

### 3.1.6 George Street Designated Heritage Area - Local Planning Policy

<b>Type:</b>	Regulatory Services - Planning
<b>Legislation:</b>	Schedule 2, Part 2 & 3 <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
<b>Delegation:</b>	N/A
<b>Other Related Document:</b>	Town of East Fremantle Local Planning Scheme No. 3

#### 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.

Now superseded, Town Planning Scheme No. 2 identified an area known as the George Street Precinct on the scheme map and in Appendix V – Schedule of Places of Heritage Value.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”*.

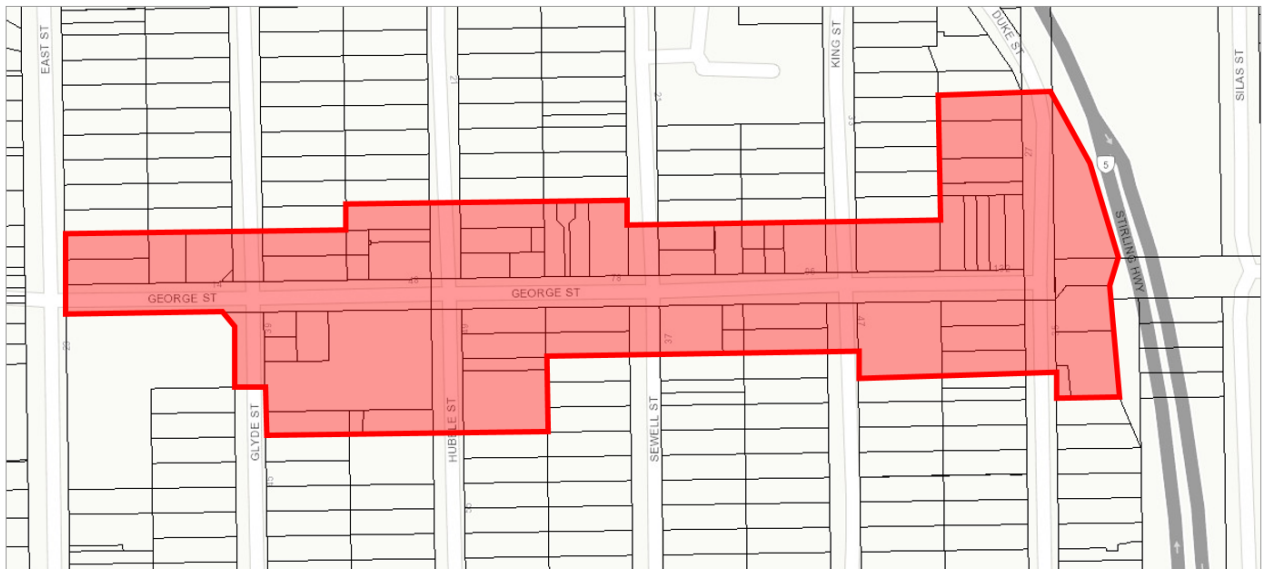
When Local Planning Scheme No. 3 came into effect, Council resolved to include those properties that were contained in Appendix V of Town Planning Scheme No. 2 within the Local Planning Scheme No. 3 Heritage List. As a result, the George Street Precinct was listed on the Local Planning Scheme No. 3 Heritage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

Refer to Appendix 7 for the information to be submitted with a development approval application and the required plans and drawings necessary to accompany a development approval application.

## **Policy**

### **STATEMENT OF HERITAGE SIGNIFICANCE**

#### **History**

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 dwellings for workers and their families.

This 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 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, the reoccupation of shops, major restoration of significant heritage buildings and development on vacant portions of heritage sites.

#### **Streetscape**

George Street presents as a variegated streetscape, with a range of single and multi-levelled commercial and residential structures spread along its length in an irregular lot arrangement. This includes both original historic structures and some more recent infill development, which has been of generally consistent scale and form, though with a contemporary architectural feel in the main. Most original buildings remain reasonably intact, although some are deteriorated without awnings and others have been modified.

The most significant change has occurred at the western end, where the 1970s Harbour Heights high-rise block of apartments dominates the entry to the precinct, although this structure is itself somewhat isolated by its open car parking area located to the east of the building. Opposite this building on the north side of the street, a corner shop with residential extensions occupies the corner entry point, with other 1960s buildings or modified structures adjacent through to Glyde Street. Thereafter the historic precinct becomes more discernible, with a single storey Victorian residence as probably the oldest surviving structure in the Street. Glasson Park on the south side continues the open feel along to Hubble Street, from where the more densely built up streetscape to both sides is established.

The built structures are highly individualistic and located on lots with considerable open spaces between. For a commercial strip this is somewhat unusual, without buildings generally set hard up to each other. Rudimentary structures sit adjacent to more substantial buildings, with rear yards from corner premises further variegating the streetscapes. Most new structures are larger mostly two storey elements, compounding the streetscape effect and to some extent infilling the 'gaps' that have historically existed. The deteriorated nature of some buildings also impacts on the streetscape, though lending an element of historical integrity to the whole.

The corner buildings are particularly important to the street, punctuating its progress and linking it into the historic residential streets leading away from it and which they were designed to serve. The visual / physical association of corner buildings with those immediately beyond them is important in achieving this effect and reason for the extension of the Heritage Area into the beginnings of cross streets beyond

George Street itself.

### **Architectural Character**

While the historic architecture within George Street dates from a relatively short period, there is considerable variety between the buildings spread along its length. They are both timber and masonry, single and two storeyed, commercial and residential, and original and contemporary structures, interspersed on an irregular lot arrangement with considerable open spaces occurring in places. Nonetheless the street presents as a clearly contiguous commercial precinct with a clear historical basis and physicality appropriate to the residential precinct within which it sits.

