

LOCAL PLANNING POLICY NO. 4 – HERITAGE AND CHARACTER

Citation

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. This Policy may be cited as Local Planning Policy No. 4 – Heritage and Character.

Policy Statement

Heritage supports the Town's amenity by providing familiarity and the presence of landmarks, by underpinning the 'sense of place', and by enhancing the quality of the built environment generally. The Town supports the conservation and enhancement of heritage places and recognises the importance of ensuring new development and alterations / additions to heritage places are sympathetic in design and are incorporated in ways that do not significantly detract from the characteristics and features of the place.

Policy Objectives

- (a) To conserve and protect places and areas of heritage and / or character significance.
- (b) To ensure that subdivision and development does not adversely affect the significance of a heritage place and / or character areas and that new development is sympathetic to the existing character of the heritage place.
- (c) To designate Heritage Areas, for the purpose of Regulation 9 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Application

This policy applies to all applications for subdivision approval or development approval for places included within the Heritage List or Local Heritage Survey, or for land located within a designated Heritage Area. It does not apply to conservation of Aboriginal heritage except in cases where Aboriginal heritage places or areas are entered in the Heritage List, Local Heritage Survey or are located within a heritage area. Aboriginal heritage is protected by the Aboriginal Heritage Act 1972.

Definitions

Archival Record:	means a record prepared by a heritage architect or heritage consultant detailing the background, significance of the place, location, base plan, sketches, certificate of title, photographs and any other relevant matters relating to the heritage place.
Conservation Management Plan:	means a plan prepared by a heritage architect or heritage consultant that guides the conservation and management of a heritage place.
Cultural Heritage Significance:	means aesthetic, historic, scientific, social or spiritual value for individuals or groups within Western Australia.
Federation:	means an architectural style that emerged from c1890s-1915s.
Heritage Place:	means buildings, structures, other built forms, gardens and their surrounds on the Heritage List or Local Heritage Survey.
Inter-War:	means architectural style that emerged from 1915-1940.
Post-War:	means an architectural style that emerged during the 1940s-1960s.
Streetscape:	means the collective elements that contribute to a street, including architectural styles, front yards, carparking structures and access, infrastructure, footpaths, signage, street trees, landscaping, fencing and front boundary treatments.

Policy Requirements

1. Heritage Areas

1.1 Kenny Street Heritage Area

The Kenny Street Heritage Area is a residential area as identified in Appendix 1.

The area is characterised by its early 20th century residential architecture, including Federation, Inter-War and Post-War architectural styles. This portion of Bassendean was subdivided by a group of investors in the early 1900s under the promotional name of 'Tanner's Estate' or the 'Tanner's Extension Estate'. The area is significant as it is representative of development over the inter-war period, with residences formally occupied by prominent members of colonial society. The material palette of the area

includes weatherboard, red brick, compressed fibre cement and corrugated steel roof sheeting and terracotta roof tiles. Front boundary treatments are fairly uniform with medium high picket or visually permeable front fences.

To the north of the area, there is a consistent street tree planting pattern with a variety of native tree species, with a reduction in street tree planting heading south in the area. The topography of the area is undulating.

1.2 Old Perth Road Heritage Area

The Old Perth Road Heritage Area is a commercial area as identified in Appendix 1. Old Perth Road forms a boulevard from the Bassendean Train Station, with the Federation style shop fronts acting as the entrance to the town. Buildings to the north of Old Perth Road are single storey facing the street. The Bassendean Hotel influences a two-storey building scale along the southern side of the streetscape. The area comprises of predominantly brick structures with boundary walls and awnings over the footpath. Prominent two-storey buildings include the Padbury Buildings, Bassendean Hotel and the shop and residence at 42 Old Perth Road.

Elements that contribute to the significance of the area include the landmark buildings which have historic value and social value to the district. The buildings in this area demonstrate periods of development in the former town centre from the 1910s to the 1950s, have excellent aesthetic value and are largely intact examples of Inter War Free Classical style.

1.3 Devon Road Heritage Area

The Devon Road Heritage Area is a residential area as identified in Appendix 1.

In 1897, land speculator, parliamentarian and government assayer, Henry Anstey purchased a large parcel designated as Location Q which he subdivided and offered for sale under the name 'Bindaring Estate'. Devon Road was part of this estate and the name owes its origin to the county in England. The Devon Road Heritage Area is characterised by its early 20th century residential architecture, including Federation and Inter-War architectural styles, and is significant based on the number of in-tact dwellings that are representative of this period.

