

LOCAL PLANNING POLICY

LPP18: HERITAGE PRECINCTS

<i>Responsible Department</i>	Development Services
<i>Resolution Number</i>	C.2761
<i>Resolution Date</i>	20/07/2016
<i>Next Scheduled Review</i>	2021
<i>Related Shire Documents</i>	Local Planning Scheme No. 6
<i>Related Legislation</i>	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015

OBJECTIVES

The primary objectives are to:

- (a) Ensure that no development or use adversely impacts upon the amenity of the area or upon vistas from public roads;
- (b) Provide certainty for landowners of the requirements within the Shire by ensuring that all development issues are considered when applying for planning approval and that the rural nature of the Shire is maintained;
- (c) Ensure the provisions of the Laneway Strategy are accommodated and accomplished;
- (d) Allow sufficient scope for the siting of buildings sympathetic with landscape features, distance from neighbouring properties and roads;
- (e) Provide guidance to the Shire's officers when considering applications made under these policies.

PRELIMINARY

Authority to prepare and adopt a Local Planning Policy

Schedule 2, Part 2, clause 3(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the 'deemed provisions for local planning schemes' or 'deemed provisions') allows Council to prepare a Local

Planning Policy in respect of any matter related to the planning and development of the Shire's Local Planning Scheme No.6 (the Scheme) area.

This policy will be made effective once Council has completed the process stipulated in clause 4(1) up to and including clause 4(4) of the deemed provisions.

Relationship of this Policy to the Scheme and Part 3 of the deemed provisions for local planning schemes

If a provision of this Policy is inconsistent with the Scheme and the deemed provisions, the Scheme and the deemed provisions prevail.

This Local Planning Policy is not part of the Scheme and the deemed provisions and does not bind Council in respect of any application for development approval. However, Council shall have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

Relationship of this Policy to State Planning Policy 3.5 – Historic Heritage Conservation

If a provision of this Policy is inconsistent with *State Planning Policy 3.5 – Historic Heritage Conservation*, the State Planning Policy prevails.

APPLICATION OF THE POLICY

Purpose

The purpose of this Local Planning Policy is to ensure that additions or alterations to existing buildings and new development maintains and complements the traditional streetscape character of the Fitzgerald Street and Gordon Street Heritage Precincts.

Application

This Policy applies to all land within the:

- Fitzgerald Street Commercial (Precinct 1A) & Civic Centre Heritage Precinct (Precinct 1B) Policy Area; and
- the Gordon Street Residential Heritage Precinct Policy Area.

Figure 1: Policy Area – Fitzgerald Street Commercial (Precinct 1A) & Civic Centre Heritage (Precinct 1B)

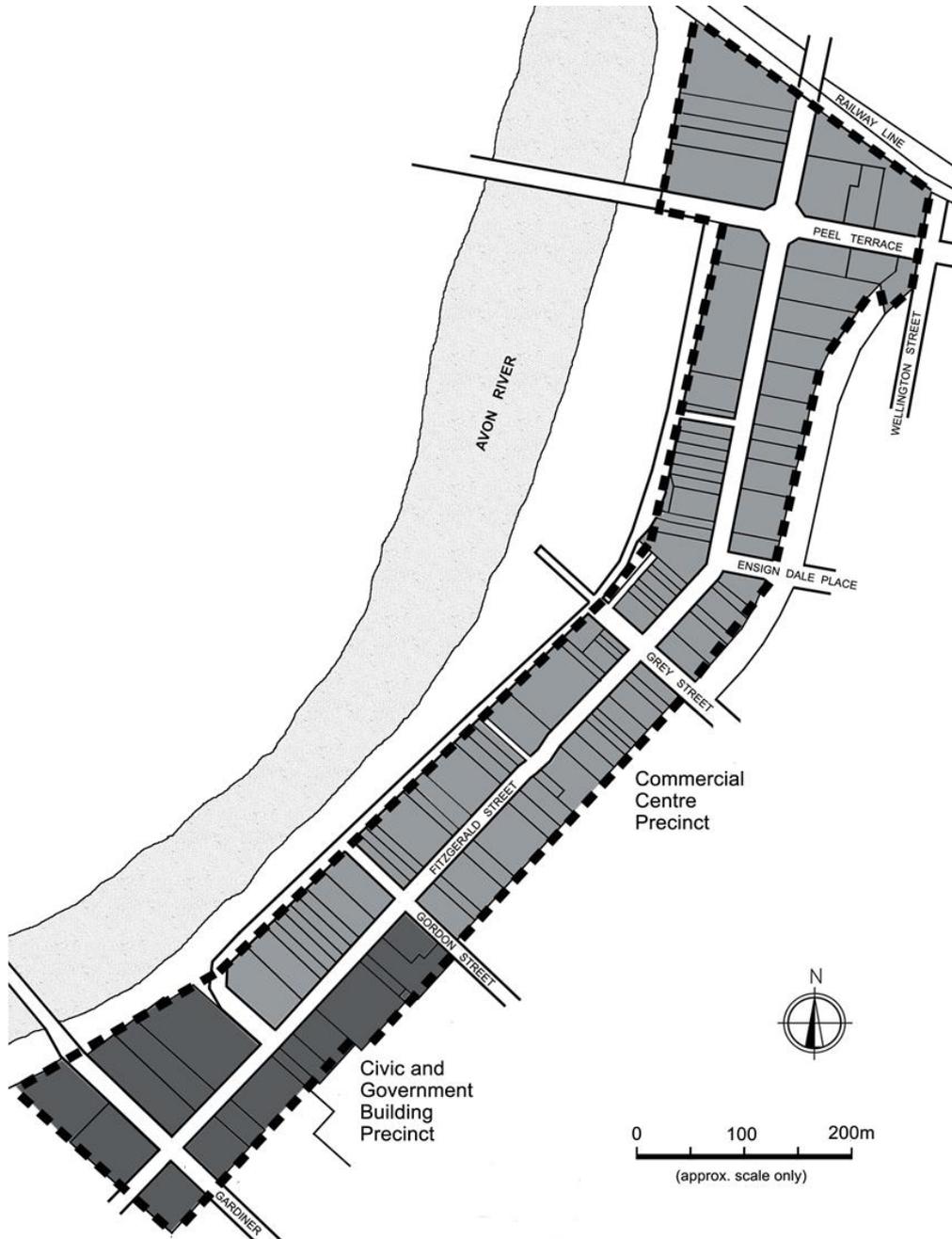
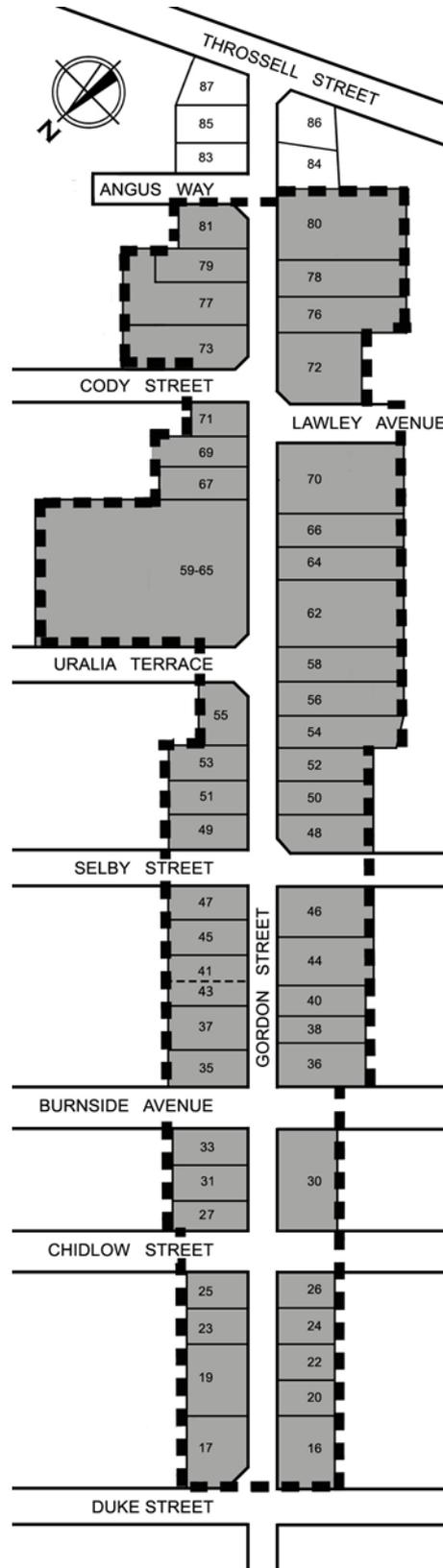


Figure 2: Policy Area – Gordon Street Residential Heritage Precinct (Precinct 2)



Relationship of this Policy to other Local Planning Policies, Municipal Heritage Inventory and Development Guidelines

This Policy is to be read in conjunction with: -

- Local Planning Policy No. 2 – Site Development and General Construction Guidelines;
- Local Planning Policy No. 16 – Signage;
- *Northam Municipal Heritage Inventory, September 2012*;
- Design Guidelines for the Fitzgerald Street Commercial & Civic Centre Heritage Precinct (refer Appendix 1 of this Policy); and
- Development Guidelines for the Gordon Street Residential Heritage Precinct (refer Appendix 2 of this Policy).

POLICY OBJECTIVES

The primary objectives of this Policy are to –

- a) Conserve and protect the cultural heritage significance of the respective Heritage Precinct Policy Areas;
- b) Ensure that new buildings, alterations and additions can be accommodated within the respective Policy Areas without adversely affecting the Policy Areas' significance;
- c) Conserve the contributory fabric of those places which have been identified as making a considerable or some contribution to the Policy Area's cultural heritage values and traditional streetscape character; and
- d) Provide improved certainty to landowners and community about the planning processes for development within the area.

APPROVAL REQUIREMENTS

Development Control Principles and Relevant Considerations for Development Assessment

In considering any Development Applications in relation to a place located within a Heritage Precinct, the Shire of Northam will apply and have regard to the:

- matters set out in section 6.5 of the State Planning Policy 3.5 Historic Heritage Conservation;
- development control principles set out in sections 6.5 and 6.6 of the State Planning Policy 3.5 Historic Heritage Conservation;
- design guidelines set out in Appendix 1 and Appendix 2 of this Policy; and
- structural condition of a contributory place, and whether a place is reasonably capable of conservation.

Need for a Building Permit

A **Building Permit (and/or Demolition Permit) is required to be sought and issued for any structures prior to on-site works commencing.** Building Permit fees and levies are payable in accordance with the current Shire of Northam Fees and Charges.

PRECINCT 1 – FITZGERALD STREET COMMERCIAL AND CIVIC CENTRE HERITAGE PRECINCT

Background

This Policy highlights the importance of the *Fitzgerald Street Commercial & Civic Centre Heritage Precinct* as a focal point of the Shire of Northam's town centre. It outlines the heritage values of the area, lists the key features that underpin the traditional character of the streetscape (as developed in the period c.1890-1950), identifies the contributory places and elements, and provides guidelines to assist property owners and the Shire to achieve good development outcomes within an important heritage context.

Fitzgerald Street was a well-established and prosperous commercial street by the end of the first decade of the twentieth century and, despite highs and lows, continued to grow and prosper through the early interwar years. Development slowed dramatically with the onset of the Great Depression in 1929, but in the late 1930s projects such as the construction of a chain store by G J Coles Ltd and a new National Australia Bank illustrated renewed confidence in the importance of Northam as a regional centre. Further retail confidence was engendered by the establishment of a large military camp in Northam during World War II, and by the post-war influx of migrants and refugees.

Development undertaken since the mid-twentieth century has included demolition of a number of the early twentieth century buildings, and a mixture of sympathetic and unsympathetic alterations and new development. However, the underlying character of the traditional streetscape can still be readily understood and the aim of this policy is to ensure that additions or alterations to existing buildings and new developments maintain and complement the traditional streetscape character of the precinct.

Statement of Significance

Precinct 1A – Fitzgerald Street Commercial Heritage Precinct

The cultural heritage values of the section of Fitzgerald Street that extends from Beavis Place to the railway line to along the western side of the road and from Gordon Street to the railway line along the eastern side of the road include:

- Its role as the commercial heart of Northam since the beginning of the twentieth century;
- The traditional character of the core of this area as a largely continuous row of predominantly single storey shops and professional suites, interspersed by two storey banking chambers and hotels;
- The manner in which the contributory buildings illustrate the progressive development and prosperity of Northam during the early twentieth century and inter-war eras (c.1890-1950).
- The manner in which the streetscape contributes to a 'sense of place' for the Northam community – with reference to its aesthetic, historic and social values as the traditional town centre.

Precinct 1B – Fitzgerald Street Civic Centre Heritage Precinct

The cultural heritage values of the section of Fitzgerald Street that extends from the Gairdner Street intersection to Beavis Place along the western side of the road and from the Gairdner Street intersection to Gordon Street along the eastern side of the road include:

- The aesthetic, historic and cultural values associated with the development of the Northam Post Office and two substantial government office buildings in this area in the period c.1909-1913;
- The aesthetic, historic and cultural values associated with the development of the civic centre of Northam in this area from the late 1920s;
- The aesthetic, historic and cultural values associated with the development of other community service buildings in this area in the post WWII era (comprising the RSL Hall and Ambulance Station);
- The aesthetic and historic values associated with the progressive development of the Northam Flour Mill and the Avon Bridge Hotel adjacent to the Avon River Bridge since the mid-nineteenth century. This includes their landmark qualities at one of the primary entrances to the town centre.

Levels of Contribution

Places within the Policy Area will fall into one of the following categories, as depicted in figures and tables below.

Table 1: Precinct 1 – Fitzgerald Street Commercial (1A) & Civic Centre (1B) Heritage Precinct

LEVEL OF CONTRIBUTION	DESCRIPTION	DESIRED OUTCOME
Considerable contribution	These places have generally retained clear evidence of their traditional external detailing, character and/or form to all or part of the street façade(s), are prominent streetscape elements and/or have important historical associations.	Conservation of the place is highly desirable. Any external alterations or extensions should reinforce the significance of the area, in accordance with the Design Guidelines.
Some Contribution	These places are generally more modest examples of the retail/commercial development of the early to mid-twentieth century and/or have undergone more substantial external alterations over time (particularly to the ground floor shopfronts and awnings).	Conservation of the place is desirable. Any external alterations or extensions should reinforce the significance of the area, in accordance with the Design Guidelines.
Little / No Contribution	These places have been assessed as making no particular contribution to the cultural heritage values of the Policy Area. They are typically buildings that were constructed after World War Two and include some buildings that were designed in a manner that is compatible with the traditional streetscape, as well as some that are intrusive (in form, scale, detailing and/or materials).	Existing fabric does not need to be retained. Any new (replacement) development on the site should reinforce the significance of the area, in accordance with the Design Guidelines.

Figure 3: Precinct 1A – Commercial Precinct – Levels of Contribution

(to be read in conjunction with Table 2 below, which provides further information about how this relates to the component parts of each place).

Note: While some of the premises constructed since 1950 are sympathetic with the traditional streetscape these are not considered to be contributory places within the context of the cultural heritage values of the Commercial Precinct.