At the western end, the very large Harbour Heights apartments predominate, and while of little architectural relevance to other places in George Street is of some interest in itself as an architectural and social type, indicating a prior era of a non-heritage based planning approach. A large open space for associated car parking occupies the area to the east that formerly accommodated a local dairy facility. Single storey housing to the north side of the road in this vicinity is primarily 1970s in origin, although including a modified Georgian masonry cottage at the midpoint.

Across Glyde Street, a Victorian limestone cottage in reasonably original condition is perhaps the oldest surviving structure in the precinct and an important indicator of the Area's simple origins. Single storey commercial buildings beyond demonstrate the emergence of commercial operations, with ornamental parapet shopfronts built hard up to the roadway. The bottle shop/wine bar at the Hubble Street corner is a particularly flamboyant example, now restored and adapted in a generally sympathetic manner. This ornament contrasts with the former Semple Building across the road which displays a more rudimentary architecture clearly developed from an initial residential base. The corner was formerly enclosed by buildings on all sides, however the south-west corner building has long since been adapted into a community education facility with a contemporary form set well back from the corner.

Other corner shopfront buildings appear at the Sewell Street intersection, including the more substantial two storey former Grosser's Butcher Shop and the flamboyantly detailed single level shop house on the north-east corner. The juxtaposition between this substantial ornamental limestone shopfront and its attached rudimentary timber cottage is particularly notable. The use of timber in the skillion roofed shop-houses occurring between Sewell and King Streets beyond this are also interesting for their grand allusions overlaying a rudimentary base. None of the buildings in this central portion retain or have had reconstructed their verandah awnings, somewhat lessening its aesthetic integrity and visual condition. Other ad-hoc timber cottages appear at various points in the Area, notably to the south side immediately beyond the Hubble Street corner and between the George Street Mews and Duke Street corner. These structures add to the diversity, architectural richness and historic readability of the Street.

Between King and Duke Streets, the streetscape is dominated by terrace housing, with the King Street Terraces and George Street Mews as two distinct groupings of high compositional and detailing merit. Both are attributed to prominent Victorian architect Norman Hitchcock, whose idiosyncratic works dot the Plympton landscape. Their scale and continuity strengthen the streetscape at this end, reinforced through punctuation at the eastern end by the former Albrecht's Brush Factory and Royal George Hotel. The former was probably the first really substantial building in the street, and has a strongly free classical façade of well-considered monumental proportion and ornamental restraint, and with some more recent additions extending up Duke Street. The hotel was a grand statement of the confidence and socially egalitarian basis of the new State of Western Australia, dating from 1903, with finely considered classical facades surmounted by an octagonal corner cupola that crowns the building and street at its highpoint. This prominence has been somewhat restricted by the closing of the street by the Stirling Highway extension beyond, however this has increased its prominence in regard to that vehicular vista.

An interesting ensemble of mid-20th Century single storey industrial buildings is found between Sewell and King Streets, now partially converted to warehouse housing. The former Mitchell's Drycleaners is an architecturally interesting piece with an idiosyncratic, asymmetric façade and neon signage that adds character to the street in an appropriate scale and manner.

More recent buildings in George Street are generally multi-storeyed in scale and built hard up to the road reserve edge in a traditional manner, with simple parapets and awnings. These infill the open spaces to some extent and reinforce the continuity of the street while at the same time altering its traditional feel in some respects, on account of both their scale and contemporary detailing. They variously demonstrate the need for both imagination and restraint in considering the ongoing development of the Area.

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;
- mostly 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 MHI<sup>1</sup> 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.

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<sup>1</sup> 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.-
- 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.
- v. Upper storey additions or modifications should be designed to minimise the impact on the original roofline, and to retain an appreciation for the original form of the building.
- vi. New openings in the principal elevation (addressing the primary street) that will be visible from the street should be avoided. If openings are proposed they should be proportional in size relative to original openings of the heritage place and consistent in terms of materials, finishes, textures and colours (appropriate to its architectural style).

### **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.

### **4. Corner Sites**

#### **General Principles**

- i. The significance of the Policy Area, and of the individual contributory places, relies primarily on the traditional pattern of development along George Street. Consistent front boundary building alignments are a key feature of the Policy Area. Block widths vary, but the facades are generally articulated in a manner that reflects the development of a continuous strip of dwellings, small shops and businesses, flanked by key corner buildings – traditionally with awnings or verandahs projecting over the footpath.
- ii. The existing corner shops and corner statement buildings fronting both streets should be retained and restored and the pattern should be reflected in any new corner developments.
- iii. On corner sites the visibility and impact of additions and alterations will be assessed from both streets.
- iv. Any development should incorporate a nil setback to the street front boundary and may incorporate a continuous verandah or awning over the footpath.
- v. Side setbacks should generally be nil, as viewed from the street frontage.
- vi. New, open pedestrian access ways or driveways between the street and rear areas will only be permitted if this is essential for an otherwise compatible development and there are no other alternatives. In this case the access way should be carefully designed as a secondary streetscape element and not disrupt the overall sense of continuity of the street facades.
- vii. New vehicular access off the main street frontages will not generally be supported.
- viii. Further subdivision or amalgamation will not generally be supported unless it is considered that the proposal will not adversely impact on the heritage significance of the Policy Area or the traditional character of the streetscape.
- ix. Any proposed demolition of existing building(s) is consistent with the guidelines for demolition in this Local Planning Policy.
- x. The development proposal for the subdivided/amalgamated site reflects the patterns and proportions of the traditional development in the Policy Area and is consistent with the guidelines for new development in this Planning Policy.
- xi. The proposal will not adversely impact on the significant fabric or setting of any

contributory places.

