

Boans Warehouse Character Area Local Planning Policy

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1. Citation

This is a local planning policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This policy may be cited as the *Boans Warehouse Character Area Local Planning Policy*.

2. Purpose and Application

2.1 Purpose

The purpose of this policy is to:

- (a) Define the boundaries of and the characteristics of the Boans Warehouse Character Area.
- (b) Guide appropriate design outcomes for development within the character area.

2.2 Application

This policy applies to all applications for development approval within the Boans Warehouse Character Area, the extent of which is shown in Figure 1.

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



Figure 1. Boans Warehouse Character Area

2.3 Relationship to other Planning Documents

This policy should be read in conjunction with the City of Perth Local Planning Scheme No. 3 (LPS3) and other relevant local planning policies, including the *Claisebrook Village Local Planning Policy*.

Where this policy is inconsistent with LPS3, the provisions of LPS3 prevail to the extent of any inconsistency.

Where this policy is inconsistent with other relevant local planning policies, the provisions of this policy prevail to the extent of any inconsistency.

2.3.1 Relationship to the Residential Design Codes

For residential development within the Boans Warehouse Character Area, this policy should be read in conjunction with the *Residential Design Codes Volume 2* (R-Codes Volume 2) and the *Residential Design (Variation of R-Codes) Local Planning Policy*.

This policy amends, replaces or augments the Acceptable Outcomes of the R-Codes Volume 2 as detailed in Table 1.

Table 1. Relationship to the R-Codes Volume 2

Design Element	Acceptable Outcome Modification	Applicable Provision
2.2 Building Height	Replace A2.2.1	4.1
2.3 Street Setbacks	Replace A2.3.1	4.1
2.4 Side and rear setbacks	Replace A2.4.1	4.1
3.3 Tree Canopy and Deep Soil Areas	Augment A3.3.5	6.4(c)
3.8 Vehicle Access	Augment A3.8.1	6.2(a)
4.4 Private Open Space and Balconies	Augment A4.4.1	6.1
4.13 Adaptive Reuse	Augment A4.13.1, 4.13.2	4.1, 4.2, 4.3, 4.4, 4.5, 5.1, 5.2, 5.3, 5.4, 5.5, 6.4
4.18 Utilities	Augment A4.18.1, A4.18.3	4.6(b)

3. Character Statement

This historic building complex is state heritage registered and presents an opportunity to provide a continuum with the history of East Perth and the changing uses on this land over time. The following approach to retention of the buildings' heritage qualities sets out those matters which the local

government requires to be done, those matters which It would like to see done and those matters which may be resolved through negotiation with the local government.

4. Retention, Replacement and Treatment of Built Fabric

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

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

4.1 Building Form

- (a) The building form and envelope to be retained, with only minor projections permitted.
- (b) All structural elements of the main roof forms, including timber trusses, timber columns and steel columns shall be retained, providing these satisfy Building Code of Australia (BCA) fire regulations in relation to proposed uses.
- (c) Make good to the structure of columns and trusses in the central warehouse of Parcel 2 on the lower floor where there has been some loss of structural integrity, and elsewhere as may be necessary.

4.2 Roof Form

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

4.3 Walls

4.3.1 External

- (a) All external red brick walls to retain a face finish (no painting or rendering permitted).
- (b) Use corrugated metal sheeting on walls to the west end with either a Zinalume or Colorbond “Homestead” finish.
- (c) Concrete lintels to openings to remain unpainted.

- (d) Retain all openings for windows, doors and venting (purpose may be changed e.g. vents may become windows).
- (e) Retain steel framed windows and remove wire protection screens affixed to walls externally.
- (f) Retain square section downpipes and large rain heads where these are visible to the street.
- (g) Retain main timber boarded doors, with mechanisation of manual opening systems if desired.
- (h) Retain lifting beams as a decorative and historical element.
- (i) Remove all exposed wiring, cabling and pipework other than roof plumbing from the street facades and conceal from public view.
- (j) No projections or “add-ons” may be made to the existing built fabric where these would address public streets (e.g. balconies, canopies, bay or dormer windows, fly screens, security screens, roof projections).

4.3.2 Internal

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

4.4 Floors

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

4.5 Colours

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

5. Permitted and Encouraged Changes to the Built Fabric

5.1 Building Form

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

5.2 Roof Form

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

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

5.3 Walls

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

5.4 Floors

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

5.5 Services and Decorative elements

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

6. Other Development Provisions

6.1 Open Space

- (a) An area of private open space shall be provided for the majority of dwellings, directly accessible from a living area. Where dwellings do not have private open space, provide an area of usable, semi-private communal open space for the use of occupants.
- (b) All open space must be of usable area and dimensions, with a northern orientation where possible. It may take the form of ground level space, balconies or roof decks.

- (c) Balconies shall not address the public streets however they may address the western lane. Roof decks shall not be visible from any external street or lane.
- (d) No open space required for non-residential uses.

6.2 Access and Parking

- (a) Vehicle access to each shall be provided off the western access lane and/or off Glyde Street utilising the existing large door openings to the warehouses. Through vehicle access on the lane between Brown and Saunders Street is not intended, although pedestrians will have full access.

6.3 Landscape

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

6.4 Integration of Art

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

6.5 Services

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