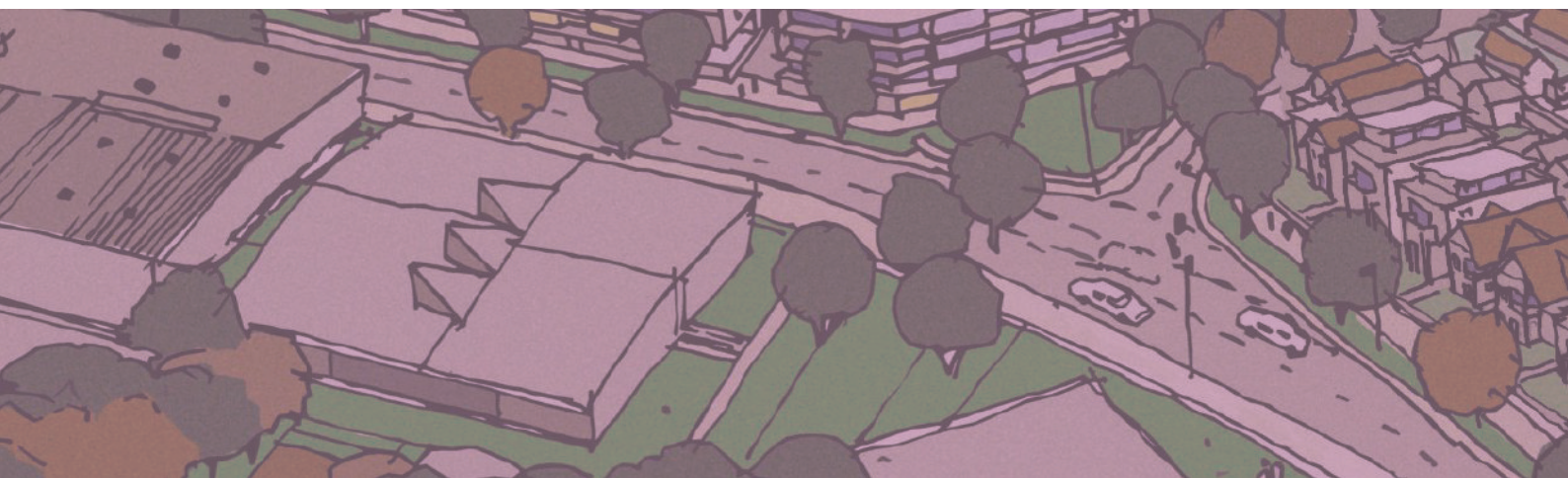




Claremont NEP **Design Guidelines**



Revision Information

Revision	Date	Author	Details
1	16.05.2013	TPG	Modified to respond to Council's resolution of 12.12.2012 (general variations).
2	29.08.2013	TPG	Modified to respond to Council's resolution of 02.07.2013 (Council's position on WAPC approval for the SP dated 26.04.2013).
3	17.12.2013	TPG	Modified to respond to Council's resolution of 01.10.2013 (PCYC DAP).
4	20.01.2014	TPG	Modified to respond to Town's comments dated 09.01.2014, which addresses outstanding items consistent with previous Council decisions.
5	15.04.2014	TPG	Modified to respond to Town's comments dated 19.02.2014, which addresses outstanding items consistent with previous Council decisions.
6	10.10.2014	TPG	Modified to respond to Town's comments dated 11.09.2014 and 08.10.2014, which relate to updating single dwelling lot numbers and other minor points of clarification.
7	9.12.2014	TPG	Modified to respond to Council's resolution of 09.12.2014 (note: formal adoption date as LPP LV128 North East Precinct Design Guidelines).
8	25.06.2015	TPG	Modified to respond to Council's resolutions of 19.05.2015 and 16.05.2015 which relate to: <ul style="list-style-type: none"> • Removal of "nibs" to northern corners of Lots 508 and 509 to provide for increase in size and opening of POS link between lots and oval edge POS. • Minor area adjustment to Lot 508 based on detailed design of Shenton Road/Davies Road intersection. • Removal of Lot 512 POS, replaced with similar sized plaza space requirements to be integrated with development site, together with inclusion of note for developer to liaise with PTA on location of future station underpass. • Based on changes to CFC's development and commercial lot extent, together with protection of sight lines from the stadium to the oval, Lot 510 DAP has been updated. • Introduction of 'Good Shed Plaza' space. • Updated Landscape Concept Masterplan to reflect above changes.
9	14.12.21	element	Modified to respond Council's resolution of 22.10.21 (note: Public Art Contributions)
10	06.09.23	element	Removal of Transit plaza space, ceding of 168m ² at western end of lot, removal of posted awning requirement and change to maximum commercial floorspace allocation.
11	20.09.23	element	Amend commercial floorspace for Lot 509 DAP to 300m ² .
12	20.09.23	element	Amend southern boundary of Lot 512 to reflect 118m ² slither to be ceded to the PTA for the PSP alignment.

Note: Further minor revisions have occurred consistent with the above decisions as authorised to the Town's CEO through delegation provisions.

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INTRODUCTION

1.0 - Introduction

2.0 - Structure + Purpose

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LEGEND

- Residential ground floor uses
- Commercial ground floor uses
- Retail ground floor uses

Fig 1 - Illustrative Master Plan

1.0 Introduction

1.1 Vision

A welcome and valued addition to the Town of Claremont, the Claremont NEP is an intimate residential community embracing an active and lively heart. It offers peaceful and homely apartments, inviting and comfortable public spaces and modest but high quality daily shopping needs.

Intimate streets, plazas and pedestrian lanes will provide an informal and tactile 'human' experience for residents and visitors to share and enjoy. This intimate experience will contrast with the generous open space of the oval. Contemporary architecture, referencing the Claremont character through an imbued sense of texture and warmth and the qualities of craftsmanship, will age gracefully and provide a sense of delight for many years to come.

Providing choice and diversity for the Claremont community across all stages of life, this comfortable lifestyle address will complement the Claremont Town Centre with a diverse, unique and sometimes quirky local offering of cafés, restaurants, and places to work and shop.



Indicative overview perspective showing the relationship of Claremont NEP to Claremont, the train station and Swan River beyond.



A living frame around the oval.



Lively streets with an urban flavour.

1.0 Introduction

1.2 Design Principles

Character is essential to the identity, uniqueness and sense of place, providing the physical and visual elements that residents and visitors can identify with. It is these binding characteristics that help people feel connected to a place and foster a sense of community ownership. Character is expressed partially through the form of buildings and landscape but it is also the 'personality' and 'heartbeat' of a place as expressed by the people who live, work and recreate there.

Claremont Oval is a defining feature of the Claremont NEP offering strong community amenity whilst helping to shape the unique arrangement of streets, lanes and public places. The Claremont NEP presents an opportunity for buildings to play a key role in creating a unique and cohesive urban form, whilst responding to the various environmental conditions that exist within the site. In conjunction with other shared spaces throughout the Claremont NEP, it also presents the opportunity to provide a 'whole of life' offer at various scales including the opportunity for active sports, cultural activity and local events.

Collectively, buildings should contribute to a high quality, contemporary architectural and appropriate climate responsive design outcome. This quality outcome must be evident in the public and private spaces and within the landscape environment. The intent is for the built environment to play a role in creating places that are beautiful, provide shelter, shade, enclosure and comfort. Carefully considered building orientation, materials and components all assist in reducing both embodied and ongoing energy consumption. One of the objectives for the Claremont NEP is to promote a reduction in the use of resources and greenhouse emissions.

The architecture of the Claremont NEP can and should have its own character and expression that is independent of the Claremont Town Centre as each are separated both physically and contextually by the railway. However, there are elements of the existing Claremont fabric that can be drawn upon to inform the relationship between the existing town centre and the new precinct.

Spaces between buildings are important and the tight laneways and narrow streets of the Claremont Town Centre can be drawn upon to influence the connecting spaces between the Claremont Oval and the street network. The Oval is initially experienced as a series of narrow views and the connections into it provide opportunity for exploration and discovery before being seen in its entirety.

The built edge will define the character of these narrow spaces. It is not intended that there should be any literal referencing of any of the built form or the architecture of the existing town centre however, there is a general sense of evolved complexity and layering of fine grained elements within the existing town that characterise its public spaces. It is similarly intended that the character of the public spaces is important to define in the Claremont North East Precinct and this, in turn, will direct the character of the built form.

Whilst these guidelines do not seek to restrict creativity, buildings within the Claremont NEP will also be assessed based on their contribution to the following core principles, which have been developed to promote a degree of consistency of quality, form and amenity throughout the development:

- Emphasise the oval as a key feature of the site by providing a strong, framed building edge and sense of containment to the oval.
- Respond to the local character allowing for a contemporary interpretation and a distinctive architectural response to the existing urban character with high quality design, materials and finishes.
- Establish a diverse, lively and attractive mixed use development that promotes a high level of integration between buildings and the adjacent public realm.
- Create pedestrian-friendly streets through the ground level activation and detailing of buildings along with natural surveillance of the public realm on all levels.
- Promote climate responsive design through well considered orientation of buildings to allow access to and protection from sun and prevailing breezes as appropriate.
- Promote housing diversity by creating a new housing offer that meets changing needs but retains a sense of being a 'home' that is private, comfortable all year round and grows in value.
- Establish an architectural response that recognises and promotes the value of each building's contribution to the life and meaning of the place.
- Encourage greater physical activity by promoting the use of active transport modes such as walking and cycling.

The vision for Claremont NEP is highly aspirational and requires a strong commitment and purposeful response to design excellence to ensure that all development reaches the standard required for an exemplar urban place.

2.0 Structure and Purpose

2.1 Purpose

These design guidelines aim to encourage high quality architectural expression, form and consistency throughout the Claremont NEP, as well as set out the primary design principles, objectives and requirements for all new development.

Additionally these guidelines aim to protect the cultural heritage significance by ensuring new development is sympathetic and responsive to its physical and social context. A contemporary response to heritage forms is favoured as an appropriate means of interfacing with heritage elements rather than the reproduction of heritage styles.

2.2 Structure

The Claremont NEP Design Guidelines have been structured to include the following three elements to assist proponents in preparing their designs and applications.

INTRODUCTION

Outlines the overarching vision, design principles and assessment process, which will form the basis for assessment of development within the Claremont NEP.

PART A - DESIGN GUIDELINES

1. Objectives

Outlines the design intent or philosophy underpinning the mandatory criteria of the Development Controls, the best practice criteria recommended in Design Guidance and explains the desired outcome to be achieved by them.

2. Development Controls

Articulates the mandatory criteria that must be met in the design for all residential development proposals and collectively ensures that the principles and objectives of the Design Guidelines are met. Applicants may provide alternative design solutions if it can be demonstrated to the satisfaction of the Claremont on the Park Architect that the Objectives are clearly met or exceeded.

3. Design Guidance

Recommends additional measures by which a building can achieve a higher level of sustainable design, community interaction and/or architectural character.

PART B - DETAILED AREA PLANS (DAPs)

Outlines the mandatory fundamental development controls to address specific requirements of your site and its local context.

The DAPs are adopted in accordance with Clause 75P of the Town of Claremont Town Planning Scheme No. 3 (the Scheme). All developments will be assessed against the requirements and intent of the DAPs. Where there is inconsistency between the R-Codes and DAPs, the requirements of the DAP shall prevail. The DAPs are structured in two parts.

1. General Provisions

Outlines key requirements and considerations that apply to all lots within the Claremont NEP.

2. Site Specific Provisions

Articulates the mandatory criteria that must be met for all development on a site by site basis.

2.3 Relationship to other Planning Instruments

The Guidelines (including DAPs) should be read in conjunction with:

RESIDENTIAL DESIGN CODES (R-CODES)

The requirements of the R-Codes apply in all respects except where modification is indicated within these guidelines. In particular, Part 7 of the R-Codes outlines design elements for multiple dwellings within areas with a coding of R30 or greater and within mixed use development and activity centres.

NATIONAL CONSTRUCTION CODE

All construction must comply with the current National Construction Code (NCC).

TOWN PLANNING SCHEME

The Town of Claremont Town Planning Scheme No. 3 (the Scheme) applies within the Claremont NEP.

CLAREMONT NORTH EAST PRECINCT STRUCTURE PLAN (2010)

The DAPs set out permissible variations to the Structure Plan. Where there is inconsistency between the Structure Plan and the guidelines and DAPs, the provisions contained within the guidelines and DAPs shall prevail.

COUNCIL PLANNING POLICIES

The Town of Claremont has adopted Part A of these guidelines as a planning policy within the Claremont NEP. The objective of the policy is to maintain the vision for the Claremont NEP development. Development addressing Lapsley Road at the northern end of the Claremont NEP to take cognisance of Local Planning Policy No. 107 Retention of Residential Character, and Local Planning Policy No. 108 Retention of Residential Heritage.

3.0 Approval Process

To assist in helping your project to comply with these guidelines and DAPs, it is a requirement of your contract of sale that you submit your preliminary concept design to the Claremont on the Park Architect prior to lodging application for Development Approval. Lodgement of plans for the endorsement by the Claremont on the Park Architect is not applicable to DAP Lots 515-543.

To ensure this occurs the developer will lodge a caveat on your title pertaining to the conditions of the contract of sale, which requires the property to be built in accordance with these guidelines and within the time period, specified in the contract (if applicable). The caveat can be removed once these conditions are satisfied.

The Claremont on the Park Architect will assess the plans in accordance with these Design Guidelines including the relevant DAPs. The Claremont on the Park Architect will also have due regard for key elements of the Residential Design Codes, Council Policy, Town Planning Scheme and the NCC to ensure a coordinated approval process.

An owner or their architect or builder, must submit to the Claremont on the Park Architect:

- Completed Design Guidelines Checklist Form;
- Completed General Design Guidelines Checklist;
- Lot Specific Checklist; and
- Two (2) full hard copy sets of all appropriate drawings.

Should the Claremont on the Park Architect consider that the plans do NOT substantially achieve any one of the design criteria, they will be returned with a request to amend the plans or provide additional justification for the variation or variation to comply.

Should the Claremont on the Park Architect deem the plans to substantially achieve ALL the Design Criteria or be satisfied with any justified variation, the plans will then be endorsed and one full signed set with the checklist returned so that the endorsed plans and checklist can then be lodged as part of the development application.

If a re-assessment is required once the plans have been stamped as approved by the Claremont on the Park Architect, a fee will apply to have the drawings re-assessed. The fee will be made payable to the Claremont on the Park Architect:

Once the endorsement of the Claremont on the Park Architect has been achieved, the plans are submitted for Planning Approval under the standard procedures of the Town of Claremont. The Town of Claremont will not process any plans unless they are stamped approved and are accompanied with a stamped checklist.

The Town of Claremont will process the application in the standard manner. This will include any public consultation in accordance with Council Policy, referral to Council for determination (if required) or recommendation to the Metro West Joint Development Assessment Panel (JDAP) in accordance with Council delegations authorised by Council in accordance with the Town Planning Scheme.

The final step before any demolition, earthworks or construction may commence is to acquire a Building Permit from the Town of Claremont Building Services Department.

Approvals Process Details

Proposed development requires a Planning Approval in accordance with the Town of Claremont Town Planning Scheme. A Town of Claremont Planning Application fee applies in addition to Joint Development Assessment Panel fees (if required).

Sketch design to be prepared by lot owner

It is recommended that the lot owner engages an architect, designer or builder who has proven skills and experience in working with Design Guidelines and DAPs.

Sketch design to be submitted to the Claremont on the Park Architect

It is required that the lot owner's drawings be submitted to the Claremont on the Park Architect for comment and a preliminary check to ensure compliance. One free hour for each lot has been allocated to applicants to discuss their sketch designs with the Claremont on the Park Architect.

Design endorsement (based on Design Guidelines Only)*

The lot owner shall submit detailed design information and drawings to the Claremont on the Park Architect for assessment. The assessment is free, with each subsequent application attracting a fee to be paid by the applicant. The Claremont on the Park Architect will promptly endorse, stamp and return to the owner those submissions that comply with the Design Guidelines, DAPs and design intent. All designs must comply with the Design Guidelines and DAPs.

Application for Planning Approval

The lot owner shall submit drawings that have been endorsed and stamped by the Claremont on the Park Architect to the Town of Claremont for determination or recommendation of the Metro West Joint Development Assessment Panel. All submissions shall comply with the Design Guidelines, DAPs and planning guidelines for the property.

Application for Building Permit

The lot owner must submit detailed drawings to the Claremont on the Park Architect for endorsement, stamping and approval. No submissions for building licences shall be issued without the Claremont on the Park Architect's endorsement, stamp and approval.

Building Permit Submission

Building Permit applications shall be submitted to the Town of Claremont with detailed plans that have been endorsed by the Claremont on the Park Architect with a copy of the relevant Planning Approval and details with the appropriate fee. Refer to the Town of Claremont website for further information at www.claremont.wa.gov.au

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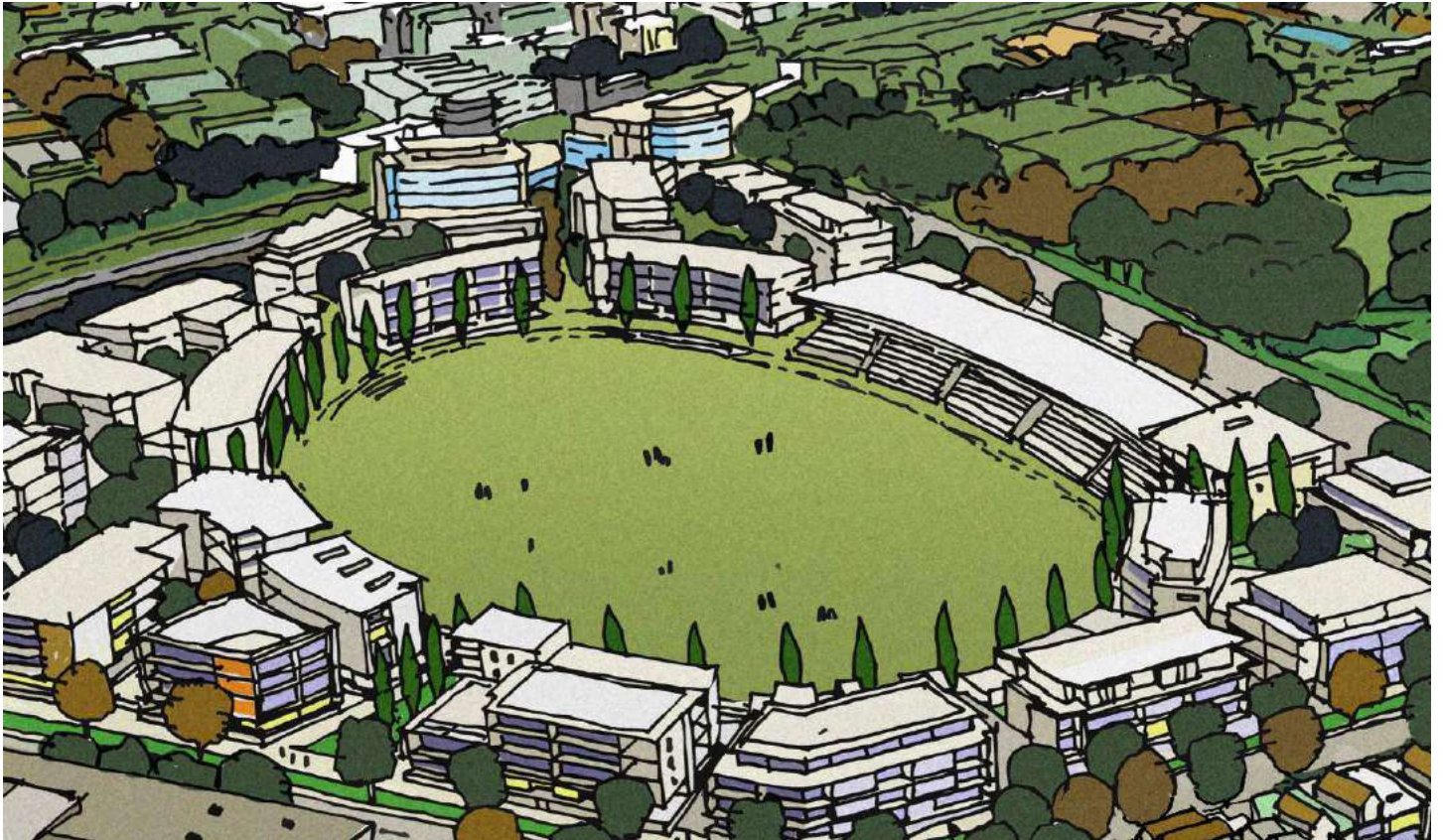
PART A - GUIDELINES

4.0 - Urban Design

5.0 - Built Form Design

6.0 - Landscape Design

4.0 Urban Design



Indicative overview perspective of the framing of the oval by development.