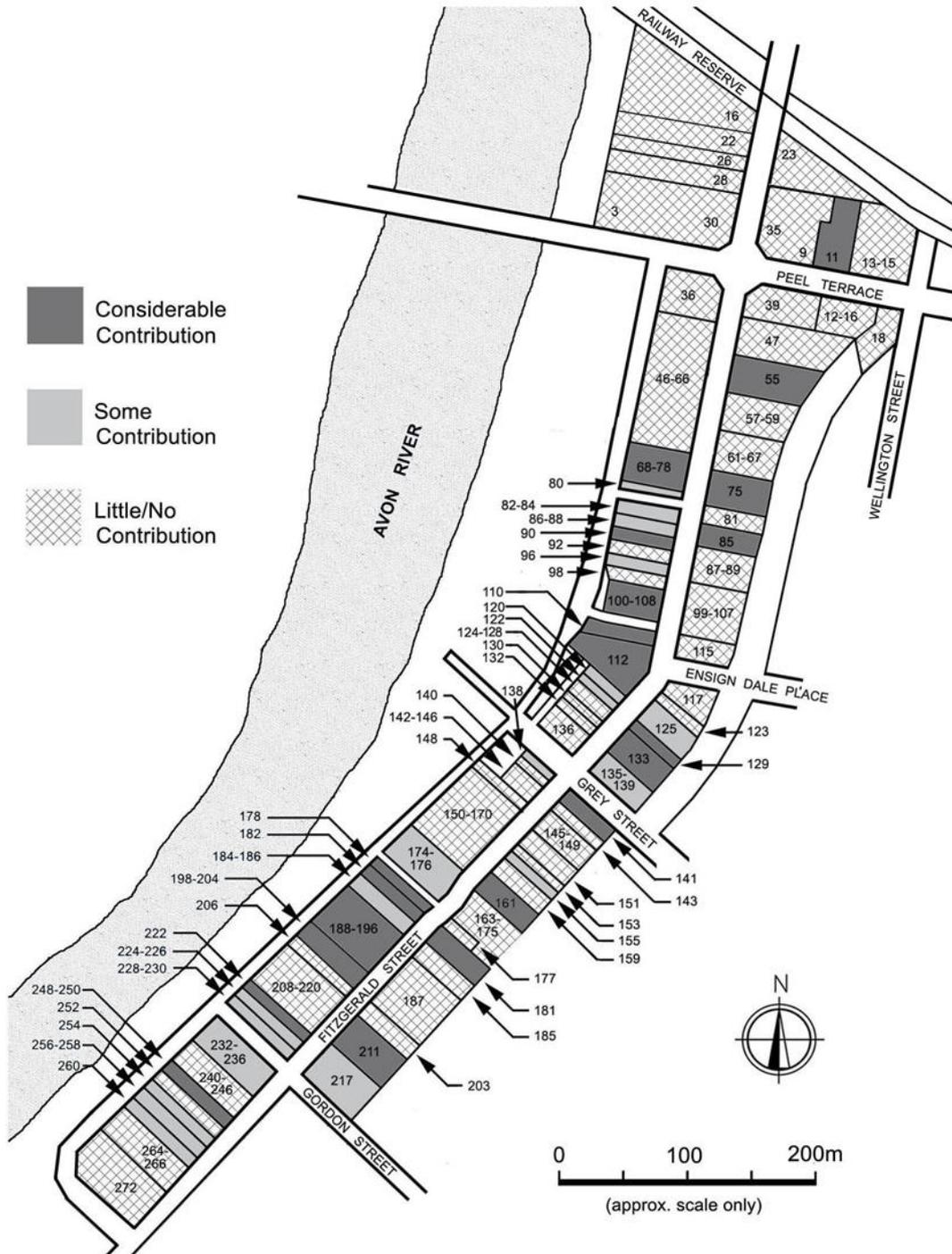


Table 2: Precinct 1A – Commercial Precinct - Levels of Contribution

Considerable Contribution	Some Contribution	Little/No Contribution
<ul style="list-style-type: none"> • 55 Fitzgerald Street • 68-78 Fitzgerald Street <p><i>This relates to the very early shopfront to No. 70 and the other traditional timber framed shopfronts to Nos 74 & 76.</i></p> <ul style="list-style-type: none"> • 75 Fitzgerald Street • 85 Fitzgerald Street • 90 Fitzgerald Street <p><i>This relates to the building envelope and the detailing of the first floor façade. It also relates to its historical use by the Northam Road Board offices.</i></p> <ul style="list-style-type: none"> • 100-108 Fitzgerald Street <p><i>This relates to the form and detailing of the parapet and early detailing to the shopfronts to Nos 102 and 108.</i></p> <ul style="list-style-type: none"> • 110 Fitzgerald Street • 112 Fitzgerald Street • 129 Fitzgerald Street • 133 Fitzgerald Street • 141 Fitzgerald Street • 161 Fitzgerald Street • 178 Fitzgerald Street • 181 Fitzgerald Street • 182 Fitzgerald Street <p><i>This primarily relates to the detailing of the mid-twentieth century shopfront.</i></p> <ul style="list-style-type: none"> • 188-196 Fitzgerald Street • 198-204 Fitzgerald Street <p><i>This relates to the building envelope, the traditional form and detailing of the</i></p>	<ul style="list-style-type: none"> • 80 Fitzgerald Street <p><i>This relates to the building envelope, the detailing of the first floor façade, the Nind Street facade and the original parapet.</i></p> <ul style="list-style-type: none"> • 82-84 Fitzgerald Street <p><i>This relates to the form and detailing of the parapet and the shopfront to #82.</i></p> <ul style="list-style-type: none"> • 86-88 Fitzgerald Street <p><i>This relates to the general building envelope and the openings to the first floor façade.</i></p> <ul style="list-style-type: none"> • 96 Fitzgerald Street <p><i>This relates to the form and detailing of the parapet.</i></p> <ul style="list-style-type: none"> • 120 Fitzgerald Street <p><i>This relates to the form and detailing of the parapet.</i></p> <ul style="list-style-type: none"> • 122 Fitzgerald Street <p><i>This relates to the form and detailing of the parapet.</i></p> <ul style="list-style-type: none"> • 125 Fitzgerald Street <p><i>This relates to the building envelope of the original house and shop and the original parapet.</i></p> <ul style="list-style-type: none"> • 135-139 Fitzgerald Street <p><i>This relates to the general building envelope and surviving original detailing (noting that the authenticity of the place has been diminished by later alterations)</i></p> <ul style="list-style-type: none"> • 138 Fitzgerald Street <p><i>This relates to the form and detailing of the parapet.</i></p> <ul style="list-style-type: none"> • 155 Fitzgerald Street <p><i>This relates to the building envelope and the</i></p>	<ul style="list-style-type: none"> • 16 Fitzgerald Street • 22 Fitzgerald Street • 23-25 Fitzgerald Street • 26 Fitzgerald Street • 28 Fitzgerald Street • 30 Fitzgerald Street • 36 Fitzgerald Street • 39 Fitzgerald Street • 47 Fitzgerald Street • 46-48 Fitzgerald Street • 58-66 Fitzgerald Street • 57-59 Fitzgerald Street • 61-67 Fitzgerald Street • 81 Fitzgerald Street • 89 Fitzgerald Street • 92 Fitzgerald Street • 98 Fitzgerald Street • 99-107 Fitzgerald Street • 115 Fitzgerald Street • 117 Fitzgerald Street • 123 Fitzgerald Street • 124-128 Fitzgerald Street • 130 Fitzgerald Street • 132 Fitzgerald Street • 136 Fitzgerald Street • 140 Fitzgerald Street • 142-146 Fitzgerald Street • 143 Fitzgerald Street • 145-149 Fitzgerald Street • 148 Fitzgerald Street • 150-170 Fitzgerald Street • 151 Fitzgerald Street

Considerable Contribution	Some Contribution	Little/No Contribution
<p><i>parapet and the early shopfront to No. 202.</i></p> <ul style="list-style-type: none"> • 211-215 Fitzgerald Street <p><i>This relates to the building envelope and the traditional form and detailing of the parapet.</i></p> <ul style="list-style-type: none"> • 222 Fitzgerald Street • 239 Fitzgerald Street • 245 Fitzgerald Street • 211-215 Fitzgerald Street <p><i>This relates to the form, detailing and materials of the parapet.</i></p> <ul style="list-style-type: none"> • 263 Fitzgerald Street • 265 Fitzgerald Street • 305 Fitzgerald Street • 11 Peel Terrace 	<p><i>traditional form and detailing of the parapet.</i></p> <ul style="list-style-type: none"> • 174-176 Fitzgerald Street • 177 Fitzgerald Street <p><i>This relates to the general building envelope and the historical associations of the place.</i></p> <ul style="list-style-type: none"> • 184-186 Fitzgerald Street <p><i>This relates to the general building envelope and its Inter-War style adaptations.</i></p> <ul style="list-style-type: none"> • 217 Fitzgerald Street <p><i>This relates to the building envelope and the traditional form and detailing of the parapet.</i></p> <ul style="list-style-type: none"> • 224-226 Fitzgerald Street <p><i>This relates to the form and detailing of the parapet and the form and detailing of the shopfront to #224.</i></p> <ul style="list-style-type: none"> • 232-236 Fitzgerald Street <p><i>This relates to the form and detailing of the parapet.</i></p> <ul style="list-style-type: none"> • 228-230 Fitzgerald Street <p><i>This relates to the form and detailing of the parapet.</i></p> <ul style="list-style-type: none"> • 254 Fitzgerald Street <p><i>This relates to the form and detailing of the parapet and to the end walls of the shopfront.</i></p> <ul style="list-style-type: none"> • 256-258 Fitzgerald Street <p><i>This relates to the form and detailing of the parapet.</i></p> <ul style="list-style-type: none"> • 260-262 Fitzgerald Street <p><i>This relates to the form and detailing of the parapet.</i></p>	<ul style="list-style-type: none"> • 153 Fitzgerald Street • 159 Fitzgerald Street • 165-175 Fitzgerald Street • 185 Fitzgerald Street • 187 Fitzgerald Street • 203 Fitzgerald Street • 206 Fitzgerald Street • 208-220 Fitzgerald Street • 240-246 Fitzgerald Street • 243 Fitzgerald Street • 252 Fitzgerald Street • 264-266 Fitzgerald Street • 272 Fitzgerald Street • 281 Fitzgerald Street • 3 Peel Terrace • 9 Peel Terrace • 12-16 Peel Terrace • 13-15 Peel Terrace • 18 Peel Terrace

Considerable Contribution	Some Contribution	Little/No Contribution
	<ul style="list-style-type: none"> • 269 Fitzgerald Street • 277 Fitzgerald Street • 325 Fitzgerald Street 	

Figure 4: Precinct 1B – Civic Centre Precinct – Levels of Contribution (to be read in conjunction with Table 3 below, which provides further information about how this relates to the component parts of each place).

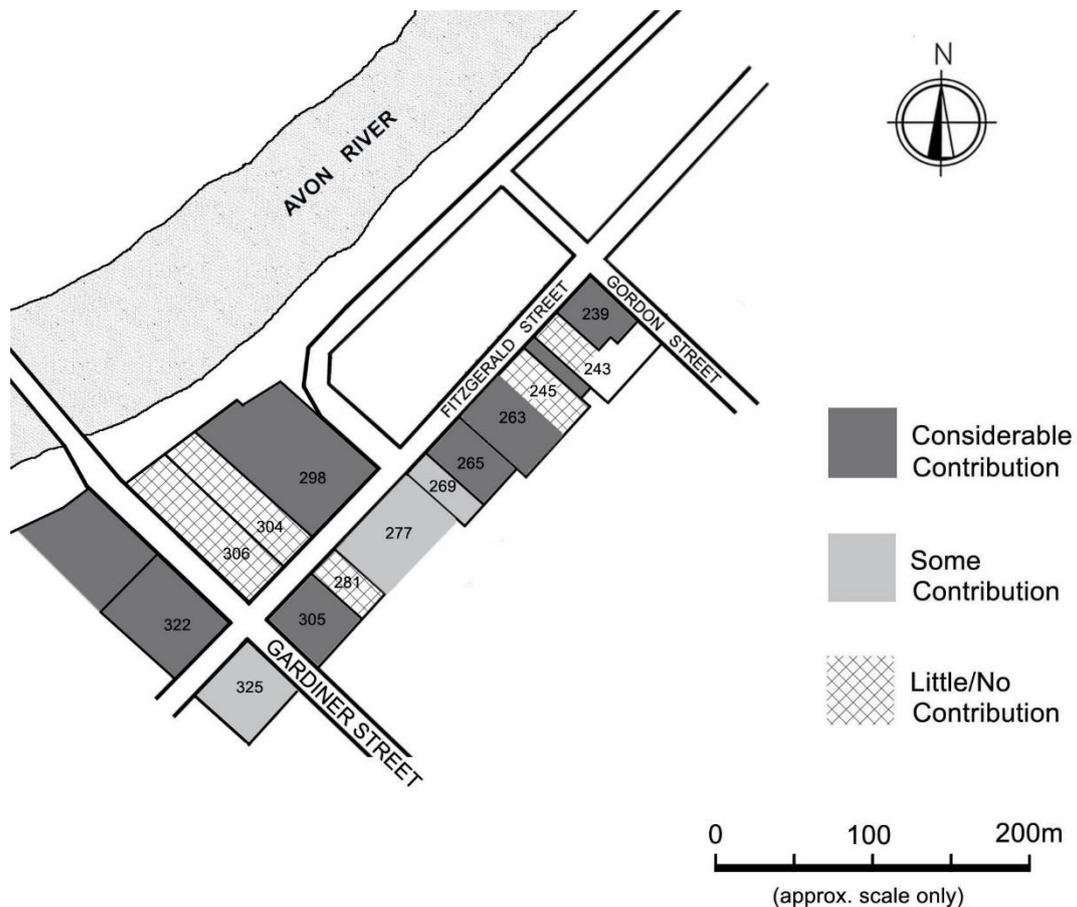


Table 3: Precinct 1A – Civic Centre Precinct - Levels of Contribution

Considerable Contribution	Some Contribution	Little/No Contribution
<ul style="list-style-type: none"> • 239 Fitzgerald Street • 245 Fitzgerald Street • 263 Fitzgerald Street • 265 Fitzgerald Street • 305 Fitzgerald Street 	<ul style="list-style-type: none"> • 243 Fitzgerald Street • 269 Fitzgerald Street • 277 Fitzgerald Street 	<ul style="list-style-type: none"> • 243 Fitzgerald Street • Carpark attached to 263 Fitzgerald Street • 281 Fitzgerald Street

PRECINCT 2 – GORDON STREET HERITAGE PRECINCT

Background

The town of Northam is situated approximately 100 kilometres east of Perth, in the Avon Valley. This fertile area, which was explored by Ensign Dale in 1830, attracted agricultural settlers from the Swan River Colony, who were eager to obtain large grants of land. Between 1830 and 1870, Northam developed as an important agricultural area and service centre for other Avon Valley towns.

Northam was established as a municipality in 1879, but the development of the town was slow until the 1890s, when Northam became the point of departure for the railway to the Western Australian goldfields. In the early twentieth century the population continued to increase as more land in the Avon Valley and the surrounding area was acquired by farmers, who used new methods to increase and improve agricultural yields from their properties.

Residential development within the *Gordon Street Residential Heritage Precinct* appears to have commenced at the beginning of the twentieth century. This included four large gentlemen's villas, which helped to establish the character of the street as a desirable place of residence – 'Cody House' (77 Gordon Street, constructed for Michael Cody, pre-1903); 'Uralia' (59-65 Gordon Street, constructed in 1903 for George Throssell); 'Believe' (30 Gordon Street, constructed in 1903 for James Byfield, now known as Byfield House); and A.W. Byfield's house (80 Gordon Street, constructed in c.1904 for Alfred William Byfield). Good quality homes were also built along the street other local business and professional men, interspersed by a small number of modest cottages.