## **5. 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.
- vii. New developments, structures or hardstand (including car parking) should not detract from the setting of the heritage place.
- viii. Where possible existing views of a heritage building(s) from the street should be preserved to acknowledge the contribution heritage places make to the streetscape.
- ix. New buildings or structures should be designed and located in a way that does not overwhelm or dominate the heritage building(s) which should remain the dominant building(s) on the site, and they should be understated relative to the existing heritage building(s).
- x. Wherever possible, new buildings, structures or hardstand areas (including car parking) should be designed and sited to avoid having a negative impact on original mature landscaping, garden areas, driveways and other landscaping features where they are considered to form part of the setting of the heritage place, and/or contribute to the heritage significance.
- xi. Where there is a Conservation Plan for a heritage place any proposals for new buildings, structures or hardstand areas (including car parking) should address the policies contained within the Conservation Plan.

## **6. Services and New Technologies**

### **General Principles**

- i. Changes to cater for air conditioning, electrical wiring, cabling, plumbing or other services should be limited to what is essential to permit an approved use to proceed. Care should be taken when new wiring or cabling is installed to ensure that this is fixed as discreetly as possible without damaging the existing significant fabric.
- ii. When installing or upgrading the services provided to a heritage building or any building in

- a Heritage Area, care should be taken to minimise the extent to which equipment is visible from the main street front.
- iii. Chasing of wiring or cabling into existing walls is not generally appropriate. Where possible, cavities should be used for service lines and ductwork.
- iv. Exhaust vents, skylights, air conditioning ducts and units, solar panels, TV antennae and satellite dishes and the like should not be located on the primary elevation of the building, nor attached to chimneys or other roof features where they will be visually obvious from the public domain.
- v. Services on secondary elevations should be located or screened appropriately to reduce their visual impact.
- vi. Where penetrations through significant fabric cannot be avoided, they should be minimised in terms of both dimensions and number of openings and finished as neatly as possible.
- vii. Penetrations should never be made through decorative elements such as friezes, cornices or vents.

## **7. 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.

- vi. Integrate all roof top plant and equipment associated with development at the rear of the Royal George Hotel within the architecture of the building so it is screened from public view and does not interfere with or obstruct views of the Royal George Hotel and /or the Hotel cupola.

#### **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, it is preferred that 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. Roof top plant and equipment associated with development at the rear of the Royal George Hotel should not exceed the maximum building height for the site as prescribed in Local Planning Scheme No. 3 (i.e. 43.0m AHD) by more than 1.5m. If building height is less than 43.0m ADH roof top plant and equipment structures should not exceed the roof height of the building by more than 1.5m.
- iv. The preferred built form fronting Duke Street is residential and/or commercial tenancies, not car parking, a car park façade, storage or similar.
- v. It is considered highly desirable that any external services, solar collectors, air conditioning units, mechanical plant rooms, lift overruns, antennae and communication masts or the like do not exceed the building envelope (height and setbacks) so the visual presence and prominence of the Royal George Hotel building and its significant architectural features are not diminished, visually obstructed or screened from view. 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 considered supportable.

#### **Vehicle Parking**

- i. 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.

#### **Services and New Technologies**

- i. Policy provisions for the Royal George Hotel site are as per the provisions under the general '*Development Guidelines – Services and New Technologies*' for the Heritage Area (see above).

### **8. 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.
- x. The number of advertising signs on a building shall be restricted as follows:
  - a) A maximum of one (1) advertising sign facing the street per façade of a building. In the case of a building on a corner site with more than one street façade, this shall apply to each individual façade.
  - b) A maximum of one (1) advertising signs located under a verandah or awning.

(Note: - each side of a double-sided advertising sign is considered to be a separate advertising sign).  
(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)

## **9. 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.

<b>Responsible Directorate:</b>	Regulatory Services
<b>Reviewing Officer:</b>	Executive Manager Regulatory Services
<b>Decision making Authority:</b>	Council
<b>Policy Adopted:</b>	18/02/20
<b>Policy Amended/Reviewed:</b>	

## APPENDIX 1: RECORD OF PLACES OF HERITAGE SIGNIFICANCE

### Note:

The Municipal Heritage Inventory is now referred to as the Local Heritage Survey following proclamation of the State's new Heritage Act in 2018. Reference to both terms may occur in other Council documents.

