Area, the extent of which is shown in Figure 1.



Figure 1. Eastbrook Terrace 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 Eastbrook Terrace Local Character area, this policy should be read in conjunction with the *Residential Design Codes Volume 2 (R-Codes)* 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 A2.2.1	4.1, 5.1.3, 5.2.3, 5.3.3, 5.4.3, 5.5.2
2.3 Street Setbacks	Replace A2.3.1	5.1.2, 5.2.2, 5.3.2, 5.4.2, 5.5.2
2.4 Side and rear setbacks	Replace A2.4.1	5.1.2, 5.2.2, 5.3.2, 5.4.2, 5.5.2
3.6 Public domain interface	Augment A3.6.6	4.6, 5.1.6, 5.2.6, 5.3.6, 5.4.6, 5.5.6
3.7 Pedestrian Access and Entries	Augment A3.7.1	4.3.1, 5.1.4(a), 5.2.4(a), 5.3.4(a), 5.4.4(a), 5.5.4(a)
3.8 Vehicle Access	Augment A3.8.1	4.3.2, 5.1.4(b), 5.2.4(b), 5.3.4(b), 5.4.4(b), 5.5.4(b)
3.9 Car and bicycle parking	Replace A3.9.6, A3.9.10	4.3.2(a), 4.3.2(b), 4.3.2(c), 5.1.4(c), 5.2.4(c), 5.3.4(c), 5.4.4(c), 5.5.4(c)
4.4 Private Open Space and Balconies	Augment A4.4.1	4.2
4.10 Façade Design	Replace A4.10.1, A4.10.3, A4.10.5 Delete A4.10.2	4.4.2, 4.4.3, 4.4.4, 4.4.5, 4.5.1, 4.5.2, 4.7, 5.1.5, 5.2.5, 5.3.5, 5.4.5
4.11 Roof Design	Augment A4.11.1	4.4.1, 4.5.3
4.12 Landscape Design	Augment	

Design Element	Acceptable Outcome Modification	Applicable Provision
	A4.12.1	4.8
4.17 Waste Management	Augment A4.17.1, A4.17.4	4.3.2(e), 4.3.2(f), 5.2.4(d), 5.3.4(d)
4.18 Utilities	Augment A4.18.1, A4.18.3	4.9(a), 4.9(b)

3. Character Statement

Eastbrook Terrace Character Area is a vibrant mixed-use area and connects Royal Street with Claisebrook Walk and the public open space along the edges of Claisebrook Cove. The Eastbrook Terrace Character Area comprises residential and active uses at ground level and office/ commercial and residential development on upper levels. This area offers quality office accommodation as an alternative to West Perth and other established commercial areas.

4. Development Provisions

4.1 Building Envelopes and Heights

- The building height and bulk is to be contained within a building envelopes defined for each lot in Site Specific Provisions of this policy, with only minor projections allowed for such items as chimneys, finials, pergolas, small portions of bay and dormer windows, and approved landmark features which in the opinion of the local government contribute to the character and identity of the area.
- Balconies, awnings and verandahs may project beyond the building envelope in accordance with the specific provisions applicable to these features.
- The maximum envelope height is measured from the finished ground level of the highest street or lane level at the perimeter of the lot as shown in Figure 2.
- The building envelope defines the limits of building bulk. It is not intended that the building profile should mirror that of the envelope.

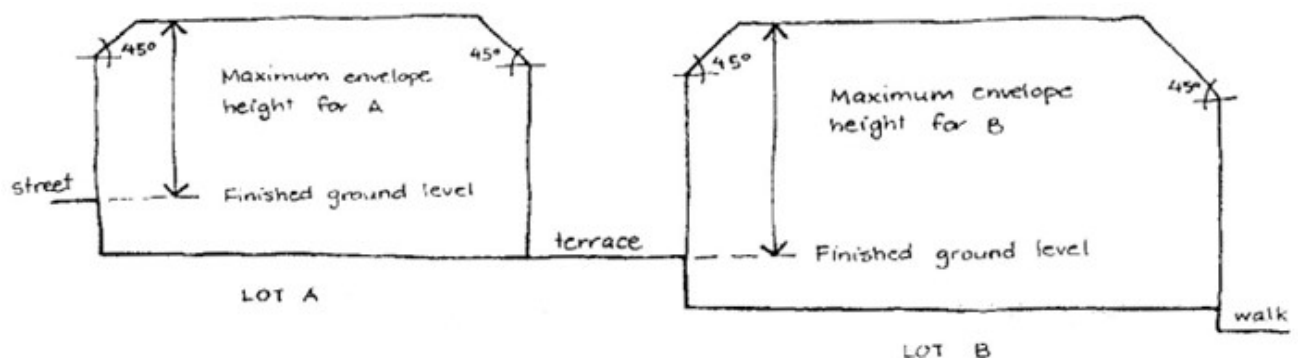


Figure 1. Measurement of building envelopes

4.2 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.

