



TOWN *of*
EAST FREMANTLE

(Draft)
Local Planning Policy 3.1.6

**GEORGE STREET
DESIGNATED HERITAGE AREA**

October 2019

**DRAFT LOCAL PLANNING POLICY 3.1.6
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DRAFT LOCAL PLANNING POLICY 3.1.6 GEORGE STREET DESIGNATED HERITAGE AREA

INTRODUCTION

This Policy has been prepared under the provisions of Schedule 2, Part 2 and 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

A Heritage Area is a location within the Town of East Fremantle that is deemed to have collective heritage significance. It is a select area of special qualities that are generally rare in the context of the Town as a whole, however, every place within the defined area is not required to have heritage significance.

Investigations undertaken as part of the Town of East Fremantle Municipal Heritage Inventory (MHI) Review commencing in December 2014, identified a number of properties in the vicinity of George Street to be added to a potential designated Heritage Area. This proposed Heritage Area is intended to replace the area known as – George Street Precinct as listed in Local Planning Scheme No. 3 - Heritage List.

The Town of East Fremantle has resolved to allocate an area within the George Street vicinity (between East Street and Stirling Highway) as a designated Heritage Area under the provisions of the Regulations and provides this associated local planning policy as part of satisfying the requirements of those provisions.

The George Street Heritage Area is shown in Figure 1. Each affected property is listed in Appendix 1, together with an indication of its record of heritage significance.

Figure 1: George Street Designated Heritage Area



PURPOSE AND APPLICATION

The purpose of this Policy is to:

- Provide guidance for development within the George Street Heritage Area as shown in Figure 1;
- Ensure that places of heritage value that contribute to the scale and architectural character of the George Street Heritage Area are retained and where adaptations or extensions are necessary to ensure their ongoing preservation and conservation, development does not reduce the heritage value of the places or their contribution to the streetscape and character of the Heritage Area; and
- Provide added protection for the established character of the George Street Heritage Area.

Pursuant to the Regulations, an application for development approval is required for all development within a Heritage Area. The exception to this relates to the carrying out of internal building works which not do materially affect the external appearance of the building, unless the development is located in a place that is listed on the State Heritage Register; is subject of an order under the *Heritage Act 2018*; included on the local planning scheme heritage list as having an interior with cultural heritage significance; or the subject of a heritage agreement.

This Local Planning Policy provides a comprehensive basis for the control of all types of development within the George Street Heritage Area including (but is not limited to) demolition, the conservation of existing buildings, additions to existing buildings, new development, landscaping, street fencing, carports and garages. This policy includes a set of development guidelines and seeks to preserve and enhance the established character and amenity of the George Street Heritage Area while allowing for new development that meets the changing needs of the community and adaptation of heritage buildings.

RELATIONSHIP TO OTHER DOCUMENTS

This Local Planning Policy forms part of the Town of East Fremantle local planning policy framework.

Where this Policy is inconsistent with:

- The Town of East Fremantle Local Planning Scheme No. 3 (which includes Schedule 2 - Deemed provisions for local planning schemes of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the local planning scheme prevails;
- Notwithstanding the dot point above, this George Street Heritage Area replaces the area known as the "George Street Precinct" as listed in the Local Planning Scheme No. 3 Heritage List;
- Local Planning Policy 3.1.1 - Residential Design Guidelines (LPP 3.1.1), this local planning policy prevails;
- Other local planning policies or local laws, this local planning policy prevails;
- Any 'Deemed to Comply' provisions that are permitted to be amended or replaced under Clause 7.3.1(a) of *State Planning Policy 7.3 - Residential Design Codes Volume 1*, the provisions of this local planning policy prevails;
- Any 'Acceptable Outcomes' provisions that are permitted to be amended or replaced under Clause 1.2.2 of *State Planning Policy 7.3 - Residential Design Codes Volume 2 - Apartments*, this local planning policy prevails.

ADDITIONAL INFORMATION AND ADVICE

Clause 63 of Schedule 2, Part 8, of the *Planning and Development (Local Planning Schemes) Regulations, 2015* outlines what is required to be submitted in order to make an application for development approval.

Pursuant to Clause 63(1)(d) of the Regulations and to assist in the determination of an application for development approval, the Town may require an applicant to provide additional information which may include, but is not limited to, one or more of the following (at the applicant's expense):

1. A Heritage Assessment in a form approved by the Heritage Council of Western Australia (also pursuant to Clause 11 of the Regulations).
2. A Heritage Impact Statement for properties listed on the Local Planning Scheme No. 3 Heritage List where development is considered likely to have a substantial impact on cultural values of that place.
3. A copy of an existing Conservation Management Plan and/or Conservation Management Strategy where one (or both) have already been prepared and approved for individual buildings, groups of buildings or places of cultural heritage significance involving the property the subject of the application for development approval.
4. A Conservation Management Plan for consideration and approval prior to development assessment, if the development includes a building or place included on the Local Heritage Survey.
5. A Structural Condition Assessment (in the case of partial or full demolition of a place listed on the Local Planning Scheme No. 3 Heritage List).
6. A contextual elevation showing the elevation of the proposed development and the existing development including at least the adjoining properties either side.
7. A 'line of sight' diagram (in the case of additions and/or alterations to contributory buildings) clearly documenting the proposal in relation to the existing building (refer Figures 2, 3, 4 and 5 in Appendix 2).
8. Any other additional information or material as may be mentioned elsewhere in this local planning policy, or as comes to light as being necessary during assessment of the proposal.

In addition, an application for development approval may be referred to a design review panel comprising of suitably experienced and qualified members as appointed by the Town for advice regarding the proposal.

All information will be taken into consideration by the Town when considering the merits of applications for development approval.

STATEMENT OF HERITAGE SIGNIFICANCE

Now superseded, Town Planning Scheme No. 2 identified an area known as the George Street Precinct on the scheme map and in Appendix V – Schedule of Places of Heritage Value. This comprised of an area adjoining George Street between East Street and Silas Street and described as: *"An area comprising individual Places of Heritage Value and adjoining properties which should be viewed as a precinct. It is Council's intention to undertake the revival of the precinct as an historic and community focus for the Plympton and surrounding area"*.

When Local Planning Scheme No. 3 came into effect, Council resolved to include those properties that were contained in Appendix V of Town Planning Scheme No. 2 within the Local Planning Scheme No. 3 Heritage List. As a result, the George Street Precinct was listed on the Local Planning Scheme No. 3 Heritage List.

The land contained within the George Street Precinct varies slightly to the George Street Heritage Area. The main difference was the omission of the Royal George Hotel and the Brush Factory from the

George Street precinct, historically as a result of previous proposals for the Stirling Highway extension that have since been altered.

This was addressed as part of the Town's MHI review in 2014. An area similar to this George Street Heritage Area was determined and recommended to be a Heritage Area through assessment carried out in parallel with the review of the Town's MHI review in 2014 and this included the Royal George Hotel and the Brush Factory accordingly. The MHI review was finalised in 2015, however, it only dealt with individual heritage properties and consideration of proposed heritage areas was postponed. The George Street Heritage Area has now been formally recognised and will replace the George Street Precinct.

The George Street Heritage Area subject to this policy, is generally surrounded by the Plympton Precinct (refer to LPP 3.1.1) It is a cohesive area whereby a majority of the places were constructed in the late nineteenth century and the first quarter of the twentieth century. It is comprised primarily of commercial buildings with a small number of homes for workers and their families.

The George Street Heritage Area is part of a suburban residential development associated with the expansion of Fremantle, and East Fremantle in particular. The discovery of gold in Western Australia in the 1880s and 1890s resulted in a large and rapid increase in population within the Plympton Precinct area. It developed during this time to accommodate Fremantle's growing population of workers and their families who wanted to live close to their sources of income.

The George Street Heritage Area developed integrally with the establishment of the Plympton area when a localised provision for goods and services was required for the occupants in the vicinity. The establishment of a civic centre between King and Duke Street led to the development of this part of George Street. By the end of World War I, the construction of several corner shops had been completed.

In 1974, the Stirling Bridge was built and in 1985 it was extended through to Leach Highway. In the twenty-first century, the George Street Heritage Area has undergone extensive redevelopment with progressive restoration of shop fronts and verandahs and reoccupation of shops.

A record of places of heritage significance in the George Street Heritage Area is shown in Appendix 1.

Prevailing Building Typologies

The George Street Heritage Area is laid out as an east-west access spine, central to the Plympton Precinct. Residential streets run in a north-south fashion from George Street. The George Street Heritage Area is primarily a commercial street. However, there are some residences, former residences and former commercial buildings adapted for residential use.