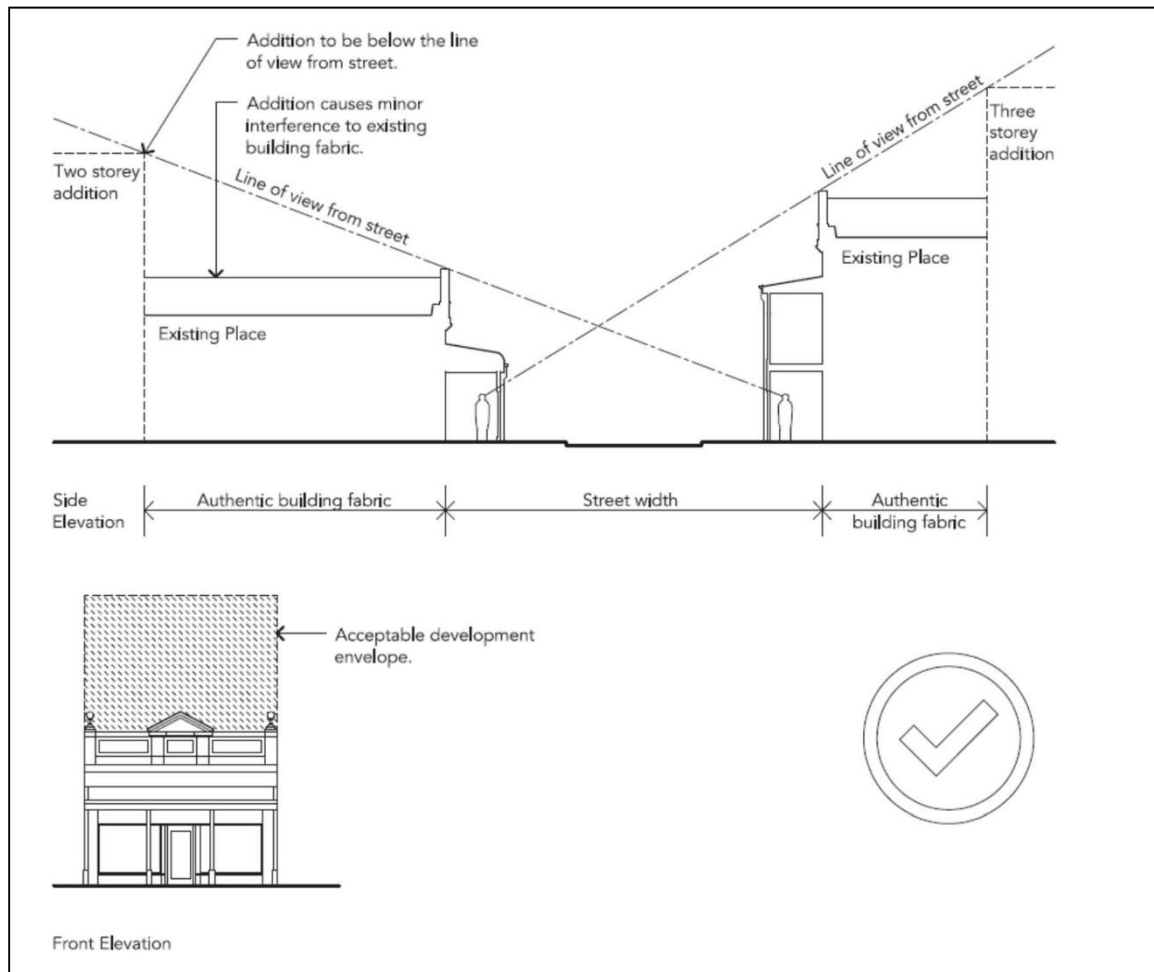
Property Address	Lot No	Architectural Style	Constructed (circa)	Heritage Listing
28 East Street	36	Federation Bungalow	circa 1898	Municipal Heritage Inventory Cat C. Included within LPS 3 Heritage List as part of George Street Precinct.
30 East Street	35			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
14 George Street	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	303			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
36 Glyde Street	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	72 (Lot 1)	Federation Bungalow	circa 1896	Municipal Heritage Inventory Cat A LPS 3 Heritage List
36 George Street	72 (Lot 2)			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
38 George Street	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	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	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	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	415			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
40 Hubble Street	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	9 & 10			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
66 George Street	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	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	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)	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	535 & 536	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
	92-96 George Street	537 & 538	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
	41 King Street (Units 1-3)	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	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	5	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
	128A George Street	10	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
	130A George Street	3	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
	130B George Street	2			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
	132 George Street	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.
	40 Glyde Street	143	Glasson Park (Part of)	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