4.3 Access and Parking

4.3.1 Pedestrian Access

- (a) Priority is to be given to maximising pedestrian access and circulation. Pedestrian access off Royal Street 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.

4.3.2 Vehicle and Service Access and Parking

- (a) All parking is to be provided in basements or otherwise adequately concealed from public view to the local government's satisfaction.
- (b) Basement car parks abutting pedestrian access ways, Royal Street, Eastbrook Terrace and Claisebrook Walk should be below ground level as far as possible. Any wall projecting above ground is to be minimal and detailed to provide visual interest and pedestrian scale.
- (c) Ventilation grilles to parking basements are to be screened from Claisebrook Walk. In any case they should be detailed to reduce their visual impact, and be sympathetic in proportion and placement to the building design.
- (d) For designated aged persons' housing a reduced number of parking bays may be negotiated.
- (e) All servicing of buildings is to take place from Eastbrook Terrace or within an internal screened service yard, as appropriate to the nature and scale of the proposed development.
- (f) 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.

4.3.3 Crossovers

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

4.3.4 Bicycle Parking and End of Trip Facilities

- (a) Provision is to be made for secure private bicycle parking and suitable end-of-trip facilities.

4.4 Building Design

4.4.1 Roof Form

- (a) Generally, roofs should be pitched, with a slope of between 30 and 45°. Provision of a decorative parapet with a shallow roof pitch beyond, in the tradition of a shopping street, is acceptable for the Royal Street frontage.

4.4.2 Articulation, Detailing and Street Presence

- (a) Building forms should be articulated (broken down visually into smaller elements to establish a "vertical rhythm" or pattern, especially at the pedestrian level). At street level this should be at intervals of around 6m - 8m. Projections such as verandahs, canopies, balconies and windows should be used to provide visual interest, an interplay of light and shade, and establish a finer grained scale of development. This will help to achieve visual continuity whilst allowing individual expression for each building.
- (b) The public faces of buildings should be detailed in order to provide visual richness and variety, accentuate vertical rhythms, reduce the visual bulk of building mass and enhance the identity of individual buildings. This can be achieved through the use of colour, texture and materials, surface modelling and the integration of art.
- (c) Corner sites tend to be the most prominent. Buildings situated at the intersections of roads/lanes/pedestrian accessways play a special role in defining the quality of the adjoining public spaces and are often landmarks which assist people's understanding the local environment. Extra height at corners through the use of decorative parapets, tower elements or similar features helps to give prominence to these buildings and is therefore encouraged. In approved instances a "tower element" may take the form of an additional storey if the local government is satisfied that it contributes to the landmark quality of the building.

4.4.3 Balconies, Verandahs and Awnings

- (a) The inclusion of balconies to take advantage of views to the water and parkland is encouraged. Balconies can also assist the composition, articulation and visual interest of buildings. They should be of usable dimensions and wherever possible enhanced by the provision of shading from summer sun.
- (b) Balconies fronting pedestrian accessways, Eastbrook Terrace, Claisebrook Walk, Plain Street or Brook Street must be incorporated into the building fabric such that they do not project beyond the primary plane of the building elevation and do not project beyond the lot boundary.
- (c) Frontages to Royal Street are required to provide continuous pedestrian protection from sun and rain through the use of a suspended awning or cantilevered verandah 2.5m wide. Posted verandahs will not be permitted.
- (d) Generally, a verandah must have a clearance above footpath level of 3.3m. Where necessary verandahs must be stepped to conform with the grade of the footpath. In such cases the steps should not exceed 600mm and the clearance above footpath level may be reduced to a minimum of 3.0m. Figure 3 illustrates this principle.
- (e) Where a verandah abuts another verandah, the two are to be finished to prevent rain falling between them. It will be the responsibility of the person erecting the new verandah to effect this result. Figure 3 illustrates this principle. The finished overall depth of the

fascia of any verandah is to be 450mm. This is not intended to prevent the inclusion of decorative elements such as pediments, which will be considered on their merits.