By circa 1913 there were about 20 houses, plus the Freemasons Lodge, within the Precinct.

No further development appears to have taken place along this section of Gordon Street between 1914 and c.1922, after which infill development was encouraged by further subdivisions and land sales, including the Uralia estate (around Uralia Avenue) and Alfred Byfield's property (at the top of Gordon Street). By 1937 the number of houses within the Study Area had nearly doubled, with 19 houses along both the south-western and north-eastern sides of the street.

During that time, local business and professional men continued to be the owner/occupiers of new houses in Gordon Street, indicating that it had maintained its reputation as a desirable place of residence – and earning the street the colloquial name, 'Nobs Hill'.

Development then ceased until the post WWII era and 11 of the existing houses were constructed after 1945 – only one of which was constructed on the site of a former house (#50).

Statement of Significance

The cultural heritage values of the residential heritage area defined by 17-81 and 16-80 Gordon Street, Northam include:

- Its role as a desirable place of residence during the early twentieth century – as illustrated by the colloquial reference to this area as ‘Nobs Hill’;
- The historical, social and cultural values associated with its initial development with gentleman’s villas on spacious estates, together with the suburban houses of local businessmen and public servants in the period c.1900-1913;
- Its direct association with a number of Northam’s prominent business and professional men, plus local and state politicians, including:
 - James Byfield, wheelwright & coach builder, miller, farmer, and building contractor; Northam councillor, serving as mayor in 1893 (#30)
 - Alfred William Byfield, building contractor and farmer; Northam councillor, serving as mayor in 1916-1921 (80-82 Gordon Street. House severely damaged by fire, 1924).
 - Michael Cody, hotel proprietor (#77)
 - Albert Redvers George Hawke, MLA (#19)
 - Henry John Leeder, farmer, publican, breeder of thoroughbred horses and racing identity (#35)
 - Patrick Pearson Lyon, solicitor (#17)
 - James William Purslowe, wheelwright, carpenter and undertaker (#22)
 - Joseph Thomas Reilly, journalist and newspaper proprietor (#40)
 - James Albert Rogers, grocery and hardware merchant (#45)
 - James Spargo Nicholls, printer and newspaper proprietor (#46)
 - George Lionel Throssell, merchant and machinery importer (#59-65)
- The historical and aesthetic values associated with its consolidation as a desirable ‘middle class’ residential address, when further development (including subdivision of some of the larger estates) took place during the Inter-War era (and more specifically in the period c.1922-1937);
- The post 1950 development is generally consistent in scale and form but does not contribute to the assessed cultural heritage values of the street.

Levels of Contribution

Places within the Policy Area will fall into one of the following categories, as depicted in Figure and List below.

Table 4: Precinct 2 –Gordon Street Residential Heritage Precinct

LEVEL OF CONTRIBUTION	DESCRIPTION	DESIRED OUTCOME
Considerable contribution	These places have generally retained clear evidence of their traditional external detailing, character and/or form, are prominent streetscape elements and/or have important historical associations.	Conservation of the place is highly desirable. Any external alterations or extensions should reinforce the significance of the area, in accordance with the Design Guidelines.
Some Contribution	These places are generally more modest examples of local residential (or associated) development and/or have undergone more substantial external alterations over time.	Conservation of the place is desirable. Any external alterations or extensions should reinforce the significance of the area, in accordance with the Design Guidelines.
Little / No Contribution	These places have been assessed as making no particular contribution to the Gordon Street Residential Heritage Precinct.	Existing fabric does not need to be retained. Any new (replacement) development on the site should reinforce the significance of the area, in accordance with the Design Guidelines.

Figure 5: Precinct 2 – Gordon Street Residential Precinct – Levels of Contribution
(to be read in conjunction with Table 5 below, which provides further information about how this relates to the component parts of each place).

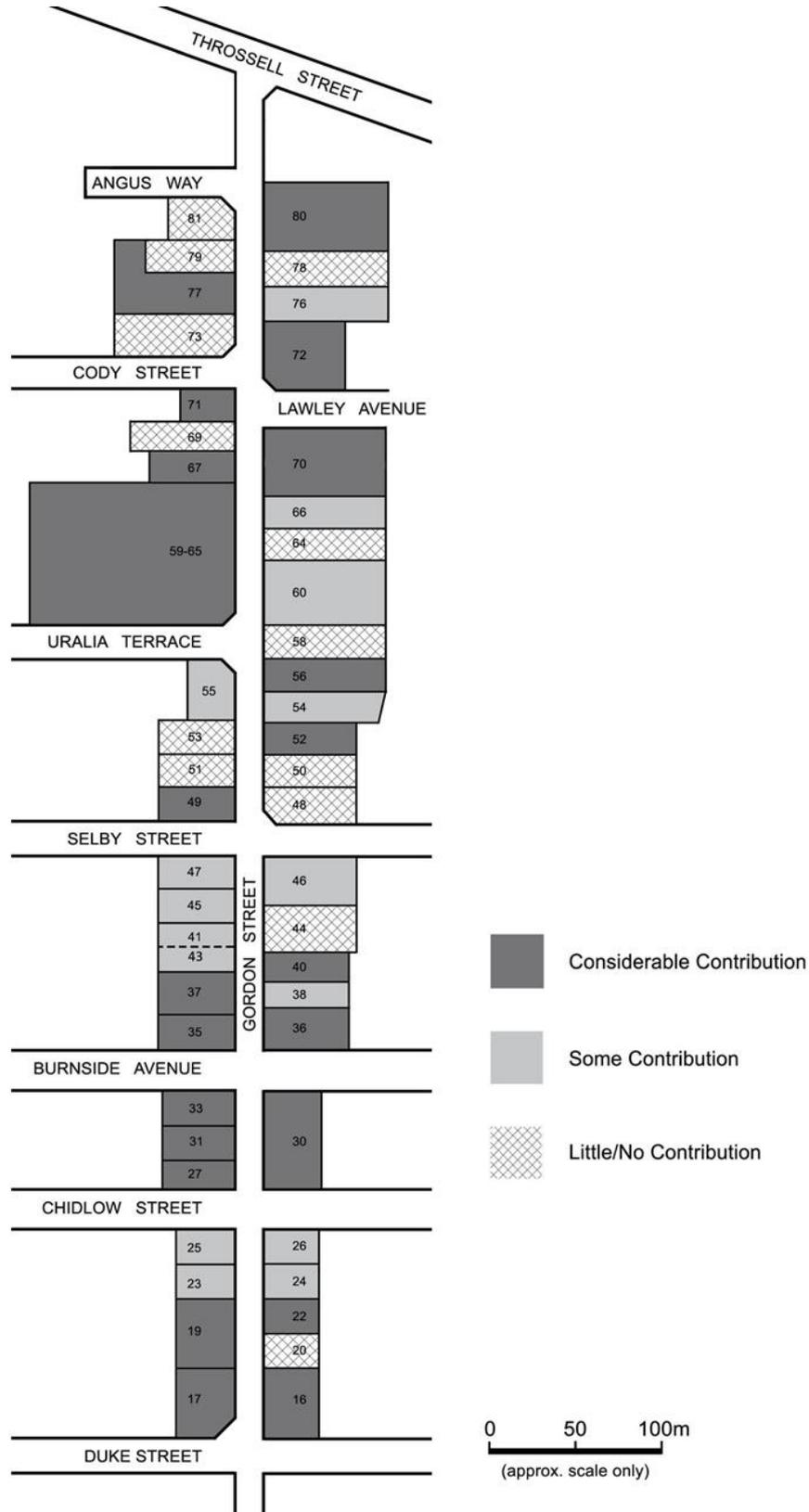


Table 5: Precinct 2 – Gordon Street Residential Heritage Precinct - Levels of Contribution

Considerable Contribution	Some Contribution	Little/No Contribution
• 16 Gordon Street	• 23 Gordon Street	• 20 Gordon Street
• 17 Gordon Street	• 24 Gordon Street	• 44 Gordon Street
• 19 Gordon Street	• 25 Gordon Street	• 48 Gordon Street
• 22 Gordon Street	• 26 Gordon Street	• 50 Gordon Street
• 27 Gordon Street	• 38 Gordon Street	• 51 Gordon Street
• 30 Gordon Street	• 41-43 Gordon Street	• 53 Gordon Street
• 31 Gordon Street	(semi-detached	• 58 Gordon Street
• 33 Gordon Street	houses)	• 64 Gordon Street
• 35 Gordon Street	• 45 Gordon Street	• 69 Gordon Street
• 36 Gordon Street	• 46 Gordon Street	• 73 Gordon Street
• 37 Gordon Street	• 47 Gordon Street	• 78 Gordon Street
• 40 Gordon Street	• 54 Gordon Street	• 79 Gordon Street
• 49 Gordon Street	• 55 Gordon Street	• 81 Gordon Street
• 52 Gordon Street	• 60 Gordon Street	
• 56 Gordon Street	• 66 Gordon Street	
• 59 Gordon Street	• 76 Gordon Street	
• 67 Gordon Street		
• 70 Gordon Street		
• 72 Gordon Street		
• 71 Gordon Street		
• 77 Gordon Street		
• 80 Gordon Street		

The buildings and spaces within the *Gordon Street Residential Heritage Precinct* are considered to have collective cultural heritage values that contribute to the statement of cultural heritage significance (above). Individually they range from highly significant buildings (some of which have been recognised through entry in the State Register of Heritage Places) through to places that make a general contribution to the history and traditional streetscape character of the area. Additionally, there are a number of places that do not contribute to the assessed heritage values, although most of these are still of a compatible scale and form.

APPLICATIONS FOR PLANNING APPROVAL – ACCOMPANYING MATERIAL

The Shire of Northam may require an applicant to provide one of more of the following to assist the local government in the determination of its application. This is additional to the requirement for accompanying material set out in Clause 63 of Part 8, Schedule 2 of the deemed provisions for local town planning schemes (*Planning and Development (Local Planning Schemes) Regulations 2015*).

Heritage Impact Statement

Consistent with the provisions of Clause 11 of Part 3, Schedule 2 of the deemed provisions for local planning schemes, if a proposal will have a substantial impact on the exterior fabric of a place of Considerable Contribution or Some Contribution, the local government may require a heritage impact statement to be submitted addressing three main questions:

- How will the proposed works affect the significance of the place and area?
- What alternatives have been considered to ameliorate any adverse impacts?
- Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?

If a proposal affects a place that is entered in the State Register, or a large or complex place of Considerable significance, the local government may require a Conservation Plan to be prepared. Such cases will be rare.

Structural Condition Assessment in the case of demolition

If structural failure is cited as a justification for the demolition of a place of Considerable significance or Some significance, evidence should 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 prohibitive costs.

Archival Recording in the Case of Demolition

If a proposal is for the demolition of a place of Considerable significance or Some significance, the local government may require the applicant as a condition of approval to submit an archival record of the place, prior to the commencement of development.

The archival record is to be in accordance with the State Heritage Office's standard for archival recording.

Council Owned Property

The Shire of Northam will seek to lead by example by managing its own property within the Policy Areas in accordance with this Policy.

APPENDIX 1 – DEVELOPMENT GUIDELINES FOR THE FITZGERALD STREET HERITAGE PRECINCT

INTRODUCTION

Scope

These Development Guidelines:

- (a) Relate specifically to the parts of each place that impact on the character of the streetscape;
- (b) Address the conservation and development of contributory places;
- (c) Address the manner in which alterations to non-contributory places, or redevelopment of these sites, impacts on the traditional streetscape character.

Alterations, additions or other works that are not visible from the street do not need to comply with these guidelines.

Explanatory notes and examples have been included in separate text boxes.

Application of the Development Guidelines

These guidelines need to be carefully considered as part of the design process for any works that impact on the streetscape within the Policy Area, with the aim of achieving a high standard of development that protects/enhances contributory places and the traditional streetscape character. Issues to be considered on a case-by-case basis include the level of significance of the subject place and the nature of the place and its detailing. Consideration also needs to be given to the level of contribution and character of nearby places and the manner in which the new development will visually impact on their setting.

An underlying principle of these guidelines is that loss of, or unsympathetic alteration to, the surviving traditional elements of contributory buildings and/or the construction of new unsympathetic building fabric, would erode the heritage significance and character of the area as a whole. Variation to these guidelines will therefore generally only be considered where the applicant submits a Heritage Impact Statement that satisfactorily demonstrates that the outcome will be consistent with the overall intent of the Planning Policy.

CONSERVATION PRINCIPLES

The following principles should be applied to all works affecting the street facades of contributory buildings:

- (a) The key positive features/elements of the Fitzgerald Street Commercial & Civic Centre - Heritage Precinct should be retained and enhanced.
- (b) When undertaking repairs or alterations to a contributory place, change as little of the contributory fabric as possible.
- (c) Where conservation works are necessary, match the traditional techniques, materials, profiles and finishes as far as practical.

For example: The aesthetic qualities of traditional face-brick work are often diminished by mortar repairs that do not match the style, colour and quality of finish of the traditional mortar joints. Physical damage can also be caused by the use of modern cement rich mortars to replace softer lime-rich mortars, as this can accelerate fretting of the brickwork where there is a problem with penetrating damp.

- (d) When undertaking reconstruction of missing or severely deteriorated heritage fabric, base the new works on an investigation of any physical and documentary evidence, and/or a sound understanding of the traditional detailing of comparable structures.
- (e) When upgrading or replacing non-contributory elements, the work should either reconstruct the place to a known earlier state (as above) or interpret the traditional detailing in a sympathetic modern manner (reinforcing the key positive features/elements of the precinct).
- (f) New building fabric should be discernible at close inspection, and should not obscure an understanding of the original scale and design of the place.

In general, it is recommended that conservation works be undertaken in accordance with The Australia ICOMOS Charter for Places of Cultural Significance (*The Burra Charter*).

Conservation of original interior detailing is generally encouraged as a positive heritage outcome, but alterations, additions or other works that do not impact on the streetscape are not covered by these guidelines.