The material palette in the area includes weatherboard, red brick, compressed fibre cement and corrugated steel roof sheeting and terracotta roof tiles.

Established front gardens with perimeter plantings and open or picket fences feature throughout the area. Some streets display a regular pattern of street tree planting however most streets have irregular planting of deciduous and native tree species. The individual gardens and street planting are generally of a high quality and well maintained which contributes to the amenity of the streetscape. The topography is generally flat.

1.4 Earlsferry Heritage Area

The Earlsferry Heritage Area is a residential area as identified in Appendix 1.

The key feature of the area is the building named “Earlsferry”, which has cultural heritage significance for the following reasons:

- it is a prominent landmark in the Guildford/Bassendean area;
- it is a fine example of the grand homes built close to the river in West Guildford during the gold boom years;
- it is important for its close association with John Short, Sir Edward Wittenoom, and Karl Drake-Brockman, three important persons who contributed significantly to the development of the State of Western Australia;
- it demonstrates the form and ambience of the lifestyle of wealthy Western Australians at the turn of the century;
- it is one of the few remaining grand turn-of-the-century properties situated along the Swan River on the outskirts of Perth.

In 1990, Earlsferry was Classified by the National Trust of Australia (WA) and in the same year the place was sold to Lesley-Anne Thomas. In 1993, a conservation plan was prepared to manage the future development of the place and in 1994, Earlsferry was included on the State Register of Heritage Places.

The lots subdivided from the former parent Lot 500 have, since their creation, been subject to design guidelines that seek to ensure development is sympathetic to the heritage value of the place.

2. General Development Standards

2.1 General Requirements

- (a) Development shall comply and/or conform to the requirements outlined in any Conservation Management Plan, Heritage Assessment or any other documented review of heritage value.
- (b) New dwellings should not try to replicate existing heritage places on the same street (i.e. faux heritage).
- (c) Unless otherwise prescribed, new dwellings shall be designed to integrate with the siting, scale, architectural style and form, materials and external finishes of the streetscape.

2.2 Additions and Alterations

- (a) Alterations and additions to a heritage place shall be compatible with the siting, scale, architectural style and form, materials and external finishes of the heritage place and shall not detract from the streetscape.
- (b) Alterations and additions are to be positioned and sized to ensure that the prominence of significant parts of the heritage place are retained, and should generally be located to the rear or less prominent elevation of the building.

- (c) New openings in façades visible from the street shall be avoided. Where new openings are proposed, they shall be proportionally related to those of the heritage place and not located on the original façade of the heritage place.
- (d) The original roof line and façade of the heritage place shall not be altered. Where replacement is required, the roof line and similar materials and colours to the original roof shall be provided.
- (e) View lines to the heritage place from the street shall not be obstructed by alternations and additions.

2.3 Carports and Garages

- (a) Where possible, vehicle access, carports and garages are to be located to the rear of the heritage place.
- (b) Garages shall not be located in the front setback area of a heritage place.
- (c) The design of a carport in the front setback area should be discreet and compatible with the character of the heritage place, with any screening or door within the front setback area to be visually permeable.

2.4 Materials and Colours

- (a) Where possible, paint colours shall reinstate early paint schemes. Investigations into previous paint schemes, determined on the basis of documentary and / or physical evidence (i.e. paint scrapes), is recommended to discern original paint schemes.
- (b) Previously un-rendered walls shall not be rendered and previously un-painted walls shall not be painted.

2.5 Fences and Gates

- (a) Original front fences and gates shall be retained and conserved where possible.
- (b) Where original front fences and gates cannot be retained, the proposed fence and gate shall comply with the following:
 - i. Compliment the style and materiality of the heritage place;
 - ii. Be visually permeable to ensure views to the heritage place are maintained;
 - iii. Where possible, replicate a fence style consistent with the architectural style of the heritage period.

2.6 External Fixtures

- (a) External fixtures, such as satellite dishes, radio and TV antennae, air conditioning units and the like, shall not be visible from the streetscape and shall be designed to be sympathetic to the dwelling.

- (b) Where conduit or cabling is required to run along the surface of an external wall it shall be painted to match the wall colour.