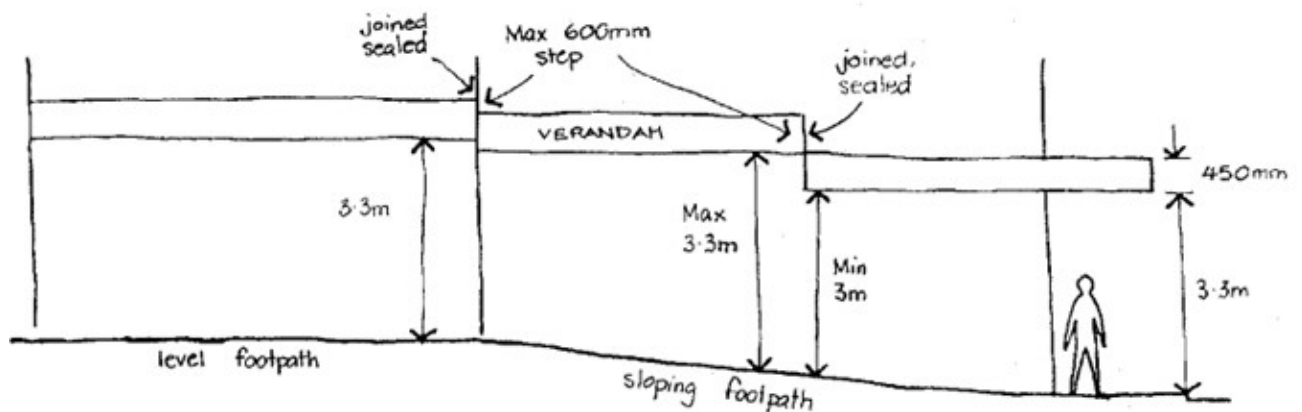


Figure 2. Clearances and linkages for verandahs and awnings

- (f) Sun hood type awnings may project up to 1m beyond the lot boundary.
- (g) Any verandah or awning that overhangs or abuts a trafficable street or lane must have 600mm minimum clearance from the likely passage of vehicles, including emergency vehicles. Allowance should also be made for the unimpeded growth of any nearby street tree.
- (h) In any case the fascia of a verandah or awning must be no less than 600mm closer to the building line than the outer face of the kerb, where one exists. Figure 4 illustrates allowable projections beyond lot boundaries.

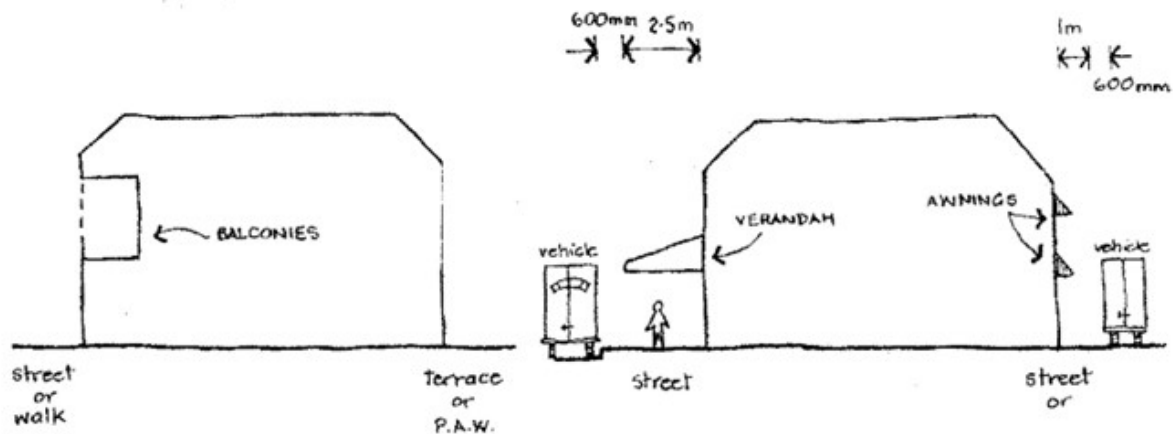


Figure 3. Permitted projections

4.4.4 Blank Walls

- (a) Blank walls abutting pedestrian access ways, Eastbrook Terrace and Claisebrook Walk are to be kept to a minimum and detailed to provide visual interest and pedestrian scale.

4.4.5 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.

4.5 Materials and Colours

4.5.1 Walls and Windows

- (a) These should be predominantly limestone, red/terracotta brick or rendered masonry ranging in colour from yellow to red-brown ochre. Sections of corrugated metal decking or timber cladding will be permitted on upper floors.

4.5.2 Windows

- (a) The use of reflective or obscure glass is generally not permitted on ground floor windows adjoining pedestrian areas. Rooms requiring privacy should not be situated in such locations. Exterior shade structures should be used where it is necessary to protect windows from summer sun.

4.5.3 Roofs

- (a) Roofs should be flat profile tiles in off-white to mid-grey or pale ochre, or corrugated metal decking in Colorbond Surfmist, Paperbark, Dune, Classic Cream or Evening Haze. Zincalume finish will only be permitted where it can be demonstrated that glare and reflectivity will not be a problem to neighbours or surrounding activities.

4.6 Fences and Retaining Walls

- (a) If a retaining wall is necessary, it is to be no higher than 1.2m high when measured from the adjacent pedestrian zone (e.g. Claisebrook Walk).
- (b) The combined heights of retaining walls and fences is not to exceed 2m when measured from the adjacent pedestrian zone. Where walls extend from retaining walls the materials should be integrated. Walls should be detailed to minimise the sense of bulk and scale.
- (c) Generally, buildings constructed to lot boundaries are preferred over fences. Where infill fencing is required, materials should match the building walls.
- (d) Where fencing abuts Claisebrook Walk, visually permeable materials such as metal railings should be used, although minor solid components may be permitted where residential private open space requires screening.

4.7 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 developments 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.