STREETSCAPE CHARACTER AND KEY FEATURES

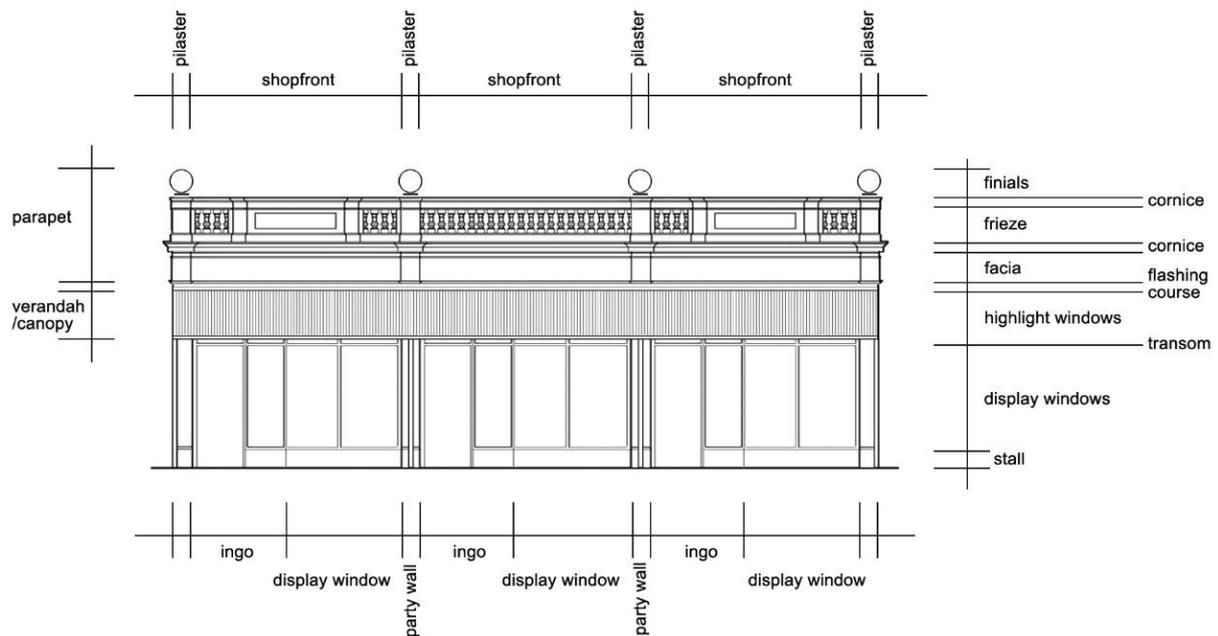
Commercial Centre Precinct

The following key features underpin the traditional character of the streetscape:

- Largely continuous row of buildings at the core of the commercial streetscape;
- Mixture of single and two-storey facades dating from the Federation and Inter-War eras;

- Important landmark quality of the more substantial two-storey bank and hotel buildings scattered along the street;
- Prominent horizontal lines defined by elements such as parapets, string courses, verandahs/awnings (horizontal rhythms);
- Façade arrangements with prominent vertical elements and repeated vertical details, such as pilasters and window patterns (vertical rhythms);
- Roofs generally concealed by parapets from a close ground level view, but with important glimpses of elements such as chimneys in some instances;
- Articulated or highly articulated parapets with varied detailing;
- Use of verandahs and awnings across the street frontage of shops and hotels (notwithstanding that some of the present awning and verandah designs are inappropriate);
- Traditional early twentieth century use of raked, bullnose or concave verandahs set on robust chamfered posts and the late Inter-War introduction of slimline suspended boxed awnings;
- Lack of verandahs and awnings across the street frontage of the monumental bank buildings and Federation Free style offices;
- High level of articulation to the traditional shopfronts, with particular reference to the use of recessed entries (ingos), pilasters, plinths/stalls and highlight windows;
- Traditional use of contrasting materials including red face-brick, part rendered and rendered walls and parapets;
- High ratio of window to wall to ground floor shopfronts;
- Lower ratio of window to wall for hotels and banking building;
- Building alignments at or near the street boundary;
- Varied block widths, but typically developed with a regular pattern of smaller shopfronts or bays;
- Transition to a more open, mixed streetscape at the northern end of the Study area, around Peel Terrace (reflecting the development of this area with a mixture of houses, motor garages, light engineering works and small factories in the early to mid-twentieth century); and
- Street trees (note these were an established part of the early twentieth century streetscape, although the original trees had been removed by the 1903s).

Figure 6: Examples of the traditional elements that define the vertical and horizontal rhythms of the commercial streetscape



The following key features detract from the traditional character of the streetscape:

- Painting or rendering of original face brick walls;
- Use of strong, modern, corporate colours that detract from the traditional character and detailing of a Federation or Inter-War style building;
- Removal of verandah/balconies from two storey buildings that included this element as a key feature of the original design;
- Replacement of original verandahs with deep boxed awnings (particularly to shopfronts dating from the pre-1930 era and where this conceals some of the traditional parapet detailing from pedestrian views);
- Addition of new verandahs that are inconsistent with the date and style of the building (considering issues such as traditional proportions, alignments and/or detailing);
- Use of plain shopfronts that sit flush to the street and do not interpret the articulation and detailing of the traditional shopfronts;
- Modern developments that have:
 - Long frontages that do not interpret the traditional vertical and horizontal rhythms of the streetscape
 - Large setbacks from the street frontage(s)

- A low ratio of window to wall along the ground floor street frontage (and which otherwise fail to interpret this important element);
 - Large plain parapets with little or no articulation
 - Facade materials that do not complement the traditional building materials (such as large areas of cream brick), and/or
 - Colour schemes that do not harmonise with the traditional streetscape.
- Low level of maintenance to some parapets and shopfronts;
 - Large open carparks.

Civic Centre Precinct

The following key features underpin the traditional character of the streetscape:

- Free-standing buildings of varied sizes and building envelopes;
- Varied setbacks;
- Varied block widths;
- Manner in which these buildings illustrate the changing design of civic and government buildings from c.1910 to the present day;
- Key early twentieth century landmark buildings including the:
 - Northam Post Office, 239 Fitzgerald Street
 - Northam Lands Office (fmr), 263 Fitzgerald Street
 - Goldfields Water Supply (fmr), 305 Fitzgerald Street
 - Avon Bridge Hotel, 322 Fitzgerald Street
 - Northam Flour Mill, 6 Gardiner Street
- Key mid-late twentieth century landmark buildings, being the:
 - Northam Town Council Offices & Library, 298 Fitzgerald Street
 - RSL Hall, 265 Fitzgerald Street
 - St John Ambulance Building, 269 Fitzgerald Street

KEY DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES

For those places that have been assessed as contributory, opportunities for alterations and additions are constrained by the need to conserve contributory fabric, ameliorate any previous unsympathetic alterations, and avoid any adverse visual or physical impacts on the traditional streetscape presentation. It should be noted however, that some of these constraints also create positive business and tourism opportunities relating to the heritage character of the individual place and the town centre.

For those places that have been assessed as making little/no contribution, redevelopment is generally permissible, but is constrained by a requirement to complement the traditional streetscape character of the Policy Area.

The key development constraints are summarised below:

- Contributory buildings should not generally be demolished;
- The contributory fabric and traditional streetscape character of contributory buildings should be conserved;
- Conservation works (as relevant to this policy) should generally form an integral part of any major works proposals for contributory buildings;
- New development should respect the bulk, scale, setbacks and detailing of nearby contributory buildings and not adversely impact on streetscape views to those places;
- Street front development should remain at one to two storeys, as defined by the traditional floor to ceiling and parapet heights along the street;
- Any higher development should be set back from the street and designed so that it does not unduly impact on streetscape views.
- The design of new buildings and major additions, as visible from the main street frontage(s), should respond to, and complement, the vertical and horizontal rhythms and the other key positive features/elements of the traditional streetscape.

It is not the intention of this policy that new development should mimic the contributory buildings, but rather that high quality modern design should be applied in a complementary manner. Innovative solutions should be investigated, as necessary, to achieve the desired development outcomes without adversely impacting on heritage values.

GENERAL GUIDELINES

Subdivision and Amalgamation

Further subdivision or amalgamation of sites within the Policy Area will not generally be supported by the Shire unless it is satisfied that:

- (a) The proposal will not adversely impact on the traditional character of the streetscape.
- (b) Any proposed demolition of existing building(s) is consistent with the guidelines for demolition in this Planning Policy.
- (c) The development proposal for the subdivided/amalgamated site reflects the patterns and proportions of the traditional development in that part of the Policy Area and is consistent with the guidelines for new development in this Planning Policy.

- (d) The proposal will not adversely impact on the contributory fabric or setting of any contributory place.

Demolition

In considering an application for demolition the Shire shall have due regard to the following:

- (a) Applications for demolition of a building, or any part of a building that is visible from the street, will be required to demonstrate that the building fabric to be demolished does not contribute to the heritage significance or traditional streetscape character of the Policy Area.
- (b) Demolition of part of the rear section of a contributory place may be acceptable, but this must include the retention of a meaningful section of the front portion of building. Retention of the façade only (as a 'skin' to a new building) will generally not be considered.
- (c) If it is considered that conservation is not viable due to the degree of structural deterioration, the Shire may consider demolition approval for all or part of a contributory building on the grounds of structural inadequacy, as demonstrated by a detailed structural condition assessment (to be prepared by a qualified structural engineer at the expense of the applicant).

In these cases, the Shire may also seek their own independent advice from a structural engineer with experience in the conservation of heritage buildings.

- (a) If there is evidence that structural inadequacy is a result of a long-term lack of maintenance (otherwise known as demolition by neglect), reconstruction to a known earlier state may be required.
- (b) Demolition approval will not generally be considered for a contributory building solely on the grounds of economic/other gain for redevelopment of the land.
- (c) Demolition of non-contributory buildings may be permissible, however, the Shire may defer consideration of the application for demolition of any building that addresses the main street frontage(s) until there is a planning approval granted for a new building that complies with this Planning Policy.

Alterations – general principles for contributory buildings

The detailing of parapets, verandah/awnings, shopfronts, first floor facades and roofscapes, are all dominant features of both the current and traditional streetscape.

In considering an application for alterations to contributory buildings, the Shire shall have due regard to the following:

- (a) New works should not distort an understanding of the original design.
- (b) Alterations should not generally remove, change or obscure contributory fabric or detailing (except as part of required conservation works or as essential to meet universal access requirements or other current building standards). This includes, but is not limited to, works impacting on parapets or visible roof forms; materials; wall finishes and details; windows and window openings; and doors and door openings.
- (c) Alterations should not introduce new 'heritage' detailing that is inconsistent with the style of the building and/or the physical or documentary evidence, as this distorts an understanding of the original character and design of the place.
- (d) Where original fabric has been previously removed or unsympathetically altered, restoration/reconstruction of the street facades and verandahs/awnings to their original form and detailing is encouraged, where practical. This should be based on evidence such as remaining traces of earlier fabric and/or old photographs of the place.

In the absence of sufficient physical or historical information about the individual place, conjectural reconstruction of a missing element or a complementary modern interpretation of the element is generally supported. Conjectural reconstruction or interpretation should be based on an informed analysis of other places of the same age, style, scale and level of detail.

- (a) If contributory fabric has deteriorated to the point where it requires replacement, the use of 'like for like' materials and detailing is encouraged. However, the introduction of alternative materials and techniques that have a similar appearance to the original may also be acceptable, provided the new fabric will not adversely impact on the streetscape character of the place.
- (b) As far as practical, restoration/reconstruction of damaged or missing detailing should be undertaken as an integral part of any major development/works programs.

Additions to contributory buildings

New additions should ideally be located at the rear of a contributory building and not impact on streetscape views.

Where additions to the side of a contributory place are the only feasible option, they should be set back from the main façade by a minimum of 1.2m.

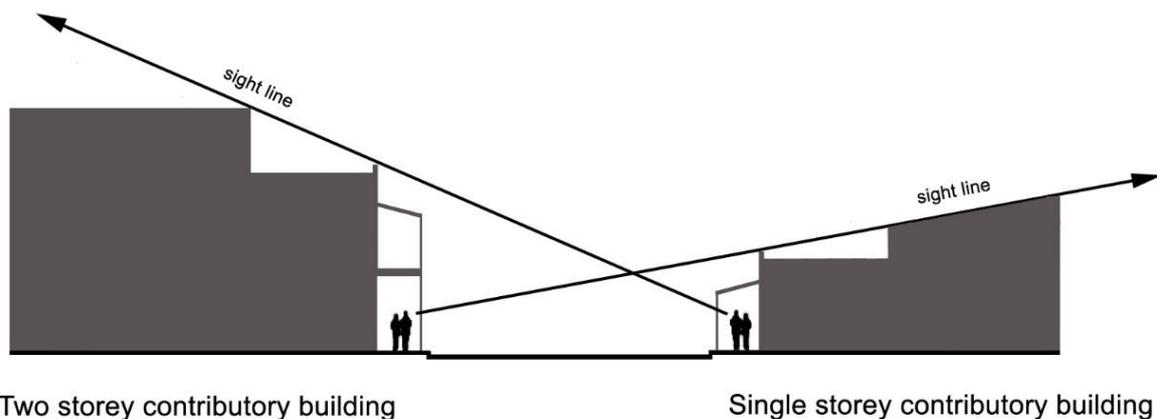
Where upper storey additions to a contributory place are the only feasible option, they should be set below the line of sight from the opposite side of the street.

If any proposed additions will be visible from the street, the Development Application will need to clearly document the bulk of the proposed addition in relation to the contributory building and its relationship to a line of sight for a pedestrian standing on the opposite footpath. If the addition will be clearly visible in such views (either above or to the side of the building), or if it may adversely impact on public views to another near-by contributory building, the Shire may require a Heritage Impact Statement to be prepared by the applicant.

Additions that are visible from the main street frontage(s) should be carefully designed to:

- (a) Respect the scale, massing, proportions and materials of the existing building and its key design elements;
- (b) Enable the traditional design and scale of the contributory place to be readily understood;
- (c) Ensure the original part of the building remains the prominent element in streetscape views to the site;
- (d) Not adversely impact on public views of this or other near-by contributory buildings.

Figure 7: Indicative sight lines for upper floor additions to contributory places



Change of use for contributory buildings

Where a change of use is proposed, particular care needs to be taken to ensure that any required works do not adversely impact on the contributory fabric. In particular, the traditional rhythm and detailing of the doors and windows, and the proportion of openings to walls, should be maintained.

For example: If a former shop is being adapted as an office, the shop-front windows should not be blocked up or removed, and alternative methods for achieving the required level

of privacy should be considered (such as using the window bay as an information display area or for other community purposes, such as historical displays or public art).

Similarly, if a former bank or office is adapted for retail purposes it may not be appropriate to increase the level of street front exposure by widening window openings or creating new openings.

New development and alterations/additions to non-contributory buildings

The heritage values of the Policy Area are embodied in the contributory buildings. New development on non-contributory sites and alterations/additions to non-contributory buildings present an opportunity for good modern design that complements the traditional streetscape character in that area and harmonises with the nearby contributory buildings, without overtly mimicking heritage styles or detailing.

In designing new buildings, it should be noted that different styles were traditionally used for shops, hotels, offices and banks. Subject to the visual impact on the traditional streetscape, this can be used to influence new design and maintain the diversity and vitality of the Policy Area.

- (a) When relevant new works are proposed, consideration should be given to adapting or replacing features that are intrusive within the context of the traditional streetscape character with more sympathetic detailing.

This should be informed by the list of the key features that contribute to or detract from the traditional character of the streetscape under Sections 2.2 (Civic and Government Building Precinct) and 2.3 (Commercial Precinct).

For example: a simple modern interpretation of a traditional verandah/awning or of a traditional shopfront can have a significant impact on the manner in which a non-contributory building complements the streetscape.

- (b) The construction of a new building will generally only be considered where the guidelines for subdivision/amalgamation and demolition and have been met, as relevant (see above).
- (c) At the street frontage, new development and alterations/additions should generally be single storey (although well-designed two-storey buildings could help to reinforce some of the corner sites on the main cross roads).
- (d) New buildings and additions should not adversely impact on public views to any near-by contributory buildings.

For example: if a large new building is proposed adjacent to a small single storey contributory building, the bulk, scale, setbacks and detailing at the street frontage should be carefully designed to ensure that it does not overwhelm the contributory place.

- (e) Where visible, side facades were typically of a simple, functional design and largely free of decorative detailing, unless designed to formally address a cross street. This should generally be reflected in new development.
- (f) 'Reproduction' heritage designs and ornate 'heritage' detailing (such as turned timber verandah posts, Victorian era iron lacework or Federation era timber valances, overtly classical mouldings etc) detract from an understanding and appreciation of the original buildings and will generally not be supported.

For example: A slimline boxed awning or simple raked verandah is generally more appropriate for a modern building than a bullnose verandah.