The commercial section contains a mixture of redeveloped pre-World War I buildings and several new developments. The majority of the redevelopment of this strip has occurred within the past two to three decades. The existing buildings are comprised primarily of timber, brick and limestone construction. Commercial premises are predominantly in the Federation Free Classical Style. Generally, places have been redeveloped sympathetically, with an emphasis on maintaining the character and established form of the area.

George Street reflects the surrounding streets in both character and scale. George Street also provides an attractive streetscape with good public amenity. Both the workers' cottages and commercial buildings address George Street and are generally built without setbacks. These features contribute towards creating a very intimate relationship with the street.

The commercial buildings on George Street range from 10-15m in width. The commercial frontage is a result of new developments, redevelopments and the conversion of existing houses. In some instances a large frontage to George Street was created from the side elevation of a house on an adjoining perpendicular street. This activation of the side elevation is a positive development that both increases the amenity of the street and retains the building's character, albeit in a modified manner. The corner buildings are particularly important to the street. They act as mediation between the commercial strip and the historic residential streets.

The western end of George Street accommodates a nine storey apartment tower (Harbour Heights) which physically and visually dominates the predominantly one and two storey scale of both East and George Streets. This late twentieth century building is of modernist/international influences style, and is socially and representatively significant, however, its merit in terms of aesthetics, rarity and group/precinct value is relatively low.

The eastern end of the George Street Heritage Area is well defined by the Stirling Highway reservation and two prominent buildings on the north and south corners of Duke Street, these being the Royal George Hotel and the Brush Factory, respectively.

The Royal George Hotel is a notable landmark in the Town and a very important townscape element in the Heritage Area. It is a significant and representative example of a Western Australian gold boom hotel with much of the original form and fabric intact. The tower and cupola is an increasingly rare example of a landmark element still in its original form and fabric intact.

The now four-level Brush Factory building is an integral part of the George Street Heritage Area with exceptional aesthetic value as a good restrained example of the Federation Free Classical style applied to a commercial building. It was part of the suburban residential development associated with the expansion of East Fremantle during the Goldrush period of the 1880s and 1890s.

Buildings and places between the west and east end landmarks of the George Street Heritage Area predominantly comprise of a mix of one and two storey commercial, residential and mixed use buildings together with a small local park and the infrequent three/four storey development. Overall the George Street streetscape possesses a high level of visual coherence.

Key Features and Elements

Key features of the George Street Heritage Area include:

- places consistently address the street
- corner shops/residences;
- mixed use of commercial and residential;
- masonry construction;
- street trees;
- Federation Free Classical Architecture style;
- articulated facades including decorative parapets, recessed entries, decorative motifs, large shop front windows,
- one to two storey building scale;
- facade arrangements with prominent vertical elements and multiples of vertical elements;
- shallow/zero front setbacks;
- timber framed verandahs;
- continuous awnings in some parts of the street;
- ornate parapet walls;
- simple skillion and hipped roof forms (often concealed by parapets);
- corrugated iron roofs;
- consistent front boundary building alignments;
- parallel kerbside street parking;
- narrow carriageway;
- narrow lot sizes; and
- large windows to shop fronts.

Contributory Buildings and Places

The Town of East Fremantle MHI Review 2015 determined the level of contribution of each building to the overall significance of the George Street Heritage Area.

For the purposes of this local planning policy, all buildings and places listed on the MHI¹ are considered contributory to the George Street Heritage Area. Individually, they may not necessarily be of particular heritage significance, but they possess significance as a collective. Alteration to a contributory building or place that results in the loss of significance would also result in the loss of the significance for the George Street Heritage Area as a whole.

The balance of the buildings within the George Street Heritage Area that are not listed on the MHI are considered as non-contributory buildings. Any alterations, additions and/or replacement of these buildings are not to negatively impact on the significance of the Heritage Area.

¹ The existing Town of East Fremantle Municipal Heritage Inventory (MHI) is now also otherwise referred to as the Town of East Fremantle Local Heritage Survey, following the recent proclamation of the *Heritage Act 2018*.

OBJECTIVES

The objectives of this Local Planning Policy are to:

- Establish a planning and design framework to protect the heritage values of the George Street Heritage Area;
- Distinguish between buildings that contribute to the integrity of the streetscape and those that do not;
- Conserve and protect individual places considered to have significant heritage value;
- Maintain and improve existing street trees;
- Retain front gardens and mature trees on private property wherever possible;
- Provide development and design guidance for the extension or refurbishment of existing places of heritage significance;
- Ensure that additions to existing heritage places do not adversely affect the significance of the building, or of neighbouring heritage places;
- Ensure that new development and additions/alterations to existing heritage places are compatible with the character, form and scale of existing development in the locality, and harmonise with the unique character of the streetscape; and
- Encourage creative design solutions of quality that meet the standards of this local planning policy and enhance the character of the heritage area.

DEVELOPMENT GUIDELINES

The following development guidelines apply to new development, including additions and alterations within the George Street Heritage Area:

1. 'Line of Sight' and Contextual Elevation Diagrams

- i. Applications for Development Approval for additions and alterations to contributory buildings are to clearly document the proposal in relation to the existing building, including provision of a 'line of sight' diagram (refer Figures 2, 3, 4 and 5 in Appendix 2), where the line of sight is measured from a point 1.6 metres above the level of the footpath.
- ii. Applications for Development Approval for contributory, non-contributory and new buildings are to include contextual elevations showing the elevation of the proposed development in relation to the existing development on the adjoining properties on either side (and beyond where required).
- iii. Where a proposed addition to a contributory building is visible from the 'line of sight' views, or if any development proposal is otherwise deemed by the Town to adversely impact on the public views or streetscape within the Heritage Area, the Town may require a Heritage Impact Statement to be prepared by the applicant.

2. Contributory Buildings – Alterations and Additions

Maintenance

- i. Maintenance is encouraged where issues relating to existing or potential deterioration of significant fabric are identified.
- ii. Maintenance and repairs to contributory buildings are to have minimal impact on significant fabric.
- iii. Conservation works are to match traditional techniques, material and finishes.
- iv. Maintenance of Original and intact unpainted surfaces are not to be rendered. ~~or painted.~~
- v. Tuck pointing to be reinstated where appropriate.

General Principles

- i. Maintenance, repairs, additions and alterations to significant fabric is to be in accordance with conservation principles of the National Heritage Convention 2008 (HERCON) Criteria (refer to Appendix 3).
- ii. Additions and alterations to contributory buildings are to duly consider the significance and character of the existing building, adjoining buildings and its contribution to the character of the Heritage Area.
- iii. The Place Record Form for each contributory building will be a primary source of information relevant to the place in the assessment of development applications.
- iv. Additions and alterations to contributory buildings are to be of high quality design with minimal interference to the existing building.
- v. Alterations should not generally remove, change or obscure significant materials or detailing other than as part of required conservation works.
- vi. Alterations should not introduce new heritage detailing that is inconsistent with the style of building and/or the physical or documentary evidence.
- vii. Where the opportunity arises, any features or elements that are intrusive to the heritage values of the Heritage Area should be removed, replaced or altered to more sympathetic detailing.
- viii. Restoration/reconstruction of original fabric is encouraged where such fabric has significantly deteriorated, previously been removed or unsympathetically altered. Where

deteriorated fabric requires replacement, a like for like approach based on physical or documentary evidence is encouraged.

- ix. Additions are not to be dominant from the primary street.
- x. Additions and alterations should visually contrast to a contributory place. Differentiation may be major or subtle.
- xi. Additions and alterations are to respect and complement the scale, setbacks, bulk and proportions of the existing place and streetscape.
- xii. Conservation of significant and contributory places is preferred and encouraged. Other than the removal of inappropriate alterations, additions and works that detract from the cultural significance of the place, demolition of contributory buildings is not generally supported without significant justification.
- xiii. Where a contributory building that was not originally designed for retail purposes is proposed be converted to include a shopfront, the Town may require a Heritage Impact Statement to be prepared by the applicant.

Shopfronts

- i. Existing original shopfront details are to be conserved. Major alterations or removal will not generally be supported where a shopfront is original to the building, or where a later shopfront has significant design value. Where modification is required to meet current building standards the works should minimise alteration to the original fabric.
- ii. Where the shopfront is not of significant heritage value the following replacement shopfronts may be supported:
 - a) Reinstatement of the original construction based on documentary evidence;
 - b) Reconstruction based on informed analysis of other places of the same age, style, scale and level of detail if documentary evidence is not available or insufficient for the original construction; and
 - c) A sympathetic modern interpretation of shopfront proportions and scale to the satisfaction of the Town.