2.7 Landscaping

In some instances, landscaping within the street setback area contributes to the heritage value of the place. Consideration should be given to appropriate landscaping design and plant species consistent with the heritage period.

2.8 Demolition

- (a) Pursuant to Clause 61(1) of Schedule 2, Part 7 of the Planning and Development (Local Planning Schemes) Regulations 2015, development approval is not required for the demolition of any dwelling that does not form part of the Heritage List.
- (b) Where development approval is required for any demolition, the application will be assessed with consideration of the following:
 - i. The significance of the heritage place;
 - ii. The feasibility of restoring or adapting the heritage place, or incorporating it into new development; and
 - iii. The extent to which the community would benefit from the proposed redevelopment.
- (c) Partial demolition of a heritage place may be supported where:
 - i. The parts to be demolished do not contribute to the heritage significance of the place as identified in any Conservation Management Plan, Heritage Assessment, any other review of heritage value, Place Record Form (Local Heritage Survey) and/or Part 8 of this Policy;
 - ii. The structural integrity of the remaining heritage place is retained; and
 - iii. The demolition will not adversely impact the streetscape.

2.9 Variation to Site and Development Standards

The Town may vary one or more of the site or development requirements set out in the R- Codes where it involves the conservation of a heritage place.

2.10 Subdivision

Subdivision will only be supported where battle-axe lots are created to the rear of the existing dwelling, with the width of the parent lot to be retained, with the exception of the access leg. The creation of child lots between the heritage place and the street is not supported.

2.11 Information Requirements

- (a) Depending on the scale and nature of the proposal, the Town may require one or more of the following to assist the assessment and determination of an application:
 - i. A Heritage Assessment in accordance with Clause 11, Schedule 2, Part 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
 - ii. A documented review of heritage value in accordance with Clause 63(1)(c), Schedule 2, Part 8 of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
 - iii. A Conservation Management Plan (new or existing); and
 - iv. In the case of a proposed (full or partial) demolition, a Structural Report.
- (b) The Town may require, as a condition of development approval, an archival record of the place, prepared by a suitability qualified heritage consultant, prior to development or demolition occurring.

3 Precinct-Specific Development Standards

3.1 Kenny Street Heritage Area

- (a) Development shall be single or double storey only and designed to address the street by way of major openings. With the exception of Guildford Road, second storey additions should be set back behind the main ridgeline so as to not be visible from the street in front of the heritage place.
- (b) Development shall be designed and constructed to maintain the natural topography of the site. Significant cut and fill and retaining shall be avoided.
- (c) Development shall be sited to be parallel to the street and setback consistent with the predominant building setbacks within the streetscape. Sufficient rear setbacks shall be provided to ensure the retention of open space and backyards.
- (d) Where new dwellings are proposed, the dwelling shall be designed to integrate with either Federation, Inter-War or Post-War dwelling styles by way of design elements and materials.
- (e) Car parking structures shall be in line or located behind the heritage place as to not dominate the dwelling or streetscape. Where car parking structures are located in front of the dwelling, they shall be open on all sides other than abutting the dwelling or visually permeable to the satisfaction of the Town.
- (f) Soft landscaping is encouraged, and expanses of hard landscaping such as paving shall be avoided. Removal of mature vegetation shall be avoided.
- (g) Where front boundary treatments are proposed, they shall either be low masonry walls, perimeter plantings or visually permeable fencing constructed of materials sympathetic to the dwelling and the streetscape.

- (h) Historic outbuildings such as sheds shall be retained and conserved where significant and they contribute to the character of the Area.

3.2 Old Perth Road Heritage Area

- (a) New development shall respect the scale and view lines to landmark buildings, and be positioned to enhance streetscape vistas and view corridors.
- (b) Facades shall be stepped to express change of level across the building frontage, and relate and respond to neighbouring facades through the use of horizontal lines and design elements.
- (c) Whilst building design and materials should reference existing materials and design principles in the Area, development shall be contemporary and not replicate existing heritage places.
- (d) Development shall be provided with an over-pavement awning for the full width of the building to provide effective weather protection for pedestrians. The awning shall be located at first floor height only, line through with any existing awnings on adjacent developments and be simple in design.
- (e) Where additional storey(s) are permitted, these are to be designed to ensure that:
 - i. The existing form and scale are respected and not overwhelmed; and
 - ii. The addition does not interrupt or impinge on the prominence of the facade of the existing building, with additional levels set back to retain the integrity of the façade.