Local Context Images



Parts of the site benefits from amenity views across parkland and sporting facilities.



The site enjoys proximity to Claremont train station and heritage buildings.



Posted awnings and traditional architecture on Shenton Avenue..



Local pedestrian laneways enhance permeability and retail diversity opportunities.



A mix of new and old urban forms on Guger Street.



The mixed use apartments of the Claremont Quarter development.



Shading devices are encouraged.

4.1 Climate + Site

The Perth metropolitan region is classified under the NCC as Zone 5 – Warm Temperate. The following information outlines key characteristics and design recommendations for development in this zone.

The main climate characteristics relevant to Claremont are:

- Low diurnal (day/night) temperature range near coast to high diurnal range inland.
- Four distinct seasons. Summer and winter can exceed human comfort range. Spring and autumn are ideal for human comfort.
- Mild to cool winters with low humidity.
- Hot to very hot summers with moderate humidity.
- Claremont regularly benefits from afternoon summer sea breezes.

The NEP could be described as an island development site, largely surrounded by open space, the railway line, light industry, showgrounds and residential buildings.

The benefit of this is that prevailing cooling breezes can easily permeate the site, enabling the new development to take advantage of this condition.

Objectives:

- To ensure buildings are designed to respond to their environment.
- To provide an amenable micro-climate for habitation while minimising the ongoing energy consumption required to achieve it.

Development Controls

- Buildings must demonstrate best practice passive, climatically-responsive design.
- Buildings shall be designed in accordance with solar passive design principles.
- Solar protection shall be provided to all east and west facing glazing.

Design Guidance

- Buildings should be oriented, where possible, to maximise north facing walls and glazing, and minimise those facing east and west.
- High thermal mass solutions and high insulation levels are recommended.
- Adjustable shading devices are preferred means of providing solar protection.
- Convective ventilation and heat circulation is encouraged.

4.0 Urban Design

4.2 Interface to the Public Domain

Objectives:

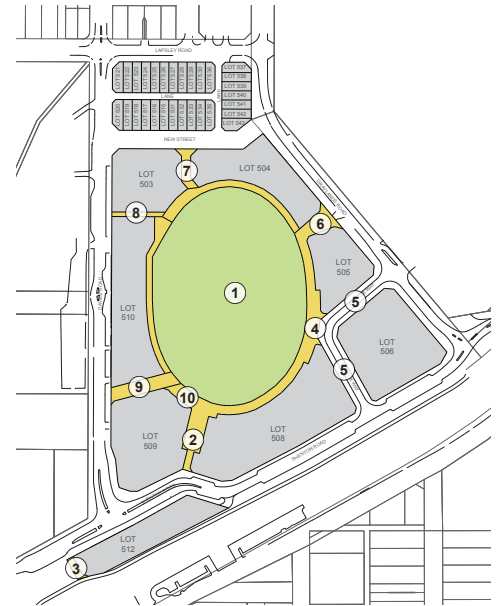
- Ensure buildings provide an appropriate response to the adjacent public realm that correlates to the overall character and sense of place.
- Provide amenity and outlook to development.
- Enhance the perceived sense of safety of public spaces through positive passive surveillance.
- Establish a sense of shared ownership and accessibility of public spaces.

Development Controls:

- Buildings shall address the public domain generally. Blank walls to the public domain interface are not permitted.
- The applicant shall liaise with the Claremont on the Park Architect in the early planning and design stages to identify potential opportunities to achieve a cohesive built form outcome between neighbouring or abutting properties and public realm.

Design Guidance:

- Ground level courtyard apartments are encouraged.



Location key plan for public spaces within the NEP.

Recommended Design Response



[A] Activated: Active commercial/ retail frontage addresses the public realm where indicated



[SO] Surveillance (Major Openings): Minimum 1 major opening to be provided to address adjacent public realm.



[SB] Surveillance (Balcony/ Terrace): Frontage to public realm to include balconies or terraces for residential development.



[AR] Articulated: A high level of architectural articulation.



[D] Detailed: Walls to be detailed through materials, colour or form to promote visual interest and quality.

1 - The Oval [SO/SB/AR/D]

A grassed open space with perimeter fencing that will host occasional formal football games and otherwise be available for active and passive public use.

2- Shenton Walk [A/SO/SB/AR/D]

An intimate laneway space providing public access from Shenton Avenue to the oval, including a landscaped pocket plaza with tree plantings midway along its length, providing an urban oasis space.

3 - Goods Shed Plaza [A/SO/D]

A small plaza linking Shenton Road with the Claremont Train Stations and developed to provide opportunities for active edges, alfresco café experiences, seating and public art in a manner which respects the site's cultural significance and heritage.

4 - Apex Park [SO/SB/AR/D]

A unique pocket park that provides a public street interface to the oval. A key area providing public amenities such as an interactive playground and the Claremont Football Club scoreboard. The scoreboard will be a key inspiration in the design of the playground. A turfed bank will provide level change and viewing opportunities. A visually permeable gate and fence system will provide secure ticketed and emergency vehicle access on game days, whilst being open at all other times during the year.

5 - Durack Mews [SO/SB/AR/D]

Pedestrian focused 'mews' road, with flush kerbs and trafficable paving units. Trees, bollards and seating pods will be strategically located to guide cars, and paving detailing will delineate parking areas.

6 - Graylands Plaza [SO/SB/AR/D]

A linking plaza and pocket park space that provides public access to the oval from Graylands Road.

7 - North Link [SO/AR/D]

A sloping pedestrian link that provides public access from the new street to the north of the site. Buildings to accord with gradient, ramps and terraces.

8- Davies Link North [SO/D]

A sloping pedestrian link that provides public access between the Oval and Davies Road.

9 - Davies Link South [A/SO/SB/AR/D]

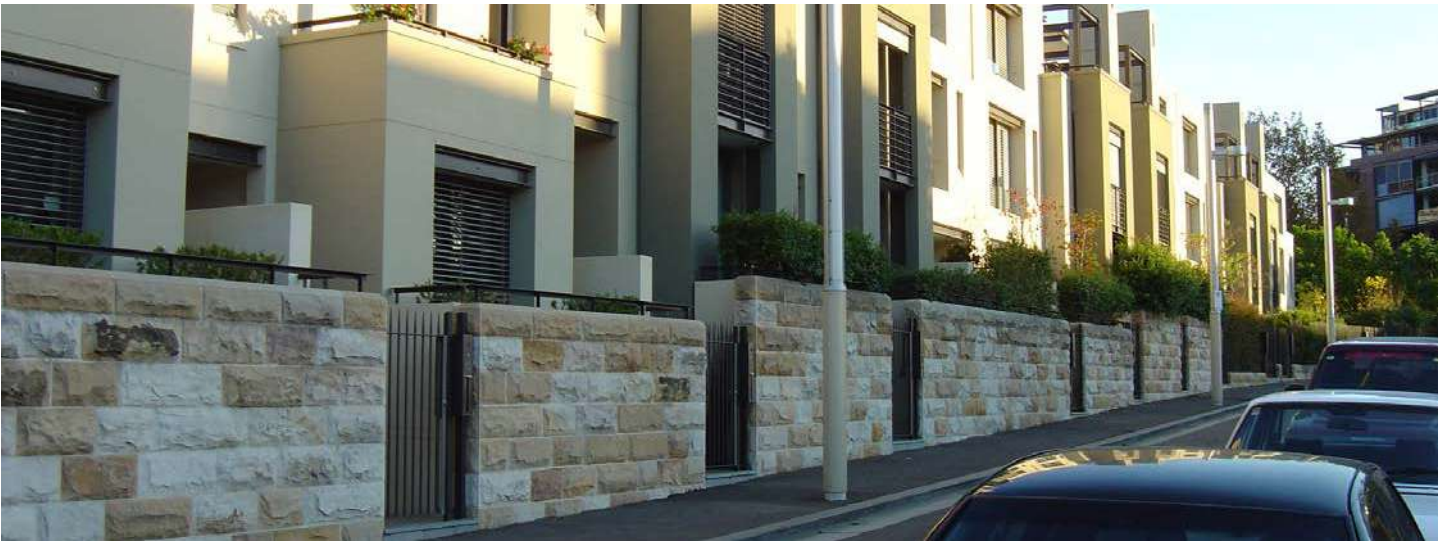
A pedestrian plaza link that provides access between the Oval and Davies Road along with the Aquatic Centre and recreation facilities. Buildings will provide a frontage and passive surveillance to this link.

10 - Oval Edge [SO/SB/AR/D]

The oval edge includes plaza spaces provide viewing opportunities to the oval and scoreboard. A combination of hard and soft landscaped surfaces. This space will provide formal and informal spaces for gathering and spectator activity together with high quality paved pedestrian path, lighting seating and landscaping.



An open, gradual transition from private to public domain.



A crisp, swift transition from private to public domain.



A reserved, gradual transition from private to public domain.

4.0 Urban Design

4.3 Precinct Context

Objectives:

- Whilst maintaining individual design elements and expression, where appropriate, ensure that development complements and corresponds to neighbouring or abutting built form through consideration of form, detail and application of materials.
- Provide a cohesive approach to development throughout the precinct.

Development Controls

- The applicant shall liaise with the Claremont on the Park Architect in the early planning and design stages to identify potential opportunities to achieve a cohesive built form outcome between neighbouring or abutting properties.

Design Guidance

- As a completely new development, largely uninfluenced by surrounding built form, building designs should respond to each other to establish elements of cohesiveness throughout the project. The only area of exception are those buildings proposed within and adjacent to the heritage railway precinct where design should respond to the heritage character of the location.



Consistent roofline heights can help to unify separate buildings, especially those located around the oval.



Consistent floor levels can help to unify separate buildings addressing the same street.

4.4 "Discovery"

Objectives:

- Create a quality visual experience at the pedestrian scale and highlight the sense of discovery throughout the precinct.
- Maximise legibility and visual linkages with engaging lines of sight between activity points and buildings.
- To best share amenity views within the overall development.

Development Controls:

- Where nominated on the DAP for Lot 508, the view corridor between buildings must be addressed by facades containing major openings.
- Where certain view corridors have been terminated for aesthetic and architectural purposes, the terminating building element shall be appropriately designed and detailed so as to provide clear way finding and a high level of architectural interest. Refer Figure 2.

Design Guidance:

- Pop-outs or staggered side facades are encouraged to capture best views to the oval for secondary rooms and/or rear apartments and provide vertically and horizontally articulated design form to add interest to public facades..



Public spaces between buildings.



Street view terminating with an architectural focal point



Balconies with adjustable screening.



Staggered side facades are encouraged.

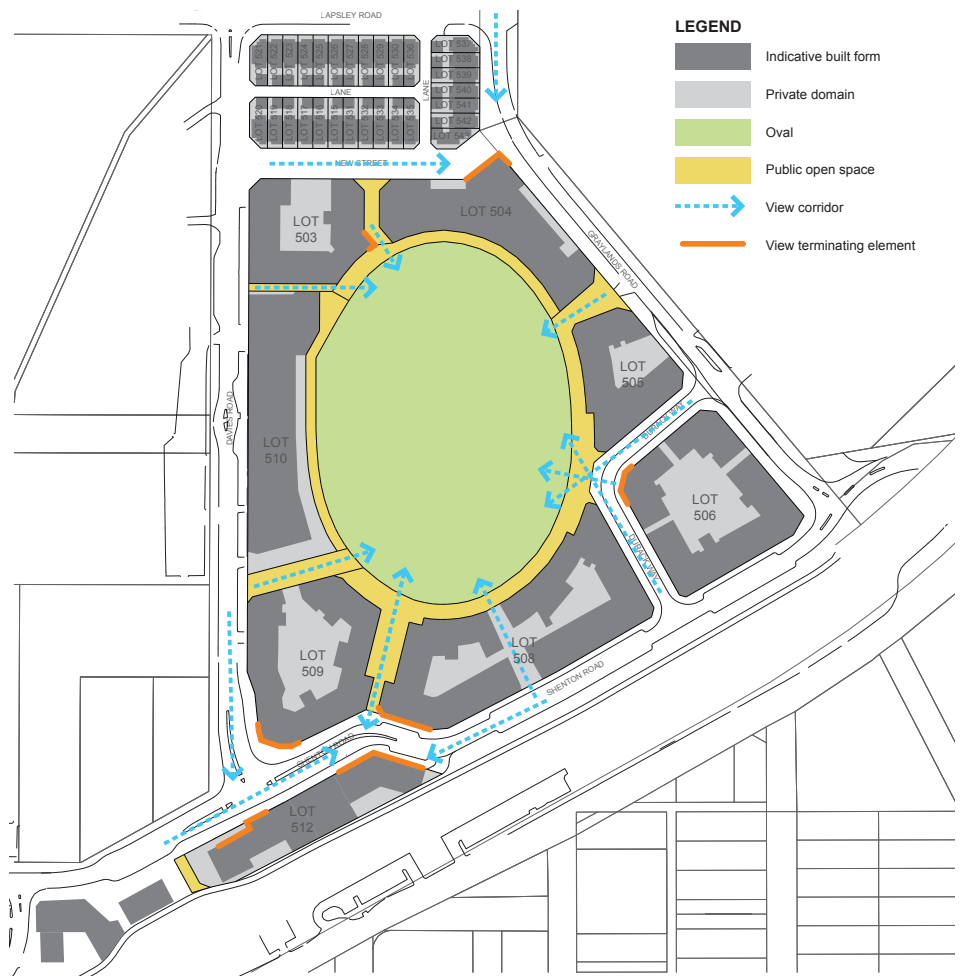


Fig 2 - View corridors within the project.

4.0 Urban Design

4.5 Development Diversity

4.5.1 Commercial / Retail Diversity

Objectives:

- Establish a precinct that includes activities that are complementary to the existing Claremont Town Centre.
- Encourage a variety of business opportunities that will activate the precinct during daytime and evening hours.
- Focus non-residential activity within close proximity to the train station.
- Allow for services to be provided locally.

Development Controls

- Ground floor non-residential land uses shall be located in accordance with Figure 1 - Illustrative Master Plan.

Design Guidance:

- Buildings should be designed for flexibility and be adaptable to different ground floor uses over time. Simple considerations such as generous ground level ceiling heights can contribute to the robustness and enduring qualities of a building.

4.5.2 Residential Diversity

Objectives:

- Provide a range and variety of dwelling sizes and types to cater for a diverse range of housing types and income levels.

Development Controls

- As per R-Codes.

Design Guidance:

- Studios are strongly encouraged over garages for townhouse development.



Mixed use developments create opportunities for home based business.



Mixed use developments create opportunities for commerce.



A variety of housing types increases the available range of lifestyle choices.

4.6 Active Edges



An activated public realm, by night.



Multiple entries and apertures at ground level.



Retail and commercial frontages are encouraged to incorporate stall risers, sills glazing and fascia.



Bi-fold doors and windows encourage life to 'spill out' into the adjacent public realm.

Objectives:

- Ensure building design in commercial and retail areas facilitates street level activity and visual connections between internal areas of buildings and pedestrians to reinforce pedestrian comfort.
- Create interesting, attractive and safe streets and public places for residents and visitors.
- Maximise the view across the public realm from residences.
- Orient the areas of greatest activity and interest such as commercial/ retail tenancies and residential living spaces toward the street front.
- Contribute to a sense of liveliness and safety throughout the Claremont NEP

Development Controls:

- Buildings must adhere to the building setbacks of the DAP and address streets and public places.
- Buildings must include active uses (i.e. retail or residential pedestrian entrances and apertures) to a minimum of 80% of their ground level frontage to streets and POS/ PAW, with a corresponding maximum of 20% of that frontage occupied by appropriately detailed walls with no openings, screened car parking, car park entrances and service areas.
- The design of building facades shall maximise the relationship between the building and adjacent street or public realm.
- A minimum of 70% of the street frontage for a commercial or retail tenancy shall be clear glazing.

Design Guidance:

- Bi-fold door/windows and large operable windows are encouraged to strengthen the link between internal and external areas.
- Building entrances should be emphasised to provide clear direction and interest.
- A fine-grain of multiple tenancies at ground level is encouraged.
- Provision of a sill is recommended for retail and commercial frontages adjacent to a public street.

4.0 Urban Design

4.7 Public Art

The successful integration of art into public spaces and buildings will foster a strong sense of character and identity within the Claremont NEP and adds value, in both aesthetic and economic terms, to places and communities.

Objectives:

- Foster a strong sense of character and identity within the Claremont NEP.
- Ensure public art is an integral part of all buildings through excellence of design, integration of artwork or stand alone installations.
- Enhance and expand the quality of the built environment and public facilities and improve the amenity and accessibility of public spaces.

Development Controls:

- Developments other than a single dwelling shall contribute some form of public art to the public realm on or adjacent to their lot to the value of 1% of total construction cost.
- DevelopmentWA will be provided with 25% (or 0.25% of total construction cost) of the abovementioned contribution, which will be retained within a consolidated fund and utilised to deliver precinct-wide communal public art and arts activation events. DevelopmentWA will transfer 0.25% of this portion of the communal contribution to the Town for arts activation events. The remaining 75% (or 0.75% of total construction cost) will remain as the public art contribution for implementation by the Developer.
- Public art elements shall be submitted for the approval of the Claremont on the Park Architect along with application for Design Guidelines approval. The 0.25% of public art funds provided by Development WA to the Town will be spent on arts activation events within the Claremont on the park development at the total discretion of the Town.