Signage

Within the Policy Area it is important to strike a balance between the needs of businesses to have adequate exposure, and the need to ensure that new signage does not become a dominant element that detracts from the aesthetic qualities of the area.

The location and design of retail and commercial signage in the early to mid-twentieth century was highly diverse. For example, panels or painted signs were located on the face of parapets, over or under verandahs, on the leading edge of awnings, to stall boards, on side walls, etc. Painted signs were also applied to roofs, shopfront display windows and to the glazing of upper floor windows. Diversity is therefore supported, but new signage should still be carefully designed as a complementary element of both the individual place and the streetscape.

Figure 8: Examples of appropriate signage locations

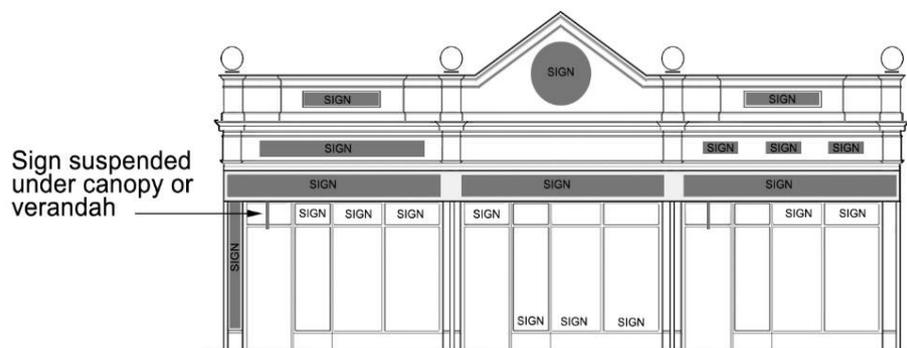
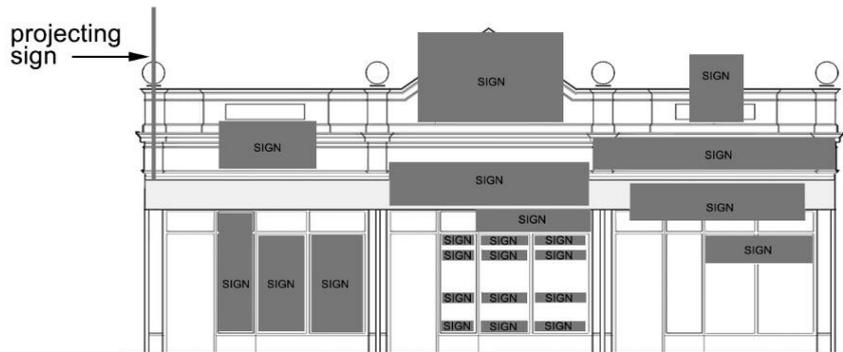


Figure 9: Examples of inappropriate signage



Where a provision of the Shire of Northam Local Planning Policy No.16 – Signage is inconsistent with the guidelines for the *Fitzgerald Street Commercial & Civic Centre - Heritage Precinct*, this Policy prevails:

- (a) The design of new signage should be complementary to the traditional streetscape in terms of size, location, colour, proportions, etc.
- (b) Simple modern signage is generally appropriate. Unless it is based on historical evidence, or directly linked to the function of the building, elaborate “olde worlde” styles and typefaces are not generally appropriate.
- (c) New signs should not obscure or detract from a significant feature of, or streetscape views to, any contributory place.
- (d) Signage should be designed in size and proportion to complement the proportions of the place and the element on which they are mounted (e.g. laid out symmetrically within the face of an awning, within a plain panel to the parapet or vertically along the face of an otherwise plain pier).
- (e) Signage on shop windows should be designed to retain open views into the shop and/or to displays of goods within the shopfront area (e.g. windows should not be painted out or views obscured by large or multiple decals).
- (f) The mounting of new signs should not require the removal of, or undue damage to, any contributory fabric. Any fixing holes etc should be able to be satisfactorily repaired when the sign is removed at a future date.

Colour Schemes

Colour schemes should be complementary to the traditional character of the streetscape while still retaining a level of diversity and interest (see also Section 3.4.9, Public Art).

- (a) Where repainting of contributory facades is proposed, reinstatement of original colour schemes is encouraged. Any new colour scheme should sympathetically interpret traditional colour schemes, as relevant to the age and style of the place.

Note: In the early twentieth century, light to medium colours were typically used for painted walls, with either lighter or darker contrasting colours for mouldings, verandah posts and trim. For complex trim or rendered moulding, additional complementary colours were sometimes used to accentuate the detailing. During the inter-war years, however, paint schemes were generally more restrained with fewer colours used, although strong contrast was often provided by the use of glazed tiles in colours such as dark red, brown or dark green. Historical photographs of shop fronts dating from the first half of the twentieth century can also provide important information about 'typical' colour variation across the different parts of a façade and the balance of light and dark.

The range of paint colours was relatively limited prior to World War II, and the simplest method of choosing a 'traditional' paint scheme for a contributory building is to refer to the 'heritage' paint charts provided by many of the commercial paint companies (particularly at their web sites).

In many cases, physical evidence of former paint schemes can be investigated by paint scrapes (using a sharp scalpel to cut diagonally through the paint layers), by careful sanding or by applying successive layers of chemical strippers to small areas to reveal the layers of old paint. The aim of the last two methods is to carefully reveal the various layers of paint by working in either concentric circles or "ladders" (retaining sections of each level for comparison). As different colours are likely to have been applied to various features, the investigation should consider the different parts of the building – noting that surface colours may have faded over time and that the lowest layer, and possibly some intervening layers, are likely to have been undercoats.

A comparison of the findings of these investigations with colours from 'heritage' paint charts can help owners approximate the original and later colour schemes. This can then be used as the basis for reinstating an early colour scheme, interpreting that scheme to suit personal preferences, or selecting a complementary modern scheme.

If a fully authentic result is desired, professional advice and analysis is recommended.

- (b) Contributory fabric that is unpainted (such as face-brick walls) should not be rendered or painted.

- (c) Where some of the painted surfaces of a contributory building were traditionally unpainted careful removal of the paint and conservation of the underlying surface is encouraged, if practical. If the painted finish is to be retained, any new paintwork should aim to interpret the traditional colours to the different parts of the façade. This includes differentiation between the main wall finish and original detailing such as contrasting stringcourses, nameplates, quoins, plinths etc.

For example: Painted brick walls could be repainted in a dark brown or red, selected to closely match the colour of the original brickwork.

- (d) Where there is more than one shop within a single original development, the parapet or upper level should have a unified colour scheme. Expression of individual identity should be reflected in signage and shop displays rather than wall colour.
- (e) Where repainting of non-contributory buildings is proposed, this should use a palette that is complementary to both the overall streetscape and the style of the individual place. However, 'heritage' colour schemes are not required, and are generally not appropriate, for non-contributory buildings or modern infill.
- (f) Visually prominent 'corporate' colour schemes that are inconsistent with the traditional character of the streetscape will generally not be supported.
- (g) Painted signs should not be applied to face-brick walls to the main façade of any building.
- (h) Modern company and business signs and logos should not dominate the façade of a contributory building or detract from an appreciation of the traditional character of the street. Such signs may need to be adapted to be consistent with these guidelines.
- (i) Externally mounted illuminated signs are generally not appropriate.
- (j) Large projecting or tethered signs are generally not appropriate.
- (k) Evidence of early signage adds to the heritage value of contributory places and should generally be conserved. For example, this could include moulded lettering to parapets, lettering to shopfronts or evidence of old painted signs to side walls.
- (l) Advertising by means of the painting of building facades in bold corporate colour schemes will generally not be supported.

Public Art

- (a) The theme of public art within the Fitzgerald Street Commercial & Civic Centre - Heritage Precinct should aim to interpret aspects of the history of the area in a manner that conveys information, encourages interest

and/or inspires imagination about the past, as well as adding to the vibrancy of the streetscape.

- (b) If public art is proposed in the form of murals, this should generally be restricted to non-contributory buildings. For contributory buildings murals should only be considered for previously painted surfaces and should generally be restricted to areas such as side walls (where these are visible to side streets or the side of two storey buildings).

Off street parking

Specific requirements for the Commercial Precinct include:

- (a) Where required, off-street parking should be located towards the rear of the site or otherwise landscaped/screened to minimise the impact on the main street frontage
- (b) Access to parking areas should generally be from side streets or rear lanes.
- (c) Treatment of any essential access-ways off Fitzgerald Street should be based on the streetscape in the immediate area. For example, where a sense of nil side setbacks is warranted, then details such as well-designed gates set within a continuous façade may be appropriate design techniques for new development.
- (d) Where the Shire is satisfied that a requirement for off-street car parking for a new development cannot be achieved without adversely impacting on the traditional streetscape character of the Commercial Precinct, the Shire may approve a variation of these requirements if this will achieve a positive heritage outcome.

Incidental development

- (a) Any new solar systems, climate control systems, telecommunications equipment, exhaust vents, or other modern services should be to be installed in locations that are not intrusive in views to the place from the main street frontage(s).
- (b) Roof mounted services and plants rooms should be located towards the rear of the place or concealed behind parapets.

Maintenance

- (a) Where issues relating to current or potential deterioration of the contributory fabric are identified, maintenance or repair is encouraged, but is not required as a stand-alone project under this Planning Policy.
- (b) If major works are proposed to a contributory building, maintenance (and any other urgent conservation works) should generally be undertaken as an integral part of the project.

- (c) Where maintenance of contributory fabric is undertaken the work should be in accordance with the conservation principles under Section 3.2.
- (d) A long-term lack of maintenance, which results in structural inadequacy, may lead to a requirement for reconstruction of the contributory fabric as an integral part of any new development proposal.

PRECINCT-SPECIFIC DEVELOPMENT GUIDELINES

Civic and Government Offices Precinct

The nature of this area as a collection of diverse landmark heritage buildings, does not lend itself to the development of specific streetscape guidelines.

All new works should be consistent with the general guidelines set out in Section 5.

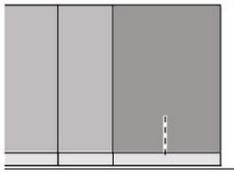
Commercial Precinct – Central Commercial Area

Development Pattern

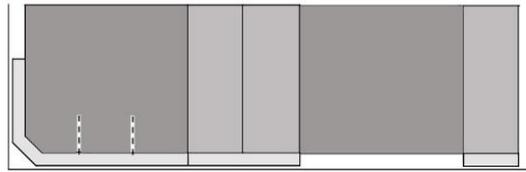
The significance of the core of the Commercial Precinct (to the south of Peel Terrace), and of the individual contributory places, relies in part on the traditional pattern of development along the street. Consistent front boundary building alignments are a key feature of the core of this area. Block widths vary, but the facades are generally articulated in a manner that reflects the development of continuous rows of small shops, interspersed by two storey bank and hotel buildings and a small number of two storey shops and offices.

- (a) New development should generally incorporate a nil setback to the street front boundary, with the exception of recessed entries that interpret traditional ingos (see Figure 7).
- (b) Shopfronts and shopfront offices should have a full width verandah or canopy, extending over the footpath.
- (c) Side setbacks should generally be nil, as viewed from the street frontage.
- (d) All new development should be oriented at right angles to Fitzgerald Street.
- (e) New, open pedestrian access ways 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.
- (f) New vehicular access off Fitzgerald Street will not generally be supported.
- (g) Off-street car parking areas should not be visible from Fitzgerald Street.

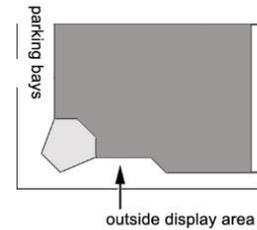
Figure 10: Examples of appropriate and inappropriate development patterns



- Appropriate development**
- larger premises articulated as narrower bays at the street frontage
 - continuous row of verandahs and canopies
 - traditional corner treatments



- Inappropriate development**
- lots developed without reference to the traditional building or bay widths
 - disruption of continuous verandah/awnings
 - increased, irregular setbacks
 - off-street carparking visible from the main street frontage
 - open air display areas to the street frontage



Contributory Buildings

Refer also the general guidelines under Section 5.

Alterations – shopfronts

In the period leading up-to and through the inter-war era shopfronts commonly had large window display areas that were framed between a solid stall (a plinth of approximately 300-600mm high) and a row of, often multi-paned, highlight windows (above door height). The early examples had timber or brass window frames, but chrome-plated frames had also become more common by the inter-war era. Stall boards had a variety of finishes including render, timber panelling and tiles. Until at least the 1920s the entrance was usually recessed with splayed sides (increasing the effective display area of the shop front windows) and either placed centrally or at one side.

Full height windows, large expanses of unframed toughened glass, very wide doorways, or large areas of solid walling to the ground floor street frontage are generally inconsistent with the detailing used in this era.

Note: Good examples of traditional shopfronts include #s 70, 74, 76, 82, 102, 108, 192-196 and 202.

Good examples of later Inter-War and early Post-WWII shopfronts include #s 178 and 182.

Figure 11: Traditional shopfront details

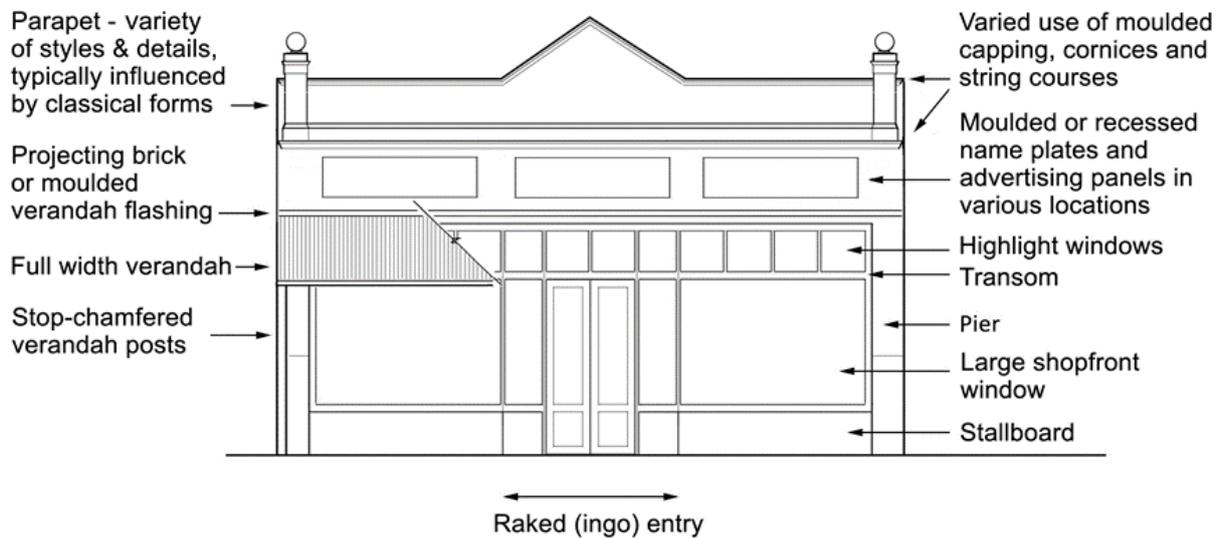


Figure 12: Traditional shopfront entries



Early twentieth century shops traditionally had raked recessed entries, which were either located on one side of the shopfront or centrally. Known as an ingo, the raked entry increased the shopfront display area and added variation and interest to the streetscape.