3.3 Devon Road Heritage Area

- (a) Development shall be designed to address the street by way of major openings.
- (b) Development shall be setback and sited consistent with the predominant building siting and setbacks within the streetscape.
- (c) Where new dwellings are proposed, the dwelling shall be designed to integrate with either Federation or Inter-War dwelling styles by way of design elements and materials.
- (d) Car parking structures shall be in line or located behind the heritage place as to not dominate the dwelling or streetscape. Where car parking structures are located in front of the dwelling, they shall be open on all sides other than abutting the dwelling or visually permeable to the satisfaction of the Town.
- (e) Soft landscaping is encouraged, and expanses of hard landscaping such as paving shall be avoided. Removal of mature vegetation shall be avoided.

- (f) Where front boundary treatments are proposed, they shall either be low masonry walls, perimeter plantings or visually permeable fencing constructed of materials sympathetic to the dwelling and the streetscape.
- (g) Historic outbuildings such as sheds shall be retained and conserved where significant and if they are considered to contribute to the character of the Area.

3.4 Earlsferry Heritage Area

- (a) If visible from Earlsferry Court or Guildford Road, boundary fencing shall be ornamental picket or traditional red brick, and shall be no greater than 1.2m high.
- (b) Dwellings shall present to Earlsferry Court and shall be setback a minimum of 6m and a maximum of 9m from Earlsferry Court.
- (c) Dwellings shall be no greater than one storey high.
- (d) Building materials shall be as follows:

walls: traditional red brick with light coloured (not grey) mortar or tuck pointing.

roof: terracotta roof tiles, Custom Ord, colorbond or zincalume, and shall have a roof pitch no less than 30 degrees.

colours: heritage colours to the satisfaction of the Town.

roof plumbing: gutters to be ogee, ovolo or rounded, downpipes shall be rounded.

eaves: to be a minimum of 400mm excluding gutters. Under eaves is to be exposed with rafters, bird boards or closed with adequate ventilation. Boxed eaves are prohibited.

windows: to be timber or coloured aluminum frames, to be an upright style on all facades visible from the street – bay windows are acceptable, but corner windows should be avoided – window sills shall be projecting brick or timber.

verandas, carports and garages: shall be constructed from brick or timber posts (not steel, aluminium or pine) and roofs shall be constructed to match those on the main dwelling, where such structures are visible from Guildford Road or Earlsferry Court.

driveways: internal driveways shall be brick paved or patterned to complement the colour of the main dwelling.

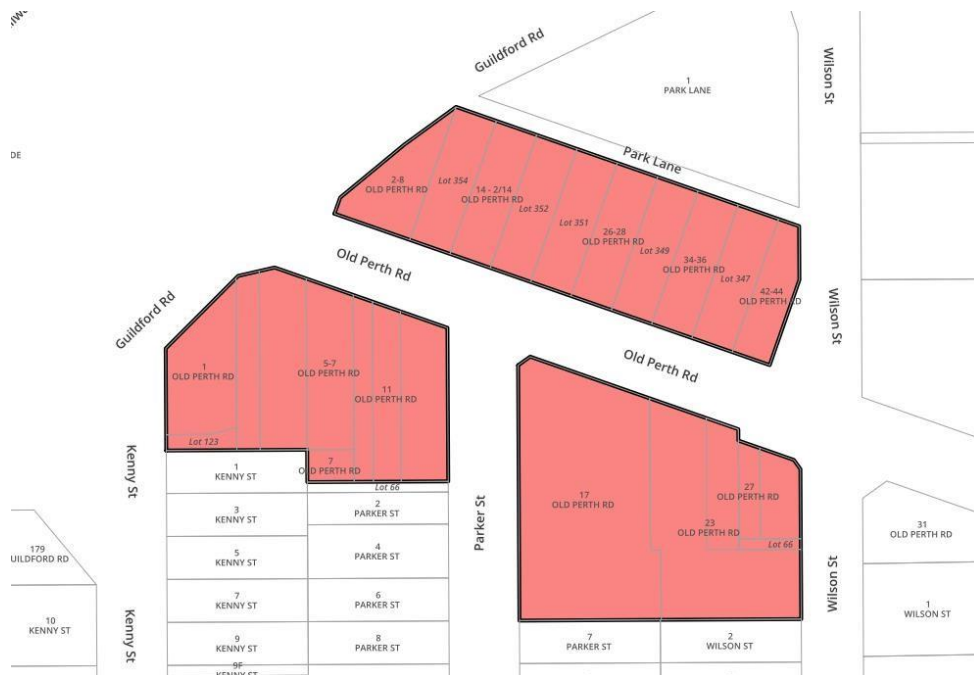
- (e) Satellite dishes, roof installations, all radio or television aerials, solar heaters, air-conditioning units or similar external attachment, shall be located such that they are not visible from either Earlsferry Court or Guildford Road.