	42 Glyde Street	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	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)	Strata Plan 16096 264	Federation Free Classical	circa 1900	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	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	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	Strata Plan 53551 20	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
	65a George Street	Strata Plan 16096 264	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
	65-67 George Street	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)	237	-	-	No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
	39 Sewell Street	238			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
	77-85 George Street	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	316 & 317			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
	89-93 George Street	318 (Lots 1-3)			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
	49 King Street	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	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	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.
	133 George Street	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.

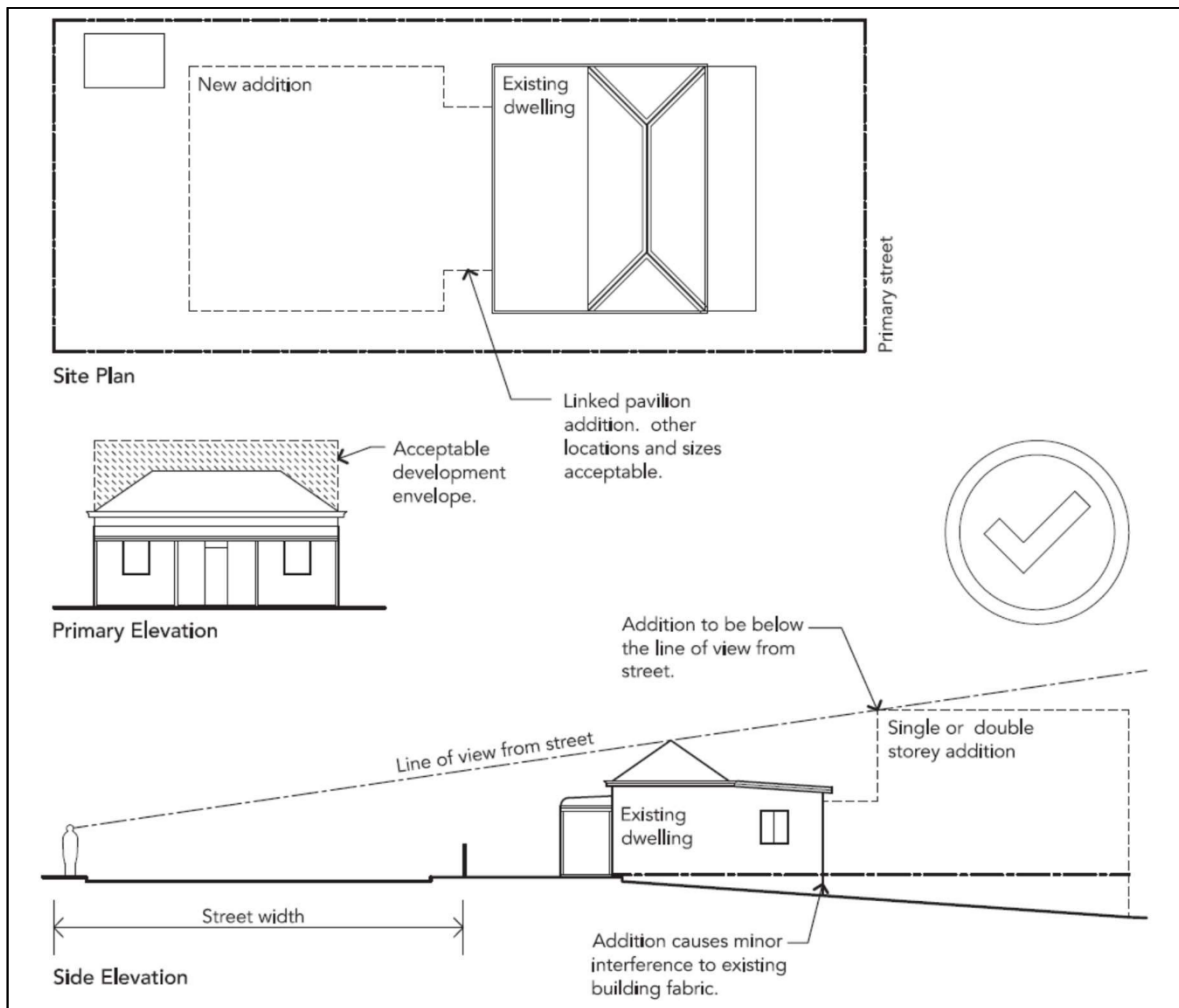
Property Address		Lot No	Architectural Style	Constructed (circa)	Heritage Listing
	25 Duke Street	14	Federation Bungalow	circa 1915	Municipal Heritage Inventory Cat B. LPS 3 Heritage List (individual). Included within LPS 3 Heritage List as part of George Street Precinct.
	27 Duke Street	Strata Plan 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	Strata Plan 20848 (Lot 2)			No individual listing, however, included within LPS 3 Heritage List as part of George Street Precinct.
	31 Duke Street	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	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	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	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	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	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	801 & 802	Federation Free Classical	circa 1900	Municipal Heritage Inventory Cat A LPS 3 Heritage List
	40 – 42 Duke Street	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)