Verandahs and Awnings

- i. Reconstruction of verandahs and awnings based on documentary evidence is encouraged.
- ii. Where there is evidence of a previous verandah, but there is insufficient documentary evidence, the following options may be supported:
 - a) Reconstruction based on informed analysis of other places of the same age, style, scale and level of detail; and
 - b) A sympathetic modern interpretation of a verandah or awning.
- iii. Verandahs and awnings should not be attached to the street facade of contributory buildings that did not originally have this feature unless:
 - a) it will achieve other functional requirements; and/or
 - b) It can be demonstrated by the applicant that the new work will not unduly impact on the cultural heritage values of the place.
- iv. Where a verandah is constructed in this scenario it is to be of a sympathetic modern design that is compatible with the Heritage Area. The design is not to confuse the understanding and appreciation of the original design.

Upper Floors

- i. The original detailing of the upper floor to contributory buildings should be conserved.
- ii. New works are not to remove or conceal original detailing or distort an understanding of the original design.

- iii. Restoration/reconstruction of original fabric is encouraged where such fabric has significantly deteriorated, previously been removed or unsympathetically altered. Where deteriorated original fabric requires replacement a like for like approach is encouraged.
- iv. Loft additions may be supported where the development is contained wholly within the roof space and where no visible change is made to the appearance of the dwelling from the street.

Demolition

- i. The full demolition of the façade of contributory buildings will not generally be supported without significant justification.
- ii. The removal of original character features from a contributory building which, are visible from the street will not be supported. Where original character features have been removed from dwellings, they are to be sympathetically reinstated where possible.
- iii. Application for demolition will not be approved for a contributory building on the grounds of neglect, poor condition or economic/other gain for redevelopment of the land.
- iv. Part demolition or removal of contributory elements of individually significant and contributory buildings may only be supported where:
 - a) It is demonstrated to the Town's satisfaction that the cultural heritage significance of the existing building and the proposed demolition area(s) are not adversely affected by the demolition of all or part of an existing contributory building;
 - b) A Structural Condition Assessment (in the case of partial or full demolition of a place listed on the Local Planning Scheme No. 3 Heritage List) by a registered structural engineer with experience in dealing with heritage places gives evidence to the Town's satisfaction that the structural integrity of the building has failed, to the point where it cannot be rectified without removal of a majority of its significant fabric and/or incurring prohibitive costs;
 - c) That subject part of the heritage place is demonstrated that it has been changed beyond recognition of its original or subsequent contributory character(s) as a result of Council approvals to make the alterations and changes;
 - d) That subject part is not visible from a street frontage, park or public open space and the main building form including roof form is maintained;
 - e) The removal of the subject part would not adversely affect the contribution of the building to the heritage place; and
 - f) For individually significant building or works, it can be demonstrated that the removal of that subject part of the building does not negatively affect the significance of the place.
- v. Notwithstanding any of the abovementioned requirements, demolition of a contributory building is not likely to be supported in the absence of an approval for a new replacement building that meets the 'General Principles' and complies with the Policy in respect to non-contributory and new buildings.

3. Non- contributory Buildings – Additions and Alterations

General Principles

- i. Additions and alterations to non-contributory buildings are to respect and complement the significance and character of the existing contributory buildings and their contribution to the character of the Heritage Area.
- ii. Additions and alterations to non-contributory buildings are to respect and complement the scale, setbacks, bulk and proportions of the streetscape.

- iii. Applications for full demolition of dwellings may be supported for non-contributing buildings, subject to a satisfactory proposal being submitted to the Town for Council's consideration.

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4. New Buildings

General Principles

- i. New buildings, as viewed from the street frontage, are to be designed in a contemporary style that is sympathetic in terms of form, bulk, scale, materials and proportions to the Heritage Area.
- ii. New developments are not to replicate traditional building form and should be of a contemporary style without traditional influences, as faux styles devalue authenticity of places. Contemporary requirements associated with new development result in faux heritage not having the same qualities as authentic places (refer to Figure 6 in Appendix 4).
- iii. The design of the streetscape elements are to:
 - a) Be consistent with front boundary building alignments;
 - b) Engage with the street;
 - c) Reflect/interpret the existing vertical rhythms of elements such as party walls, parapet panels and openings;
 - d) Reflect/interpret the existing horizontal rhythms of elements such as parapets, verandahs and awnings; and
 - e) Conceal roof forms behind parapet walls. Parapets to the main street frontage are to be restrained in terms of decorative forms and detailing.
- iv. New developments are to reflect and complement the scale, setbacks, bulk and proportions of existing contributory buildings and streetscape (refer to Figures 7 and 8 in Appendix 4).
- v. New developments are to respect and reflect the established development pattern.
- vi. New developments are not to negatively impact on the streetscape character of the Heritage Area.

5. Royal George Hotel Site – Vacant Land – New Development

The Royal George Hotel site is located among a significant collection of other heritage buildings, comprising mostly turn of the century dwellings and commercial premises, within the George Street Heritage Area and the Plympton Precinct in general. The Royal George Hotel is an important feature of this collective and the Town has endeavoured to preserve this for the heritage of Perth and the State for the past 100 years. This heritage legacy is the essence of the George Street Heritage Area's charm, character and appeal which is so highly valued by the community and the Council and should not to be jeopardised in any respect.

Any further development of the site should result in a redevelopment which complements and respects the Royal George Hotel and does not detract from the building, its unique features or the surrounding area. Development on the site must integrate as seamlessly as possible (in all aspects of operation, parking and land use) with the surrounding established low scale residential area and be able to adequately address the considerable challenges pertaining to this relatively small and irregular-shaped site.

Development is to meet the high standards of planning and design required by the Town for a development outcome worthy of the site, the heritage building, the George Street Heritage Area and the historic Plympton Precinct and which respects the character and appeal of the area that has been preserved by the Town.

Notwithstanding any other requirement of this local planning policy and further to the objectives and other provisions of Local Planning Scheme No. 3, the following applies to the Royal George Hotel site:

General Principles

Any new development proposed for this site should:

- i. Be of appropriate height and scale in relation to the unique character and suburban setting of George Street, Duke Street and the wider Plympton Precinct.
- ii. Not dominate the surrounding suburban area or views from public vantage points.
- iii. Complement and not overwhelm the physical and visual built form context and streetscape of the George Street Heritage Area.
- iv. Suitably address the interface with Stirling Highway, the Royal George Hotel, Duke Street and the Brush Factory building.
- v. Mitigate potential overshadowing, wind tunnel, traffic, access, parking or noise impacts on existing residential dwellings in the vicinity.

Building Mass and Form

- i. The building envelope (height and setbacks) and overall design for any form of development on the rear of the Royal George Hotel site is to ensure that the new development is not to adversely affect the visual presence and the prominence of the Royal George Hotel building and its significant architectural features.
- ii. For any portion of new development that extends above the height of the eaves of the existing Royal George Hotel building, the building setback should increase/step back from Duke Street and the Royal George Hotel in order to maintain views of the Hotel's cupola. This includes balconies and other projections.
- iii. The preferred built form fronting Duke Street is residential and/or commercial tenancies, not car parking, a car park façade, storage or similar.
- iv. Vehicle parking contained in semi-basement or undercroft parking is to be located either behind street front tenancies or otherwise suitably screened from the street or 'sleeved' behind commercial or residential uses fronting Duke Street.
- v. Any external services, solar collectors, air conditioning units, mechanical plant rooms, lift overruns, antennae and communication masts or the like shall not exceed the building envelope (height and setbacks). These fixtures must be screened from public view.

Access

- i. Only one vehicular access point to or from Duke Street to any new development is supported.

6. All properties (unless otherwise stated elsewhere in this policy)

Site Works

- i. New developments are to be sited to reflect the immediate locality and retain a high level of visual coherence in the streetscape.
- ii. New developments, additions and alterations are to be designed so that visual privacy is well considered.
- iii. The ground floor level shall be located to minimise the impact on the need for cutting and filling the site so not to adversely impact the streetscape.
- iv. Retention of significant trees and vegetation is considered a high priority and this should be an important consideration in the design of new developments and additions and alterations.

Building Setbacks

- i. No additions or alterations to existing buildings shall be constructed forward of the existing building line.