Design Guidance:

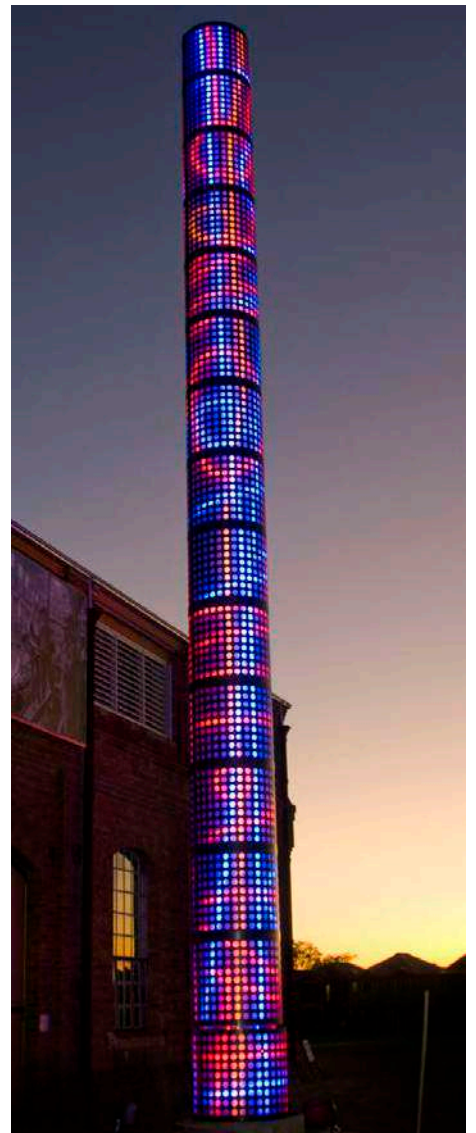
- Public art should reinforce and/or complement the character of Claremont and the adjacent public realm and built form.
- Consideration should be given for highlighting a particular space or precinct through shape, form, location, colour and material selection.
- The use of robust long-lived materials that will age well and are resilient to vandalism, accidental damage and theft should be considered.
- Public art elements of development should be integrated into building/construction projects from their inception and not as an 'add on' after the building has been designed or constructed.
- Any art installations should also be cognisant of any ToC policy relating to the provision of public art if relevant.
- Arts activation events held by the Town should be focused on generating community engagement with the Claremont on the Park residents and broader community.



Public art can be interactive.



Public art can be integral to the building.



Public art can reinterpret the site's built and cultural heritage.

4.8 Safety and Surveillance



A well-lit and highly visible building entrance.



Well positioned windows and balconies provide surveillance of the public realm .

Objectives:

- Promote safety and security for occupants and visitors through architectural and urban design initiatives.
- Encourage 'natural surveillance' of the public realm.
- Maintain a clear distinction between the public, semi private and private realm.
- Provide open sight lines.

Development Controls:

- Opportunities for casual surveillance shall be demonstrated to have been provided from internal living spaces to the public realm.
- Any building entry or exit shall be clearly visible from adjacent buildings and the public realm.
- Crime Prevention Through Environmental Design (CPTED) analysis shall be included within the Application for Guidelines Approval for all development.
- Buildings and boundaries must be adequately secured from unwanted intruders.
- Windows, balcony openings and other major openings shall be designed to provide for natural surveillance of the public realm.
- Additional lighting shall be provided where street lighting will be limited or screened (e.g. laneways, building entrances and footpaths under awnings).
- Movement sensor lighting is encouraged but shall not be set off by movement beyond the site or lead to glare in public or neighbouring spaces.

Design Guidance:

- Where required, the CPTED analysis should be prepared in accordance with the Designing Out Crime Planning Guidelines (WAPC 2006).

4.0 Urban Design

4.9 Access, Parking and Service

4.9.1 Vehicular Access

Objectives:

- Establishing a fair balance between pedestrian and vehicle movement to provide for pedestrian safety and the effectiveness of vehicle access.
- Provide for the safe and efficient movement of vehicles access and egress.
- Provide convenient, efficient, safe access and parking for deliveries, vehicles, pedestrians and cyclists.

Development Controls:

- Footpaths shall be maintained as the priority movement, with crossovers and driveways terminating at the footpath.
- Consideration shall be given for emergency vehicle access to lots.
- Vehicle entrances shall be designed to minimise the need for signage.
- Vehicle access points to basement parking where through a public access way, must match or complement the hardscape finish within that access way.
- Where on site vehicle parking is at grade or above ground appropriate screening is required to reduce visibility of vehicles from adjacent lots or the public realm whilst maintaining CPTED principles.
- Where vehicle crossovers are permitted by a DAP along a key pedestrian route, appropriate measures to promote pedestrian safety shall be included.
- Service vehicle access shall be provided for commercial and retail tenancies shall be designed to minimise visibility from the public realm and adverse impacts on pedestrian safety.
- Asphalt crossovers are not permitted.

Design Guidance:

- Vehicle entrances should be designed to limit the need for signage but to allow for necessary safety and signage.
- Right of carriageway access agreements may be required to facilitate access through to a lot, which despite its required road frontage, is subject to access restrictions due to the road network immediately adjacent.



The visual impact of car parking entrances is to be minimised.

4.9.2 Vehicle Parking

Objectives:

- Provide sufficient and safe car parking.
- Ensure that on site vehicle parking and access are appropriately located to ensure functionality and to minimise adverse visual impacts on the streetscape.

Development Controls:

- Car parking shall be provided in accordance with the Claremont North East Precinct Structure Plan and the Town of Claremont Town Planning Scheme No. 3, where applicable (refer to table 1 below for structure plan car parking provisions).
- Where on site vehicle parking is at grade or above ground appropriate screening is required to reduce visibility to vehicles from adjacent lots or the public realm whilst maintaining CPTED principles.
- Alternative vehicle access points other than those outlined within the DAP may be approved by the Town of Claremont and the Claremont on the Park Architect.
- The maximum width of car parking and basement access is 6.5 metres.
- Underground or concealed decked parking is required for all development and shall not be visible from the street or public realm.
- No at grade parking is permitted between the street front and the building line.
- Enclosed at grade or upper level decked parking may be acceptable as part of a mixed use development on confined sites provided that the car park is sleeved with lettable floorspace or otherwise, adequately screened.



Carpark screening and consistent hardscape finish.

Design Guidance:

The following table provides a summary of car parking requirements within the Claremont NEP and should be read in conjunction with the Scheme and the Structure Plan and any relevant Town of Claremont policy.

Claremont North East Precinct Structure Plan Car Parking Requirements	
Land Use	Bays Required
Residential	Maximum 1.2 bays per multiple dwelling
	Maximum 2 per single dwelling (townhouse)
Commercial/ Office	Maximum 1.5 per 100sqm GFA (40% tenant and 60% public short term parking)
Retail	Maximum 2 per 100sqm GFA (100% short term parking)

4.0 Urban Design

4.10 Signage

Objectives:

- Ensure signage is integrated into building design and improves the overall appearance and legibility of the public realm.
- Promote well designed commercial signage that is complementary to the business and its location
- Balance the commercial and way finding needs of tenants and visitors whilst maintaining visual quality throughout the development.

Development Controls:

- Signage must be limited to being located on a maximum of one wall for each commercial tenancy within a building, except where a tenancy, or building has more than one street frontage.
- All signage must meet criteria noted in current Local Town Planning Scheme and relevant bylaws.
- Each development must have an approved signage strategy (for signage on walls and in windows) in place prior to placement of any signage or advertising.
- All signage must be relative to the activity/use of the building to a scale and design character that complements the pedestrian experience, rather than relating to views from passing traffic
- Signage of all types must relate to the architectural composition of the building it serves, without obscuring any of the building's architectural features.
- Pole/ pylon signs are prohibited.

Design Guidance:

- A preference is given to promoting way finding for occupants and visitors that is defined through design, rather than signage.



Residential wayfinding signage integrated into pilasters.



Building signage integrated into the facade.



5.1 Primary Building Controls

5.1.1 Building Depth

Objectives:

- Ensure the bulk of development is in scale with the desired future character and vision for Claremont NEP.
- Provide sufficient access to sun and ventilation for building occupants.
- Provide a dual aspect for apartments wherever possible.

Development Controls:

- Residential buildings shall be no deeper than 20m (glass line to glass line).

Design Guidance:

- Commercial buildings should ensure adequate natural light and ventilation to occupied areas.
- Built form elements, for example balconies and shading devices, may extend beyond a depth of 20m in accordance with the setbacks prescribed.
- Podium Levels may be of greater depth than 20m when their use is for non residential purposes.

5.1.2 Heights

Objectives:

- To provide sufficient access to sun, breezes, views and privacy.
- Maintain the character envisaged for the Claremont NEP.

Development Controls:

- Buildings must conform to the maximum and minimum height controls prescribed in the Detailed Area Plan.
- Architectural features (not habitable space) can exceed maximum building heights to a maximum of 5m.
- Lift machinery rooms and other plant areas are exempted from the prescribed maximum building heights but shall be designed or screened in an appropriate manner to ensure they contribute to the visual quality of the development.
- Articulation of building height is required to promote height variances around the oval edge and throughout the precinct.

Design Guidance:

- Ensure adequate separation between buildings for the provision of natural light and ventilation.

5.0 Built Form Design

5.1.3 Floor Levels

Objectives:

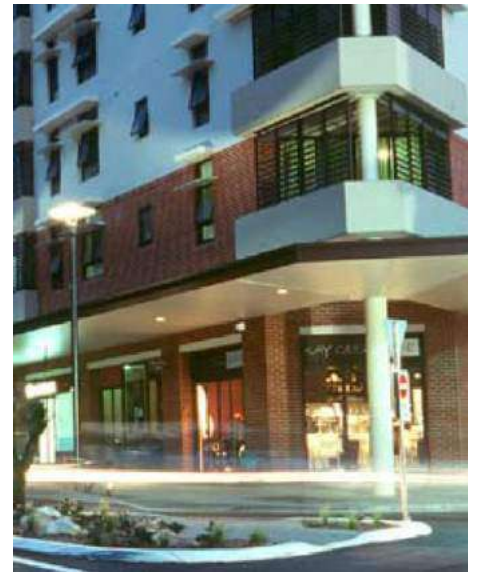
- Respond appropriately to level changes across development sites.
- Ensure that all buildings adequately address the public realm at ground level.
- Ensure floor levels and entrances to buildings meet appropriately with the ground plane.
- Ensure appropriate activation and natural surveillance of the ground plane.
- Suitable built form design shall accommodate the changes in level.

Development Controls:

- Floor to floor heights on the ground floor commercial tenancies shall be a minimum of 4.0 metres. This may only be varied to meet site specific level constraints.
- Residential ground floors shall be a maximum of 1.5m and a maximum average of 1.2m above adjacent street level. Some discretion may be permitted on significantly sloping sites.
- Commercial ground floors may be raised a maximum of 0.6 metres above the Natural Ground Level (NGL) at the property boundary.
- Car park venting/service lids and other utility infrastructure shall be dressed, hidden or screened in an appropriate manner to ensure they do not detract from the visual quality of the development.

Design Guidance:

- Universal access should also be considered with regard to building entrances.



Commercial tenancies require generous floor to floor heights.



Buildings should address the public realm at ground level.

5.2 Architectural Character

5.2.1 Building Character and Proportions

Objectives:

- Re-interpret the traditional Claremont character through a focus on fine grained design elements while introducing appropriately scaled and articulated commercial and apartment buildings.
- Provide a contemporary architectural response to local character.
- The form and height of the buildings should reflect both their use and location.
- Provide active edges at ground level and articulated facades above.
- Facilitate natural ventilation and naturally lit interiors.
- Encourage innovative and imaginative developments appropriate for a town centre location with finer grained design streetscape interest.
- Incorporate architectural features that promote a cohesive urban form to define public streets and edge the oval.



Architectural layering and fine grained form will define the character of the North East Precinct.



Moving through narrow connecting spaces will provide a sense of drama before discovering the open views across the Oval.

5.0 Built Form Design

5.2.2 Facades

In responding to these different neighbouring locations, the design and layering of the buildings elevations should be considered. Built form immediately adjacent to the oval should be open and flexible to capitalise on internal views, encourage a sense of ownership of the oval and also provide subtle security “eyes on the Park”. This should be done while maintaining privacy for individual units.

The outer facing elevations particularly those to Shenton Road to the south and Davies Road to the west should be less permeable and more formal to improve shelter from noise and the western sun, to conserve heat and provide a more formal urban edge, which is illustrated in Diagram 1: Edge Conditions.

Objectives:

- Promote character and composition of buildings to respond to the various locations and zones within the precinct.
- Ensure the architecture of streets and public spaces is of high quality, forming a rich character and strong urban edges.
- Provide delight through an appropriate response to the specific qualities of each street and varying environmental conditions.

Development Controls:

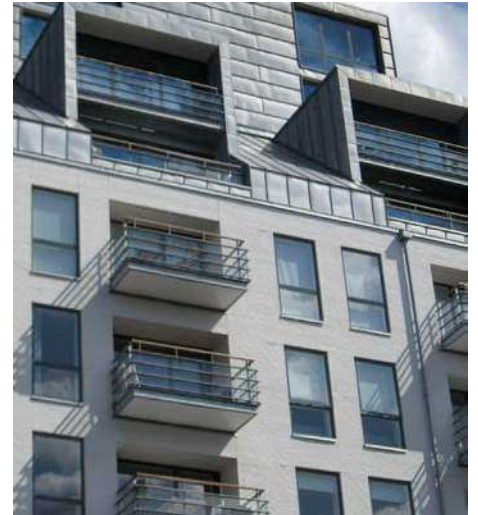
- The character and composition of the building elevations and the building form shall respond to the various locations and zones within the precinct. Four distinct elevation types shall be reflected as indicated in Diagram 2 : Facade Treatments, outlined as follows:
 - » Solid Protective - provides enclosure and privacy from the urban environment, Westerly sun, and road and railway noise, and creates a formal urban edge.
 - » Open Protective - provides a sense of privacy without dominating the surrounding residential form.
 - » Open Inward - takes advantage of the internal views of the oval, creates a sense of ownership, and provides “eyes on the park” security.
 - » Open Inward with Shading - same as above, with additional screening from the Westerly sun.
- The composition of the facades must respond to the building’s use.
- Facades at street level must address the pedestrian realm by way of scale, shading and fine grain detail.
- Facades shall be designed with a variety of materials, textures and articulation to produce a contemporary architectural response that creates a greater sense depth and visual diversity.

Design Guidance:

Nil



Facades designed to address local environmental conditions.



A variety of elements and materials add visual interest to the facade.



Colour, variety and texture provides an external expression of the various functions that occur within the building.

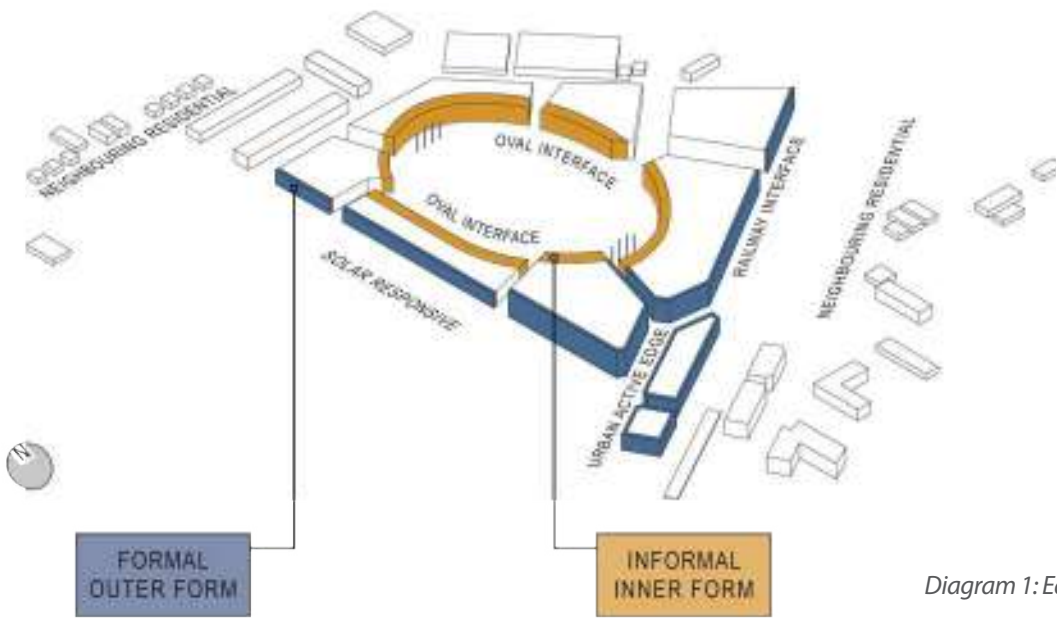


Diagram 1: Edge Conditions.



Diagram 2: Facade Treatments

5.0 Built Form Design

5.2.3 Oval's Edge Interface Zone

The public domain between the oval edge and private development boundaries provides opportunities for a unique outlook and access to amenity for residents. The public domain provides a variety of landscape types, which each require a specific relationship to adjacent development. The controls and sections within this section seek to achieve a positive connection between the public and private domain, whilst retaining a level of residential privacy.

A 'construction zone' of 2.0m width has been allowed for in the design of the public domain open space areas to facilitate the construction process. This zone is available for temporary use by the developer to facilitate the construction process. At the end of building construction, DevelopmentWA, in discussion with the land owner, will be responsible for landscape construction within the 'construction zone'.

Objectives:

- Address the oval edge in a way which engages with the public domain and also provides a good level of privacy for the private domain.
- Ensure that development interfaces appropriately with the variety of landscape conditions around the oval's edge.

Development Controls:

- The finished floor level of the first residential level is to be a minimum of 0.9m and a maximum of 1.5m (maximum average of 1.2m) above the proposed finished landscape level at the development lot boundary.
- The junction between the oval edge interface zone and proposed floor level is to be appropriately designed and not to rely entirely on the landscape to be concealed.
- Private stairways to service each ground floor dwelling are to be located entirely within the lot boundary.

Design Guidance:

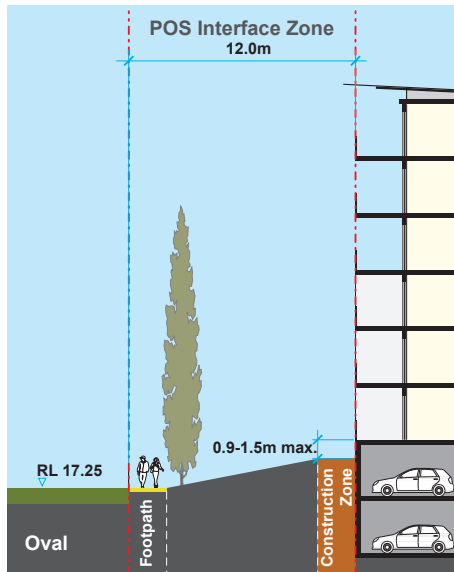
- Ground level terraces are encouraged.
- Private access to ground floor dwellings is encouraged.