The majority of the ground floor shopfronts have been altered over time and often bear little relationship with the character of surviving original detailing to the parapets/upper floors. In order to complement the traditional streetscape character and reinforce the sense of place, the surviving original/early shopfronts should be conserved and the progressive replacement of unsympathetic shopfronts is encouraged.

- (a) Contributory shopfront detailing should be conserved.

Removal or major alterations will not generally be supported where a shopfront is original to the building or where a later shopfront displays valued design features.

- (b) If the shopfront is not significant and a new shopfront is proposed, any of the following options are acceptable:
- Reinstatement to a known earlier state (based on historical or physical evidence);
 - Conjectural reconstruction based on an informed analysis of other places of the same age, style, scale and level of detail;

- A simple modern interpretation of traditional shopfront proportions and detailing.
- (c) If two or more shops are amalgamated as one business, care should be taken to retain/interpret the original rhythm of the earlier separate shopfronts.
- (d) If modification is essential to reasonably meet universal access or other health and safety requirements, the works should involve the minimum possible alteration to original fabric and be detailed to complement the original design.

Alterations – verandahs/awnings

Verandahs and awnings are important elements that make a major contribution to the character of the Commercial Precinct and the amenity of the footpaths, but the early to mid-twentieth century examples have generally been extensively altered over time. This reflects a trend throughout Australia in the 1950s and 60s, when verandah posts were perceived as a traffic hazard and the original verandahs were progressively removed and/or replaced with deep, boxed awnings. Modern engineering solutions can now permit the reinstatement of verandahs or traditional cantilevered awnings in a manner that addresses safety concerns.

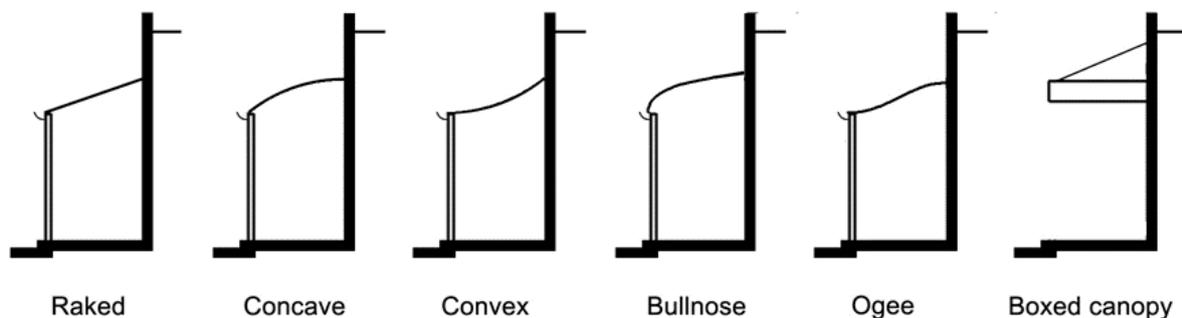
- (a) Reconstruction of verandahs to a known earlier appearance is generally encouraged, noting that the design will need to be sympathetically adapted as required to meet current engineering and safety standards.
- (b) Where there is evidence that a verandah previously existed, but the details are not fully known, either of the following options will be supported:
 - Conjectural reconstruction, based on the available evidence and an informed analysis of other places of the same age, style, scale and level of detail;
 - A simple modern interpretation of the traditional verandahs and awnings along the street in a design that complements the contributory place.
- (c) Verandahs/awnings should not be attached to the street façade of contributory buildings that did not traditionally have this feature, unless:
 - It will achieve other important functional requirements; and
 - It can be demonstrated by the applicant that the new work will not unduly impact on the cultural heritage values of the place.

If a new verandah/awning is supported under these circumstances, it should be of a simple modern design that is compatible with the traditional streetscape, and does not confuse an understanding and appreciation of the original design of the place.

When reconstructing/recreating verandahs, particular care should be taken to ensure that the roof form is compatible with the design of the façade; the verandah springs from an appropriate height below the parapet (often marked by a slightly protruding brick course which acted as part of the flashing); posts are a traditional size; and that any detailing (such as friezes and brackets) is authentic. It should also be noted that a variety of roof forms were used for single storey buildings (see Figure 11), while two-storey shops and hotels usually had verandah/balconies with timber or decorative cast iron balustrades, brackets and valances – adding diversity and interest to the streetscape. Gutters were typically ogee profile (set over timber scotias) and downpipes were round. PVC downpipes are not appropriate.

Verandahs with stop-chamfered timber posts were the norm during the first part of the twentieth century, but from the 1920s, cantilevered awnings began to become more common. The fascias of the early boxed awnings were thinner than the deep boxed awnings that became popular in the post-war era – giving them a lighter feel when viewed from the street and allowing better views of the parapet detailing. Another common feature of early boxed awnings was the use of decorative pressed metal soffits, which enlivened the pedestrian area.

Figure 13: Traditional verandah roofs



Alterations – parapets, first floor facades and roofscapes

Parapets and first floor facades generally retain a relatively high level of original detailing, which embodies much of the heritage character of the streetscape. Original parapets, raised pediments, pilasters, finials (in forms such as balls and urns), name-plates or recesses, cornices and string courses, rendered/face-brick finishes, first floor openings, chimneys etc. are all important elements.

- (a) Contributory detailing to the parapets, upper floors and roofscapes should be conserved. Removal or major alterations will not generally be supported where the form and/or detailing is original to the building.

- (b) Conservation of deteriorated, altered or missing elements (including restoration and well-informed reconstruction) is encouraged where practical.

New development and additions to non-contributory buildings

Refer also the general guidelines under Section 5.

- (a) Within the Commercial Precinct, new development and additions to non-contributory buildings should respond sympathetically to the following key issues in order to maintain and reinforce the traditional streetscape character:

- Largely consistent front boundary building alignments;
- Traditional prominence of zero side setbacks;
- Traditional prominence of one-two storey verandahs and cantilevered awnings;
- Traditional prominence of well-articulated parapets;

Note: For long frontages these utilise repetitive and/or feature bays rather than large expanses.

- Use of a variety of detailing, which achieves a level of vitality and emphasises the identity of the individual buildings, while still creating a cohesive streetscape;
- Articulation of the facades of shops and offices, with particular reference to:
 - Vertical rhythms, as defined by elements such as party walls, parapet panels, pilasters and first floor windows (see Figure 3);
 - Horizontal rhythms, as defined by elements such as parapets, floor levels, verandahs, awnings, and window sills (see Figure 3);
 - High ratio of window to wall on the ground floor and articulated shopfronts (including elements such as recessed entries, framed display windows, highlight windows and stalls);
 - Lower ratio of window to wall on upper floors, with vertically proportioned openings;
- Traditional use of a mixture of dark-red face-brick, rendered, and part rendered walls.

Note: New development can use traditional materials or a careful use of modern materials that interprets these in a complementary manner (considering texture, balance and colour).

- (b) Frontages to Fitzgerald Street should be designed to provide a strong engagement with the street at all times. Large areas of plain walling or obscure glass, windows that are largely covered with signage, roller doors and shutters are generally discouraged.

Commercial Precinct – Area Adjacent to and North of Peel Terrace

The character of this area is quite distinct from the nearby core of the commercial precinct. In particular, its nature as a more open, mixed streetscape reflects its varied development with houses, motor garages, light engineering works and small factories in the early to mid-twentieth century. All new works in this area should be consistent with the general guidelines set out in Section 3.2 (as relevant to the existing development on each site and in the immediate area). Within this context, particular care should be taken to conserve Northam House (11 Peel Terrace) as one of the original substantial shops in the town, and to support the development of an appropriate streetscape setting for this place.

APPENDIX 2 – DEVELOPMENT GUIDELINES FOR THE GORDON STREET RESIDENTIAL HERITAGE PRECINCT

INTRODUCTION

Scope

These Development Guidelines:

- (a) Relate specifically to the parts of each place that impact on the character of the traditional streetscape;
- (b) Address the conservation and development of contributory places;
- (c) Address the manner in which alterations to non-contributory places, redevelopment of these sites, or infill development impacts on the traditional streetscape character.

Alterations, additions or other works that are not visible from the street do not need to comply with these guidelines.

Explanatory notes and examples have been included in separate text boxes.

Application of the Development Guidelines

These guidelines need to be carefully considered as part of the design process for any works that impact on the streetscape, with the aim of achieving a high standard of development that protects/enhances contributory places within, and the traditional streetscape character of, a Residential Heritage Precinct. Issues to be considered on a case-by-case basis include the assessed cultural heritage values and traditional streetscape character of the specific Residential Heritage Precinct, the level of significance of the subject place and the nature of the place and its detailing. Consideration also needs to be given to the level of contribution and character of nearby places and the manner in which the new development will visually impact on their setting and the local streetscape views.

An underlying principle of these guidelines is that loss of, or unsympathetic alteration to, the surviving traditional elements of contributory buildings and/or the construction of new unsympathetic building fabric, would erode the heritage significance and character of the area as a whole. Variation to these guidelines will therefore generally only be considered where the applicant submits a Heritage Impact Statement that satisfactorily demonstrates that the outcome will be consistent with the overall intent of the Planning Policy.

Note: Where places have been entered in the State Register of Heritage Places, the Shire of Northam must also seek the input from the State Heritage Office. In these cases,

additional development conditions may be applied (to both external and internal works) in order to achieve an appropriate conservation outcome.

CONSERVATION PRINCIPLES

The following principles should be applied to all works affecting the street facades of contributory buildings:

- (a) The key positive features/elements of the Residential Heritage Precinct should be retained and enhanced.
- (b) When undertaking repairs or alterations to a contributory place, change as little of the contributory fabric as possible.
- (c) Where conservation works are necessary, match the traditional techniques, materials, profiles and finishes as far as practical.

For example: The aesthetic qualities of traditional face-brick work are often diminished by mortar repairs that do not match the style, colour and quality of finish of the traditional mortar joints. Physical damage can also be caused by the use of modern cement rich mortars to replace softer lime-rich mortars, as this can accelerate fretting of the brickwork where there is a problem with penetrating damp.

- (d) When undertaking reconstruction of missing or severely deteriorated heritage fabric, base the new works on an investigation of any physical and documentary evidence, and/or a sound understanding of the traditional detailing of comparable structures.

For example: If the verandah of an early twentieth century house was replaced in a different style in the mid-late twentieth century, looking at other similar, but more intact, houses in Northam will help to identify the detailing that would be appropriate for a more sympathetic new verandah. Key elements include the style of the posts, the shape and materials of the roof, the design of any end panels and the height of the verandah.

- (e) When upgrading or replacing non-contributory elements, the work should either reconstruct the place to a known earlier state (as above) or interpret the traditional detailing in a sympathetic modern manner (reinforcing the key positive features/elements of the precinct).
- (f) New building fabric should be discernable at close inspection, and should not obscure an understanding of the original scale and design of the place.

In general, it is recommended that conservation works be undertaken in accordance with The Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter).

Conservation of original interior detailing is generally encouraged as a positive heritage outcome, but alterations, additions or other works that do not impact on the streetscape are not covered by these guidelines.

KEY FEATURES / ELEMENTS OF THE GORDON STREET RESIDENTIAL HERITAGE PRECINCT

The following features/elements of the Policy Area form the basis for specific development guidelines.

Key Positive Elements and Characteristics

The characteristics that underpin the traditional character of this streetscape include the:

- The historical and aesthetic contribution of landmark buildings dating from the beginning of the twentieth century, including the former Masonic Hall, Byfield House and Uralia;
- Relatively narrow road and wide verges;
- Use of brown gravel to the verges (which interprets traditional unsealed verges);
- Use of brown/red asphalt to the footpaths (interprets traditional compacted earth footpaths);
- Traditional street planting of Kurrajong trees;
- Typical use of low front fences, a small number of which are backed by tall hedges;
Note: there is no consistent style of fencing, but examples such as simple timber pickets and timber post and rail with woven wire panels are consistent with the traditional development along the street. Low rendered walls with contrasting or projecting brick capping are also consistent with the Inter-War era.
- Varied house designs
*Note: The house designs vary from modest symmetrical cottages to large asymmetrical Federation Queen Anne villas. However, overall the streetscape is unified by two primary periods of development: c.1900-1913 and c.1922-1937.
Key architectural themes include simple cottage, Federation Queen Anne villas, Federation Bungalows and Inter-War Bungalows.*
- Predominance of single storey houses;
- Breakdown of the apparent bulk of the main façade(s) through the varied use of design elements such as projecting wings, shallow projecting window bays and stepped, return or straight verandahs;

- Manner in which the residential development often responded to the extensive views over the town and surrounding countryside, particularly to the north-west and south-west;
- Traditional use of hipped or gable-hipped roofs;
Note: These were enlivened by elements such as varied roof planes, decorative street-front gables (typically with half-timbered detailing), gablet vents and chimneys. They were traditionally finished with terracotta tiles or short-sheet corrugated iron sheeting.
- Prominent chimneys
Note: These vary according to the style and period of the houses, and make an important contribution to the picturesque roofscape.
- Dark, random coursed stone walls with contrasting redbrick quoins for the larger villas dating from c.1900-1914;
- Red face-brick walls;
Note: the colour and texture of the brick was often contrasted against painted or roughcast rendered surfaces
- Roughcast rendered walls;
Note: This was a popular finish in the Inter-war era and was typically used together with red face brickwork to provide varied colour and texture.
- Front verandahs;
Note: All of the contributory houses have verandahs with either bullnose or raked roofs, each with distinctive detailing relating to the period of construction. Many of these were designed to return along one or both sides of the house, providing an outdoors living area and taking advantage of views.
- Panelled entry doors, located under the front verandah or facing the side boundary under a return verandah;
Note: Four or five panel timber doors with moulded timber architraves were common in the Federation era. In the Inter-War period high waisted doors with vertically proportioned lower panels and glazed upper panels became popular, as did full-height glazing to single or double doors.
- Narrow, vertical proportions to timber-framed double-hung or casement windows (set either individually or grouped);
Note: Stained glass (Federation era) and geometric patterned leadlight glass (Inter-War era) was commonly used for key windows, including sidelights and highlights to the main entrance.
- Raked window hoods supported by timber brackets;
Note: These were typically used over the windows to projecting wings (where these were not set under the verandah) and were sometimes also used to shade side windows.
- French doors or full-height double hung windows opening onto verandahs;
- Large, mature trees to private gardens;

- Predominant block width of about 18-20m, with larger blocks for some of the significant early villas.
Note: The block widths vary along the street from about 14-15m (some of the early cottages) to about 35-80m (the larger villa estates). However, the most typical block width is in the order of 18-20m.
- Varied front and side setbacks.
*Note: Front setbacks range from about 2.5m (some of the early cottages) to as much as 35-50m (the larger villa estates). However, the majority of the houses have front gardens that are in the order of 5-10m deep, laid out with lawns, shrubs and trees.
Side setbacks also vary, but the over-riding character is of free-standing houses in a garden setting.*

Key Negative Elements and Characteristics

The following elements do not necessarily reflect poor design, but are not sympathetic to the traditional character of the streetscape (as defined by the pre-1940 development)

- Gaps in the street trees;
- More recent street plantings of eucalypts and callistemon;
- The painting or rendering of traditional face brick and/or stone finishes to the street front facades;
- The mid-twentieth century replacement of a number of roofs using metal sheeting pressed to replicate tiles;
- The mid-twentieth century replacement of some timber verandah posts with metal poles;
- Unsympathetic alterations to the doors and windows to the main façade(s);
- Use of cream, brown and salmon brick for new dwellings.