- ii. The primary street setback of new developments or additions to non-contributory buildings is to match the traditional setback of the immediate locality (refer to Figure 8 in Appendix 4).
- iii. Additions to existing contributory buildings shall be setback so as to not adversely affect its visual presence.
- iv. Side setbacks are to be complementary with the predominant streetscape.

Roof Form and Pitch

- i. The roof of a building is to be designed to be consistent with the existing streetscape pattern and character.
- ii. Roof forms of additions and alterations are to not dominate the primary street.
- iii. New roofing additions are to be sympathetic to the form of the existing roof.
- iv. New developments with contemporary roof forms are acceptable where it can be demonstrated that the roof does not negatively impact on the immediate locality.
- v. The eaves of alterations and additions are to complement the eaves of the existing contributory building.
- vi. The eaves of new developments are sympathetic with immediate locality in regard to size of overhang.

Height

- i. New buildings are to address the street and be consistent with the bulk and scale of adjacent buildings.
- ii. Height of development is not to exceed a maximum of three storeys above natural ground level (exclusive of the Royal George Hotel site which has greater height allowances) unless the Town is satisfied that the development:
 - a) Is supported by a heritage assessment that confirms that development will be in keeping with the heritage values of the Heritage Area; and
 - b) Does not adversely affect the amenity of the area and adjacent properties.
- iii. For new buildings or non-contributory buildings, any additional storeys are to be setback sufficiently to be in keeping with the rhythm of the streetscape

Materials and Colours

- i. Where possible the original materials to contributory buildings should be retained. Where replacement is required, original materials should be replaced on a 'like for like' basis.
- ii. Replacement of existing materials with new materials may be approved where it can be adequately demonstrated to be compatible with and not adversely affect the immediate locality.
- iii. Reinstatement of original colours and/or materials is encouraged for contributory buildings. Where possible this should be informed by historical evidence including photos and paint scrapes.
- iv. Materials and colours to additions and alterations should either match the original or be compatible with the immediate locality. New materials and colours that are compatible but distinguish the addition and alteration from the existing building are preferred.
- v. Materials incorporated in new developments are to be compatible with the colour and finishes of existing materials in the immediate locality.

Landscape Guidelines

- i. Established vegetation, particularly mature trees, shrubs and hedges are to be retained.
- ii. Landscaping is to be compatible with the character of the immediate locality.

Street surveillance

- i. Buildings to be designed to encourage active use and front yard surveillance by including verandahs, porches or outdoor living areas the front of the dwelling.
- ii. Incorporate habitable rooms to the front of the development with generous openings to encourage street engagement and passive surveillance to the street.

Front Fences

- i. Fences on the street boundary are to be low, complement the individual building and the immediate locality and demonstrate the following:
 - a) Appropriate material and colour;
 - b) Unobstructed sight lines by not exceeding a height of 0.75m within 1.5m of vehicle access points (including access ways, streets, crossovers and footpaths) to ensure safety and visibility; and
 - c) Front fences within the primary street setback area visually permeable above 1.2m natural ground level and being a maximum height of 1.8m.
- ii. Contributory existing fences should be retained and restored where required.

Access and Parking

- i. Unless otherwise agreed to by the Town, access and parking is to be adequately provided for within the boundaries of the lot/development site.
- ii. Access and parking arrangements are to have no negative impact on:
 - a) The streetscape character and amenity; and
 - b) The availability of on-street parking in the locality.
- iii. Off-street parking for commercial purposes is to be located at the rear of the site or otherwise screened from view from the main street frontage.
- iv. Where the Town is satisfied that a requirement for off-street car parking for a new development cannot be achieved without adversely impacting on the cultural heritage significance and streetscape character of the Heritage Area, the Town may consider on-street parking subject to an approved parking and traffic plan and being pursuant to Clause 5.8.7 and Clause 5.8.8 of Local Planning Scheme No. 3.
- v. Bicycle parking and associated facilities are required to be provided in accordance with Local Planning Scheme No. 3 and SPP 7.3 – Residential Design Codes – Volume 1 where applicable.

Garages and Carports

- i. Maintain the absence of visually intrusive car storage facilities within the streetscape.
- ii. Where garages and/or carports are part of a development they must be incorporated into, and be compatible with the design of the building or setback behind the building setback line.
- iii. Garages and carports are not to dominate the building as viewed from the street and are not to adversely impact on the streetscape.
- iv. Garages and carports are not to be located forward of the building line. Hardstand car parking bays may be supported where it can be demonstrated that there are no visual impacts on the streetscape.
- v. Carports and garages may be supported where they are located to the side or rear of a dwelling and are set back a minimum of 500mm behind the main building line. The structure must be open or a minimum of 50% visually permeable.
- vi. Materials are to complement the existing character of the streetscape.

Footpaths and Crossovers

Refer also to the Urban Streetscape and Public Realm Style Guide

- i. Pedestrian walk ways will take priority over vehicular access. Re-kerbing is to occur wherever footpaths are replaced.
- ii. Footpaths and crossovers to match the existing streetscape.
- iii. There is to be a maximum of one crossover per lot unless otherwise approved by the Town.
- iv. All crossovers, ramps and footpaths to be constructed in accordance with the relevant Australian Standards.
- v. No street trees will be removed for a crossover unless approved by the Town and an approved replacement tree is planted.
- vi. Installation of crossovers and removal of redundant crossovers to be carried out after consultation with the owner of the property. Redundant crossovers to be removed, at the applicant's cost, prior to the issue of a building permit for the relevant property.

Advertising Signs

- i. The design of new signage should be complementary to the traditional streetscape in terms of size, location, material, colour and proportions.
- ii. Unless based on documentary evidence, signs that replicate traditional styles and typefaces shall not be permitted.

- iii. New signs are not to obscure or detract from the significance of a contributory place or the streetscape character.
- iv. New signage should suit the proportions and elements on which it is to be mounted.
- v. New signage to windows are to be designed to retain views from the shop to the street.
- vi. The mounting of new signs on a contributory place is to avoid unduly damage to, or the removal of, significant fabric. Mounting fixtures are to be easily removed and repaired should the sign be removed at a later date.
- vii. Face brick walls are not to be painted over with new signage.
- viii. Externally mounted signs or signs that project forward of the building envelope are not permitted.
- ix. Existing signage that is contributory to the Heritage Area should be conserved.

(Refer to Figure 9 in Appendix 5)

Incidental Development

- i. Incidental development including (but not limited to) solar collectors, water tanks, satellite dishes, microwave and radio masts, air conditioners and TV antennae are to be located to minimise impact on the character of the contributory building and the immediate locality.
- ii. Every opportunity is to be taken for concealment of incidental developments such as 'hiding' them in roof valleys, on rear roof planes or behind parapets.
- iii. All solar panels shall be positioned to avoid existing shadows cast from nearby buildings, structures and trees.
- iv. Incidental developments are to be constructed behind the front setback.
- v. Incidental developments are not to project above the ridge line of the building except for TV antennae.
- vi. The historic fabric of a building should not be unnecessarily disturbed or destroyed, in line with minimum intervention and reversibility principles, for example when a system is removed the building should be able to be fully restored. All incidental developments are incorporated into the overall landscaping of the development and are screened from view from adjoining properties and streets.
- vii. Incidental developments should not display any form of advertising if visible from street level.

(Refer to Figure 10 in Appendix 5)

7. Fremantle Ports Buffer

Fremantle Ports initiated the Fremantle Inner Harbour Buffer Definition Study, which was endorsed by the Western Australian Planning Commission and the then Department of Environment Protection in 2004. Buffer Guidelines established by Fremantle Ports provide guidance for land use planning around the Inner Harbour recognising the strategic importance of the port operations and growth, whilst promoting compatible land uses and protection of the amenity of residents living within the buffer.

The buffer comprises of three areas based on varying levels of technical criteria of risk, noise and odour. The George Street Heritage area is affected by Buffer Area 2 which allows the establishment of sensitive land uses with a medium level of protective conditions. The guidelines for Buffer Area 2 are applied to the George Street Heritage Area as part of this local planning policy as follows:

Potential Risk and Amenity Considerations

Consideration is to be given to the following potential impacts:

- i. Ingress of toxic gases in the event of an incident within the Port;
- ii. Shattering or flying glass as a consequence of explosion within the Port;
- iii. Noise transmission emanating from the Port (attenuation in the order of 30dB(A) is required; and
- iv. Odour.