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

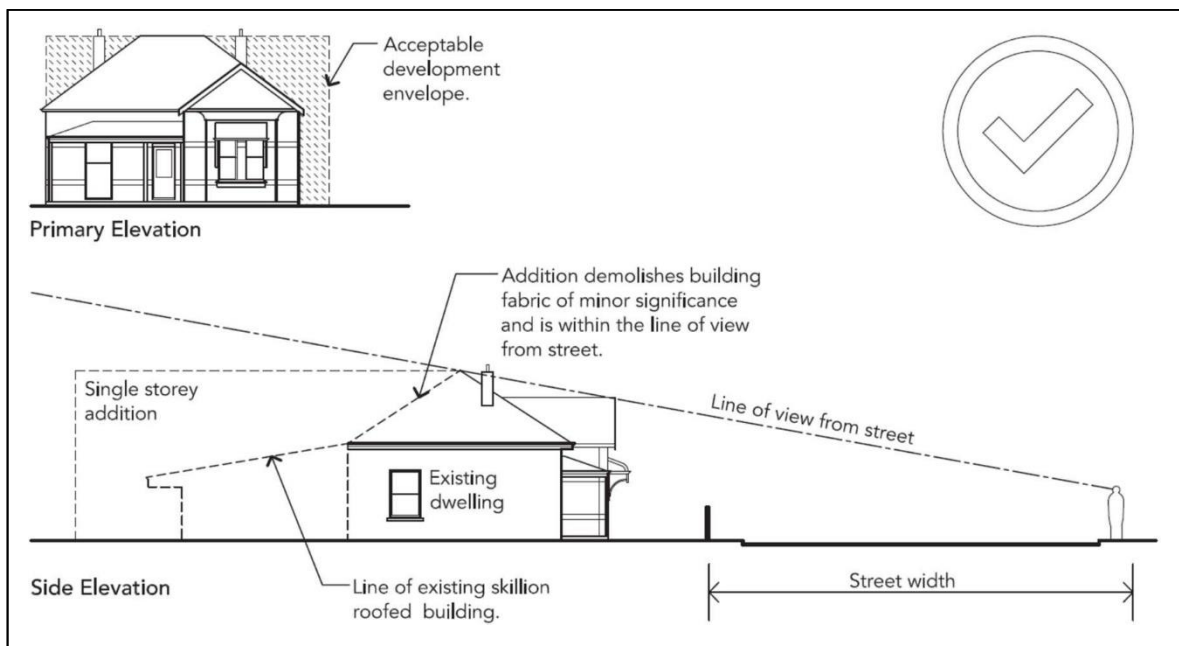


**Figure 2 – Elevations illustrating compatible alterations and additions. Griffiths Architects 2015**

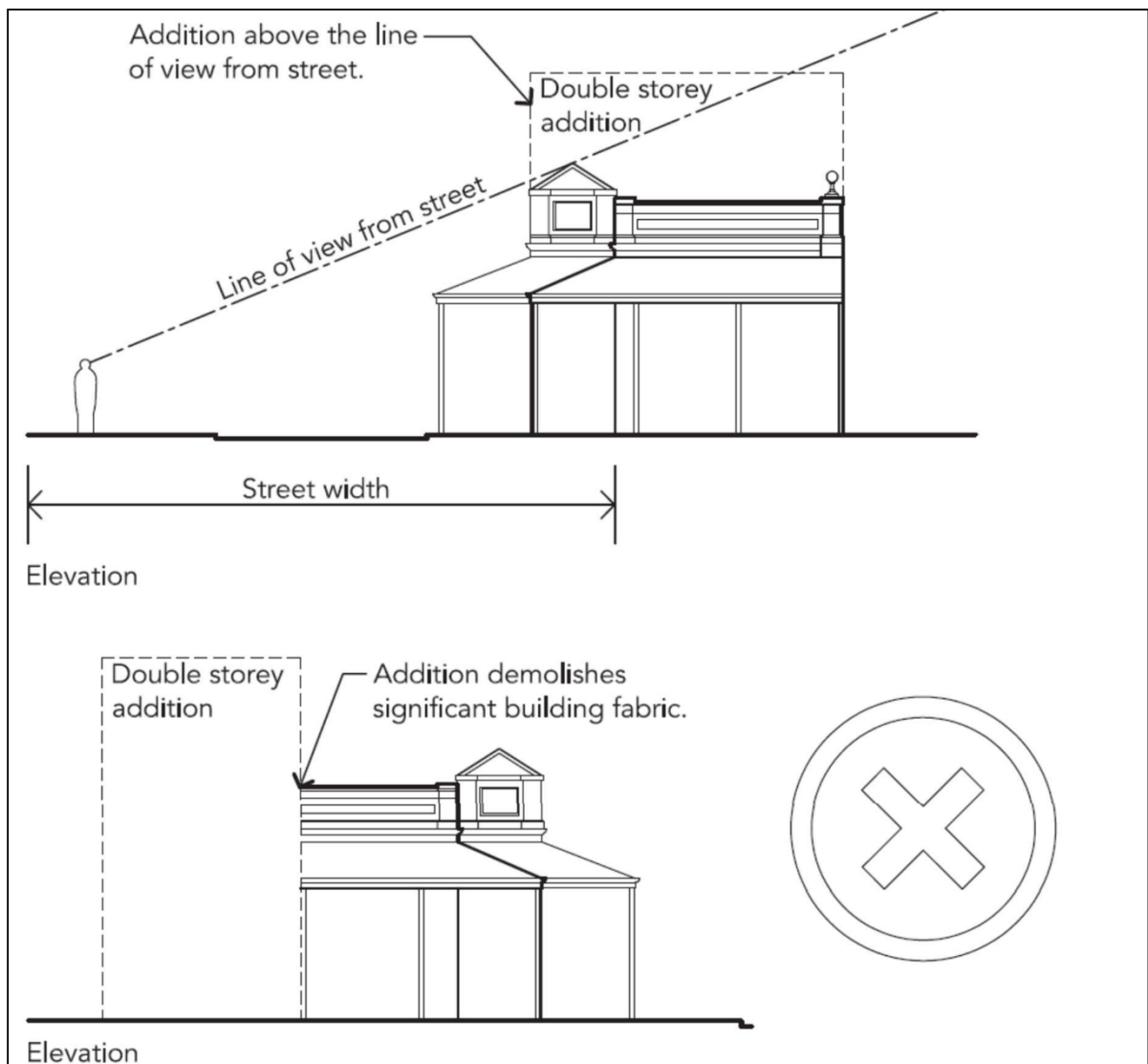




**Figure 3 – Elevations illustrating compatible alterations and additions. Griffiths 2015**



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

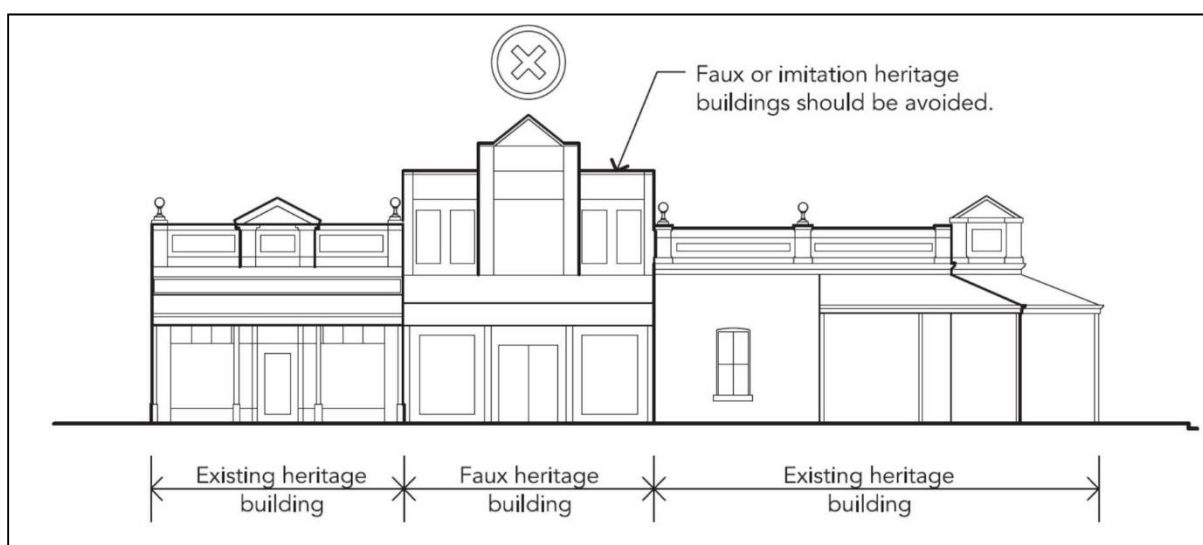


**Figure 5 - Elevations illustrating incompatible alterations and additions.** *Griffiths Architects 2015*

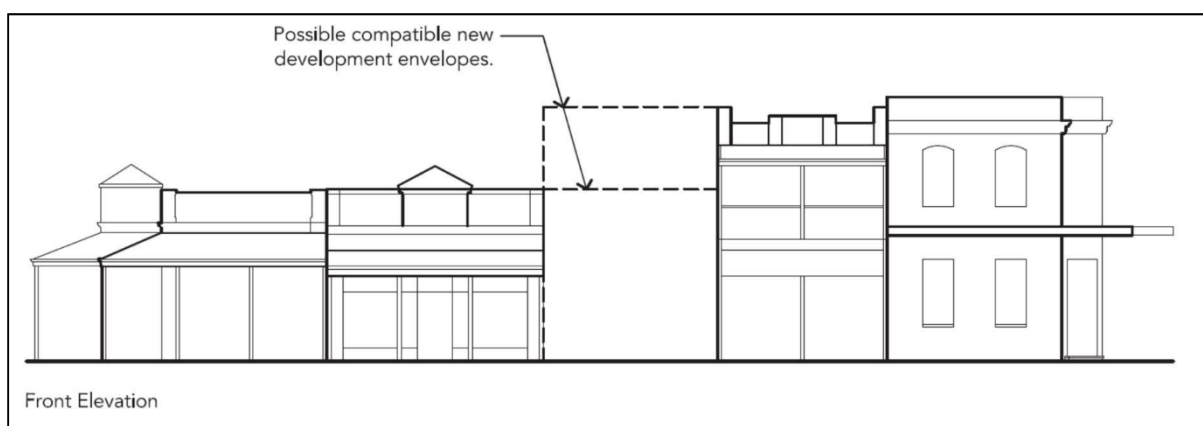