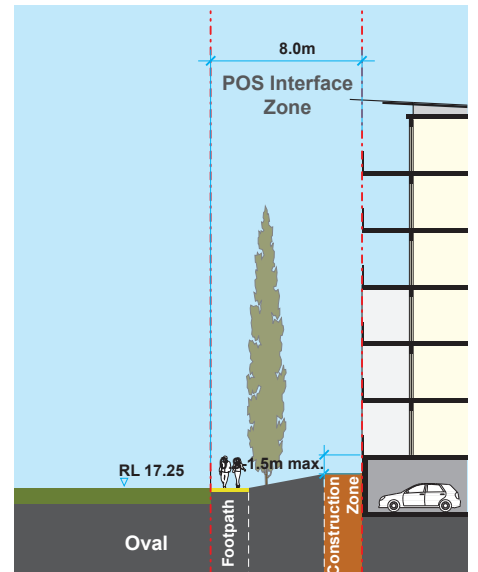
Indicative street level perspective of the oval interface.

Oval's Edge Interface Sections

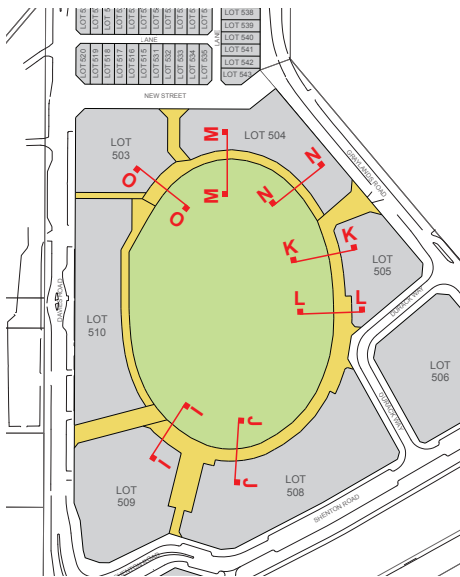
The sections illustrated here are indicative only and serve to demonstrate the relationships between the oval, the POS Interface Zone and the anticipated finished levels of buildings around the oval edge (based on preliminary site testing). The developer is required to liaise with the Claremont on the Park Architect to determine an appropriate architectural response.



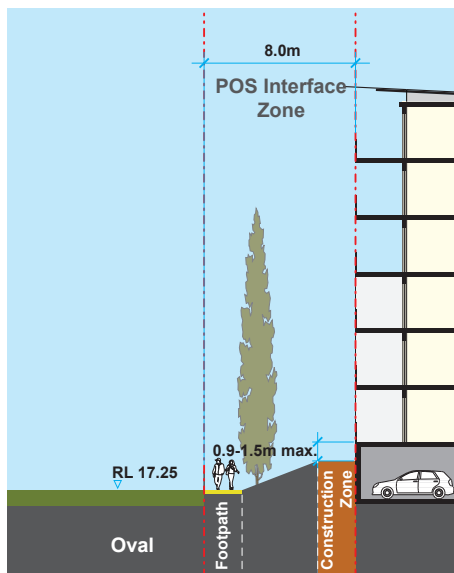
Section II - Lot 509 interface



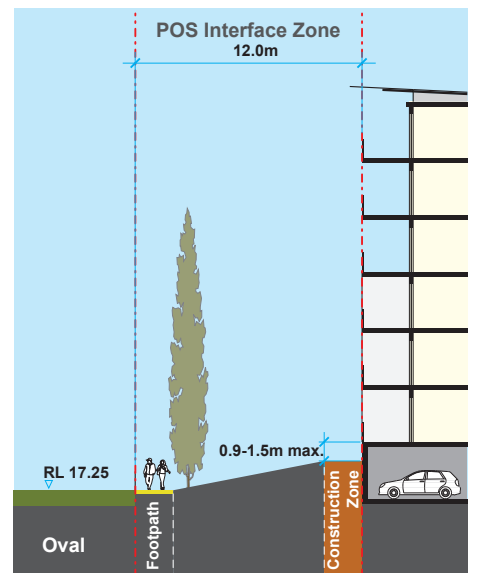
Section JJ - Lot 508 interface



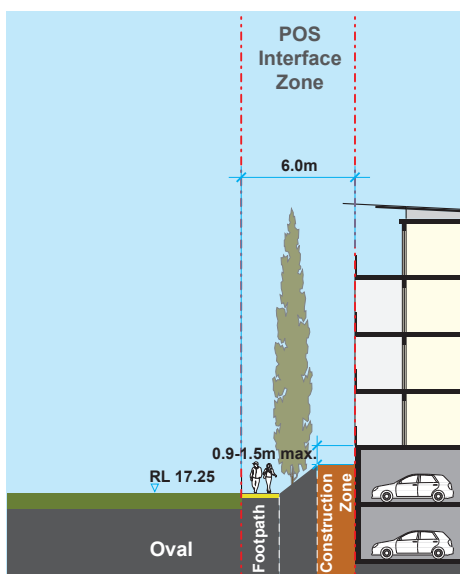
Oval's Edge Interface Section Locations



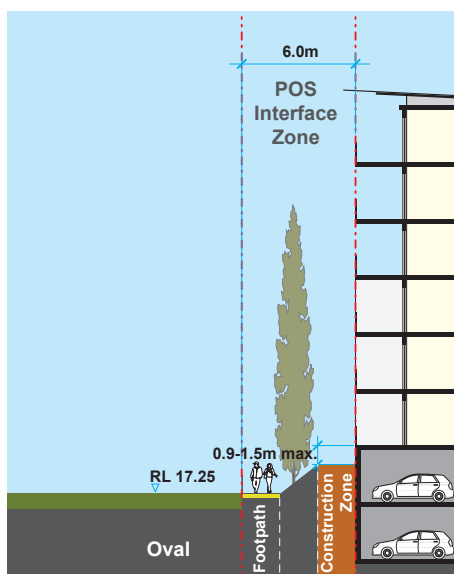
Section KK - Lot 505 interface condition 1



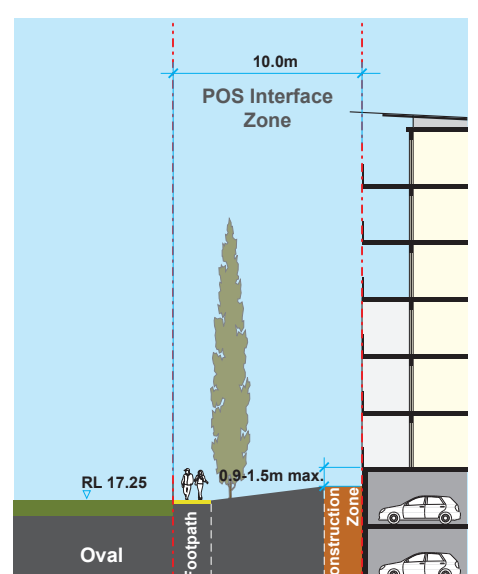
Section LL - Lot 505 interface condition 2



Section MM - Lot 504 interface condition 1



Section NN - Lot 504 interface condition 2



Section OO - Lot 503 interface

5.0 Built Form Design

5.2.4 Building Corners

Objectives:

- Address and activate street corners and to create landmarks that assist in defining local character, helping people to navigate easily through the place.
- Enable people to navigate easily through the place.
- Provide a visual 'hinge' between the character of individual streets.
- Promote architectural excellence, quality and beauty including appropriate detailing, materials, and built form scale.

Development Controls:

- Buildings on corners must address both frontages to the street and/or public realm.
- Buildings on corners must include strong architectural expression.

Design Guidance:

- Where the DAP denotes that a 'special corner element is required' this element should be designed with consideration given to greater height (as permitted by the height restrictions outlined within the DAP) or more pronounced articulation.



Buildings on corners provide memorable landmarks to assist with place identity and way finding.



Indicative street level perspective of the Shenton Avenue - Davies Road corner treatment.

5.2.5 Roof Forms

These guidelines aim not to restrict creativity and the type of roof forms but to promote some rationale for the design of roof forms that will result in a degree of integration throughout the precinct.

Objectives:

- Promote visual integration across the Claremont NEP.
- Enhance the character and expression of individual buildings through the design and articulation of roof forms.

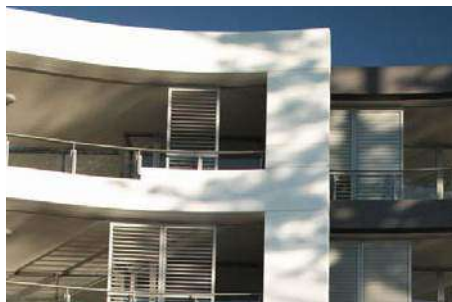
Development Controls:

- The roof area above the permitted number of storeys shall be non-habitable and contained within the building envelope.
- Design consideration shall be given to the view of the roof from adjacent streets and taller buildings and the greater public realm.
- Roof structures shall be designed to enable the concealment of roof plant and equipment from view from adjacent streets, taller buildings and the greater public realm.

Design Guidance:

Design considerations include:

- The impact at street level of the combined roof, eaves, and the building elevation.
- Building occupants' requirements for light, shelter, shade and air.
- Encourage the use of roof areas as paved outdoor terraced and gardens with associated climate protection elements (contained within the building envelope prescribed in the DAP).
- Due consideration to wind orientation and environmental conditions.
- Consideration of roof colour and material selection must be made with regards to all of the above.
- Review and integration into the built form surrounding the oval, including the football stadium.



Contemporary roof forms, as illustrated here, are considered to be aligned with the anticipated character of the Claremont NEP.

5.0 Built Form Design

5.2.6 Materials and Colour

These Design Guidelines do not prescribe a schedule of materials and colours. The intent of this section is to provide a visual palette to inspire and inform design direction.

Objectives:

- Promote visual interest and diversity through the use of a variety of materials and textures that relate to the various facade conditions within the Claremont NEP.
- Express design qualities within an urban environment and accentuating form and detail of building.
- Select materials for their durability, robustness and ability to retain their integrity at a mature stage of the development.
- Convey a contemporary and high quality urban aesthetic.

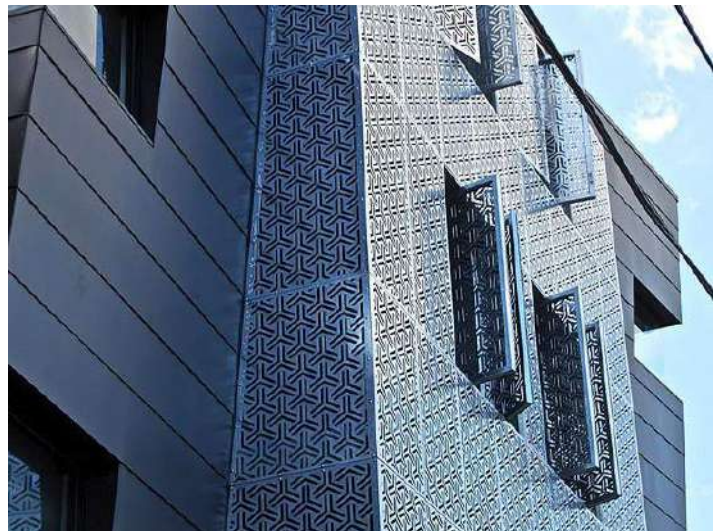
Development Controls:

- Building products shall be durable, structurally robust, able to retain their integrity at a mature stage of the development and be constructed in accordance with any technical requirements for local conditions.
- Fine grained materials are to be applied to the ground floor facade treatments.
- Concrete tilt-up panel (or other similar modular preformed construction materials) to be embellished to a high visual quality finish, which may include the provision of polished/ground concrete; cladding materials; or post-form or pre-form design features.

Design Guidance:

- Materials and colours should be selected to complement the local Claremont character, which is defined as exemplifying quality design, craftsmanship and finesse.
- Consideration of thermal and general environmental performance should be demonstrated in the selection of materials and colours.
- Each application for planning approval is to be accompanied with details on proposed materials and colours, together with sample swatches.





5.0 Built Form Design

5.2.7 Building Entrances

Objectives:

- Provide entrances that read intuitively as the public interface of a building and describe to the particular use or activity to which the entrance leads.
- Provide well-designed access and entrances to buildings enable pedestrians to 'read' visual cues and intuitively understand the intended purpose and function of each building component.

Development Controls:

- Pedestrian and vehicle entry points must be separate and well defined.
- Commercial and residential entries must be separate and well defined.
- Where long ramps are required to any public street frontage, they should be provided wholly or partially within the building rather than externally to reduce their visual impact and assist in achieving a strong built edge to the street boundary.

Design Guidance:

- Ground floor residential apartments should be provided with direct access from the street or adjacent public place in addition to access from an internal hall or corridor.
- Lighting, signage, materials and landscape elements should be utilised to highlight building usage and entrances.



Visually highlighted building entrance.



Illuminated building entrance.

5.2.8 Balustrades and Fencing



Visually permeable front fencing.

Objectives:

- Promote fencing of minimum height to undertake their intended role (eg: security / safety / screening).
- Enhance the visual quality of the public realm.
- Establish security and demarcation between the public and private realm and the creation of defensible private space.
- Provide articulation and expression of the architecture and character of a building.
- Maintain an appropriate visual relationship between private and public space.
- Ensure that the levels of screening and transparency ensures an appropriate balance between privacy, access to views/ outlook and surveillance of the public realm is achieved.

Development Controls:

- Balustrades and fences in front of built form should be 1000mm high to allow interaction between residents, neighbours and the public realm. This may increase to a maximum of 1200mm high in justifiable situations and locations.
- Closable louvre-style balustrades are not permitted abutting the street or public realm at ground level.
- All ground level balustrades addressing the street or POS must be at least 60% visually permeable by area.
- All fencing between private open space and the street must be at least 60% visually permeable by area, except where this is contrary to the practical function of the fence.
- At ground floor level, balustrades/fences shall not detract from the close relationship between public and private space.

Design Guidance:

- Fences should be specifically designed to integrate with the development to which they belong, and as far as is possible enhance, rather than detract from, the adjacent public realm.
- Generally, balustrades should integrate with and enhance the architecture of the developments to which they belong.
- The design of balustrades at ground level should be considered independently to balustrades at upper levels providing an appropriate response for each.
- Where the finished floor level is raised above the adjacent public realm, additional design and landscape treatments may be required to soften the edge to the public realm. This may include incorporating planter boxes forward of the fence line and articulation of walls and balustrades as deemed appropriate by the Claremont on the Park Architect.

5.3 Environmental Design and Performance

5.3.1 Solar Access

Objectives:

- Reduce energy consumption within a building over the course of its lifetime.
- Ensure that the built form is conceived in a way that allows good solar access to the public realm and adjacent buildings.
- Ensure that the design of buildings creates comfortable internal and external environments for its occupants.
- Incorporate passive solar design principles to optimise cross ventilation, solar gain in winter and protection from heat gain in summer.

Development Controls:

- Access of summer sun into openings and private open space shall be controllable through the use of high quality design elements (e.g. full height and moveable balcony screens with adjustable louvres).
- Reduce heat gain to all east and west facing walls through, for example, appropriate material and colour selections and shading to openings.
- In multi-residential developments, at least 70% of dwellings must have outdoor areas that benefit from a Northerly aspect.
- A minimum of 70% of all residential apartments must receive 2 hours direct sunlight to major living rooms and private open space between 9am and 3pm mid winter.

Design Guidance:

- Adjacent building envelopes or development should be taken into account when considering solar access to residential units.
- No more than 10% of all apartments should have solely south facing primary living spaces.



Adjustable shading devices can seasonally adapt.



Solar shading devices provide an opportunity to enhance the character of the building.

5.3.2 Openings and Ventilation



A combination of open, solid and adjustable elements facilitate optimised airflow.

Objectives:

- Minimise barriers to breeze paths and air flow through dwellings.
- Take advantage of summer breezes to passively cool dwellings and reduce the need for mechanical cooling.
- Promote energy efficiency through sustainable means.

Development Controls:

- Residential dwellings must be designed to maximise cross ventilation by providing direct breeze paths for cooling and air circulation.
- Open plan living areas must ensure adequate ventilation to each functional area.
- A minimum of 60% of dwellings shall be capable of natural cross ventilation (i.e. with openings on more than one side) to capture of cooling breezes.
- Glazing systems shall be installed with draught seals/weather stripping.

Design Guidance:

- Consider location of principal living areas and major openings with respect to cooling south westerly summer breezes.
- Location and size of openings to commercial buildings should promote cross ventilation for passive cooling.
- Window types should be selected to optimise potential for cross ventilation.

5.0 Built Form Design

5.3.3 Screens and Awnings

Objectives:

- Establish efficient and climate responsive architecture.
- Provide a means to control solar access and privacy.
- Add to the visual quality and inform the architectural character through response to local environmental conditions.
- Mitigate impacts and minimise disturbance to residents arising from Claremont Football Club activities and occasional lighting of the oval.

Development Controls:

- Where indicated on the DAP special 'Oval Edge Facade Treatments' are required to manage impacts of Claremont Football Club and Showgrounds activity. Screens should provide protection from noise, projectiles (footballs) and excessive light.
- Glazed windows and doors shall be protected by shading, verandahs or awning structures where appropriate.

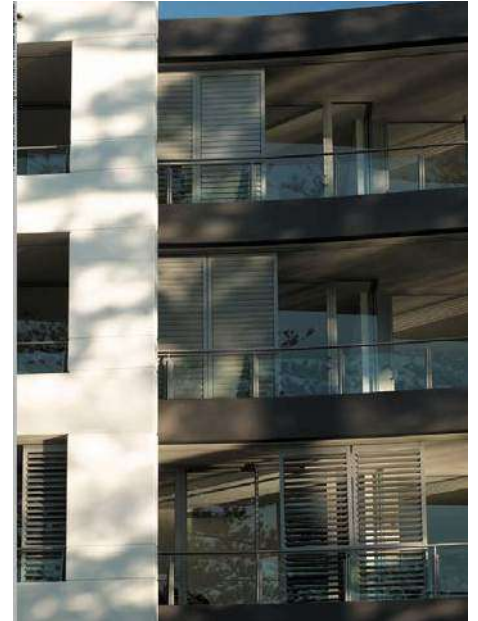
Design Guidance:

- Screens and awnings should inform the architecture in both form and materiality.
- Outdoor living areas should be provided with shading devices to provide sun control and a sense of depth and layering to facades.
- Discretion may be applied for south facing facades, however visual interest and articulation of built form will be required.

5.3.4 Noise and Acoustic

Design Guidance:

- Development should be designed to appropriately consider impacts of adjacent or nearby noise sources. Noise sources may include the railway line, road networks, activities carried out by the CFC and events associated with the Showgrounds.



Movable screening assists with both solar protection and reducing impacts of football and recreation related activities. Consideration should be given for the type of screening most suitable for particular orientation and conditions.

5.3.5 Street Overhangs and Shading



Awnings provide a sense of depth, quality and interest to the facade.



Shade awnings required over footpaths for commercially focused areas.

Objectives:

- Provide a comfortable, shaded and attractive pedestrian environment that encourages an intuitive response to movement throughout the precinct.
- Encourage walking and participation in public life.

Development Controls:

- Continuous shading or awnings shall be provided to footpaths in accordance with the DAPs.
- Street level awnings with minimum width of 2.0m must be included at min 2.7m and max 3.5m above footpath for all buildings with commercial functions at ground level.
- Shade structures and awnings shall be robust, easily maintained, promote appropriate integration with planting.