Built Form Requirements

The following built form requirements shall apply to all residential development other than alterations and additions to existing dwellings; and all non-residential development other than refurbishment/renovations (not involving a nett increase in floor area) to existing buildings and non-residential change of use proposals:

Windows and Openings

- i. Any glass used for windows or other openings shall be laminated safety glass of minimum thickness of 6mm or “double glazed” utilising laminated or toughened safety glass of a minimum thickness of 3mm; and
- ii. All safety glass shall be manufactured and installed to an appropriate Australian Standard.

Air conditioning Systems

- i. All multiple air conditioning systems shall incorporate internal centrally located shut down point and associated procedures for emergency use.
- ii. Split refrigeration air conditioning systems are preferred.

Construction

- i. Adopt the general principles of quiet house design for residential developments.
- ii. All developments shall incorporate roof insulation.

Notification and Memorials on Title

- i. All residential development approvals shall be conditioned in order to require a notification to be placed on the title advising of the potential amenity impacts associated with living / working in proximity of the Port.
- ii. In the case of all residential subdivision, the Town of East Fremantle and Fremantle Ports shall request the Western Australian Planning Commission to support the placing of memorials on new titles advising of the potential amenity impacts associated with living in proximity of the Port.

- iii. Notification and memorial statements shall be as per the standard wording contained in Appendix 6.

Alternative Treatments

- i. The Town recognises that these requirements may not be possible to achieve in the case of the proposals involving some buildings of conservation and heritage significance. Alternative built form treatments may be acceptable subject to the applicant satisfactorily demonstrating fulfilment of the potential risk and amenity considerations outlined above. Alternative treatments shall be justified through submission of a professionally prepared and certified report.

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APPENDIX 1: RECORD OF PLACES OF HERITAGE SIGNIFICANCE

GSP – Whole lot or portion of lot included in George Street (heritage) Precinct under LPS No. 3 - Heritage List

Property Address	Lot No	Architectural Style	Constructed (circa)	Heritage Listing
28 East Street GSP	36	Federation Bungalow	circa 1898	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
30 East Street GSP	35			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
14 George Street GSP	2	Federation Bungalow	circa 1896	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
31 Glyde Street GSP	303			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
36 Glyde Street GSP	73	Federation Bungalow	circa 1896	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
38 Glyde Street GSP	72 (Lot 1)	Federation Bungalow	circa 1896	Municipal Heritage Inventory Cat A LPS 3 Heritage List
36 George Street GSP	72 (Lot 2)			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
38 George Street GSP	412 & 414	Federation Free Classical	circa 1896	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
48 George Street GSP	300	Federation Free Classical	circa 1896	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
35 – 37 Hubble Street GSP	69	Federation Bungalow – Duplex	circa 1890	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
38 Hubble Street GSP	199	Adapted Federation Bungalow	circa 1895 and modified Post-World War II	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
39 Hubble Street GSP	415			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
40 Hubble Street GSP	7	Federation Bungalow	circa 1910	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
50 George Street	8	Federation Free Classical	circa 1896	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
64 George Street GSP	9 & 10			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
66 George Street GSP	601 (Lot 1)	Federation Free Classical	circa 1883	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.

Property Address	Lot No	Architectural Style	Constructed (circa)	Heritage Listing
68 George Street	601 (Lot 2)			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
76 & 76B George Street	602	Federation Free Classical	circa 1896	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
36 Sewell Street GSP	532	Federation Bungalow	circa 1908	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
38 Sewell Street GSP	531	Federation Free Classical	circa 1896	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
88 George (Units 1-4) GSP	800 (Lots 1-4)	Federation Free Classical	circa 1894	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
96 George Street GSP	535 & 536	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
92-96 George Street GSP	537 & 538	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
41 King Street (Units 1-3) GSP	127 (Lots 1-3)	Post World War II Industrial	circa 1960	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
46-52 King Street GSP	Lot 23 (Lots 1-4)	Federation Italianate	circa 1910	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct. Classified by National Trust
128 George Street GSP	5	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
128A George Street GSP	10	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
130A George Street GSP	3	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
130B George Street GSP	2			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
132 George Street Part GSP	1	Simple Free Classical	circa 1894	Municipal Heritage Inventory Cat B LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
46 East Street (Units 1-66) GSP	7 (Lots 1-66)	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
40 Glyde Street GSP	143	Glasson Park (Part of)	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
42 Glyde Street GSP	Lots 147 & 410	Federation Bungalow Glyde In	circa 1910	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
61 George Street GSP	50, 144, 6228, R24701	Glasson Park	c	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.

Property Address		Lot No	Architectural Style	Constructed (circa)	Heritage Listing
44 Hubble Street (previously known as 65 George Street) GSP	Strata Plan 16096 264		Federation Free Classical	circa 1900	No NOTE: (was listed in Municipal Heritage Inventory Cat B in 2006 – omitted from LPS 3 Heritage List in 2015 due to an administrative error – subject of separate report to Council for reinstatement on Heritage List.
46 Hubble Street GSP	265		-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
49 Hubble	411		-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
50 Hubble Street GSP	266		Federation Bungalow	circa 1894	Municipal Heritage Inventory Cat B LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
54 Hubble Street GSP	Strata Plan 53551 20		-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
65a George Street GSP	Strata Plan 16096 264		-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
65-67 George Street GSP	Strata Plan 16096 264		-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
37 Sewell Street (includes 69-75 George Street) GSP	237		-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
39 Sewell Street GSP	238				No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
77-85 George Street GSP	700		Federation Free Classical	circa 1894	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
87 George Street GSP	316 & 317				No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
89-93 George Street GSP	318 (Lots 1-3)				No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
49 King Street GSP	319		Inter-War Bungalow	circa 1920	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
107-121 George Street GSP	502 (Lots 1-8)		Federation Cottage Orne	circa 1905	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct. Classified by National Trust. Register of the National Trust.
129 George Street GSP	372 (Strata Lot 3)		Federation Bungalow	circa 1896	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.

Property Address	Lot No	Architectural Style	Constructed (circa)	Heritage Listing
133 George Street GSP	372 (Lot 2)	Federation Free Classical	circa 1897	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
25 Duke Street Portion of lot included in GSP (remainder of lot within Stirling Highway road reservation)	14	Federation Bungalow	circa 1915	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
27 Duke Street Portion of lot included in GSP (remainder of lot within Stirling Highway road reservation)	Strata Plan 20848 (Lot 1)	Inter-War Bungalow	circa 1920's	Municipal Heritage Inventory Cat C. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
27A Duke Street Portion of lot included in GSP (remainder of lot within Stirling Highway road reservation)	Strata Plan 20848 (Lot 2)			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
31 Duke Street Portion of lot included in GSP (remainder of lot within Stirling Highway road reservation)	Lots 1 & 2 Strata Plan 67536	Federation Bungalow Duplex	circa 1890's	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
33 Duke Street Portion of lot included in GSP (remainder of lot within Stirling Highway road reservation)	Lots 1 & 2 Strata Plan 67536	Federation Bungalow Duplex	circa 1890's	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
34 Duke Street Not in GSP Due to inclusion of lot in original Stirling Highway road reservation	Lot 303	Hotel	circa 1900	Municipal Heritage Inventory Cat A. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct. State Heritage Register – Permanent 30 October 1998 (P 0794) Heritage Agreement Classified by the National Trust
35 Duke Street GSP	372 (Lot 1)	Federation Free Classical	circa 1897	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
37 Duke Street GSP	373	Federation Bungalow	circa 1898	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
39 Duke Street GSP	374	Federation Bungalow	circa 1915	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
36 Duke Street Not in GSP	801 & 802	Federation Free Classical	circa 1900	Municipal Heritage Inventory Cat A LPS 3 Heritage List

Property Address	Lot No	Architectural Style	Constructed (circa)	Heritage Listing
Due to inclusion of lot in original Stirling Highway road reservation				
40 – 42 Duke Street Not in GSP Due to inclusion of lot in original Stirling Highway road reservation	Lot 801 Strata Plan 69657 (Lots 1-12)	-	-	Previously Municipal Heritage Inventory Cat A. (individual) listing - part of Brush Factory site (36 – 42 Duke Street)

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**APPENDIX 2: LINE OF SIGHT DIAGRAMS
(ADDITIONS AND ALTERATIONS TO CONTRIBUTORY BUILDINGS)**