4.8 Landscape

- (a) In order to increase on-site absorption and reduce run-off, permeable segmental paving is to be used for all hard surfaces.
- (b) Paving to all areas is to be complementary to that in Royal Street and Eastbrook Terrace, with similar size, texture, colour and detailing.
- (c) Landscape themes should be consistent with general Claisebrook Cove landscape development.

4.9 Services

- (a) All piped and wired services, 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) All meters and connections are to be accessed off Eastbrook Terrace, and such fittings should be integrated into the overall landscape and building design.

5. Site Specific Provisions

5.1 Lot 1007

5.1.1 Character Statement

This important "gateway" site on the northwest corner of Brook and Royal Streets is adjacent to the Brook Street pedestrian underpass and is adjoined on two sides by the "Greenway", the public open space network linking East Perth with the city centre. The Greenway is at its narrowest point here, so the building on this site is designed to incorporate a landscaped setting and provides an appropriately scaled backdrop for this public area, as viewed from within and across the public open space. The site plays a key role in the transition between the highly "urban" Royal Street commercial area to the east of Brook Street and the more open form of development to the west which is characterised by very large modern buildings such as the ABC Radio Perth building, the Department of Education building and the North Metropolitan TAFE. In contrast, the site is opposite the former East Perth Primary School, a heritage site with small scaled, brick buildings occupied with a mix of commercial uses.

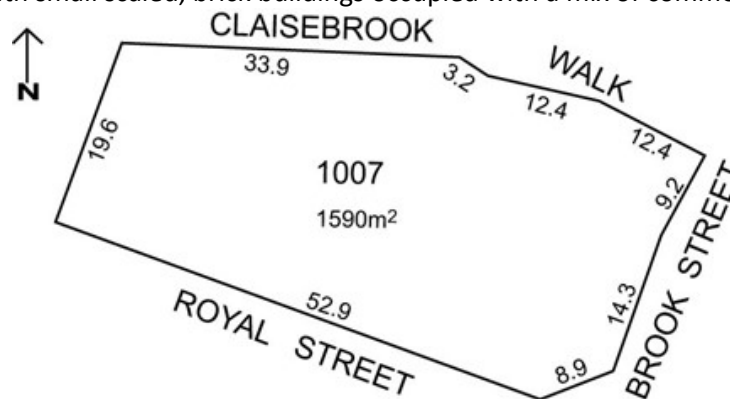


Figure 4. Lot 1007

5.1.2 Setbacks

- (a) A setback of nil shall be provided to Royal Street, Claisebrook Walk and public open space, except that a setback from Claisebrook Walk will be considered if the area within the setback is designed to be actively used, such as for alfresco dining or similar.
- (b) There are easements along part of the Brook Street frontage, to which building restrictions apply. A setback of up to 6m from the Brook Street boundary is permitted where it is affected by the easements, but where there is no easement, the setback is to be nil.
- (c) Care is to be taken in the treatment of any set back area so as not to create unsafe or litter prone spaces.

5.1.3 Building Envelopes and Heights

- (a) The building height and bulk is to be contained within the building envelope shown in Figure 6. The envelope is a maximum of 12m high, projected at 45° from a point 9m above the finished ground level of the Royal Street footpath, and from a point 9m above the finished ground level of Claisebrook Walk along the northern lot perimeter. The building is permitted up to the maximum envelope limit along the remaining lot perimeters.

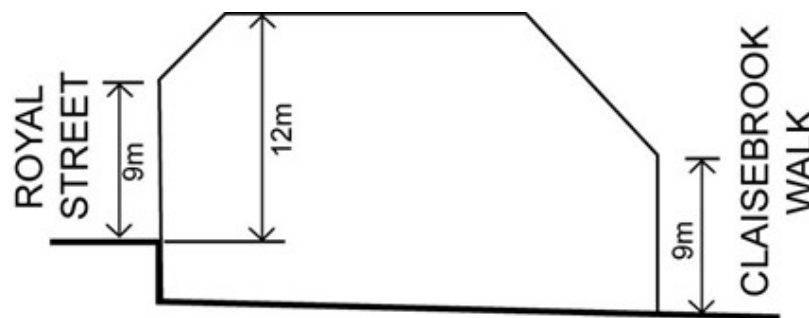


Figure 5. Building envelope for Lot 1007

- (b) Overall building height shall be a minimum of 2 storeys (6m) and maximum of 4 storeys (12m), including:
 - i. Royal Street frontage being predominantly 2 storeys with the possibility of a 3 storey (9m) element which may project beyond the building envelope, to emphasise the Royal Street/Brook Street corner.
 - ii. Claisebrook Walk frontage being 2 to 3 storeys (6 to 9m).
 - iii. Brook Street frontage being 2 to 3 storeys (6 to 9m) above road level.

