

Planning Policy Manual – Part 2

**Planning Policies and Design Guidelines for Normalised
Redevelopment Areas**

Section 2.8
East Perth – Area 8
Boans Warehouse



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1.0 CONTEXT

These Design Guidelines are intended to supplement the provisions of the City of Perth Local Planning Scheme No 26 (Normalised Redevelopment Areas) (herein called 'the Scheme') and should be read in conjunction with the Scheme, in particular those provisions relating to the Claisebrook Village Project Area and Precinct EP6: Boans, and other Planning Policies. Where no guidelines are listed, the provisions of the Scheme and other Planning Policies apply.

The Deemed Provisions set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* also form part of the Scheme Text.

The Scheme identifies Preferred, Contemplated and Prohibited uses for Precinct EP6: Boans and stipulates maximum plot ratio. In determining any application for development approval, the local government will have regard to these Design Guidelines, the Scheme and other Planning Policies.

2.0 SCOPE OF GUIDELINES

These Design Guidelines apply to two parcels of land offered for tender as shown in the attached Figure 1. Parcel 1 comprises lots 97, 98 and 99 and part lot 96 at the corner of Brown and Glyde Streets, East Perth. Parcel 2 comprises lots 100, 101 and 102 and part lot 103 at the corner of Saunders and Glyde Streets, East Perth.



Figure 1:- Parcel 1 comprises lots 97, 98 and 99 and part lot 96 at the corner of Brown and Glyde Streets, East Perth. Parcel 2 comprises lots 100, 101 and 102 and part lot 103 at the corner of Saunders and Glyde Streets, East Perth.

3.0 ENVISAGED LAND USES

Recycling of the building for predominantly residential use is intended, with a component of other uses acceptable. Other such uses include, but are not limited to, residential/work spaces, studios, small commercial offices and gallery space, provided the planning and construction enables the quiet enjoyment of each individual occupancy concurrently.

4.0 RETENTION OF EAST PERTH'S INDUSTRIAL HERITAGE

This historic building complex is state heritage registered and presents an opportunity to provide a continuum with the history of East Perth and the changing uses on this land over time. The structures appear to be basically sound, are of local and state significance and their retention is sought in line with these Design Guidelines. The following approach to retention of the buildings' heritage qualities sets out those matters which the local government requires to be done, those matters which it would like to see done and those matters which may be resolved through negotiation with the local government.

5.0 REQUIRED RETENTION/ REPLACEMENT/ TREATMENT OF BUILT FABRIC

Retention of the maximum amount of original building fabric is sought in a manner that respects its industrial heritage and avoids sophisticated gentrification of the street facades. The fabric should be repaired and maintained wherever possible, with more flexibility in design treatment available where this is not visible from the public streets. The following items relate to both land parcels. The list identifies those elements which must be retained and made good or replaced with matching materials and detailing where repair is uneconomic. Required finishes are indicated.

In addition, advice needs to be sought from the Heritage Council of WA to ensure consistency with endorsed conservation plan.

5.1 External Requirements

Form

- Building form and envelope to be retained.

Roof

- Retain the roof pitch and form, including the curved ventilated ridge (venting need not be kept operational).
- Use corrugated metal sheeting to all roofing in either Zinalume or Colorbond finish. Any proposed Colorbond finish shall form part of the colour scheme to be submitted to the local government for approval.
- Where Zinalume is used and reflection into windows within the redevelopment may be a problem (such as opposite the upper floor north facing windows in the southern warehouse of Parcel1), use Colorbond "Birch Grey" corrugated metal sheeting.
- Use galvanised metal guttering with profile to match original sections.

Walls

- All external red brick walls to retain a face finish (no painting or rendering permitted).
- Use corrugated metal sheeting on walls to the west end with either a Zinalume or Colorbond "Homestead" finish.
- Concrete lintels to openings to remain unpainted.
- Retain all openings for windows, doors and venting (purpose may be changed e.g. vents may become windows).
- Retain steel framed windows and remove wire protection screens affixed to walls externally.
- Retain square section downpipes and large rain heads where these are visible to the street.

- Retain main timber boarded doors, with mechanisation of manual opening systems if desired.
- Retain lifting beams as a decorative and historical element.
- Remove all exposed wiring, cabling and pipework other than roof plumbing from the street facades and conceal from public view.
- No projections or “add-ons” may be made to the existing built fabric where these would address public streets (e.g. balconies, canopies, bay or dormer windows, fly screens, security screens, roof projections)

Colours

- Limit paint finishes to the street to previously painted surfaces such as the timber doors and fascias, steel frames and roof drainage. Colours may be selected from the Dulux “Traditional Colours”, Wattyl “Heritage Range”, Solver” Heritage Colour Range”, or other approved range. All colour schemes, including any proposed Colorbond finishes, shall be submitted to the local government for approval.