KEY DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES

For those places that have been assessed as contributory, opportunities for alterations and additions are constrained by the need to conserve contributory fabric and avoid any adverse visual or physical impacts on the traditional streetscape presentation.

For those places that have been assessed as making no contribution, redevelopment is generally permissible, but is constrained by a requirement to complement the traditional streetscape character of the Policy Area.

Over time this will help to protect and enhance the amenity and heritage character of the area.

The key development constraints are summarised below:

- Contributory buildings should not generally be demolished;
- The contributory fabric and traditional streetscape character of contributory buildings should be conserved;
- Conservation works (as relevant to this policy) should generally form an integral part of any major works proposals for contributory buildings;
- New development should respect the bulk, scale, setbacks and detailing of nearby contributory buildings and not adversely impact on streetscape views to those places;
- The height of street front development should be consistent with the traditional eave and ridge heights of nearby contributory houses. Any higher development should be set back from the street and designed so that it does not unduly impact on streetscape views;
- The design of new buildings and major additions, as visible from the main street frontage(s), should be in harmony with the key positive features/elements of the traditional streetscape.
- Other development constraints, such as small lot size or limited opportunities for under-cover off-street parking, will not be accepted as a justification for variation of these guidelines, if such variation is to the detriment of the heritage significance or traditional streetscape character of the Residential Heritage Precinct.

It is not the intention of this policy that new development should mimic the contributory buildings, but rather that high quality modern design should be applied in a complementary manner. Innovative solutions should be investigated, as necessary, to achieve the desired development outcomes without adversely impacting on heritage values.

DEVELOPMENT GUIDELINES

Subdivision and Amalgamation

Further subdivision or amalgamation of sites within a Residential Heritage Precinct will not generally be supported by the Shire unless it is satisfied that:

- (a) The new lot(s) are capable of being developed in a manner that is compatible with the key features/elements of the Residential Heritage Precinct and in a manner that is in harmony with the nearby contributory buildings (inclusive of scale and setbacks).
- (b) The proposal will not adversely impact on the traditional character of the streetscape or on the contributory fabric or setting of any contributory place.

- (c) Any proposed demolition of existing building(s) is consistent with the guidelines for demolition in this Planning Policy.
- (d) The development proposal for the subdivided/amalgamated site is consistent with the guidelines for new development in this Planning Policy.

Demolition

In considering an application for demolition the Shire shall have due regard to the following:

- (a) Applications for demolition of a building, or any part of a building that is visible from the street, will be required to demonstrate that the building fabric to be demolished does not contribute to the heritage significance or traditional streetscape character of the Residential Heritage Precinct.
- (b) Demolition of part of the rear section of a contributory place may be acceptable, but this must include the retention of a meaningful section of the front portion of building. Retention of the façade only (as a 'skin' to a new building) will generally not be considered.
- (c) If it is considered that conservation is not viable due to the degree of structural deterioration, the Shire may consider demolition approval for all or part of a contributory building on the grounds of structural inadequacy, as demonstrated by a detailed structural condition assessment (to be prepared by a qualified structural engineer at the expense of the applicant).

In these cases, the Shire may also seek their own independent advice from a structural engineer with experience in the conservation of heritage buildings.

- (d) If there is evidence that structural inadequacy is a result of a long-term lack of maintenance (otherwise known as demolition by neglect), reconstruction to a known earlier state may be required.
- (e) Demolition approval will not generally be considered for a contributory building solely on the grounds of economic/other gain for redevelopment of the land.
- (f) Demolition of non-contributory buildings will generally be permissible, however the Shire may defer consideration of the application for demolition of any building that addresses the main street frontage(s) until there is a planning approval granted for a new building that complies with this Planning Policy.

Alterations and Additions

General Principles for Contributory Buildings

In considering an application for alterations to contributory buildings within a Residential Heritage Precinct, the Shire shall have due regard to the following:

- (a) New works should not distort an understanding of the original design.
- (b) Alterations should not generally remove, change or obscure contributory fabric or detailing (except as part of required conservation works). This includes, but is not limited to, works impacting on original materials; roof forms and details; wall finishes and details; verandahs; windows and window openings; and doors and door openings.

For example, works that will not generally be supported include:

- Altering the form of the visible roofline (minor, compatible, variations may be acceptable to accommodate additions that are otherwise consistent with this Local Planning Policy).
- Removing prominent chimneys (such works will generally only be supported if a structural report demonstrates that the chimney is unsafe or cannot be reasonably retained for other structural reasons).
- Replacing timber-framed windows with metal-framed windows (where replacement of timber joinery is required the affected elements should be selectively replaced with new, timber joinery to the same profile);
- Painting of previously unpainted surfaces (such as face brick walls);
- Replacing original tiled roofs in corrugated metal sheeting or vice versa;
- Fully or partly enclosing front verandahs.

- (c) Alterations should not introduce new 'heritage' detailing that is inconsistent with the style of the building and/or the physical or documentary evidence, as this distorts an understanding of the original character and design of the place.

For example:

- A simple raked verandah should not be replaced by a new bull-nosed verandah, unless there is documentary or physical evidence that shows that the latter was the original detail.

Note: Careful inspection of the building can sometime reveal evidence of original detailing. For example, if a verandah has been removed or altered, marks on a return walls may reveal the profile of a moulding or the shape of a former roof.

- Ornate friezes, brackets and/or turned timber posts should not be added to the verandahs of simple cottages where there is no evidence that this was part of the original design.

Note: Repaired nail holes and old paint lines to original posts may show the sites of former brackets, timber friezes or handrails.

- Ornate terracotta finials (in the more decorative forms of dragons etc) and decorative crested ridge-capping should not be introduced where there is no evidence that this was part of the original roof design.

- (d) Where original fabric has been previously removed or unsympathetically altered, restoration/reconstruction of the street facades to their original form and detailing is encouraged, where practical.

Where possible, this should be based on evidence such as remaining traces of earlier fabric and/or old photographs of the place. In the absence of sufficient physical or historical information about the individual place, conjectural reconstruction of a missing element or a complementary modern interpretation of the element is generally supported. Conjectural reconstruction or interpretation should be based on an informed analysis of other places of the same age, style, scale and level of detail.

- (e) If contributory fabric has deteriorated to the point where it requires replacement, the use of 'like for like' materials and detailing is encouraged. However, the introduction of alternative materials and techniques that have a similar appearance to the original may also be acceptable, provided the new fabric will not adversely impact on the streetscape character of the place.

For example:

- A corrugated iron roof may be replaced with corrugated iron, Zinalume, or pre-painted corrugated steel in a colour comparable to a traditional painted finish (such as dark red) or unpainted finish (such as light-mid grey).
- New gutters and downpipes shall use traditional profiles, but can be of modern materials that are similar to galvanised iron, such as Zinalume, or pre-painted steel.

As far as practical, restoration/reconstruction of damaged or missing detailing should be undertaken as an integral part of any major development/works programs.

Additions to Contributory Buildings

The heritage values of a Residential Heritage Precinct are embodied in the contributory buildings. In considering an application for additions to such places, the Shire shall have due regard to the following:

- (a) New additions should ideally be located at the rear of a contributory building and not impact on streetscape views.
- (b) No additions or new structures (including patios, carports, garages, gazebos etc) are permitted within the front setback of the existing building, unless it can be clearly demonstrated that the new structure will not:
- Dominate the contributory building;
 - Obscure streetscape views of the original building, or a nearby contributory building;
 - Adversely impact on the traditional streetscape character of the Residential Heritage Precinct.

- (c) In terms of detailing, materials and finishes, additions that are visible from the street may be in the same general style as the existing building or designed in an openly contemporary, but still sympathetic, manner.

For example:

- Additions to a face brick dwelling could use matching face brickwork, a complementary traditional finish, such as rendered brick, or be constructed of carefully detailed contrasting fabric, such as glass and steel.
- Framed additions to a timber framed, weatherboard clad dwelling could use matching weatherboards, flat fibrous cement sheets or a modern contrasting cladding, such as pre-painted corrugated steel sheeting.

Note: Where visible from the street, roofs of alterations or additions should generally be clad in materials that match the existing.

- (d) Additions that are visible from the main street frontage(s) should be carefully designed to:
- Ensure the original part of the building remains the prominent element in streetscape views to the site and that its original design and scale can be readily understood;
 - Respect the scale, massing, proportions and materials of the existing building and its key design elements, including consideration of the original:
 - Plan form
 - Roof form (including the height of the ridgeline, roof pitch, and the width and style of eaves overhangs)
 - Height of the wall plate
 - Proportions of door and window openings
 - Balance of walls to openings
 - Balance of different materials and colours;
 - Involve the least possible alteration to the contributory fabric, and not remove or obscure significant elements/details;
 - Not adversely impact on public views of this or other near-by contributory buildings.
- (e) Where additions to the side of a contributory place are the only feasible option, the new fabric should be set back from the main façade by a minimum of 1.2m from the closest section of the existing front wall. This includes structures such as carports, garages, patios and new verandahs. Two storey additions to the side of a contributory single storey residence will not generally be supported.
- (f) Where second storey additions to a contributory place are the only feasible option, they should be located towards the rear of the building and should not be prominent in pedestrian views from the opposite side of the street. Second storey additions over the main roofline of the original house (excluding rear wings or rear skillion additions) will not generally be supported.

- (g) Loft additions may be constructed where there is sufficient space within the existing roof, and where any required alterations to the roofline (including dormer windows or skylights) will not be prominent in streetscape views. Any associated alterations to the original roofline should generally be located on the rear roof plane or towards the rear of side roof planes.
- (h) Any new garages or carports visible from the street frontage(s) of existing buildings shall be designed as secondary elements that do not obscure views of the building or negatively impact on streetscape views.
- (i) If any proposed additions may be visible from the street, the Development Application will need to clearly document the bulk of the proposed addition in relation to the contributory building.

The applicant may also be requested to submit a continuous street elevation that includes the buildings on either side of the subject site, in accordance with Clause 63 of the deemed provisions for local planning schemes.

- (j) If an addition may adversely impact on public views to the contributory building, or a near-by contributory building, the Shire may also require a Heritage Impact Statement to be prepared by the applicant.

Figure 14: General location for additions (indicative sketch only)

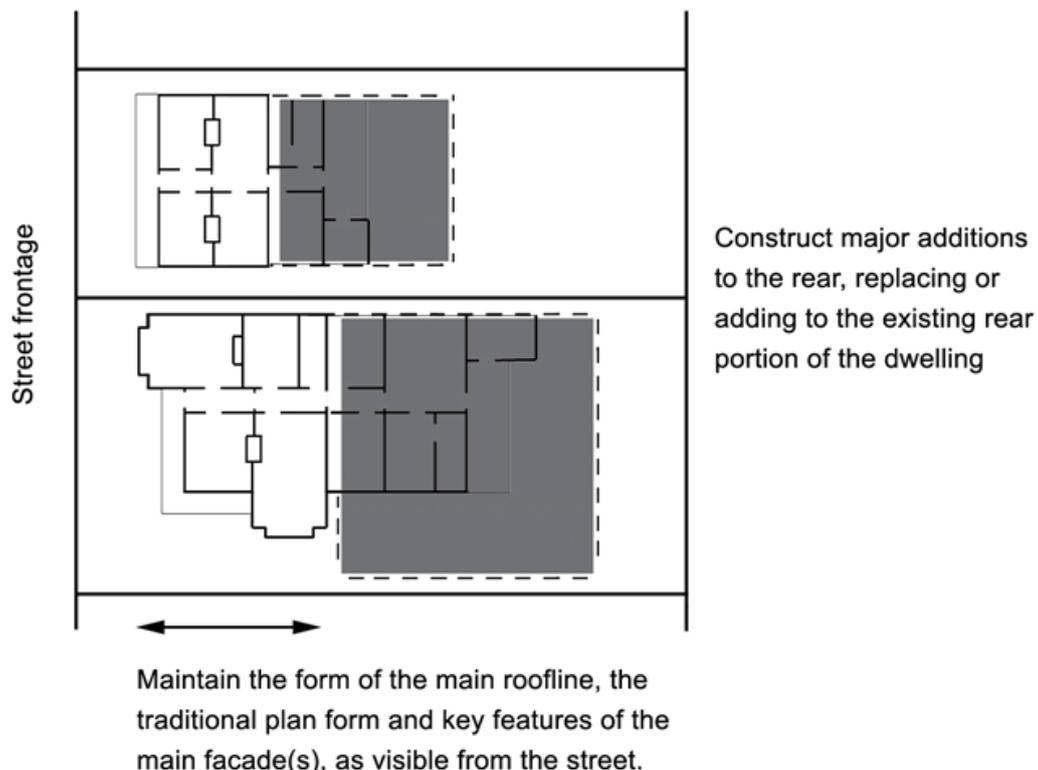
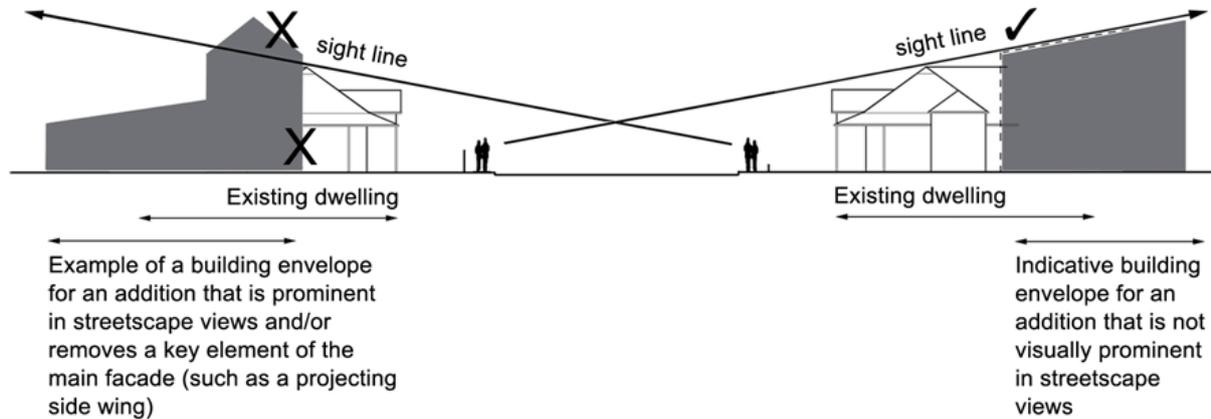


Figure 15: General location for additions - sightlines (indicative sketch only)



Alterations / Additions to Non-Contributory Buildings

Alterations and additions to non-contributory places provide an opportunity to improve the aesthetic qualities of the area by respecting and interpreting the key features and elements of the Residential Heritage Precinct.

- (a) Additions should not change the bulk, scale or proportions of a non-contributory place in a manner that increases its visual impact on the immediate streetscape.

The aim of this is to ensure that streetscape views focus on the nearby contributory buildings and, in general, it means that large additions should be located towards the rear of the site.

- (b) When new works are proposed for a place that was constructed in the same period as the contributory buildings, but which has been extensively altered over time, then alterations that will help to return the place towards an earlier (contributory) state are encouraged. Alternatively, new works may aim to modernise the place in a manner that is sympathetic with the traditional streetscape (based on the principles for new development).
- (c) When alterations and additions are proposed for non-contributory buildings that have no historical association with the assessed cultural heritage values of the Residential Heritage Precinct, no attempt should be made to confuse an understanding of the area by adapting these places in a reproduction 'heritage' style.

Where alterations and additions are proposed for such places consideration should be given to the following points:

- If the scale, form and materials of the place are broadly compatible with the traditional streetscape then the new works can be based on the original design of the place or adapt it in a manner that is

sympathetic with the traditional streetscape (based on the principles for new development).