5.1.4 Access and Parking

- (a) Pedestrian access is unrestricted. As a minimum, pedestrian access should be available from both the Royal Street and Claisebrook Walk frontages. Building design should emphasise pedestrian entrances. Any gaps between the face of the building and the footpath are to be paved as though they were a continuation of the footpath, using matching materials. Similarly paths or steps connecting with Claisebrook Walk should use matching materials.
- (b) Vehicular access may be gained via a single crossover to Royal Street provided that the crossover is not closer than 20m to the intersection with Brook Street (measured along the Royal Street boundary from the truncation).

- (c) All parking should be screened from view from any public place. The preferred form of car parking is basement parking.

5.1.5 Built Form and Character

- (a) The site is highly visible from all sides, so it will be important that the building presents equally well from every angle, and that service and parking areas are well integrated and screened. The building design must have cognisance to both the highly urban/commercial eastern end of Royal Street and the more open western end. The building should effect the transition between these zones as far as possible by making a strong corner statement at Brook and Royal Streets to reflect and balance a building on the north east corner of the intersection, then in Royal Street introducing design elements which help tie together the adjoining parkland, and surrounding buildings.
- (b) The majority area of ground floor facades should be glazed. An interesting and articulated built form is sought. The Brook Street frontage is to be provided with windows and other fenestration - blank walls will not be accepted. Fronting onto Claisebrook Walk and the Greenway parkland, the building could incorporate terraces or other forms of outdoor area for the enjoyment of building occupants and clients.

5.1.6 Retaining Walls and Fences

- (a) Fencing fronting Claisebrook Walk should be visually permeable, using metal railings or other approved material. Any retaining wall is to be of limestone to match those existing elsewhere in the area.

5.1.7 Easements

- (a) This lot is affected by easements associated with the adjacent Brook Street bridge and with stormwater drainage. Title details should be referred to for particulars.

5.2 Lot 209

5.2.1 Character Statement

This is a large sloping site facing Brook Street. It is situated at the junction of the pedestrian accessway leading from Royal Street with the pedestrian promenade and overlooks the lake and parkland. Its long outwardly curving boundary gives it excellent northern exposure and will makes the building on this site the most prominent along this section of Claisebrook Walk.

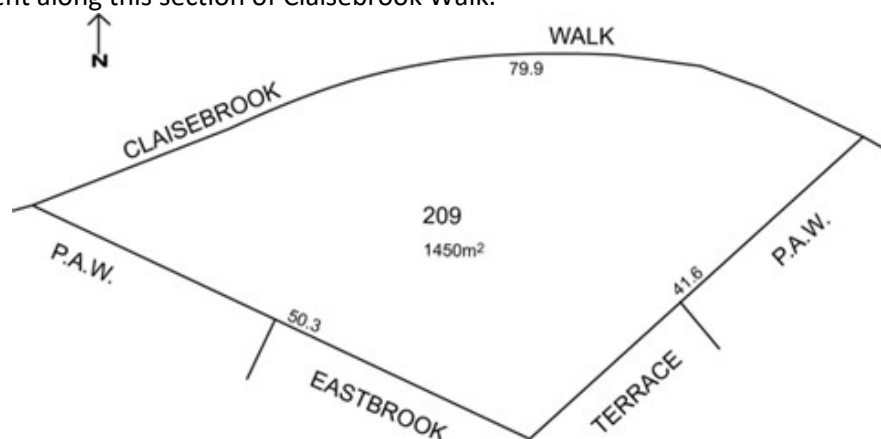


Figure 6. Lot 209

5.2.2 Setbacks

- (a) Nil to all boundaries.

5.2.3 Building Envelopes and Heights

- (a) The building height and bulk is to be contained within the building envelope shown in Figure 8. The envelope is a maximum of 15m high, projected at 45° from a point 12m above the finished ground level of Eastbrook Terrace along the southern lot boundary, and from a point 15m above the finished ground level of Claisebrook Walk at the northern lot boundary. The building is permitted up to the maximum envelope limit along the remaining lot boundary.

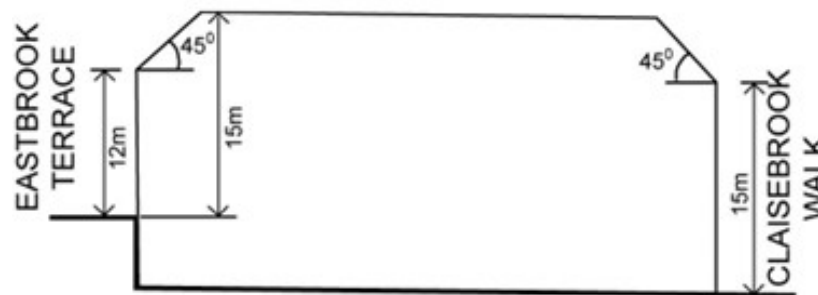


Figure 7. Building Envelope for Lot 209

- (b) Overall building height shall be a minimum 2 storeys (6m) and maximum 5 storeys (6 to 15m), including:
 - i. Eastbrook Terrace frontage being 2 to 3 storeys (6 to 9m).
 - ii. Claisebrook Walk frontage being 3 to 5 storeys (9 to 15m).