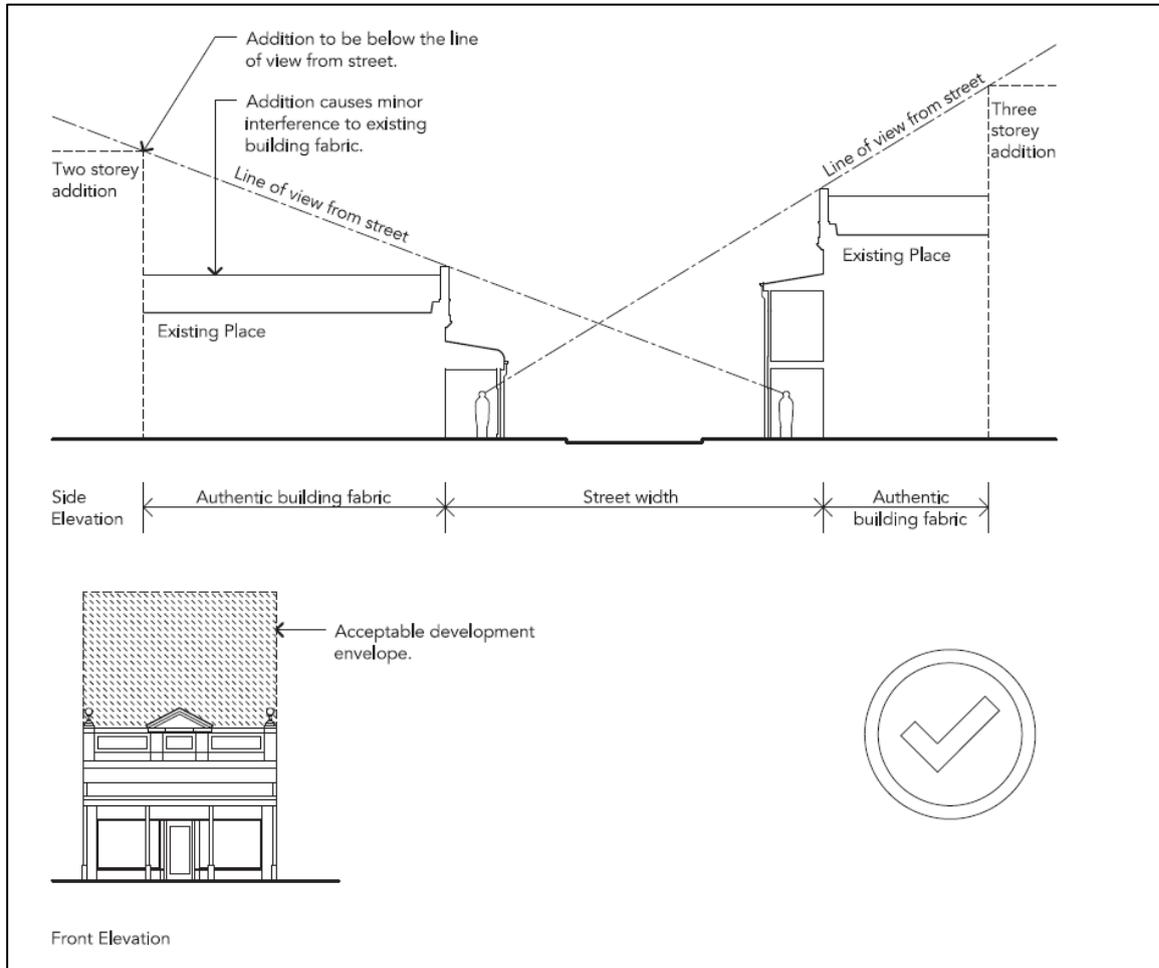


Figure 2 – Elevations illustrating compatible alterations and additions. Griffiths Architects 2015

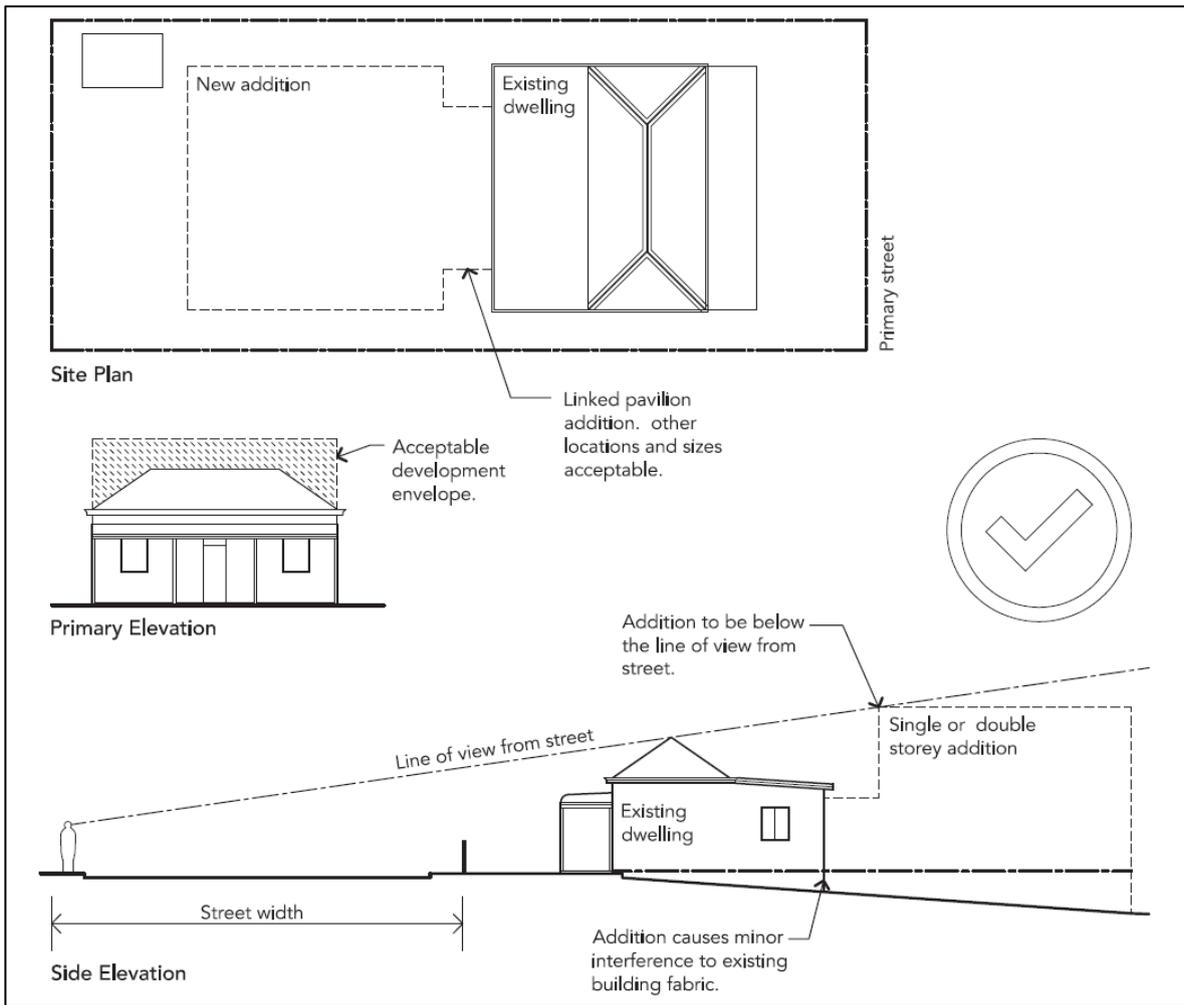


Figure 3 – Elevations illustrating compatible alterations and additions. Griffiths 2015