Design Guidance:

- Shade structures should not inhibit cooling breezes in summer months.
- Street shade should be considered in tandem with building awnings and the height, form and shade provided by the buildings.
- Continuous shade awnings are encouraged in a variety of forms to all footpaths.
- Shading devices and awnings may not be required in every instance, particularly where the built form above consists of balconies.
- Where an awning, balcony or shade structure is elevated above a public space (e.g. road reserve, POS or PAW), an application for planning approval is required to be signed by the Chief Executive Officer of the ToC in addition to any required authorisations from relevant State Government departments.

5.0 Built Form Design

5.3.6 Energy Efficiency

Objectives:

- Minimise energy consumption through best design practice, including a focus on orientation, ventilation and appliance selections.

Development Controls:

- Where possible, all building development shall be designed to achieve a “plus1” energy rating standard. However, Council may support development at the prevailing energy rating standards where it can satisfactorily be demonstrated that the higher standard is impractical or detrimental to other design outcomes for the development.
- Where supplied and where possible, 5 star rated energy efficient appliances shall be installed.
- A demonstrated highly energy efficient hot water system shall be installed (e.g. gas or solar boosted gas centralised or local hot water system).
- A “Building/Dwelling Management Manual”, or similar user-friendly document, shall be produced to assist occupants to understand the intended performance of the building and specific operational requirements.

Design Guidance

- Northern oriented solar collection panels are encouraged on roof areas for hot water heating and electricity generation.



5.3.7 Water Saving

Objectives:

- Ensure the most water efficient facilities and fixtures are installed for maximum water conservation.
- Reduce reliance on potable water supplies.

Development Controls

- Tap ware and showers should exceed NCC requirements for WELS star ratings by one star per fixture.

Design Guidance

- Other water saving strategies should be investigated, such as provision for rainwater collection and reuse on site.



Devices that enhance the energy efficiency of buildings can provide a strong architectural identity.

5.3.8 Lighting



Lighting under overhangs and awnings promotes the feeling of safety at night.



Lighting can be used to highlight key features of the building to promote way finding at night.

Objective:

- Integrate lighting into buildings to create a safe, interesting, attractive and ambient night time environment.
- Reduce energy consumption through the use of energy efficient and innovative lighting technologies.
- Provide appropriate levels of lighting for both the private and public realm for safety and security.

Development Controls:

- Motion sensors shall be used for lighting in all common areas as appropriate.
- Lighting shall be provided under awnings to illuminate the footpath below for effect and security.

Design Guidance

- Generally lighting should be controlled by a lighting management system, using, for example, photosensitive cells or motion sensors.
- Lighting to all external common areas should be powered by photovoltaic cells and shall be of an energy efficient type.
- Well positioned windows and skylights can reduce the need for internal lighting during the day.
- Lighting should be designed to minimise light spill above the horizontal plane. This does not apply to lights provided on the oval for night time training purposes.
- Lighting should serve to highlight the key features of buildings and landscapes.
- Lighting should be concealed under verandah roof overhangs or otherwise shielded to minimise glare.
- Consideration should be given to the illumination of building as a method of pedestrian way-finding through secure routes, entrances and signage and to provide safe pedestrian movement around buildings.

5.3.9 Stormwater Management

Objectives

- To ensure stormwater events are managed appropriately within lots.

Development Controls

- All stormwater is to be retained within the lot.

Design Guidance

- Provisions for stormwater and rainwater collection and reuse on-site should be investigated during design.
- Maximise opportunities for stormwater reuse within communal private open space.

5.0 Built Form Design

5.4 Outdoor Space

5.4.1 Private Outdoor Space

Objectives:

- For all residential units to have access to functional and useable private open space that is suitable for the purposes of relaxation and entertaining.
- Provide an appropriate balance between the requirement for privacy and optimisation of the views into the public realm.
- Contribute to the form, articulation and identity of buildings.

Development Controls:

- One primary balcony with a minimum dimension of 2.4m and a minimum area of 10m² must be included per upper level dwelling, located adjacent to the main living area.
- The building's primary balconies should have an average area of at least 15m², measured across all apartments, recognising that larger apartments may require a greater area of private open space than smaller apartments.
- Adequate usable balcony space is to be provided for every unit. No air-conditioning or other service equipment may be located on the balcony so as to impact on the comfortable use of the balcony area. All air-conditioning equipment (whether on balconies or not) is to be located so as to not blow directly onto the main usable space of the balcony.
- Where air conditioning units are located on balconies, these should be appropriately screened and concealed from view.
- Overlooking between balconies and adjoining residences should be carefully considered and privacy screening provided where necessary.

Design Guidance:

- The location of Private Open Space (including courtyards or gardens) is to consider adjacent (proposed) built form, wind, solar penetration and overlooking.
- Full height opening windows with balustrades (i.e. Juliet balconies) are encouraged as secondary balconies in place of standard windows.
- The balcony may be designed as a 'loggia', where the balcony is recessed behind the facade of the building.

5.4.2 Communal Outdoor Space

Objective:

- To ensure that developments incorporate plazas, terraces and other public spaces that provide public areas for people to recreate.

Development Controls:

- Non-residential buildings must provide access to open space for workers.
- Where provided, Communal Private Open Space (CPOS) shall remain the responsibility of the developer or assigned to the subsequent building management body as may be created by the developer.
- Irrigation is to be from lot allocated water and where possible collect on-lot water (roof/paving run-off) within tanks for irrigation purposes.
- Continuity of materials, finishes, landscape elements etc is required between public and private realms to diffuse the boundary between the two.
- Where CPOS is provided, this shall generally be in the location outlined within the relevant DAPs.

Design Guidance

- The useability of CPOS should be ensured, for example through the provision of shade trees or shading devices.
- Green roofs and walls should be considered in management of CPOS microclimates.



Private terraces that have a strong relationship to internal living spaces and the public realm are encouraged.



Balconies can be used as a defining architectural feature.



A strong relationship between Private and Communal Private Open Space is encouraged.



High quality CPOS landscaping adds significant amenity for residents and workers.

5.5 Building Services

5.5.1 Waste Management

Objectives:

- Minimise the impact of the creation, collection and transfer of refuse within the Claremont NEP.
- Ensure efficient storage and collection of waste that promotes separation of recyclable materials at the source.
- Providing well-located recycling facilities within buildings.

Development Controls:

- A Waste Management Strategy shall be prepared in consultation with the Town of Claremont.
- Bin storage areas shall be located within the building confines.
- Waste storage facilities shall be designed to allow collection of waste from within the site.
- Waste storage and collection for single dwelling lots shall be in accordance with the Town's standard requirements for single residential developments.
- Paving to vehicle access ways shall be of an equivalent quality to paving used within public open space (POS) and public access ways (PAW), while meeting the requirements of heavy vehicles.

Design Guidance:

- A central waste collection space is recommended to accommodate bins for recyclable waste and other materials, or as required by the Town of Claremont, for the separation of waste at the source.

5.0 Built Form Design

5.5.2 Drying Areas

Objectives:

- Provide occupants with the opportunity to passively dry washing.
- Minimise the use of mechanical clothes dryers.

Development Controls:

- Each dwelling shall be provided with an individual drying area or provided with easy access to a communal drying area.
- Clothes drying areas shall be concealed from public view but well ventilated.
- Clothes drying areas shall be located to minimise the impact on adjoining residences.

Design Guidance:

- Any communal clothes drying areas should be located with access to winter sunshine and prevailing breezes and should take into account their impact on the amenity of the adjacent public and private realm.

5.5.3 Mechanical Services

Objectives:

- Provide efficient and effective building servicing.
- Minimise the visual or acoustic impact of ancillary items.

Development Controls:

- All services must be concealed from view on all elevations.
- All service, including air-conditioning units, must be located to minimise visual, acoustic or other impacts on the public or private realm.
- Plant must not be visible from the street and must not be visible above the roof line of buildings with street facing elevations.
- Meters must be contained within development lots, screened and integrated into the overall development.
- Air conditioning systems shall have a minimum energy rating of 4 stars and be sized to match the conditioned space.
- The type and location of air conditioning systems shall be considered at the early stages of the design process to ensure that the system or units are integrated with the building design and appropriately screened from the public realm.
- Where it is appropriate to locate plant on or adjacent to balconies, for example in the provision of local hot water systems, this must be screened in such a way as to be integrated into the building form.
- Plant shall not be located on external walls that are visible from the adjacent public or private realm.
- Service doors and other utilitarian features shall be located away from street fronts and treated to reduce their visual presence.
- Storage areas, service areas and any ancillary equipment shall be screened from public view.

Design Guidance:

- Where applicable, inverter systems should be installed.



Screening elements used to conceal clothes drying areas.

5.5.4 Storage

Objective:

- Ensure that dwellings are provided with functional and accessible storage areas in addition to bicycle parking facilities.

Development Controls:

- Separate lockable storage for each dwelling must be provided with a minimum internal dimension of 1.5m.
- Buildings must provide a water tap adjacent to any storage area.

5.5.5 End of Trip Facilities

Objectives:

- Promote active transport modes such as cycling and walking for non-residential components of buildings.
- Promote access to existing cycle networks and footpaths through the provision of appropriate end of trip facilities for cyclists, walkers and runners.
- Ensure that residential components of buildings are provided with adequate storage facilities for bicycles that are integrated with the car parks of buildings.
- Provide appropriate facilities in commercial and retail buildings to support active modes of travel such as running, walking and cycling.

Development Controls:

- Secure bicycle storage is to be provided based on the following rates (refer to Claremont North East Precinct Structure Plan for additional detail):
 - » Residential: 1 cycle bay per apartment.
 - » Commercial/ office tenant: 1 cycle bay per 200m² GFA.
 - » Commercial/ office visitor: 1 cycle bay per 500m² GFA.
 - » Retail: 1 cycle bay per 200m² GFA.
- For Commercial/ office and Retail floor space, there shall be an allocation of one locker per bicycle storage space and one shower for every 10 bicycle storage spaces.
- For Commercial/ office and Retail floor space, facilities for cycling and other active forms of transport shall be provided for both staff and visitors and shall include showers, change rooms and storage areas.
- All end of trip facilities shall be designed with convenience and safety of the user in mind to encourage cycling for residents and workers.
- Facilities shall be designed in accordance with CPTED design principles.



Encouraging cycling by providing end of trip facilities and bike storage for the convenience of cyclists.

Landscape Design

The landscape design of 'Claremont on the Park' responds to a number of factors specific to this project and its location. The design intent responds to the eclectic planting styles of the Western suburbs. It reflects a high quality of finish and detailing of landscape hardscape materials and the range of public facilities provided. Works generally include shrub and tree planting; irrigation; shelters; street furnishings; low walls; lighting; decks and paths; stairs and ramps; and streetscapes. The landscape master plan, as illustrated in these design guidelines, is indicative of the broad landscape design intent. The detailed landscape design package is currently being developed and is subject to approval by the Town of Claremont through the standard approval process. The landscape design is split into three broad zones as below.

Streetscapes

The street verges will consist of new exposed aggregate footpaths to verges; irrigated ground covers and low shrubs set within planting areas; trees species acceptable to the Town of Claremont's street tree strategy; street lighting and street signage; and new or upgraded utility services with service lids set within footpath areas.

Public Access Links

Seven public open space access ways link the streetscapes to the central oval regional open space. Each of these links varies in length, width and gradient. Two of the links will have stairway access, by necessity, to meet the required grades. All other access links will either be level or ramped, providing universal access. The access links are located between buildings and will be partly shaded and the landscape planting will respond to this through species selection. Where possible, the design will allow smaller sitting and gathering areas along larger access ways and links. Two access links cater for vehicle access for maintenance, emergency services and overflow parking if required to cater for the annual Royal Show.

The Oval Edge

The oval edge varies in width between 6m, 8m, 10m, and 12m. The landscape design will allow continuous public access around the oval at all times except during temporary closure on game days for the area fronting the new grandstand. Public access to the oval will be temporarily closed off by the football club on each game day and reopened thereafter. The oval edge contains exposed aggregate paths; shade trees; shrub planting to batters; irrigated turf areas; play equipment; shelters; BBQs; lighting; signage; and low walls defining smaller spaces.

Summary

The landscape design aims to soften building edges where possible and encourage passive surveillance of public places. A quality finish will cater for various age and user groups within the available landscaped areas. In all instances, the landscape design has been undertaken to be as flexible as possible in responding to potential variables in the project's progression along with the needs of builders and purchasers. The design aims to minimise damage and reworking of landscape treatments while allowing suitable areas for building works to be reasonably undertaken.



1 PLAYGROUND
 DETAILS AND LOCATION OF PLAY EQUIPMENT ARE TO BE PROVIDED FOR LOCAL GOVERNMENT APPROVAL PRIOR TO INSTALLATION OF EQUIPMENT

2 PAVING
 PAVING TO BE HIGH QUALITY EXPOSED AGGREGATE CONCRETE

3 TREES
 DECIDUOUS TREES WILL BE USED WHERE SUITABLE TO ALLOW APPROPRIATE VIEW LINES AND SUN PENETRATION INTO APARTMENT BUILDINGS

4 FOOTBALL RETENTION NET
 DETAILS OF DEMOUNTABLE NETTING ARE TO BE PROVIDED BY CLAREMONT FOOTBALL CLUB FOR LOCAL GOVERNMENT APPROVAL PRIOR TO INSTALLATION OF ITEM BY C.F.C.

5 TRANSPLANTED TREES
 2 x TRANSPLANTED PHOENIX CANARIENSIS (PALM TREES) (APPROXIMATE FINAL LOCATION OF THE 2 x PALMS. THIS PROPOSED LOCATION REFLECTS THE EXISTING ALIGNMENTS AND IS A GATEWAY TO THE OVAL PUBLIC OPEN SPACE)

6 PAVING
 PAVING TO BE HIGH QUALITY EXPOSED AGGREGATE CONCRETE

7 TREES
 DECIDUOUS TREES WILL BE USED WHERE SUITABLE TO ALLOW APPROPRIATE VIEW LINES AND SUN PENETRATION INTO APARTMENT BUILDINGS

8 EMERGENCY VEHICLE ACCESS
 REMOVABLE BOLLARDS TO FACILITATE VEHICULAR ACCESS TO OVAL

9 TREES
 DECIDUOUS TREES WILL BE USED WHERE SUITABLE TO ALLOW APPROPRIATE VIEW LINES AND SUN PENETRATION INTO APARTMENT BUILDINGS

10 FOOTBALL RETENTION NET
 DETAILS OF DEMOUNTABLE NETTING ARE TO BE PROVIDED FOR LOCAL GOVERNMENT APPROVAL BY CLAREMONT FOOTBALL CLUB PRIOR TO INSTALLATION OF ITEM BY C.F.C.

11 PARKING BAYS
 PARKING BAYS TO BE FORMALISED THROUGH CIVIL AND LANDSCAPE WORKS. IN LIAISON WITH CLAREMONT FOOTBALL CLUB

12 PRIVATE PLAZA
 PRIVATE PLAZA THROUGH LOT 512 WITH PEDESTRIAN LINKAGE BETWEEN THE RAIL AND SHENTON ROAD

13 GOODS SHED PLAZA
 SMALL PUBLIC PLAZA DEVELOPED TO PROVIDE OPPORTUNITIES FOR ALFRESKO EXPERIENCES, SEATING AND PUBLIC ART IN A MANNER WHICH RESPECTS THE SITE'S CULTURAL SIGNIFICANCE AND HERITAGE



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6.1 Landscape Design

Objectives:

- Integrate with the character and intent of the Landscape Concept Master Plan to encourage unity of character to the whole of project.
- Reflect character of the Claremont NEP through appropriate hard and soft material selection.
- Promote a sense of place through commonality of material, colour, texture and form to the public realm and its immediate interfaces.
- Encourage the future built form to also complement the public realm and vice versa.
- Provide an inviting and comfortable external environment that is well connected to the built form.
- Promote comfortable human scale and attention to detail to the high visibility ground plane interface.
- Promote occupancy uses which preference activation of the built form edge.
- Avoid additional expense, materials waste and reworking to the public and private realm interface.
- Minimise ongoing maintenance costs to the project and Town of Claremont.

Development Controls:

- Access (including ramps and stairs) and interface elements shall be in accordance with all relevant industry standards and codes.
- Interface areas between public and private areas shall be smooth, even and logical inclusive of suitable sightlines and security considerations.
- Setbacks shall be landscaped in a manner that promotes activation and matches or complements the adjacent public open space, public access way or streetscape.
- Pedestrian entries, external foyer spaces and ground floor setback areas that are accessible to the public shall be treated with materials and colours matching that used in the adjacent public realm. This may include but not be limited to paving, edging, walling, balustrades, handrails, steps, fencing, plant species, furniture, lighting and signage.
- Vehicular surfaces that are accessible to the public shall be treated with materials and colours matching that used in the adjacent public realm.
- Street furniture that is located on the lot but are accessible to the public shall be selected to match that used in the adjacent public realm, including colours.
- Any and all damage to public realm works shall be rectified by the developer at the developers expense to match pre-existing works.

Design Guidance:

- External materials and elements used within the private realm not accessible to the public are encouraged to match or complement those used in the public realm wherever suitable and possible.
- Consider passive solar access to public / private interface.
- Separate development controls apply to townhouse development in the north of the precinct and are included in the DAP.
- Refer to the Landscape Master Plan on the following page for information about key public realm and landscape elements to be considered in the design and development of each lot..