5.2.4 Access and Parking

- (a) Pedestrian access is unrestricted. Pedestrian access to residences should be individual for any ground floor units, where possible, or shared between a small number of dwellings. A major pedestrian entry should be situated on the south-eastern corner of the building. Pedestrian access for residential and non-residential uses should be separate. Occupants must be able to access the basement car parking from within the building.
- (b) Vehicle access is restricted to Eastbrook Terrace. The preferred crossover location is on the eastern lot boundary not closer than 5m from the south-east corner of the lot.
- (c) The preferred form of parking for this site is basement parking. All parking should be screened from public view.
- (d) Consideration must be given to service access and the provision of bin stores. The impact of services on the ground floor environment must be minimised.

5.2.5 Building Form and Character

- (a) The northern elevation of this building is of particular importance as it occupies a long frontage visible from Brook Street. For residential development, living rooms and private open space should be orientated to the north.

- (b) Along Claisebrook Walk frontage this building should be designed to present a very strong and well detailed "wall" of development. Balconies should present as "outdoor rooms" within the primary plane of the building rather than as projections along this frontage.
- (c) Balconies and bay windows along the Eastbrook Terrace and pedestrian access frontages are encouraged in order to enhance the intimate, enclosed feel and natural surveillance of these places.

5.2.6 Retaining Walls and Fences

- (a) Fencing fronting Claisebrook Walk should be visually permeable, using metal railings or other approved material. Any retaining wall should be of limestone to match those existing elsewhere within the subdivision.

5.3 Lot 211 and 212

5.3.1 Character Statement

These lots are centrally located between the two major pedestrian accessways which lead from Royal Street to the public promenade along the water's edge. The lots slope down from Eastbrook Terrace towards Claisebrook Walk and enjoy views across the water and parkland. These lots are highly visible from both Plain Street and Brook Street.

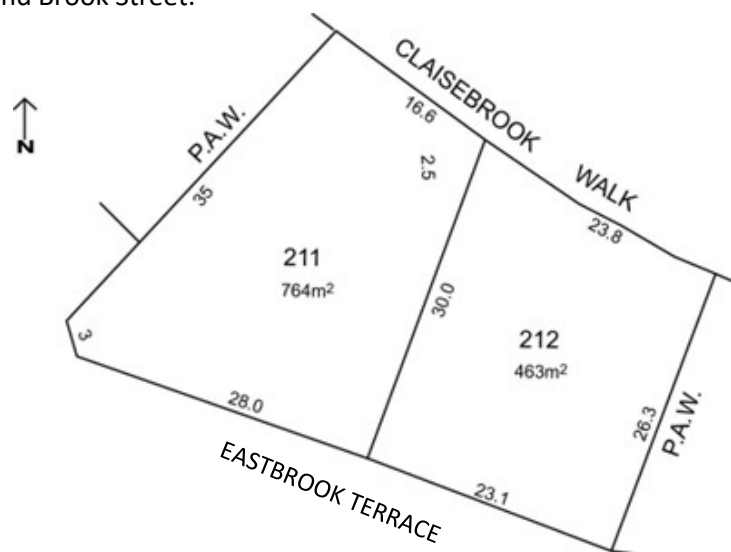


Figure 8. Lots 211 and 212

5.3.2 Setbacks

- (a) Nil to all boundaries.

5.3.3 Building Envelopes and Heights

- (a) The building height and bulk is to be contained within the building envelope shown in Figure 10. The envelope is a maximum of 15m high, projected at 45° from a point 12m above the finished ground level of Eastbrook Terrace along the southern lot boundary, and from a point 15m above the finished ground level of Claisebrook Walk at the northern lot boundary. The building is permitted up to the maximum envelope limit along the remaining lot boundary.

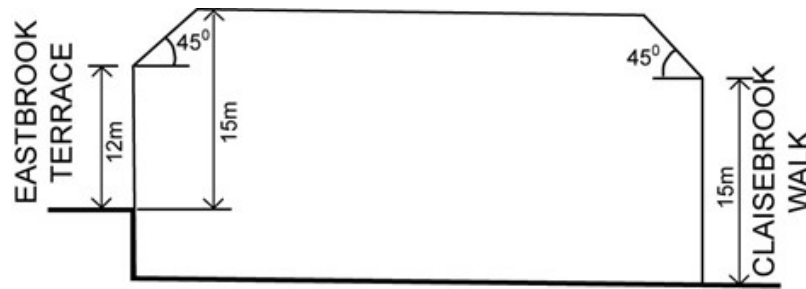


Figure 9. Building Envelope for Lots 211 and 212

- (b) Overall building height is being 2 to 5 storeys (6 to 15m), including:
 - i. Eastbrook Terrace frontage being 2 to 4 storeys (6 to 12m).
 - ii. Claisebrook Walk frontage being 3 to 5 storeys (9 to 15m), with particular emphasis given on lot 212 to the intersection of Claisebrook Walk and the pedestrian accessway.