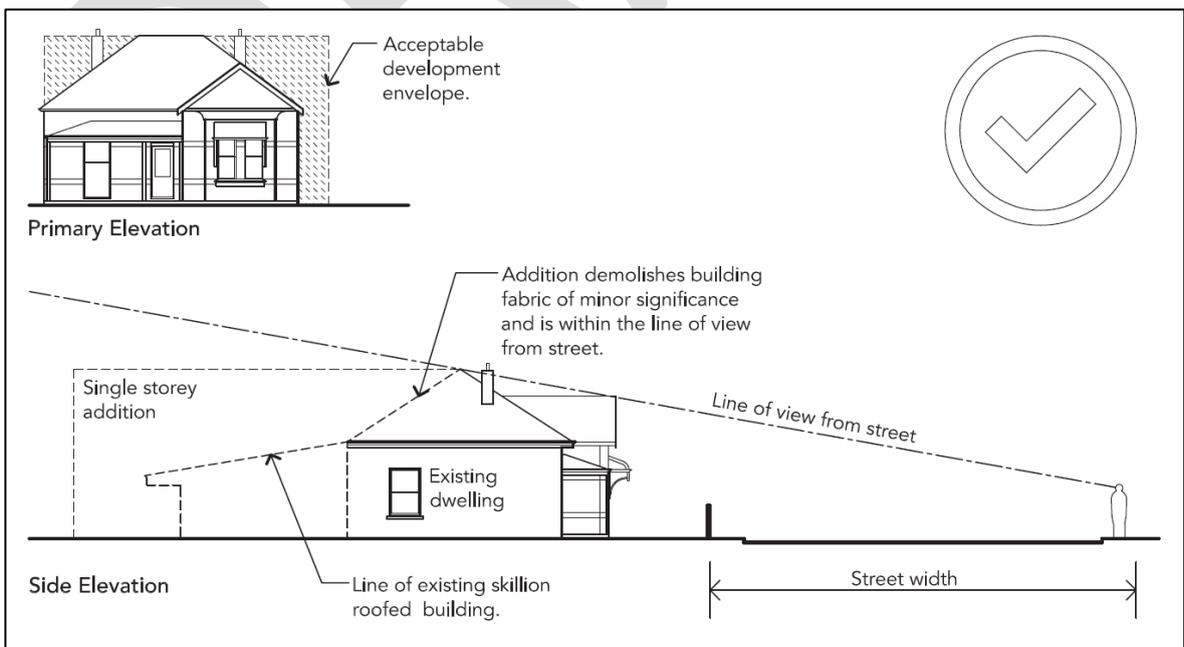


Figure 4 - Elevations illustrating compatible alterations and additions. Griffiths Architects 2015

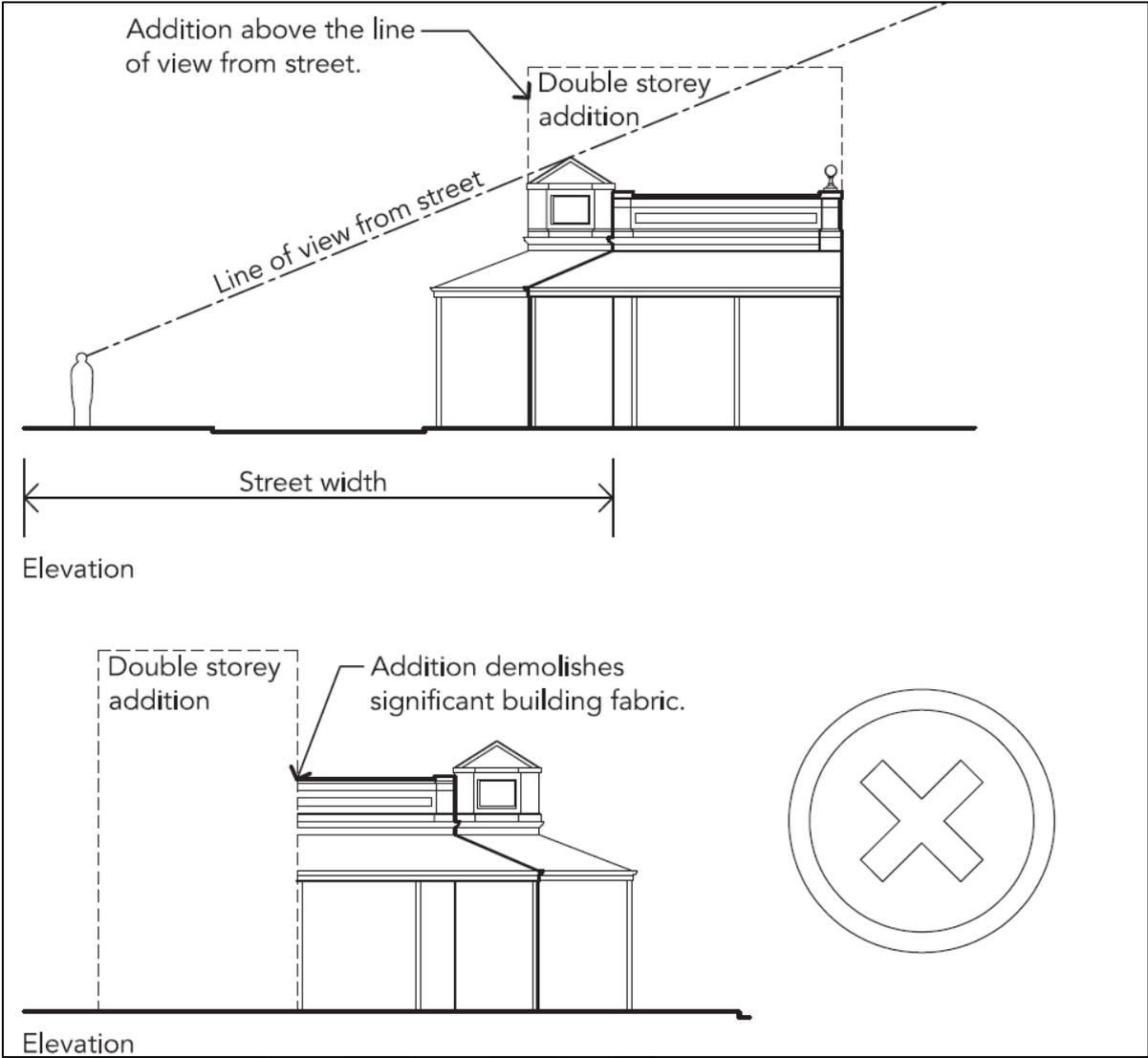


Figure 5 - Elevations illustrating incompatible alterations and additions. Griffiths Architects 2015

APPENDIX 3: HERCON CRITERIA

The following list is the Common Criteria adopted by the Environment Protection and Heritage Council of the Australian and State/Territory Governments in April 2008 (comprising the model criteria developed at the National Heritage Convention (HERCON) in Canberra, 1998):

- A. Importance to the course, or pattern of our cultural or natural history.
- B. Possession of uncommon, rare or endangered aspects of our cultural or natural history.
- C. Potential to yield information that will contribute to an understanding of our cultural or natural history.
- D. Important in demonstrating the principal characteristics of a class of cultural or natural places or environments.
- E. Importance in exhibiting particular aesthetic characteristics.
- F. Importance in demonstrating a high degree of creative or technical achievement at a particular period.
- G. Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.
- H. Special association with the life or works of a person, or group of persons, of importance in our history.

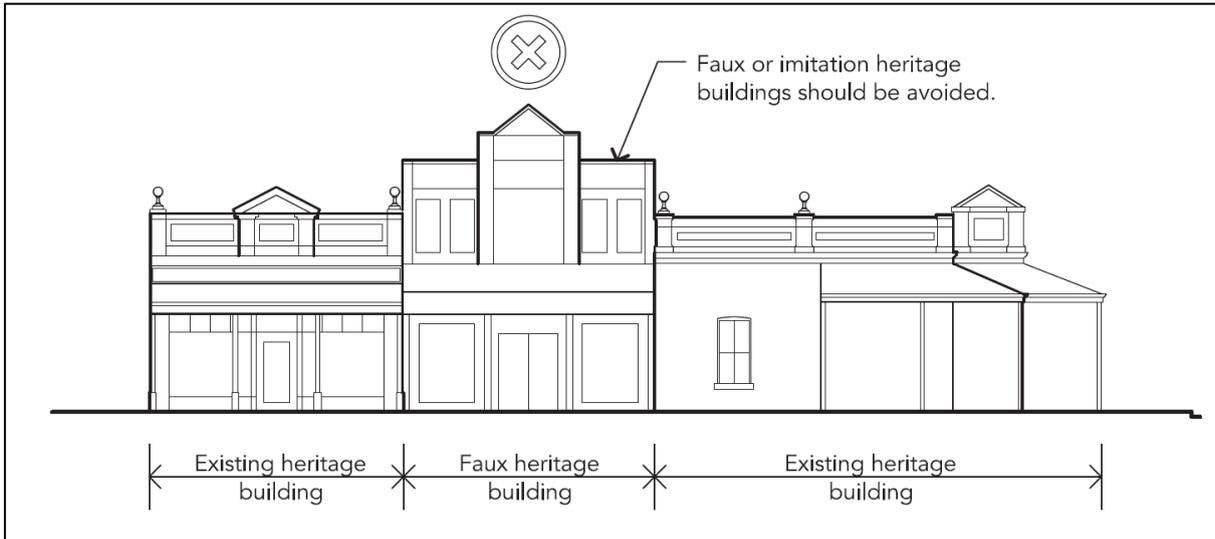


Figure 6 – Street elevation illustrating incompatible faux heritage development.
Griffiths Architects 2015