Appendix 1 – Heritage Areas

Clause 9 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.



Kenny Street Heritage Area



Old Perth Road Heritage Area

Appendix 2 – Heritage Places within Heritage Areas

West End – Old Perth Road Heritage Area		
Place Name	Address	Category
Padbury's Buildings	1 Old Perth Road	1
Commercial Precinct, Old Perth Road	1 – 42 Old Perth Road	2
Bassendean Hotel	25 Old Perth Road	2

Kenny Street Heritage Area		
Place Name	Address	Category
House, 5 Eileen Street	5 Eileen Street	3
House, 29 Eileen Street	29 Eileen Street	3
House, 1 Kathleen Street	1 Kathleen Street	2
House, 14 Kathleen Street	14 Kathleen Street	3
House, 15 Kathleen Street	15 Kathleen Street	3
House, 20 Kathleen Street	20 Kathleen Street	3
House, 26 Kathleen Street	26 Kathleen Street	3
House, 29 Kathleen Street	29 Kathleen Street	3
House, 36 Kathleen Street	36 Kathleen Street	3
House, 45 Kathleen Street	45 Kathleen Street	3
House, 47 Kathleen Street	47 Kathleen Street	3
House, 12 Kenny Street	12 Kenny Street	3
House, 14 Kenny Street	14 Kenny Street	3
House, 16 Kenny Street	16 Kenny Street	3
House, 17 Kenny Street	17 Kenny Street	3
House, 18 Kenny Street	18 Kenny Street	3
House, 20 Kenny Street	20 Kenny Street	2
House, 29 Kenny Street	29 Kenny Street	3
House, 31 Kenny Street	31 Kenny Street	3
House, 45 Kenny Street	45 Kenny Street	3
House, 49 Kenny Street	49 Kenny Street	3
House, 53 Kenny Street	53 Kenny Street	3
House, 56 Kenny Street	56 Kenny Street	3
House, 58 Kenny Street	58 Kenny Street	3
House, 62 Kenny Street	62 Kenny Street	3
House, 64 Kenny Street	64 Kenny Street	3
House, 74 Kenny Street	74 Kenny Street	4
House, 75 Kenny Street	75 Kenny Street	3
House, 76 Kenny Street	76 Kenny Street	3
House, 79 Kenny Street	79 Kenny Street	3
House, 82 Kenny Street	82 Kenny Street	3
House, 16 Parker Street	16 Parker Street	3
House, 21 Parker Street	21 Parker Street	3
House, 26 Parker Street	26 Parker Street	3
House, 27 Parker Street	27 Parker Street	3
House, 62 Parker Street	62 Parker Street	3
House, 67 Parker Street	67 Parker Street	3
House, 73 Parker Street	73 Parker Street	3
House, 80 Parker Street	80 Parker Street	3
House, 84 Parker Street	84 Parker Street	3
House, 85 Parker Street	85 Parker Street	3
House, 87 Parker Street	87 Parker Street	3
Anglican Rectory (fmr)	4 Wilson Street	2
House, 16 Wilson Street	16 Wilson Street	3
House, 20 Wilson Street	20 Wilson Street	3

Bassendean Masonic Lodge (fmr)	25 Wilson Street	1
House, 35 Wilson Street	35 Wilson Street	3
House, 37 Wilson Street	37 Wilson Street	3
House, 41 Wilson Street	41 Wilson Street	3
House, 45 Wilson Street	45 Wilson Street	3
House, 54 Wilson Street	54 Wilson Street	3
House, 60 Wilson Street	60 Wilson Street	3
House, 62 Wilson Street	62 Wilson Street	3
House, 68 Wilson Street	68 Wilson Street	3
House, 69 Wilson Street	69 Wilson Street	3
House, 73 Wilson Street	73 Wilson Street	3
House, 77 Wilson Street	77 Wilson Street	3
House, 6 Palmerston Street	6 Palmerston Street	3