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PART B











Detailed Area Plans






GENERAL PROVISIONS

Detailed Area Plan

Lot 512

LEGEND

-  Minimum & Maximum 2 storeys
-  Minimum 2 storeys & Maximum 3 storeys
-  Minimum 3 storeys & Maximum 4 storeys
-  Minimum 4 storeys & Maximum 5 storeys
-  Minimum 5 storeys & Maximum 6 storeys
-  Vehicular Access Point
-  Special Corner Element
-  Continuous Awnings
-  Continuous Posted Awnings
-  Desired Location for Communal Private Open Space (CPOS)

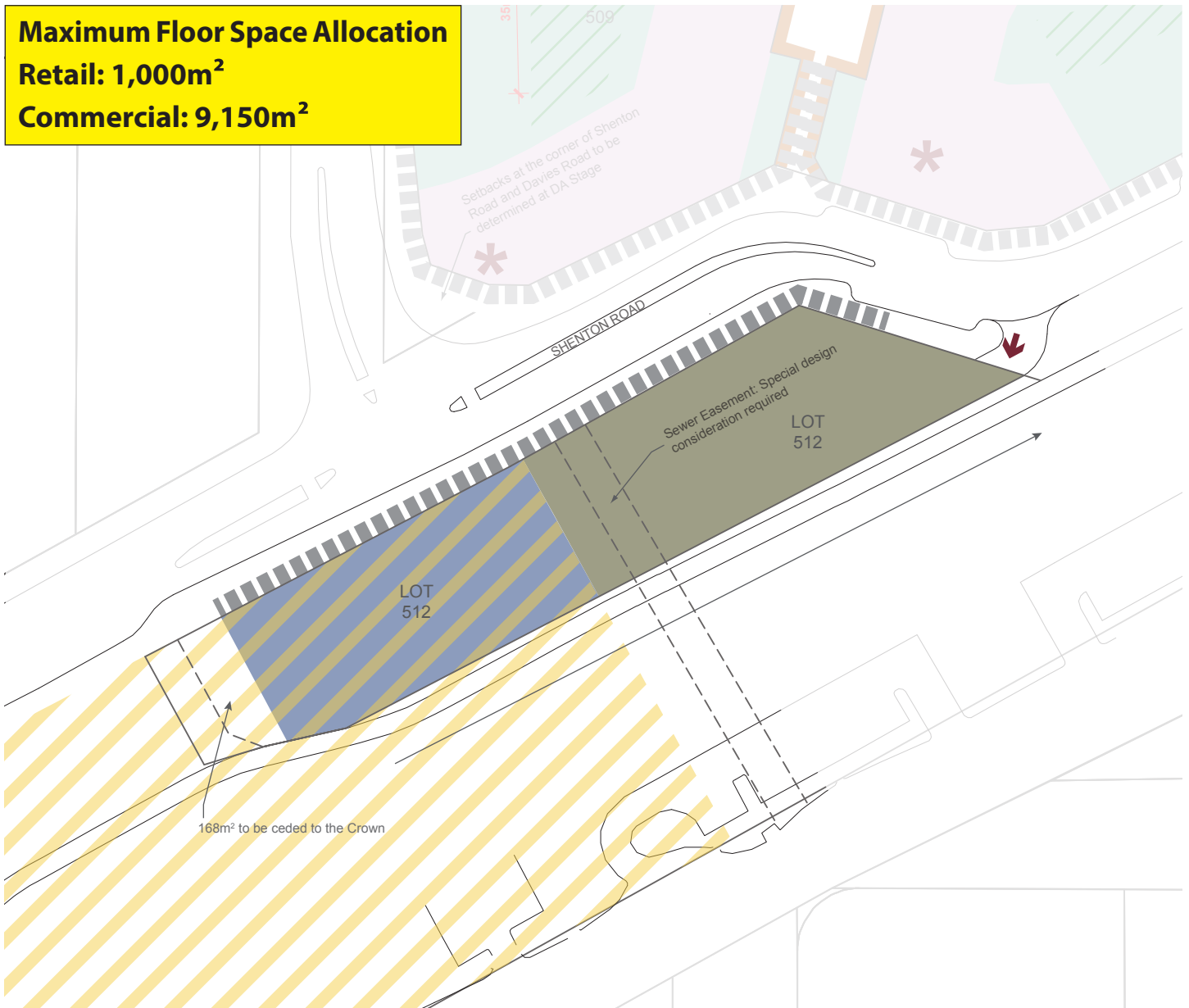
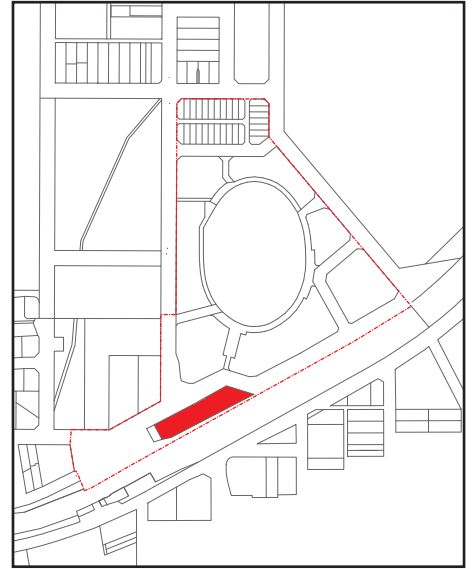
-  Oval Edge Facade Treatment & Minimum Height Requirement (Refer to Part A of Design Guidelines)
-  Courtyard Location
-  Designated Garage Location
-  Preferred Garage Location
-  View corridor over car park level
-  Construction Zone
-  Claremont Railway Station State Heritage Register Curtilage*

Setbacks

Unless otherwise stated, all buildings shall have a zero setback to the boundary for a minimum of 70% of the building facade. Small setbacks to a maximum of 3.0 metres are permitted to allow for architectural articulation of the facade and the provision of recessed building entries and landscape elements.

Architectural Articulation

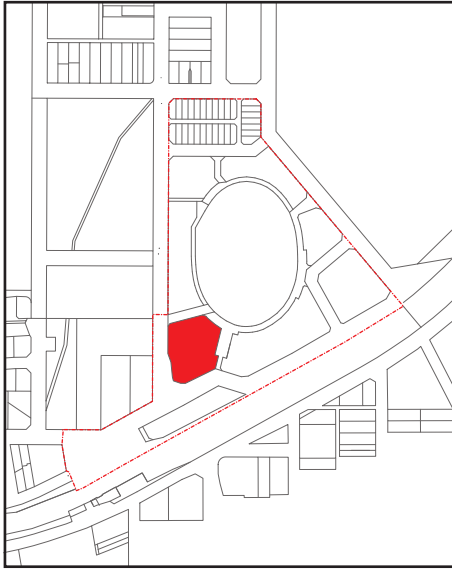
Architectural articulation is required to all facades addressing or visible from the adjacent public realm. This includes those areas that are not likely to be considered the main facade of the building, yet require appropriate design treatments to address particular contextual conditions.



* Development within the curtilage will be referred to Heritage Council of Western Australia.

Lot 509

Detailed Area Plan



LEGEND

- Minimum & Maximum 2 storeys
- Minimum 2 storeys & Maximum 3 storeys
- Minimum 3 storeys & Maximum 4 storeys
- Minimum 4 storeys & Maximum 5 storeys
- Minimum 5 storeys & Maximum 6 storeys
- Vehicular Access Point
- Special Corner Element
- Continuous Awnings
- Continuous Posted Awnings
- Desired Location for Communal Private Open Space (CPOS)
- Plaza Location
- Oval Edge Facade Treatment & Minimum Height Requirement (Refer to Part A of Design Guidelines)
- Courtyard Location
- Designated Garage Location
- Preferred Garage Location
- View corridor over car park level
- Construction Zone

Setbacks

Unless otherwise stated, all buildings shall have a zero setback to the boundary for a minimum of 70% of the building facade. Small setbacks to a maximum of 3.0 metres are permitted to allow for architectural articulation of the facade and the provision of recessed building entries and landscape elements.

Architectural Articulation

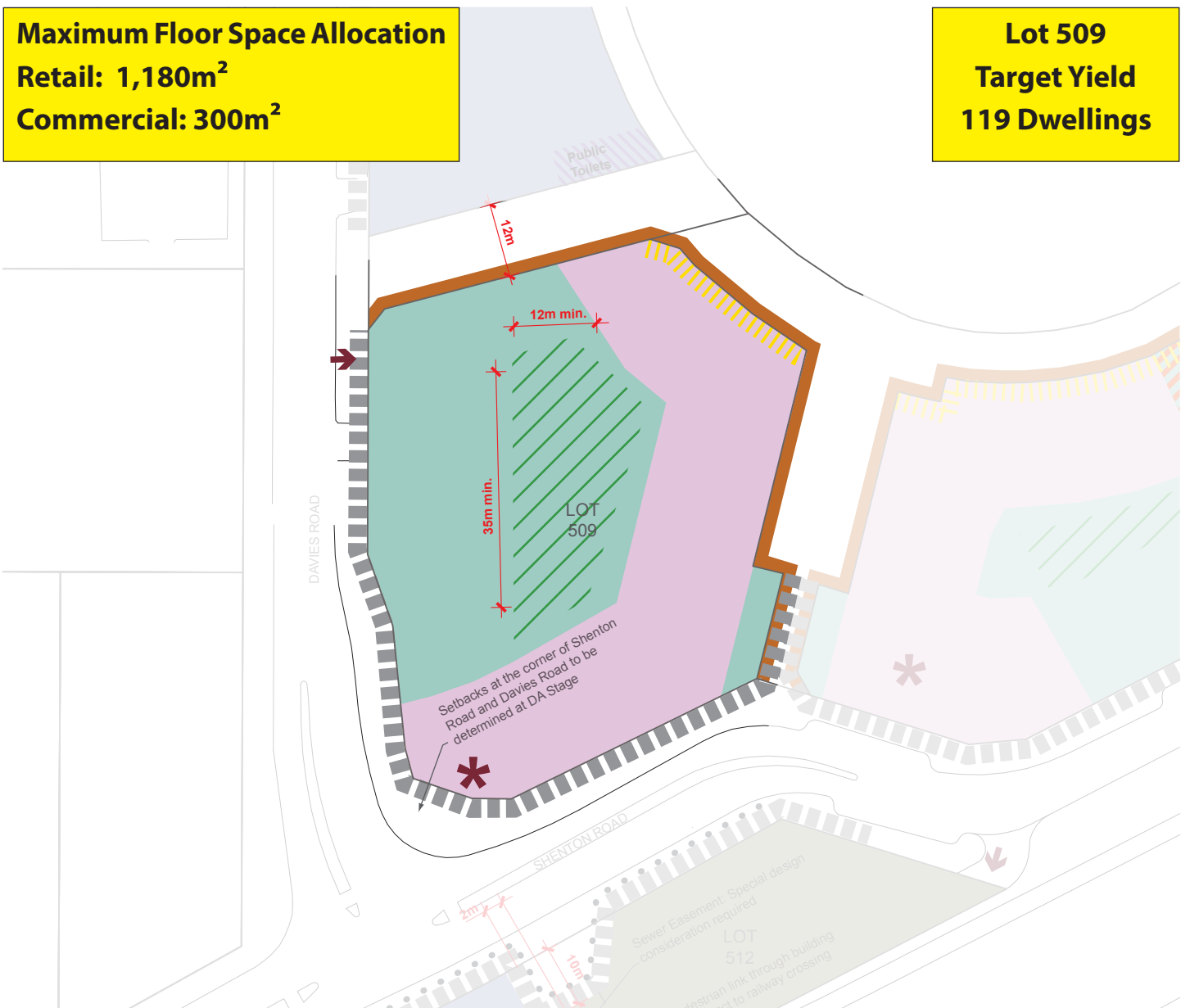
Architectural articulation is required to all facades addressing or visible from the adjacent public realm. This includes those areas that are not likely to be considered the main facade of the building, yet require appropriate design treatments to address particular contextual conditions.

Maximum Floor Space Allocation

Retail: 1,180m²
Commercial: 300m²

Lot 509












Target Yield
119 Dwellings







Detailed Area Plan

Lot 508

LEGEND

-  Minimum & Maximum 2 storeys
-  Minimum 2 storeys & Maximum 3 storeys
-  Minimum 3 storeys & Maximum 4 storeys
-  Minimum 4 storeys & Maximum 5 storeys
-  Minimum 5 storeys & Maximum 6 storeys
-  Vehicular Access Point
-  Special Corner Element
-  Continuous Awnings
-  Continuous Posted Awnings
-  Desired Location for Communal Private Open Space (CPOS)
-  Plaza Location

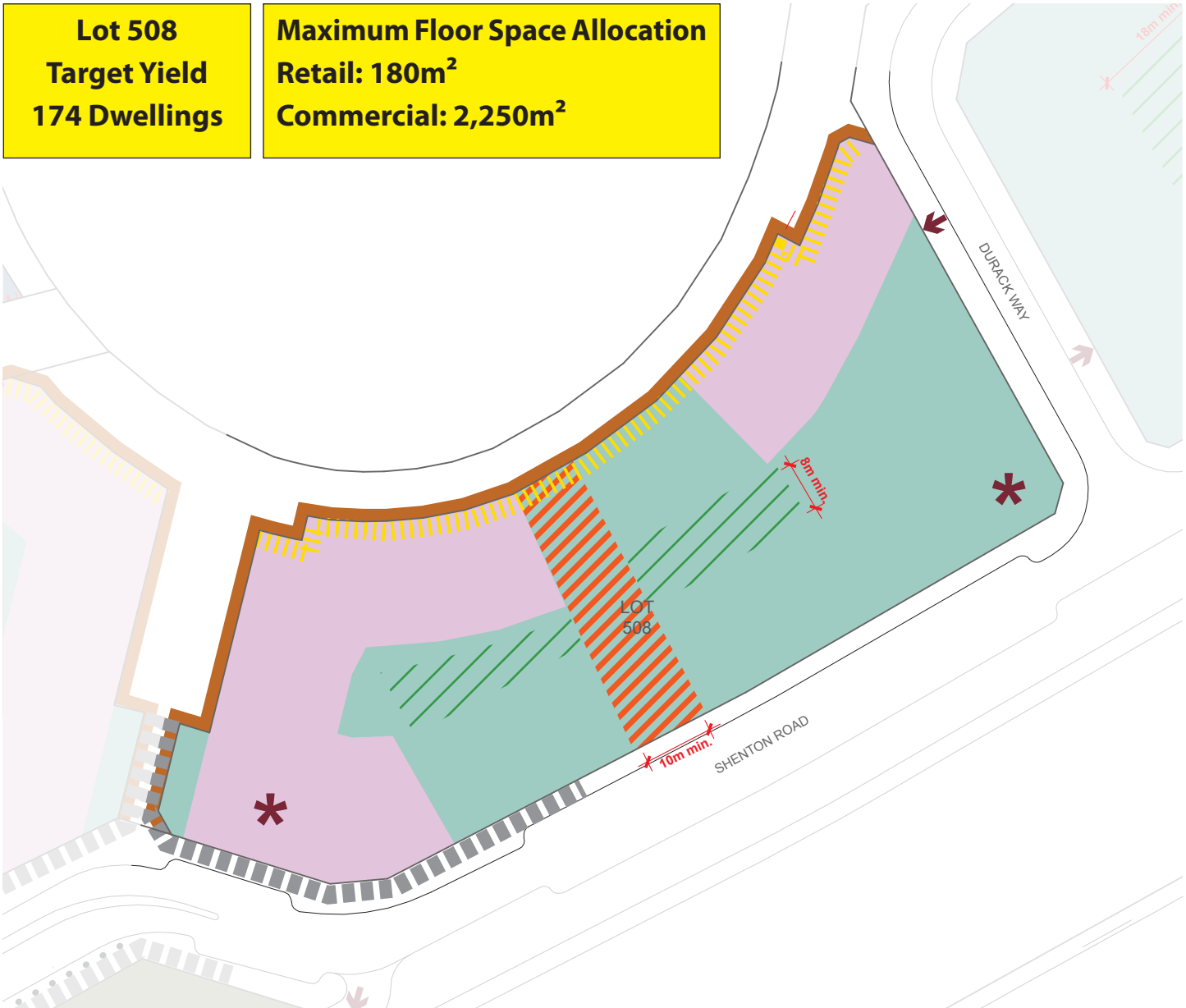
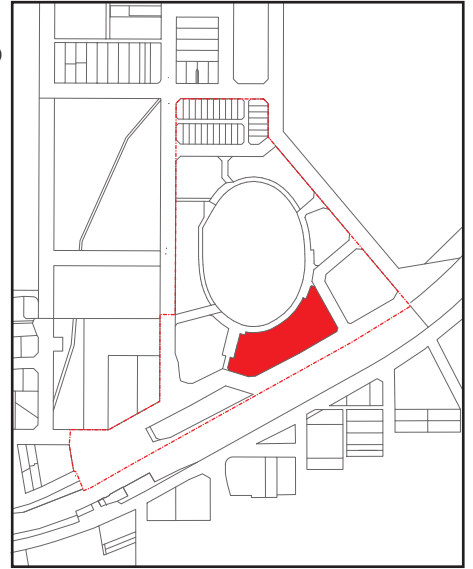
-  Oval Edge Facade Treatment & Minimum Height Requirement (Refer to Part A of Design Guidelines)
-  Courtyard Location
-  Designated Garage Location
-  Preferred Garage Location
-  View corridor over car park level
-  Construction Zone
-  Claremont Railway Station State Heritage Register Curtilage*

Setbacks

Unless otherwise stated, all buildings shall have a zero setback to the boundary for a minimum of 70% of the building facade. Small setbacks to a maximum of 3.0 metres are permitted to allow for architectural articulation of the facade and the provision of recessed building entries and landscape elements.

Architectural Articulation

Architectural articulation is required to all facades addressing or visible from the adjacent public realm. This includes those areas that are not likely to be considered the main facade of the building, yet require appropriate design treatments to address particular contextual conditions.

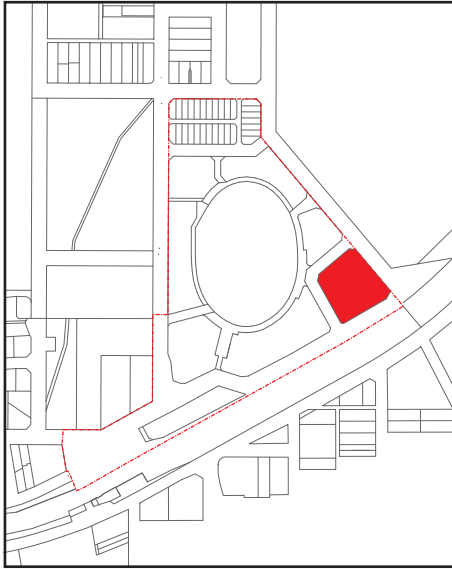


Lot 508
Target Yield
174 Dwellings

Maximum Floor Space Allocation
Retail: 180m²
Commercial: 2,250m²

Lot 506

Detailed Area Plan



LEGEND

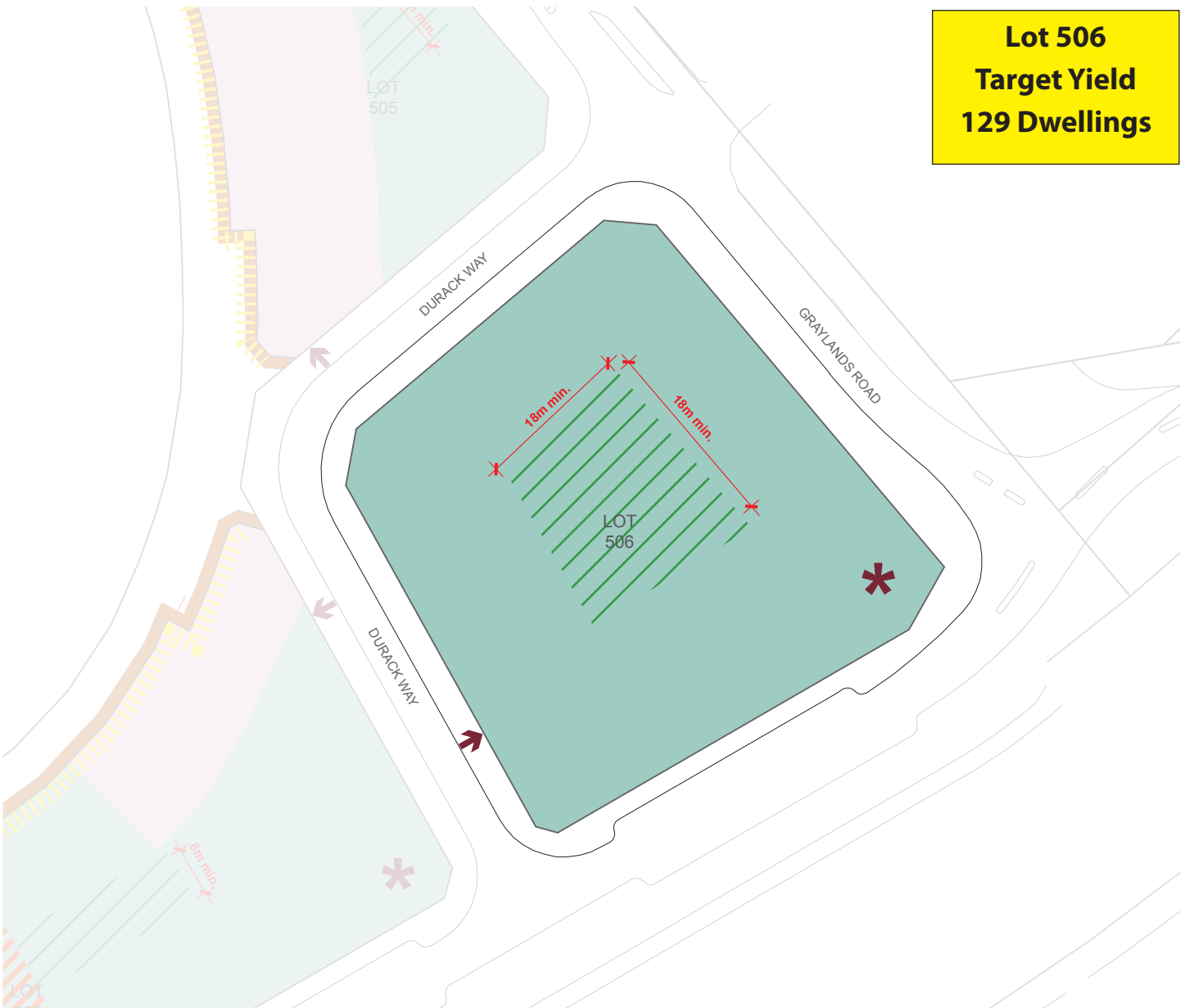
- Minimum & Maximum 2 storeys
- Minimum 2 storeys & Maximum 3 storeys
- Minimum 3 storeys & Maximum 4 storeys
- Minimum 4 storeys & Maximum 5 storeys
- Minimum 5 storeys & Maximum 6 storeys
- Vehicular Access Point
- Special Corner Element
- Continuous Awnings
- Continuous Posted Awnings
- Desired Location for Communal Private Open Space (CPOS)
- Plaza Location
- Oval Edge Facade Treatment & Minimum Height Requirement (Refer to Part A of Design Guidelines)
- Courtyard Location
- Designated Garage Location
- Preferred Garage Location
- View corridor over car park level
- Construction Zone

Setbacks

Unless otherwise stated, all buildings shall have a zero setback to the boundary for a minimum of 70% of the building facade. Small setbacks to a maximum of 3.0 metres are permitted to allow for architectural articulation of the facade and the provision of recessed building entries and landscape elements.