- If the place (or any of its component parts) is intrusive within the streetscape, then the new works should aim to adapt the place in a manner that is more sympathetic with the traditional streetscape.

New Development

New development on non-contributory sites presents an opportunity for good modern design that complements the traditional streetscape character and harmonises with the nearby contributory buildings, without overtly mimicking heritage styles or detailing.

Where appropriate opportunities exist for the development of a new building (or prominent additions to a non-contributory building), innovative solutions are encouraged, subject to the following guidelines.

General

- (a) The construction of a new building will only be considered where the guidelines for subdivision/amalgamation and demolition and have been met, as relevant (see above).
- (b) New buildings and additions to non-contributory places should not adversely impact on public views to any near-by contributory building(s).

For example: if a large new building is proposed adjacent to a small single storey contributory building, the bulk, scale, setbacks and detailing at the street frontage should be carefully designed to ensure that it does not overwhelm the contributory place.

- (c) Contemporary designs should respond to, and interpret, the articulation and detail of nearby contributory buildings in a modern and sympathetic way. This requires careful attention to design aspects such as the:
 - Roof form (including the height of the ridgeline, roof pitch, and the width and style of eaves overhangs)
 - Height of the wall plate;
 - Street front plan form and width;
 - Use of front verandahs;
 - Location of main entries;
 - Proportions of door and window openings
 - Balance of walls to openings
 - Balance of different materials and colours.

- (d) 'Reproduction' heritage styles and applied 'heritage' detailing detract from an understanding and appreciation of the contributory buildings and will generally not be supported.

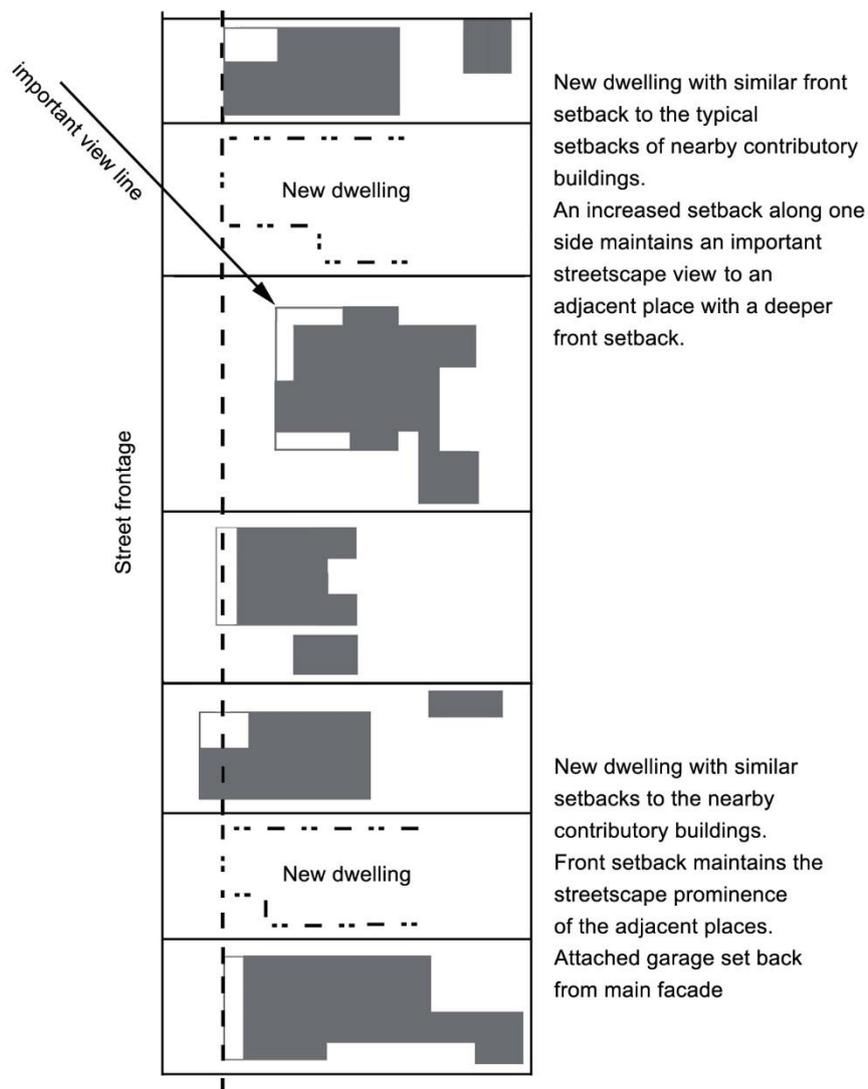
For example: decorative detailing such as turned timber verandah posts, turned timber finials, Victorian style iron lacework and Federation style timber brackets and valances, should generally not be applied to new dwellings in a heritage area.

- (e) The applicant may be requested to submit a schedule of finishes and/or a continuous street elevation that includes the buildings on either side of the subject site, in accordance with Clause 9.3 of the Shire of Northam Local Planning Scheme No 6.

Orientation and setbacks

- (a) Where visible from the street, the orientation of new buildings (or prominent additions to non-contributory places) must match the traditional orientation of nearby contributory buildings.
- (b) If intersecting streets are both included in a Residential Heritage Precinct, any new development or major additions on a corner block shall respect the traditional pattern of development and streetscape character of both frontages (acknowledging the traditional development of a primary and secondary façade).
- (c) New buildings should be constructed with setbacks from the front boundaries similar to the typical setbacks of nearby contributory buildings.
- (d) A new building should not be built forward of an adjacent contributory building, unless it can be clearly demonstrated that this will not adversely impact on the traditional streetscape values of the Residential Heritage Precinct and/or views to the adjacent and nearby contributory buildings.
- (e) For the extent that side boundaries are clearly visible from the street, they should be similar to the typical side setbacks for nearby contributory buildings.

Figure 16: Setbacks for new buildings (Indicative sketch only)



Scale and Form

- (a) New buildings, as viewed from the street frontage(s), should be of similar form, bulk, scale, proportions, height and level of articulation as the contributory buildings in the Residential Heritage Precinct.

In particular, the manner in which articulation is used, and the height, size and shape of the roof, are key elements that can help a contemporary building blend into a heritage streetscape.

- (b) If the traditional streetscape is predominantly single storey, new buildings that present as two storeys to the street frontage will not generally be permitted. In this case, any two-storey section(s) should not be visually prominent in pedestrian views from the opposite side of the street (similar to the principles illustrated in Figure 2).

Figure 17: Example of a broad design envelope for a new building (Indicative sketch only)

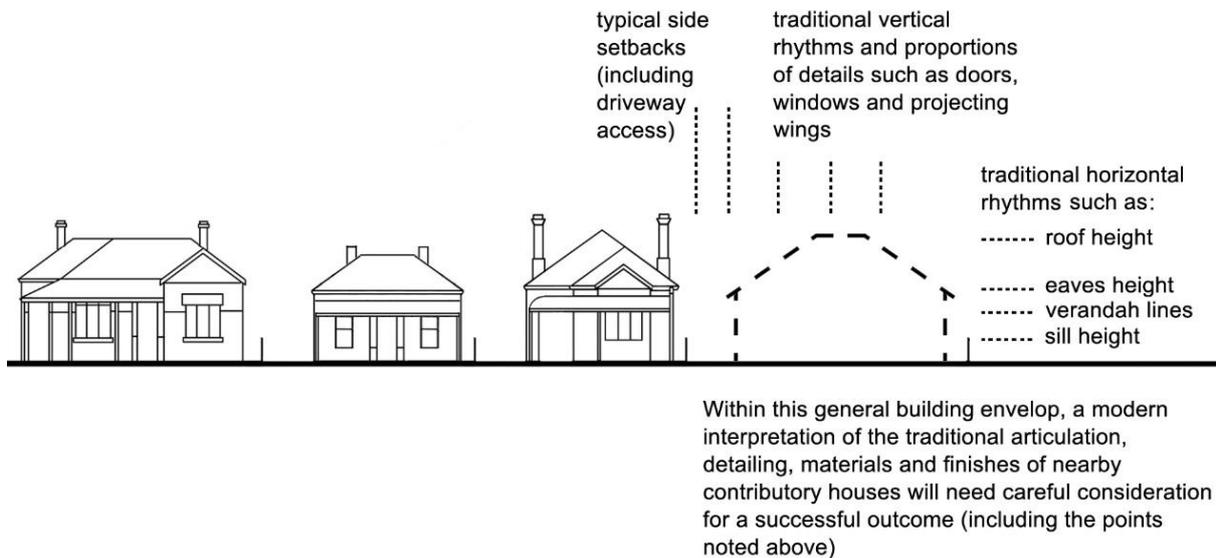


Figure 18: Examples of inappropriate infill within a heritage precinct (Indicative sketch only)



Boundary Fences

The treatment of the front boundary and of the return boundaries (back to the front walls of the house) makes a major impact on the streetscape character of a Residential Heritage Precinct.

- (a) Fencing is required where this has been a traditional development characteristic of the streetscape.
- (b) All new fences shall be designed to complement the style of the existing building and the traditional streetscape character.

Fences in traditional styles (appropriate to the age, style and scale of the building) are preferred for contributory buildings. Modern fence styles of a simple design are preferred for non-contributory buildings.

For example: Subject to the nature of the associated place, traditional fencing can include styles such as timber post and rail with woven wire panels; timber pickets with gothic or acorn shaped heads (for early twentieth century places); timber pickets with square heads, with a flat or stepped design and/or a top rail (from the early twentieth century and into the Inter-War era); low pier and plinth masonry (for later Inter-War houses); masonry piers with spear-head palisades (early twentieth century); masonry piers with wrought iron panels (Inter-War era).

All of the above were sometimes backed by clipped hedges.

- (c) New fences should be designed to retain clear public views to the front of each house and open streetscape views.
- (d) Boundary walls or fences that are located forward of the building line shall be no more than 1.2 metres high.
- (e) The main panels of masonry walls and plinths should be limited to approximately 300-600mm above footpath level.
- (f) Large masonry posts will only be acceptable where used for traditional fence styles to the street frontage of a large villa on a wide block.
- (g) High masonry walls and high solid panels are not permitted along the front and return boundaries in a Residential Heritage Precinct.

Off Street Parking

The following points must be considered in addition to the guidelines for additions and new development (above):

- (a) As far as possible, access for carports or garages should be alongside driveways or, where available, from side streets or rear lanes.
- (b) Any new driveways and hardstands at or near the front of the site should be designed to minimise the visual and physical impact on the setting of the contributory buildings and the streetscape.
- (c) Carports or garages should generally be set back from the main facade.
- (d) Carports or garages should not visually dominate the primary or secondary street frontage of the place;
- (e) Carports or garages should comprise no more than 33% of the main frontage.
- (f) The design of carports and garages or other outbuildings on land containing a contributory place should:

- not extend design elements of a contributory place (such as verandahs, roof lines or historic detailing) at the same alignment as the main facade; and
 - not incorporate undercroft parking or other parking or access arrangements that are not in keeping with heritage character of the area.
- (g) Larger carports, garages, hardstands and sheds can generally be located towards the rear of the site.

Colour Schemes

Colour schemes should be complementary to the traditional character of both the house and the streetscape, while still retaining a level of diversity and interest.

- (a) Painted surfaces can be repainted in any complementary colour scheme, but the use of a traditional colour scheme or reinstatement of the original colour schemes is encouraged.

Note: The simplest method of choosing a 'traditional' paint scheme for a contributory building is to refer to the 'heritage' paint charts provided by many of the commercial paint companies (particularly at their web sites) and/or to refer to other on-line sites that illustrate suitable paint schemes for different house styles and periods (recognising that different colours became available/popular at different times).

If owners are interested in undertaking additional research, there are many publications available that focus on houses of the Late Victorian, Federation and Inter-War eras and a small number that focus more specifically on heritage colour schemes (such as *Colour Schemes for Old Australian Houses* and *More Colour Schemes for Old Australian Houses*, both written by Evans, Lucas and Stapleton, and published by The Flannel Flower Press). Historical photographs of similar houses can also provide important information about the traditional colour variation across the different parts of a façade and the balance of light and dark. For example, in the early twentieth century, light to medium colours were typically used for painted walls, with either lighter or darker contrasting colours for mouldings, verandah posts and trim. For complex trim or rendered moulding, additional complementary colours were sometimes used to accentuate the detailing. During the inter-war years, however, paint schemes were generally more restrained.

In many cases, physical evidence of former paint schemes can be investigated by paint scrapes (using a sharp scalpel to cut diagonally through the paint layers), by careful sanding or by applying successive layers of chemical strippers to small areas to reveal the layers of old paint. The aim of the last two methods is to carefully reveal the various layers of paint by working in either concentric circles or "ladders" (retaining sections of each level for comparison). As different colours are likely to have been applied to various features, the investigation should consider the different parts of the building – noting that surface colours may have faded over time and that

the lowest layer, and possibly some intervening layers, are likely to have been undercoats.

A comparison of the findings of these investigations with colours from 'heritage' paint charts can help owners approximate the original and later colour schemes. This can then be used as the basis for reinstating an early colour scheme, interpreting that scheme to suit personal preferences, or selecting a complementary modern scheme.

If a fully authentic result is desired, professional advice and analysis is recommended.

- (b) If a modern colour scheme is used this should sympathetically interpret traditional colour schemes (as discussed above), as relevant to the age and style of the place.
- (c) Contributory fabric that is unpainted (such as face-brick walls) should not be rendered or painted.
- (d) Where some of the painted surfaces of a contributory building were traditionally unpainted careful removal of the paint and conservation of the underlying surface is encouraged, if practical. If the painted finish is to be retained, the selection of new paintwork that interprets the traditional colour balance across the different parts of the façade is encouraged.

For example: Painted brick walls could be repainted in a dark brown or red, selected to closely match the colour of the original brickwork, with a lighter cream/buff colour for rendered areas such as window sills.

- (e) Where repainting of non-contributory buildings is proposed, this should use a palette that is complementary to both the overall streetscape and the style of the individual place. However, overtly 'heritage' colour schemes are not required, and are generally not appropriate, for non-contributory buildings or modern infill.

The applicant may be required to provide a detailed schedule of all finishes, including materials and colours in accordance with Clause 9.3 of the Shire of Northam Local Planning Scheme No 6.

Incidental Development

Any new solar systems, climate control systems, telecommunications equipment, exhaust vents, or other modern services should be to be installed in locations that are not intrusive in views to the place from the main street frontage(s). Where this may impact on the effectiveness of services such as solar panels then alternative measures, such as angled frames on rear skillions, should be used.

Public Realm

The public realm (comprising the roadways, lanes, footpaths, verges, gutters, street trees, street lighting etc) has a major impact on the traditional streetscape character of a Residential Heritage Precinct.

All private proposals for changes to the verge within a Residential Heritage Precinct must be submitted to the Shire for approval.

Maintenance

- (a) Where issues relating to current or potential deterioration of the contributory fabric are identified, maintenance or repair is encouraged, but is not required as a stand-alone project under this Planning Policy.
- (b) If major works are proposed to a contributory building, maintenance (and any other urgent conservation works) should generally be undertaken as an integral part of the project.
- (c) Where maintenance of contributory fabric is undertaken the work should be in accordance with the conservation principles under Section 2.2.
- (d) A long-term lack of maintenance, which results in structural inadequacy (referred to as demolition by neglect), may lead to a requirement for reconstruction of the contributory fabric as an integral part of any new development proposal.