



DEVELOPMENT POTENTIAL

Development on lots 708 and 709 should be predominantly mixed-use with a combination of residential and commercial or office uses. Ceiling heights for the ground floor must allow the development to be used for either use. Any non-residential development must be located on the ground floor(s) and be visible to the street with the residential component located above non-residential uses.

BUILDING ENVELOPE & SETBACKS

Development shall be a maximum of 3 storeys and a minimum of 2 storeys. The building height to top of external wall shall not exceed 3 storeys or 12 metres in height from ground floor level. Parapet walls may be 12.5 metres in height.

Development shall have a nil setback to all street boundaries except Helena Street where the development must be setback consistent with the MRA building. For lot 708, third floor development must be setback 3 metres on Wallsend Road as indicated on the Plan.

PEDESTRIAN ACCESS AND SHELTER

Development should have several ground floor entrances with at least one on each street frontage.

Ground floor awnings of a minimum depth of 2 metres are encouraged. The provision of awnings shall be minimised and used as minor elements rather than a major element emphasising the separation of the ground and first floors.

PARKING

At grade parking is to be located behind development and accessed via an 8 metre wide landscaped vehicular and pedestrian access strip as indicated on the Plan. Underground parking is permitted below the building.

BALCONIES

All residential units shall have a balcony of dimension no less than 2.5 metres wide by 2 metres in depth. Balconies should be set back into the facade.

ROOFS

Roofs shall be a maximum height of 5 metres above the ceiling level and be either flat (less than 7° pitch), shallow pitch (less than 15°) saw toothed roofs or pitched at 30°. Buildings with flat main roofs shall have a minimum 0.5 metre parapet.

MISCELLANEOUS

To assist with people's understanding of the local environment, special treatment is encouraged at street corners. Treatment should take the form of an emphasis in elements/finishes. Turrets are not permitted.

Without mimicking existing heritage buildings, materials should be similar in colour, tone and reflectivity to existing development.

Lots 708 and 709 are close to the Perth Midland Railway Reserve and are subject to noise and vibration from passing freight trains and railway operations. Additionally a live rail line exists to the north of Lots 708 and 709. This rail line operates in conjunction with the Interpretation Centre.

The Authority can advise on noise insulation policies and regulations that apply to development on the lots. The Authority can also supply the contact details of a number of specialists that can assist in designing development to comply with these policies and regulations.