Architectural Articulation

Architectural articulation is required to all facades addressing or visible from the adjacent public realm. This includes those areas that are not likely to be considered the main facade of the building, yet require appropriate design treatments to address particular contextual conditions.


















**Lot 506
Target Yield
129 Dwellings**

Detailed Area Plan

Lot 505

LEGEND

-  Minimum & Maximum 2 storeys
-  Minimum 2 storeys & Maximum 3 storeys
-  Minimum 3 storeys & Maximum 4 storeys
-  Minimum 4 storeys & Maximum 5 storeys
-  Minimum 5 storeys & Maximum 6 storeys
-  Vehicular Access Point
-  Special Corner Element
-  Continuous Awnings
-  Continuous Posted Awnings
-  Desired Location for Communal Private Open Space (CPOS)
-  Plaza Location

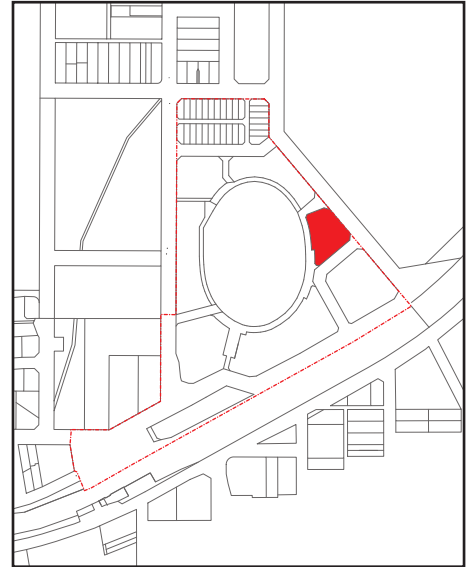
-  Oval Edge Facade Treatment & Minimum Height Requirement (Refer to Part A of Design Guidelines)
-  Courtyard Location
-  Designated Garage Location
-  Preferred Garage Location
-  View corridor over car park level
-  Construction Zone
-  Claremont Railway Station State Heritage Register Curtilage*

Setbacks

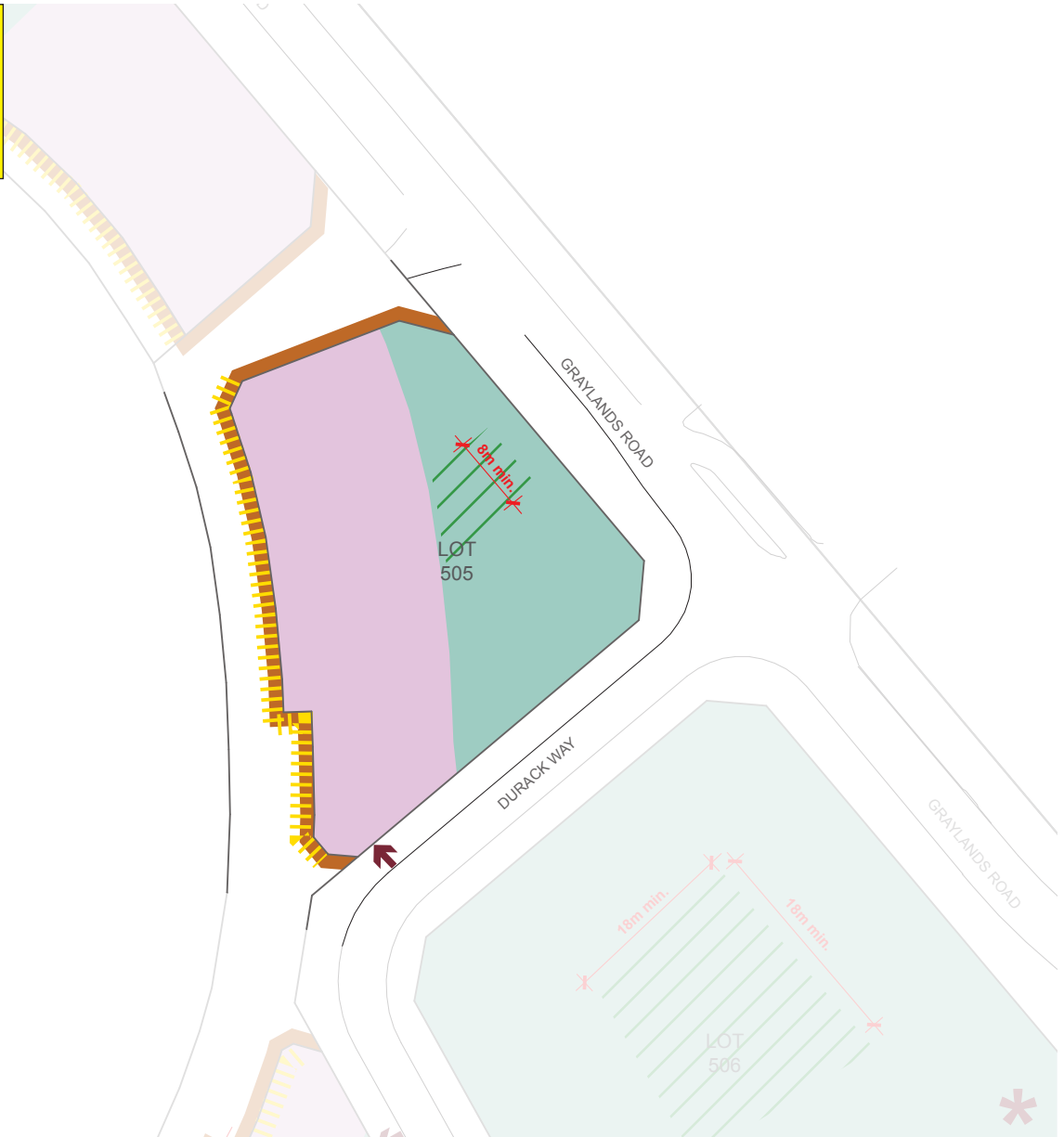
Unless otherwise stated, all buildings shall have a zero setback to the boundary for a minimum of 70% of the building facade. Small setbacks to a maximum of 3.0 metres are permitted to allow for architectural articulation of the facade and the provision of recessed building entries and landscape elements.

Architectural Articulation

Architectural articulation is required to all facades addressing or visible from the adjacent public realm. This includes those areas that are not likely to be considered the main facade of the building, yet require appropriate design treatments to address particular contextual conditions.

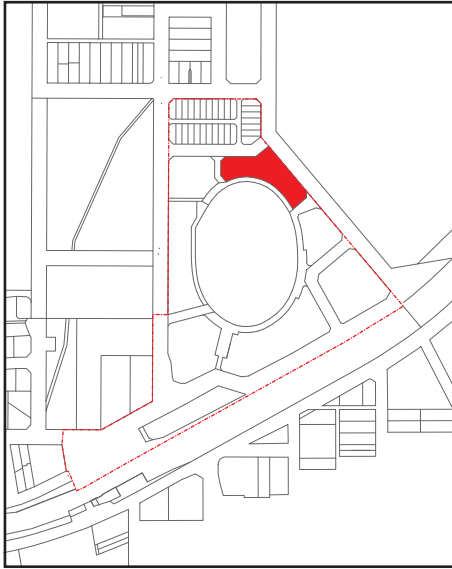


Lot 505
Target Yield
81 Dwellings



Lot 504

Detailed Area Plan



LEGEND

- Minimum & Maximum 2 storeys
- Minimum 2 storeys & Maximum 3 storeys
- Minimum 3 storeys & Maximum 4 storeys
- Minimum 4 storeys & Maximum 5 storeys
- Minimum 5 storeys & Maximum 6 storeys
- Vehicular Access Point
- * Special Corner Element
- Continuous Awnings
- Continuous Posted Awnings
- Desired Location for Communal Private Open Space (CPOS)
- Plaza Location

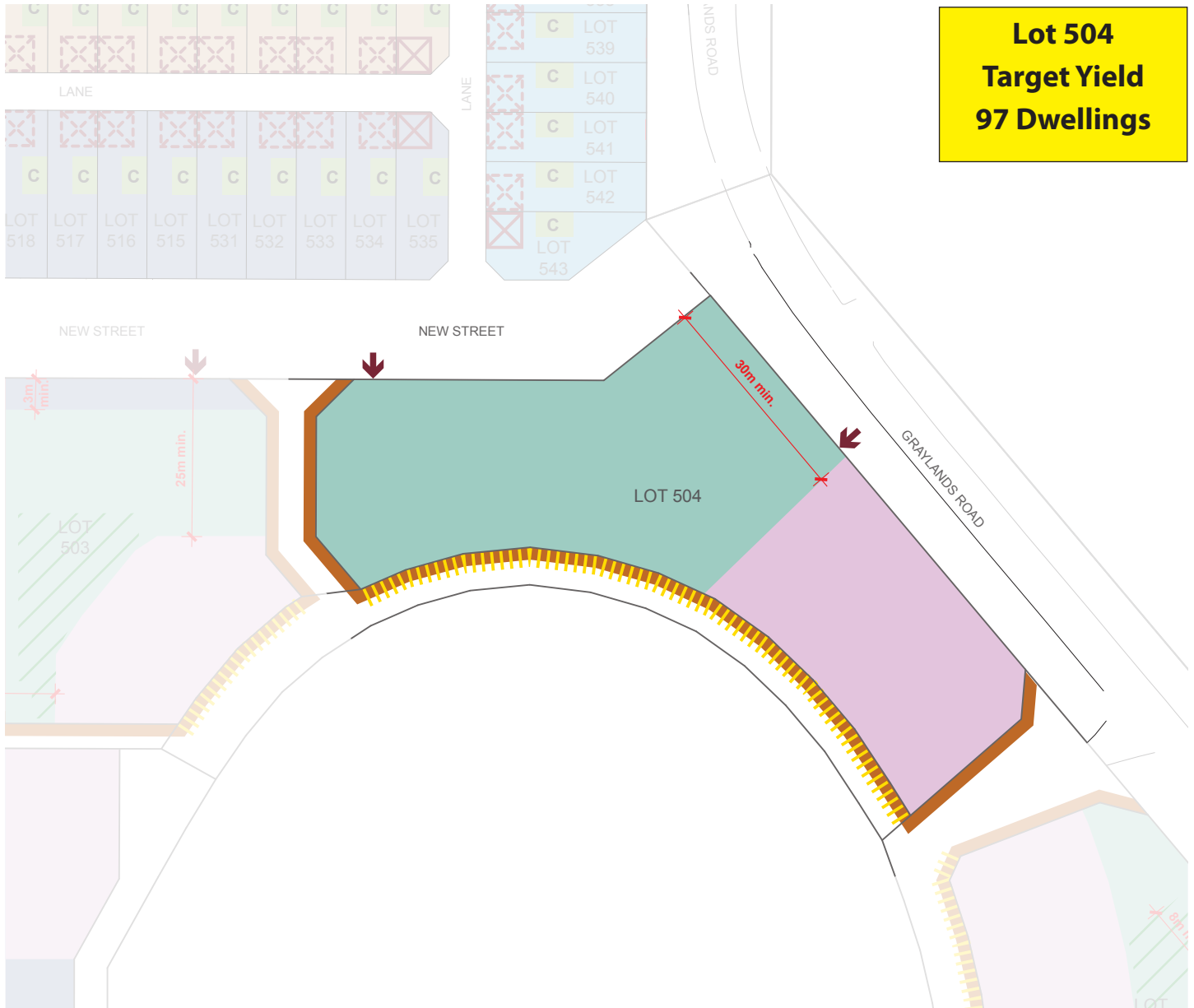
- Oval Edge Facade Treatment & Minimum Height Requirement (Refer to Part A of Design Guidelines)
- C Courtyard Location
- Designated Garage Location
- Preferred Garage Location
- View corridor over car park level
- Construction Zone

Setbacks

Unless otherwise stated, all buildings shall have a zero setback to the boundary for a minimum of 70% of the building facade. Small setbacks to a maximum of 3.0 metres are permitted to allow for architectural articulation of the facade and the provision of recessed building entries and landscape elements.

Architectural Articulation

Architectural articulation is required to all facades addressing or visible from the adjacent public realm. This includes those areas that are not likely to be considered the main facade of the building, yet require appropriate design treatments to address particular contextual conditions.









**Lot 504
Target Yield
97 Dwellings**

Detailed Area Plan

Lot 503

LEGEND

-  Minimum & Maximum 2 storeys
-  Minimum 2 storeys & Maximum 3 storeys
-  Minimum 3 storeys & Maximum 4 storeys
-  Minimum 4 storeys & Maximum 5 storeys
-  Minimum 5 storeys & Maximum 6 storeys
-  Vehicular Access Point
-  Special Corner Element
-  Continuous Awnings
-  Continuous Posted Awnings
-  Desired Location for Communal Private Open Space (CPOS)
-  Plaza Location

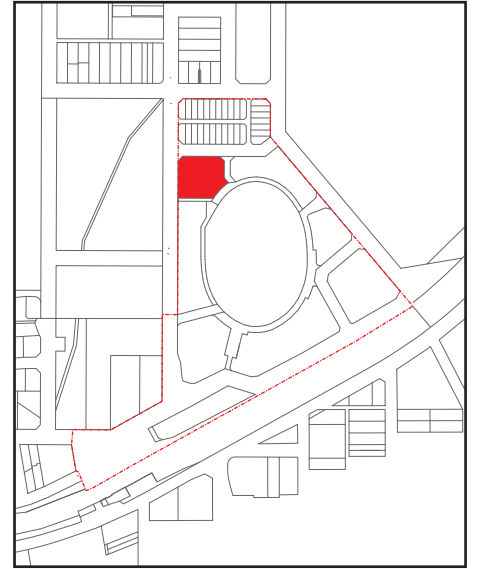
-  Oval Edge Facade Treatment & Minimum Height Requirement (Refer to Part A of Design Guidelines)
-  Courtyard Location
-  Designated Garage Location
-  Preferred Garage Location
-  View corridor over car park level
-  Construction Zone
-  Claremont Railway Station State Heritage Register Curtilage*

Setbacks

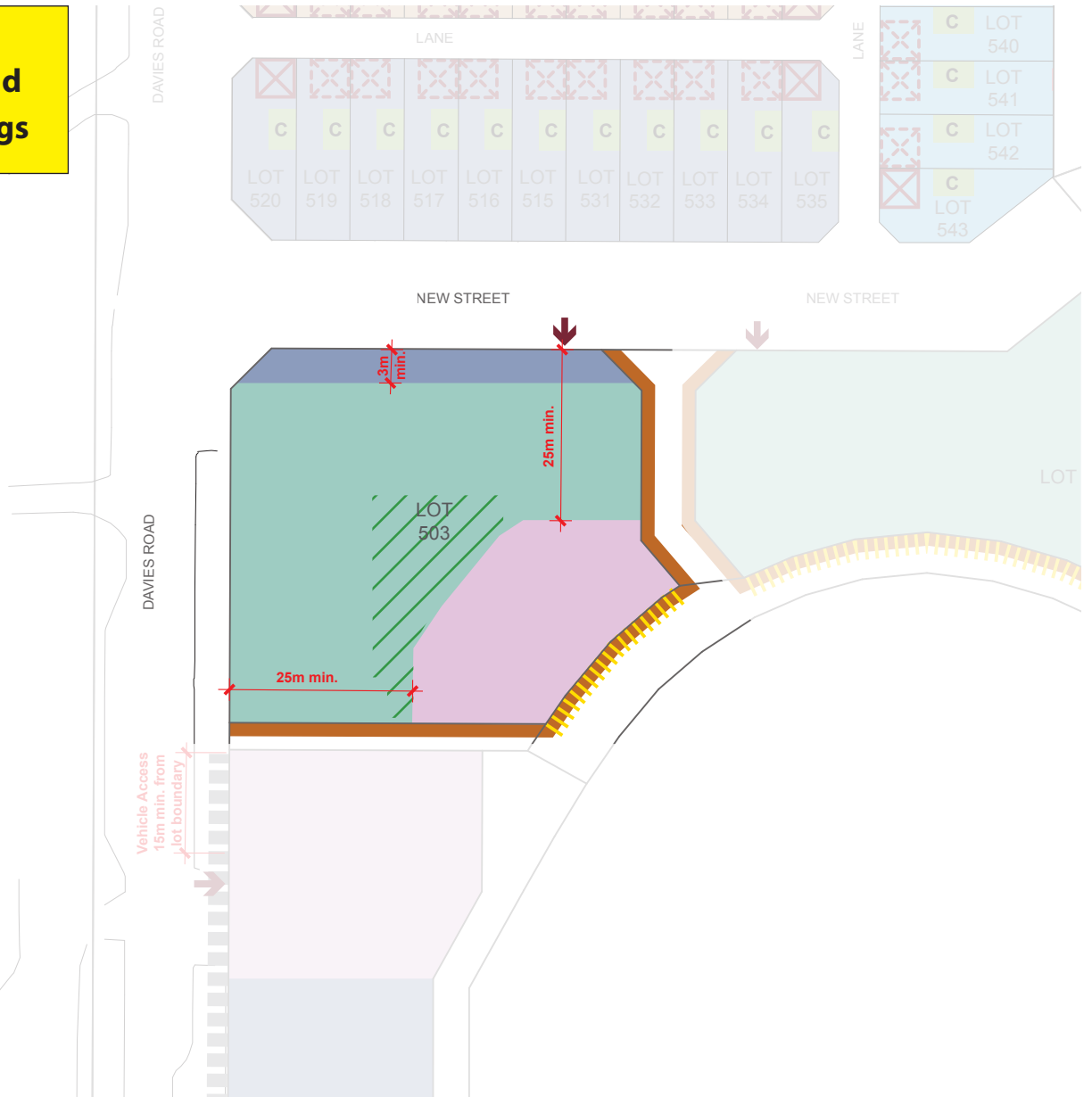
Unless otherwise stated, all buildings shall have a zero setback to the boundary for a minimum of 70% of the building facade. Small setbacks to a maximum of 3.0 metres are permitted to allow for architectural articulation of the facade and the provision of recessed building entries and landscape elements.