5.2 Internal requirements

Structure

- Retain all structural elements of the main roof forms, including timber trusses, timber columns and steel columns, providing these satisfy Building Code of Australia (BCA) fire regulations in relation to proposed uses.
- Make good to the structure of columns and trusses in the central warehouse of Parcel 2 on the lower floor where there has been some loss of structural integrity. and elsewhere as may be necessary.

Walls

- Retain major internal wall alignments for at least a portion of their length.
- Retain the large steel doors separating the two Parcels of warehouses, with fireproofing as necessary to one side of the doors.

Floors

- Retain timber flooring to the upper floor level in the southern warehouse of Parcel 2.

6.0 PERMITTED AND ENCOURAGED CHANGES TO BUILT FABRIC

6.1 External changes

Roof

- Roof sheeting may be removed to provide sunlight within the development, provided that the street perimeter of the building retains roof sheeting to present its original built form to the street.

Walls

- New openings to the street are not prohibited but should be minimised. The local government's support for their inclusion will depend on the extent to which they are in sympathy with the built fabric and the original building vocabulary of openings.
- Where changes in the use of openings, or the addition of minor new openings to the street are proposed, the design and location shall be in keeping with the original vocabulary of openings. An example is the provision of a new door or ventilation grille to car parking below an existing window. Here the width, proportions, lintel and detailing should utilise or match that of the window opening.

6.2 Internal changes

Structure

- The local government may support removal of portions of the internal structure where retention would compromise design quality and alternatives are not available.

Ceiling

- Internal ceiling linings of corrugated metal sheeting with Zinalume finish are encouraged.

Walls

- Internal walling may be removed.

Floors

- Timber flooring at ground level may be removed, with its reuse encouraged within the development.
- Retention and interpretation of the upper floor openings in Parcel 2 is encouraged to give insights into former uses of the building (e.g. opening in southern warehouse could be used for a staircase).
- Retention of the patterned timber flooring associated with the internal trolley system at the east end of the southern warehouse is encouraged. This could be moved to another location within the redevelopment if the existing position is too constraining, and treated as a decorative element.

Services and decorative elements

- Retention of services, equipment and piping which has decorative value and/or historic interest and assists in understanding previous uses of the building is encouraged. Relocation of such equipment is also supported if this will enable its retention within the development.
- Retention of painted signage that conveys some of the history of the building is encouraged e.g. signage on the internal steel doors separating the two Parcels.

7.0 INTEGRATION OF ART

- Involvement of artists in designing the development is strongly encouraged as it can provide opportunities to enrich design responses and enhance the sense of place. Examples of integral artworks include detailing to new steps, balustrades, paving, lighting, building fittings, entry treatments and signage.

8.0 BUILDING ENVELOPE AND SETBACKS

- The building height and bulk shall be contained within the existing building envelope defined by the building form, with only minor projections permitted.
- Setbacks established by the existing built form shall be retained.

9.0 ACCESS AND PARKING

Vehicle access to each Parcel shall be provided off the western access lane and/or off Glyde Street utilising the existing large door openings to the warehouses. Note that through vehicle access on the lane between Brown and Saunders Street is not intended although pedestrians will have full access.

10.0 OPEN SPACE

- Provide an area of private open space for the majority of dwellings, directly accessible from a living area. Where dwellings do not have private open space, provide an area of usable, semi-private communal open space for the use of occupants.
- All open space must be of usable area and dimensions, with a northern orientation where possible. It may take the form of ground level space, balconies or roof decks.
- Balconies shall not address the public streets however they may address the western lane. Roof decks shall not be visible from any external street or lane.
- No open space required for non-residential uses.

11.0 SERVICES

- All meters and connections to be integrated into the overall landscape and building design and be hidden from public view.
- All new piped and wired services, air conditioners, clothes drying areas and hot water storage tanks to be concealed from public street view, with the exception of solar panels and solar water heaters which may be visible provided they are in the same plane as the roof and there is no alternative location that can provide a similar level of solar efficiency.

12.0 LANDSCAPE

- Permeable segmental paving to be used for all hard ground surfaces to increase on-site absorption.
- Paving treatment to be approved by the local government to ensure that it will integrate with new or proposed paving works for the area.
- Scale and form of trees (in mature state) shall relate to building mass, have regard for ongoing maintenance, and be selected from the planting schedule for the precinct.