Devon Road Heritage Area		
Place Name	Address	Category
Devon Road Precinct	1 – 50 Devon Road	2
Lelham	8 Devon Road	3
House, 11 Devon Road	11 Devon Road	3
House, 13 Devon Road	13 Devon Road	3
House, 14 Devon Road	14 Devon Road	3
House, 16 Devon Road	16 Devon Road	3
House, 17 Devon Road	17 Devon Road	3
House, 20 Devon Road	20 Devon Road	3
House, 21 Devon Road	21 Devon Road	3
House, 28 Devon Road	28 Devon Road	3
House, 29 Devon Road	29 Devon Road	3
House, 30 Devon Road	30 Devon Road	3
House, 40 Devon Road	40 Devon Road	3
House, 43 Devon Road	43 Devon Road	3
House, 46 Devon Road	46 Devon Road	3
House, 47 Devon Road	47 Devon Road	3
House, 48 Devon Road	48 Devon Road	3

Earlsferry Heritage Area		
Place Name	Address	Category
Earlsferry (Briarsleigh)	1 Earlsferry Court	1

Appendix 3 – Heritage Period Style Guide

Federation	
Characteristics	Freestanding single-storey houses.
Materials	Tuck-pointed brick.
Built Form	Simple built forms
	Timber sashed windows equally proportion on the front façade with a central doorway.
	Round bullseye to multi-paned and coloured casement sash windows, often with leadlights.
	Verandahs ornamented with turned timber or cast iron columns, balustrades and a frieze.
Roofs	Simple hipped roofs, often with a projecting gable. Witches' hats, gablets and various gables feature in grander bungalows.
	Roofs covered with terracotta tiles or painted corrugated metal, usually steeply-sloped with wide eaves
	Stucco detailing
	Gable ends ornamented with roughcast and battens painted in dark colours.
	Brick chimneys, often positioned on each side of the dwelling.
Fencing	Gardens divided into a front and rear garden via fencing.
	Pickets of decorative wire netting while side fences were of simple palings.
Landscaping	Hardy and drought-tolerant plants.
Inter-War	
Characteristics	Freestanding single-storey houses with informal lawns and gardens.
Materials	Brown brick, roughcast or pebble dash render or weatherboard walls.
	Rendered walls painted in off-white, beige or cream.
Built Form	Verandah roofs contained within walls and the overhanging roof.
	Heavily built verandah posts
	Verandah posts often pylon-shaped and tapered upwards from a wide base.
	Garages at side of the dwelling, making driveways an integral part of the front garden.
Roofs	Low-pitched roofs emphasising horizontal lines covered with terracotta tiles.
	Exposed rafters and purlins projected from the roof.
Fencing	Low brick or 'pillow-faced' limestone block fences.
	Cyclone wire and timber post fencing
Landscaping	Garden beds bordering the house and along boundary fences.
	Spiky buffalo grass kept closely clipped, edged by gravel or stone flagged paths.

Post-War	
Characteristics	Freestanding single-storey houses.
Materials	Plain brick walls and chimneys with minimal exterior decorative elements.
	Predominantly brick or compressed fibre cement sheeting
	Plain timber or aluminium windows.
Built Form	Prominent window-walls.
	Limited decoration.
Roofs	Hipped/gabled roofs with a low lying gable of around 30 degrees.
	Flat roofs introduced in more contemporary designs
	Marseilles pattern tiles in conservative designs
Fencing	Low brick walls or letterbox delineating property from street.
Landscaping	Large areas of buffalo lawn, beds of bright flowers and useful shrubs.
	Deciduous specimen trees.
	Informal lines in garden beds, crazy paving and veneered walls with flat stone.
	Concrete edging for garden beds

Document responsibilities:			
Owner:	Community Planning	Owner Business Unit:	Planning and Regulation
Inception date:	24 May 2022	Decision maker:	Council
Review date:	26 March 2024	Repeal and replace:	N/A
Compliance requirements:			
Legislation:	<i>Planning and Development Act 2005 Planning and Development (Local Planning Scheme) Regulations 2015</i>		