### **APPENDIX 3: HERCON CRITERIA**

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):

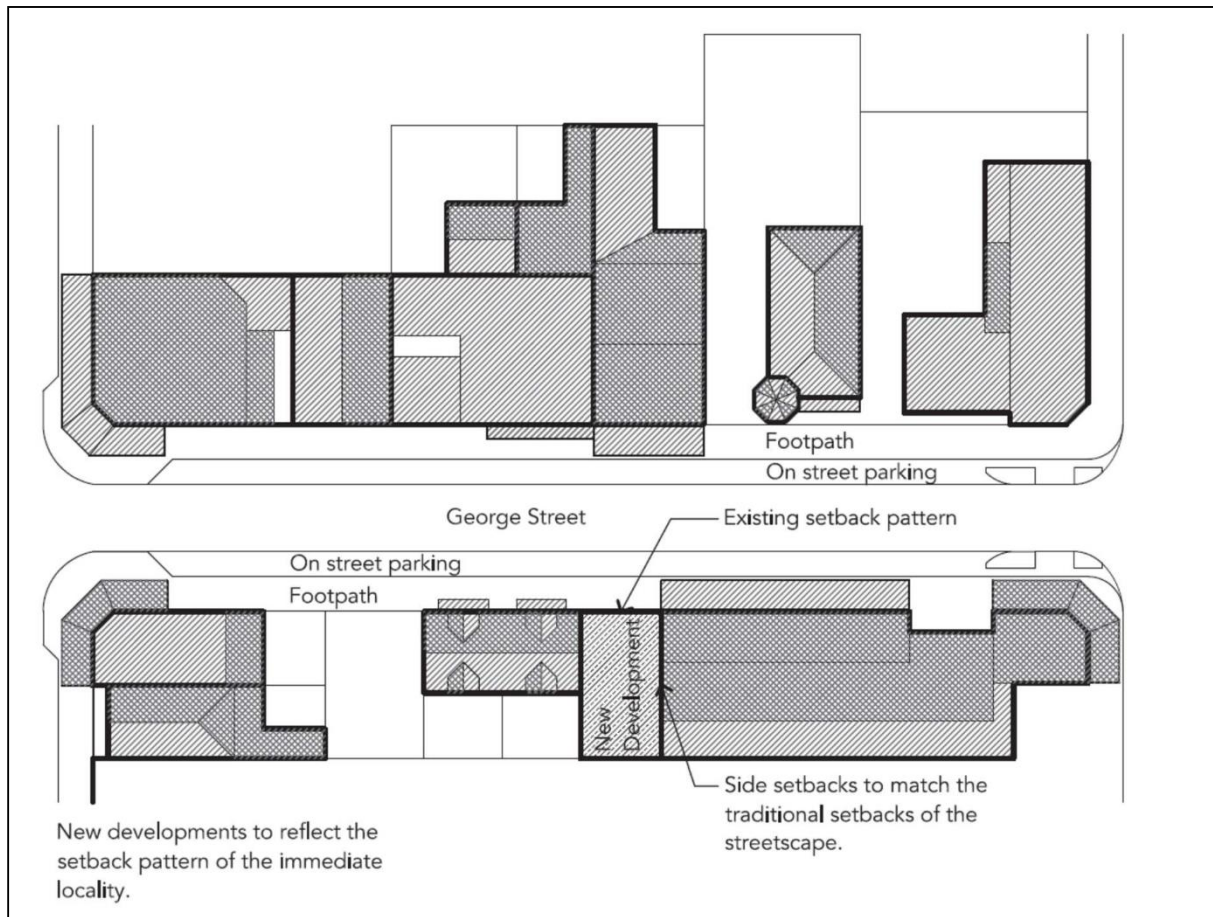
- A. Importance to the course, or pattern of our cultural or natural history.
- B. Possession of uncommon, rare or endangered aspects of our cultural or natural history.
- C. Potential to yield information that will contribute to an understanding of our cultural or natural history.
- D. Important in 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*