Architectural Articulation

Architectural articulation is required to all facades addressing or visible from the adjacent public realm. This includes those areas that are not likely to be considered the main facade of the building, yet require appropriate design treatments to address particular contextual conditions.



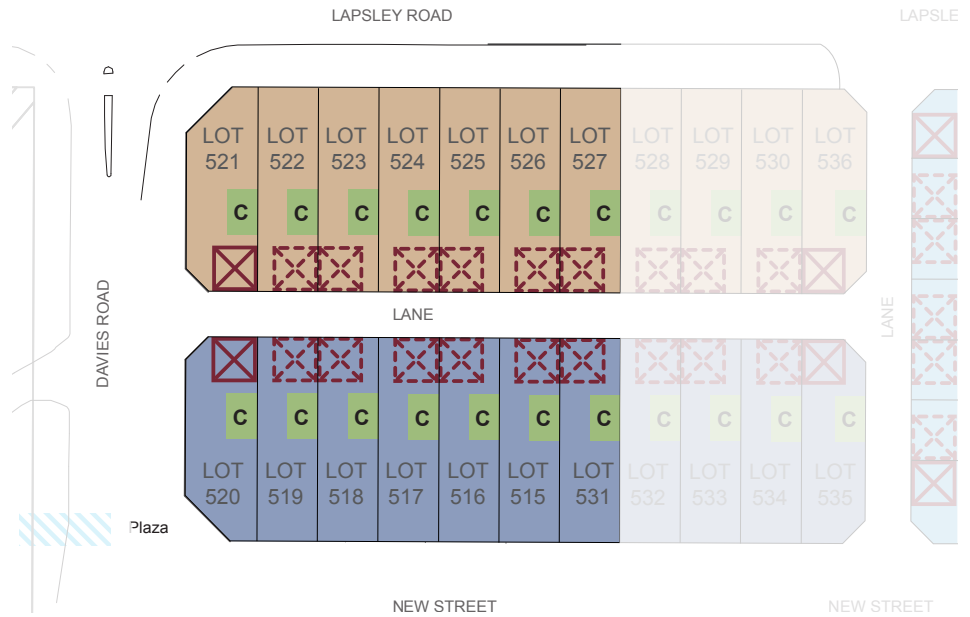
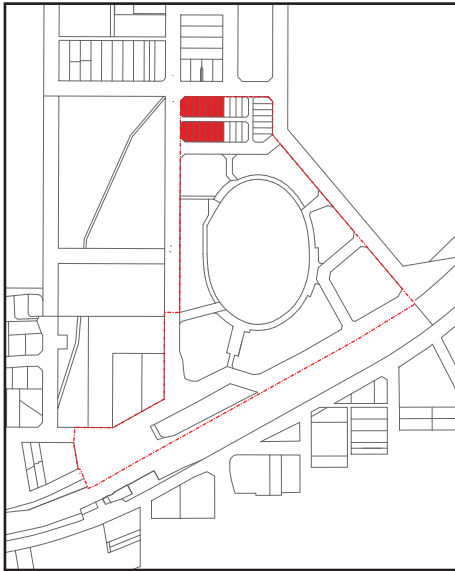
**Lot 503
Target Yield
77 Dwellings**



Note: Development adjacent to southern boundary may be subject to overlooking from neighbouring commercial development. Appropriate design treatments should therefore be considered.

Lots 515 - 527 & 531

Detailed Area Plan



LEGEND

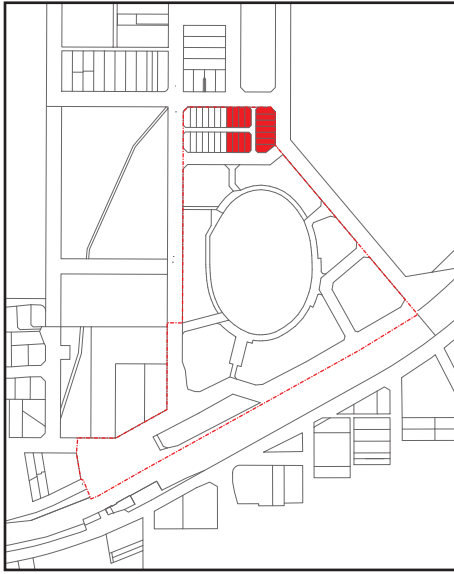
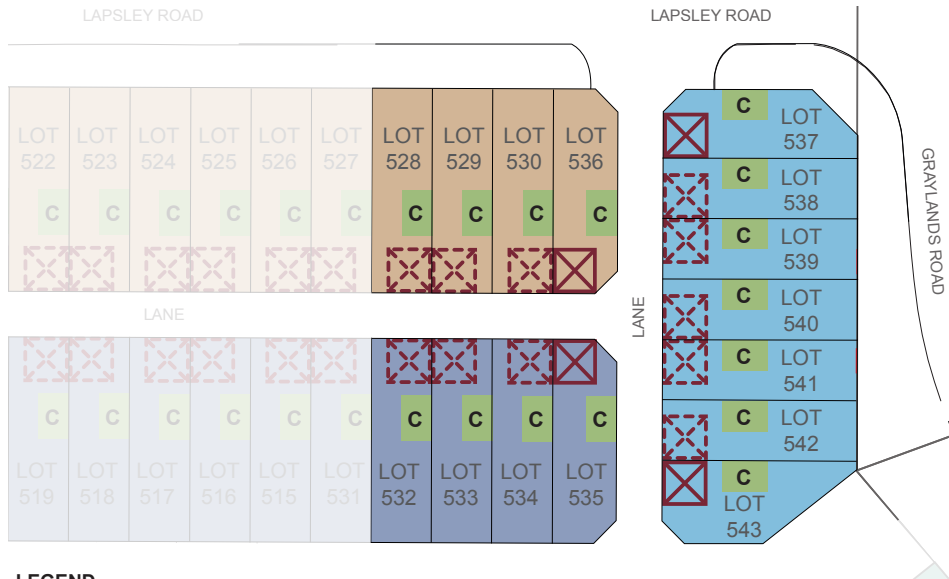
- Minimum & Maximum 2 storeys
- Minimum 2 storeys & Maximum 3 storeys
- C Courtyard Location
- Designated Garage Location
- Preferred Garage Location

Single Dwelling Lots

	Lot 521	Lots 522-527	Lot 520	Lots 515-519 & Lot 531
Height	Min. 2 Max. 2 Storeys (9m)		Min. 2 Max. 3 Storeys (12m)	
Setback (North)	Ground Floor: Min 2.0m, 4.0m average. First Floor: Min 9.0m		Ground and First Floor: Nil permitted. Second Floor: Min 8.0m	
Setback (East)	Ground and First Floor: Nil permitted and required for the portion of the dwelling nearest the front boundary.		Ground and First Floor: Nil permitted and required for the portion of the dwelling nearest the front boundary. Second Floor: Minimum 1.0m	
Setback (South)	Nil permitted.		Ground and First Floor: Min 1.0m Max 3.0m Second Floor: Minimum 4.0m behind floor below. Balconies and other lightweight structures may have a nil setback for the ground and first floors.	
Setback (West)	Nil permitted. Average 1.5m (measured from front to rear boundary).	Nil permitted and required for the portion of the dwelling nearest the front boundary.	Nil permitted. Average 1.5m (measured from front to rear boundary).	Ground and First Floor: Nil permitted and required for the portion of the dwelling nearest the front boundary. Second Floor: Minimum 1.0m
Open Space	A courtyard with a minimum area of 20m ² and minimum dimension of 4.0m. 50% of the minimum area is to remain uncovered. Courtyard to be generally located as per the DAP. An alternative courtyard location may be considered for Lots 520 and 521, where the courtyard may abut the western boundary, provided appropriate solar protection is provided.			
Roof Forms	All new development is to have a roof pitch of 30 degrees. Alternative roof pitches may be considered where not visible from the street or public realm.			
Overlooking	Where it can be demonstrated that major openings balconies or terraces do not create an overlooking concern the Town of Claremont may relax the cone of vision requirements.			
Passive Surveillance	A minimum of 1 major opening, balcony or terrace is required to overlook the laneway.			
Character	All new development is to consider the heritage dwellings located opposite, on Lapsley Road, in the selection of materials and colours.			
Fencing	Front fencing (i.e. all fencing forward of the front facade) is to be a maximum height of 1.2m. Solid lower portions are permitted to a maximum height of 600mm, with the remainder designed to be visually permeable.			

Detailed Area Plan

Lots 528 - 530 & 532 - 543

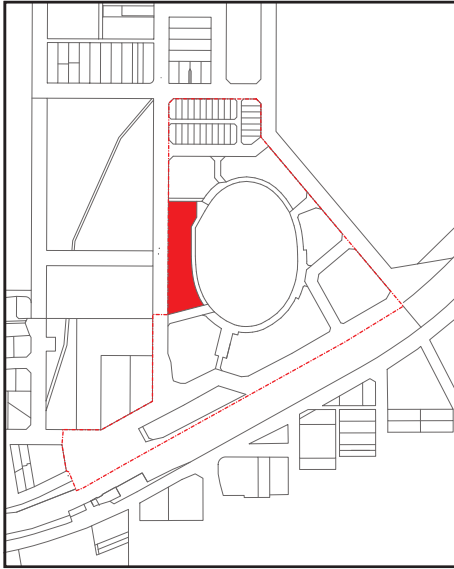


Note: Lot numbers subject to survey and may change.

LEGEND	
Minimum & Maximum 2 storeys	C Courtyard Location
Minimum 2 storeys & Maximum 4 storeys	X Designated Garage Location
Minimum 2 storeys & Maximum 3 storeys	X Preferred Garage Location

Single Dwelling Lots							
	Lot 528-530	Lots 536	Lot 537	Lot 538-542	Lot 543	Lot 535	Lot 532-534
Height	Min. 2 Max. 2 Storeys (9m)		Min. 2 Max. 4 Storeys (15m)			Min. 2 Max. 3 Storeys (12m)	
Setback (North)	Ground Floor: Min 2.0m, 4.0m average. First Floor: Min 9.0m		Nil permitted. Average 1.5m (measured from front to rear boundary).	Ground and First Floor: Nil permitted and required for the portion of the dwelling nearest the front boundary. Second Floor and Above: Minimum 1.0m		Ground and First Floor: Nil permitted. Second Floor: Min 8.0m	
Setback (East)	Ground and First Floor: Nil permitted and required for the portion of the dwelling nearest the front boundary.	Nil permitted. Average 1.5m measured from front to rear boundary).	Ground and First Floor: Min 1.0m Max 3.0m. Balconies and other lightweight structures may have a nil setback.			Nil permitted. Average 1.5m (measured from front to rear boundary).	Ground and First Floor: Nil permitted and required for the portion of the dwelling nearest the front boundary. Second Floor: Minimum 1.0m
Setback (South)	Nil permitted.		Ground and First Floor: Nil permitted and required for the portion of the dwelling nearest the front boundary. Second Floor and Above: Minimum 1.0m		Nil permitted. Average 1.5m (measured from front to rear boundary).	Ground and First Floor: Min 1.0m Max 3.0m Second Floor: Minimum 4.0m behind floor below. Balconies and other lightweight structures may have a nil setback for the ground and first floors.	
Setback (West)	Nil permitted and required for the portion of the dwelling nearest the front boundary.		Ground and First Floor: Nil permitted. Second Floor and Above: Minimum 8.0m			Ground and First Floor: Nil permitted and required for the portion of the dwelling nearest the front boundary. Second Floor and Above: Minimum 1.0m	
Open Space	A courtyard with a minimum area of 20m ² and minimum dimension of 4.0m. 50% of the minimum area is to remain uncovered. Courtyard to be generally located as per the DAP. An alternative courtyard location may be considered for Lot 543, where the courtyard may abut the southern boundary, provided that a minimum of one north facing major opening to a living space (excluding bedrooms or study) is provided on the ground level.						
Roof Forms	All new development is to have a roof pitch of 30 degrees. Alternative roof pitches may be considered where not visible from the street or public realm.						
Overlooking	Where it can be demonstrated that major openings balconies or terraces do not create an overlooking concern the Town of Claremont may relax the cone of vision requirements.						
Passive Surveillance	A minimum of 1 major opening, balcony or terrace is required to overlook the laneway.						
Character	All new development is to consider the heritage dwellings located opposite, on Lapsley Road, in the selection of materials and colours.						
Fencing	Front fencing (i.e. all fencing forward of the front facade) is to be a maximum height of 1.2m. Solid lower portions are permitted to a maximum height of 600mm, with the remainder designed to be visually permeable.						

Lot 510



LEGEND

- Minimum & Maximum 2 storeys
- Minimum 2 storeys & Maximum 3 storeys
- Minimum 3 storeys & Maximum 4 storeys
- Minimum 4 storeys & Maximum 5 storeys
- Minimum 5 storeys & Maximum 6 storeys
- Vehicular Access Point
- Special Corner Element
- Continuous Awnings
- Continuous Posted Awnings
- Desired Location for Communal Private Open Space (CPOS)
- Plaza Location
- Line of sight restriction / landscaped embankment

Detailed Area Plan

- Oval Edge Facade Treatment & Minimum Height Requirement (Refer to Part A of Design Guidelines)
- C Courtyard Location
- Designated Garage Location
- Preferred Garage Location
- View corridor over car park level
- Construction Zone

Setbacks

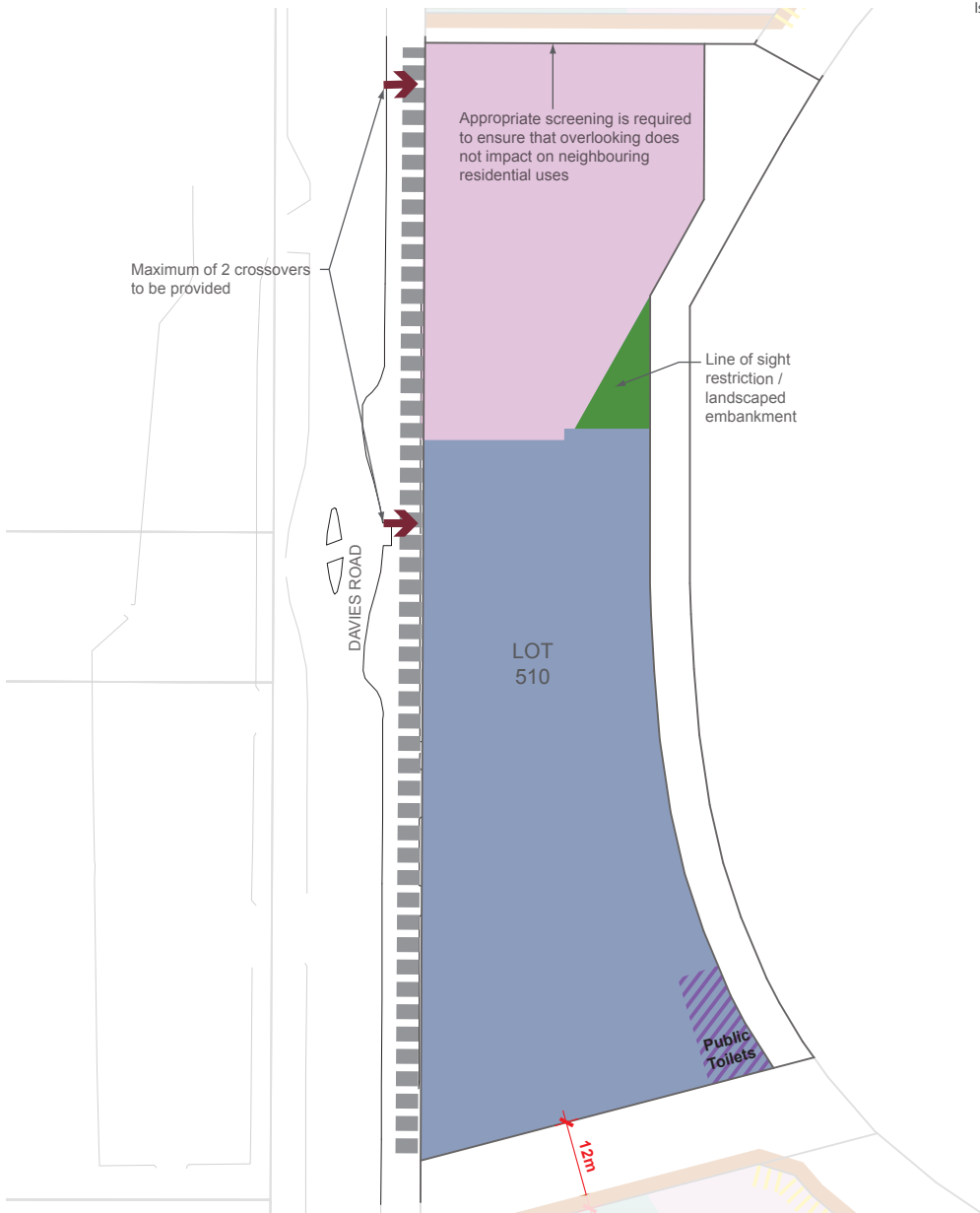
Unless otherwise stated, all buildings shall have a zero setback to the boundary for a minimum of 70% of the building facade. Small setbacks to a maximum of 3.0 metres are permitted to allow for architectural articulation of the facade and the provision of recessed building entries and landscape elements.

Architectural Articulation

Architectural articulation is required to all facades addressing or visible from the adjacent public realm. This includes those areas that are not likely to be considered the main facade of the building, yet require appropriate design treatments to address particular contextual conditions.

Tree Retention

New buildings and works should provide adequate clearance and separation to allow for the protection and retention of the existing established Norfolk Island Pine trees located in Davies Road.



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