Figure 7 - Street elevation illustrating compatible building envelope. *Griffiths Architects 2015*

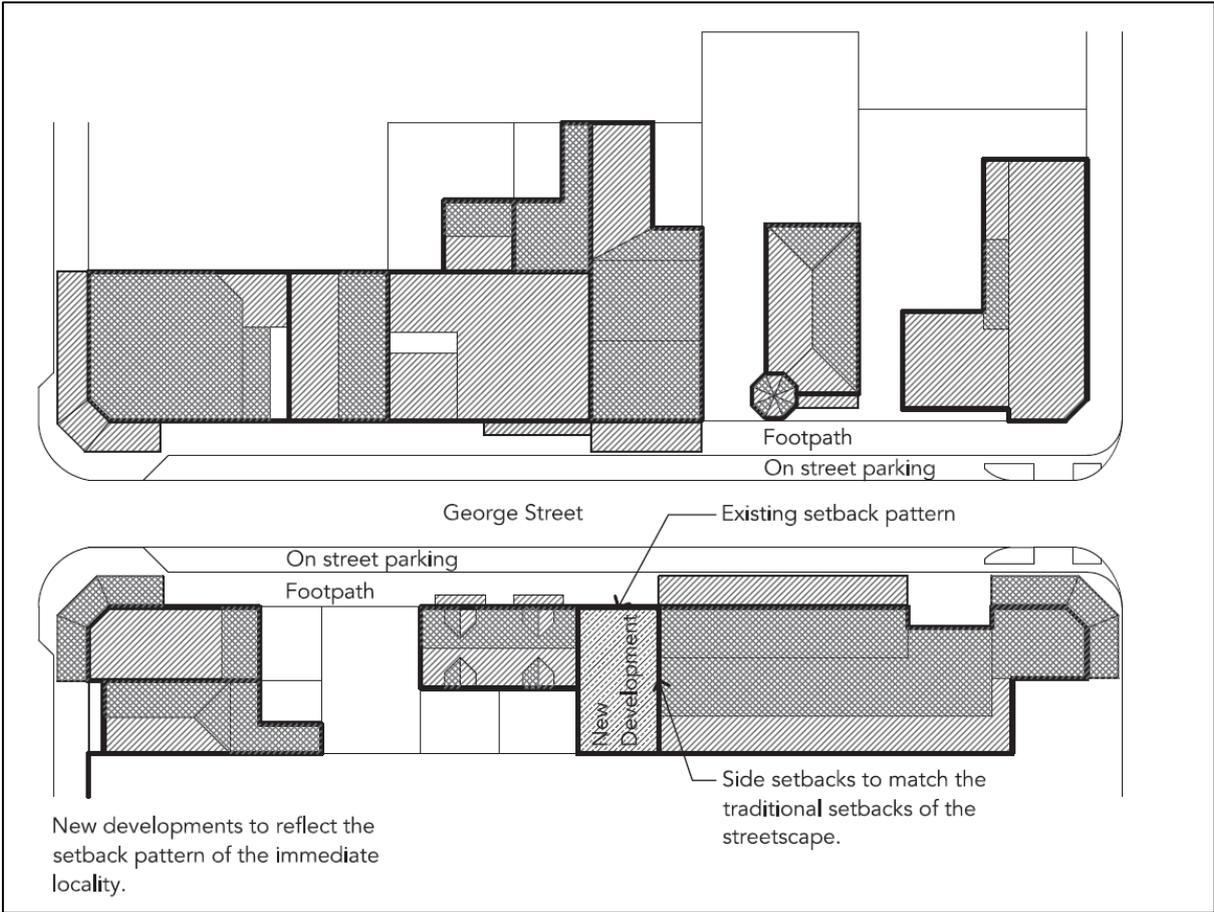


Figure 8 – Site plan illustrating existing setback patterns and compatible new development.
Griffiths Architects 2015

APPENDIX 5: ADVERTISING SIGNS AND INCIDENTAL DEVELOPMENT



Figure 9 - Examples of appropriate and inappropriate signage. Griffiths Architects 2015

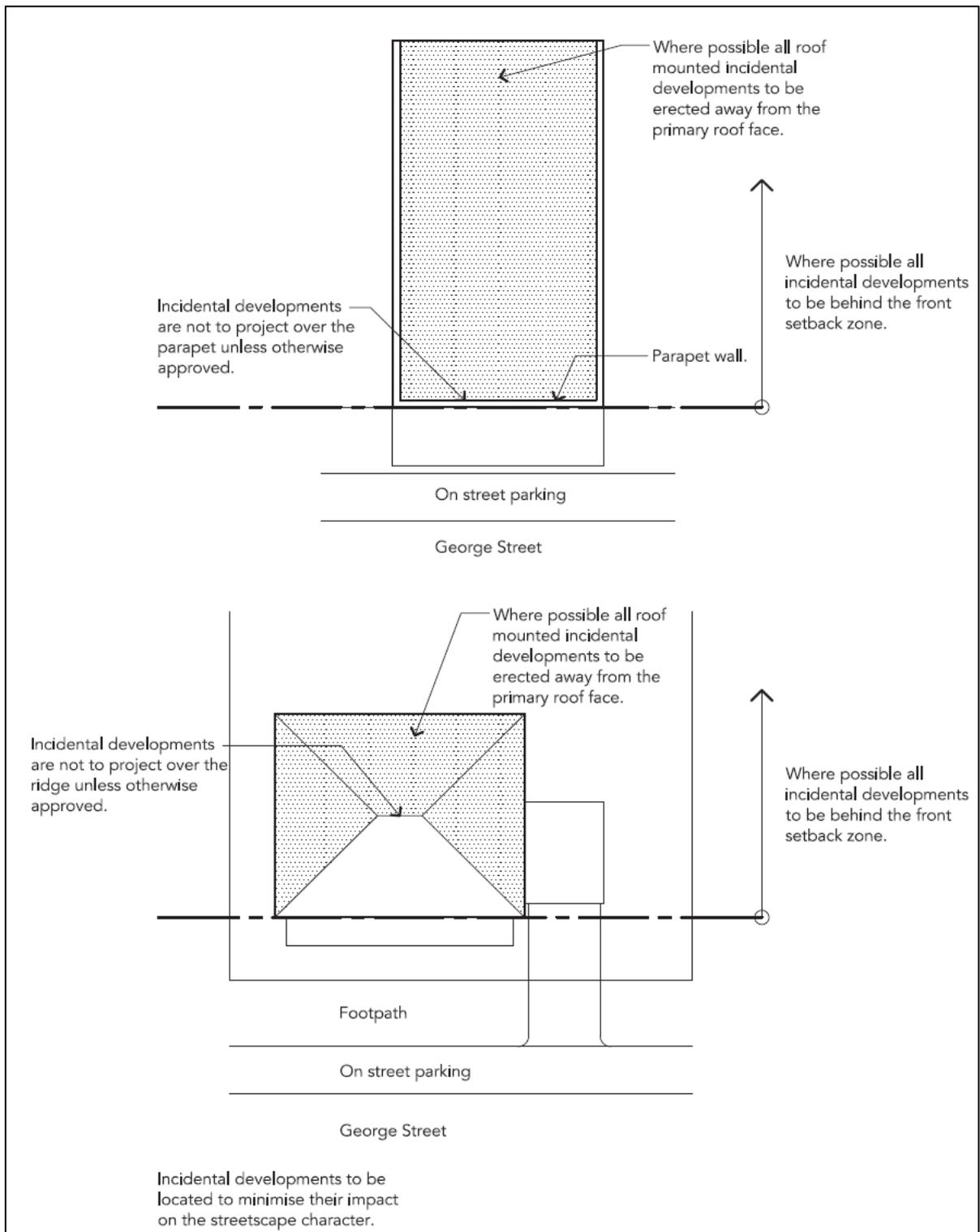


Figure 10 - Location of Incidental developments. *Griffiths Architects 2015.*

**APPENDIX 6 STANDARD NOTIFICATION AND MEMORIAL WORDING
(FREMANTLE PORTS BUFFER AREA 2)**

“The subject lot is located within (x) kilometres of Fremantle Port. From time to time the location may experience noise, odour, light spill and other factors that arise from the normal operations of a 24 hour working port.”

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