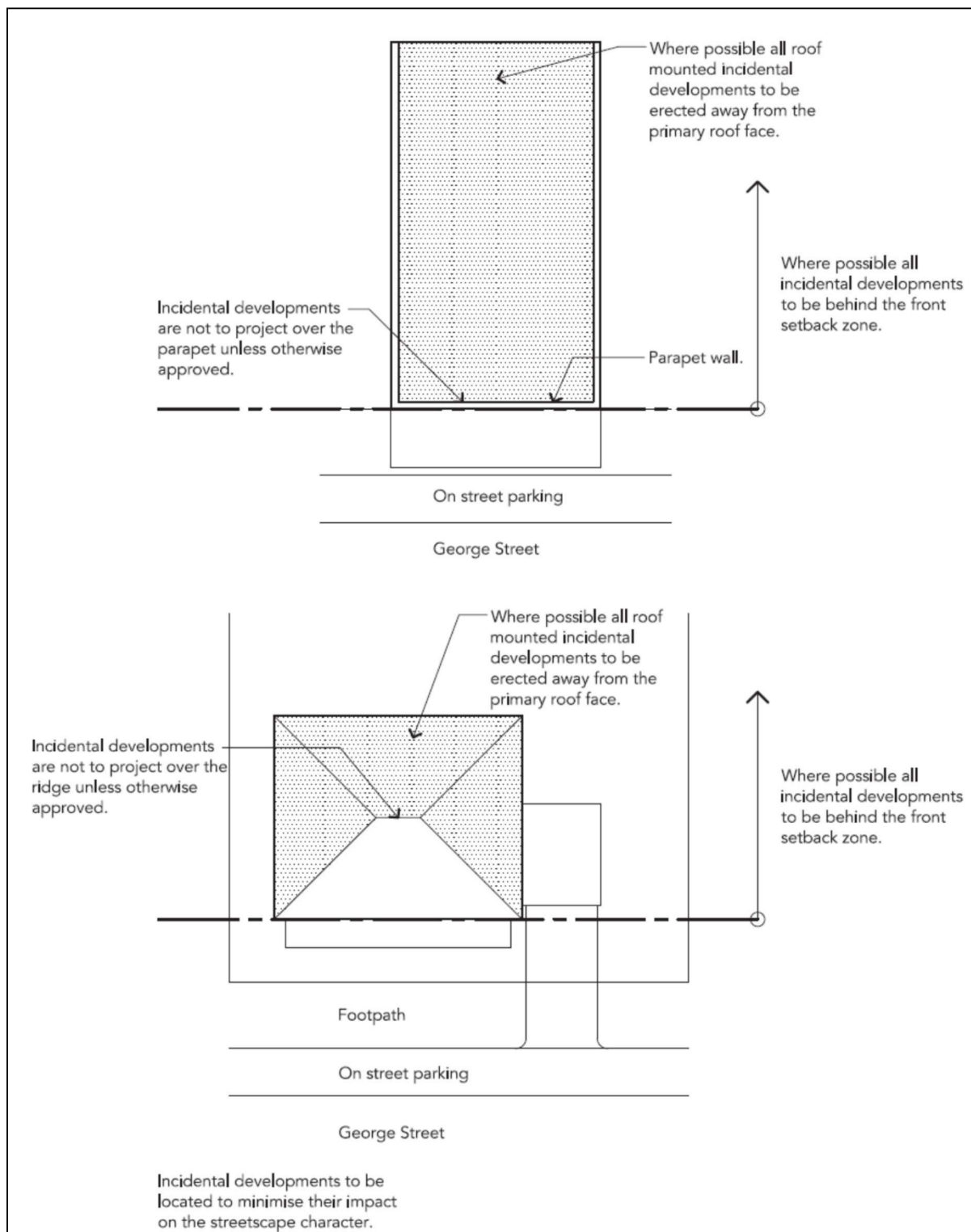


**Figure 8 – Site plan illustrating existing setback patterns and compatible new development.**  
*Griffiths Architects 2015*

## 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.”*



## APPENDIX 7 DEVELOPMENT APPLICATIONS -PLANS AND DRAWINGS

### Development Approval

Development approval is required for most works to a heritage place or to a property within a Heritage Area. This may include works that affect only the interior of the building and those that do not materially affect the appearance of the exterior.

*Note: 1. Clause 61 exempts some development under the Deemed Provisions including internal works in accordance with Clause 61(1) (b).*

### Accompanying Material

All applications for works to a heritage place or within a Heritage Area should demonstrate that the impact on the cultural heritage significance of the building and the locality has been addressed. It is strongly recommended that the input of a heritage professional is sought to ensure that the application is suitably informed, particularly for major works. If there is a question as to whether a heritage professional is required the Town's officers may be able to offer advice in this regard and should be consulted, prior to a development approval application being submitted.

The extent of accompanying material will be determined by the scale and impact of the proposed works. Minor works will need to demonstrate that they will not have an adverse effect on the cultural heritage significance of the place, but will not generally require additional supporting material. For a development application concerning conservation works or works to adapt the external or internal fabric of a heritage building, "as existing" plans and elevations must be provided with the application.

For a development application concerning a new infill building in a Heritage Area, streetscape drawings that illustrate the impact of the proposed development on the adjacent buildings and the street as a whole must be provided with the application.

The local government may require an applicant to provide one or more of the following to assist in the determination of a development approval application:

- A Heritage Assessment, to be prepared by a recognised heritage expert at the applicant's expense. Where a Heritage Plan is available, this, or relevant sections of the Plan, should be provided with the development application. Conservation Plans should be prepared by a recognised heritage expert to appropriate standards.
- If structural failure is cited as a justification for the demolition of a building or place (either whole or part), evidence must be provided from a registered structural engineer 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 the incurring of prohibitive costs.
- Despite any existing assessment on record, the local government may require a heritage assessment to be carried out prior to the approval of any development proposed in a Heritage Area or in respect of a place entered on the Heritage List.
- Three (3) copies of a street elevation, to scale (not smaller than 1:100), of the existing building/s onsite and the buildings on each adjoining property which fronts the street frontage.
- If the site is on a street corner then a separate elevation of each streetscape is required. The elevation (on each street) to be presented as one continuous elevation and including:
  - the architectural detail of the buildings (e.g. style of windows, doors, style of verandah/balcony columns, style and pitch of roof, chimneys etc.);
  - the colour and type of building materials used (on roof, walls, paved areas, fencing etc.); and
  - the height of the buildings.