5.3.4 Access and Parking

- (a) Pedestrian access is unrestricted but as a minimum must be provided from the pedestrian accessway and Eastbrook Terrace. Emphasis should be given to pedestrian entrances to the building, with separate entrances for residential and non-residential activities.
- (b) Vehicle access is limited to Eastbrook Terrace.
- (c) Basement parking is preferred, if possible, but direct access to parking from Eastbrook Terrace will be considered if it is adequately screened from public view. Parking via a single crossover shared between both lots will be considered.
- (d) Consideration must be given to service access and the provision of bin stores for the development. The impact of services on the ground floor environment must be minimised. Access for service vehicles is limited to the east-west running section of Eastbrook Terrace for Lot 211.

5.3.5 Building Form and Character

- (a) Being highly visible, it is important that the northern elevations of these buildings are designed to present a very strong and well detailed "wall" of development. Balconies should present as "outdoor rooms" within the primary plane of the buildings rather than as projections along this frontage. All elevations should have regard to the pedestrian environment and be detailed and scaled accordingly. Overall the buildings should have a vertical emphasis.
- (b) Balconies and bay windows along the Eastbrook Terrace and pedestrian accessway frontages are encouraged in order to enhance the intimate, enclosed feel and natural surveillance of these places.
- (c) In the case of residential units, as many dwellings as possible should be given living rooms and private open space with a northerly aspect. As far as practical, dwellings should be given a sense of "address" through the use of individual entrances or other devices.

5.3.6 Retaining Walls and Fences

- (a) Fencing fronting Claisebrook Walk should be visually permeable, using metal railings or other approved material. Any retaining wall should be of limestone to match those existing elsewhere within the subdivision.

5.4 Lot 100

5.4.1 Character Statement

This lot overlooks the pond and parkland. It terminates the vista from Plain Street roundabout.

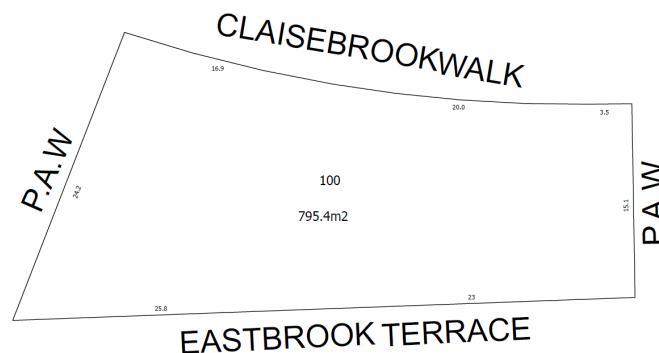


Figure 10. Lot 100

5.4.2 Setbacks

- (a) Nil to all boundaries.

5.4.3 Building Envelopes and Heights

- (a) The building height and bulk is to be contained within the building envelope shown in Figure 12. The envelope is a maximum of 15m high, projected at 45° from a point 12m above the finished ground level of Eastbrook Terrace along the southern lot boundary, and from a point 15m above the finished ground level of the public promenade at the northern lot boundary. The building is permitted up to the maximum envelope limit along the remaining lot boundaries.

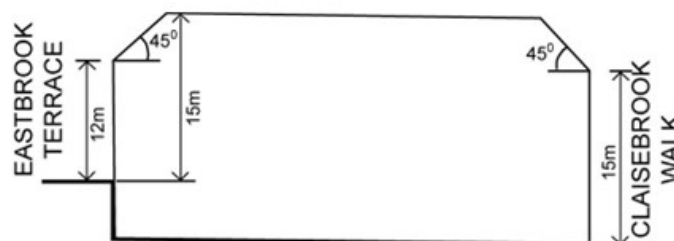


Figure 11. Building envelope for Lot 100

- (b) Overall building height shall be between 2 to 5 storeys (6 to 15m), including:
 - i. Eastbrook Terrace frontage being 2 to 4 storeys (6 to 12m).
 - ii. Promenade frontage being 3 to 5 storeys (9 to 15m).

5.4.4 Access and Parking

- (a) Pedestrian access is unrestricted but as a minimum must be provided from the pedestrian accessway and Eastbrook Terrace. Emphasis should be given to pedestrian entrances to the building, with separate entrances for residential and non-residential activities.
- (b) Vehicle access is limited to Eastbrook Terrace.
- (c) Basement parking is preferred, if possible, but direct access to parking from Eastbrook Terrace will be considered if it is adequately screened from public view. Parking via a single crossover shared between both lots will be considered.

5.4.5 Built Form and Character

- (a) Being highly visible, the northern elevations of these buildings shall be designed to present a very strong and well detailed “wall” of development. Balconies should present as “outdoor rooms” within the primary plane of the buildings rather than as projections along this frontage. All elevations should have regard to the pedestrian environment and be detailed and scaled accordingly. Overall, the buildings should have a vertical emphasis.
- (b) Emphasis should be given to the western intersection of Claisebrook Walk with the pedestrian accessway, which is the major pedestrian and visual axis within the area.
- (c) Balconies and bay windows along the Eastbrook Terrace and pedestrian accessway frontages are encouraged in order to enhance the intimate, enclosed feel and natural surveillance of these places.
- (d) Residential development shall design living rooms and private open space to optimise the northern aspect of the site.

5.4.6 Retaining Walls and Fences

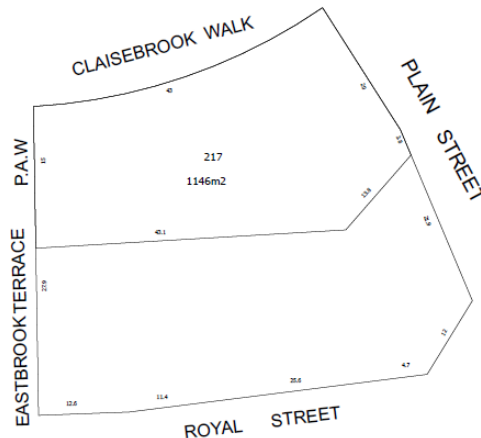
- (a) Fencing fronting Claisebrook Walk should be visually permeable, using metal railings or other approved material. Any retaining wall should be of limestone to match those existing elsewhere within the area.

5.5 Lot 217

5.5.1 Character Statement

This is a large and highly visible corner site situated at the eastern end of the Eastbrook subdivision. It has views across the lake and parkland, north and south along Plain Street and across Claisebrook Cove. It is adjacent to the Plain Street pedestrian underpass and Claisebrook Walk, which form part of the Greenway linking East Perth with the city centre. This policy only applies to the northern half of the site,

as the southern half of the site is zoned Neighbourhood Centre under LPS3 and subject to the *Royal Street Character Area Local Planning Policy*.



5.5.2 Setbacks

- (a) Nil to all boundaries.

5.5.3 Building Envelopes and Heights

- (a) The building height and bulk is to be contained within the building envelope shown in Figure 14. The building is permitted up to the maximum envelope limit along the remaining lot boundaries.

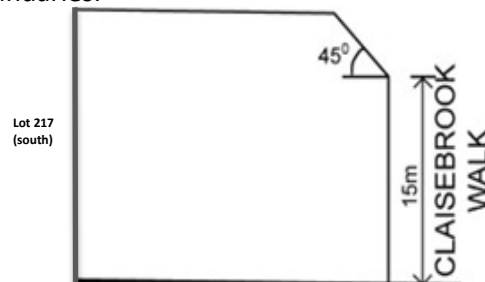


Figure 12. Building envelope Lot 217

- (b) Overall building height is a minimum of 2 storeys (6m) and maximum of 5 storeys (15m), including
 - i. Eastbrook Terrace frontage being 2 to 4 storeys (6 to 12m).
 - ii. Claisebrook Walk frontage being 3 to 5 storeys (9 to 15m).
 - iii. Plain Street frontage being 2 to 3 storeys above road level (6 to 9m).

5.5.4 Access and Parking

- (a) Pedestrian access is unrestricted but at a minimum must be provided from the western (Eastbrook Terrace) frontage.
- (b) Vehicular access for parking and servicing is to be via a crossover from Eastbrook Terrace on the north side of the electricity sub-station.
- (c) Car Parking must be screened from view of any public place. The preferred form of parking for this site is basement parking.

5.5.5 Building Form and Character

- (a) Development shall have a strong vertical emphasis to highlight its gateway role and to take advantage of its high exposure. The bulk of the building should be located against the Plain Street frontage. The opportunity exists for the building to incorporate a central courtyard.
- (b) It is important that the building strongly addresses all public site edges.
- (c) Being highly visible it is important that the northern elevation of this building is designed to present a very strong and well detailed "wall" of development.
- (d) Balconies should present as "outdoor rooms" within the primary plane of the buildings rather than as projections along this frontage. All elevations should have regard to the pedestrian environment and be detailed and scaled accordingly.
- (e) Balconies and bay windows along the Eastbrook Terrace and pedestrian accessway frontages are encouraged in order to enhance the intimate, enclosed feel and natural surveillance of these places.
- (f) The Plain Street frontage is to be provided with windows and other fenestration - blank walls will not be accepted. If appropriate and necessary the removal of any bridge railings abutting the building can be negotiated.

5.5.6 Retaining Walls and Fences

- (a) Fencing fronting Claisebrook Walk should be visually permeable, using metal railings or other approved material. Any retaining wall should be of limestone to match those existing elsewhere within the subdivision.

5.5.7 Substation

- (a) The electricity sub-station on this site is to be incorporated into the building in such a way as to minimise its visibility from public spaces. To this end the sub-station has been designed so that its roof can be used as a floor slab and the parapet of its outer skin can be removed and a suspended slab supported. Construction drawings of the substation will be made available for design purposes.

5.5.8 Easement

- (a) This lot is affected by an easement relating to the adjacent Plain Street bridge. Title details should be referred to for particulars.