

# Local Planning Policy – Beaufort Street and Centres in Heritage Areas

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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* and Local Planning Scheme No. 4. This Policy may be cited as Local Planning Policy (LPP) Beaufort Street and Heritage Area Centres.

## 2. INTRODUCTION

The purpose of this policy is to ensure that the heritage character of Beaufort Street and the adjacent Heritage Areas is retained, protected, and reflected in new development. The Policy provides a framework for the assessment of development applications where the policy applies.

The retention of the heritage buildings, gardens and streetscapes is important in maintaining the character of the area. While many buildings in the area are important in their own right, and are afforded protection, many others contribute to the character of the area. For this reason, new development should respect this existing character, and be designed in a way that respects and contributes to the preservation of existing streetscapes and heritage buildings.

A number of architectural styles have been developed and are included within this Policy to demonstrate how protection of the heritage character of the area can be achieved while permitting development to occur.

## 3. OBJECTIVES

The key objectives of this Policy are to: -

- a) Ensure the retention of buildings in areas subject of this policy built prior to 1960, where the architectural style of the building is generally intact;
- b) To enhance the pedestrian-oriented urban character of Beaufort Street by maintaining the attractiveness of the existing character shopfront buildings whilst providing for intensification above ground floor, and intensification of other sites;
- c) Ensure new buildings, alterations and additions to existing buildings, carports, garages and front fences are in keeping with the heritage character of the area, respect the scale and proportions of surrounding buildings, and are designed to fit into the existing streetscape;
- d) Ensure new buildings embody the architectural styles set out in this policy where appropriate;
- e) To ensure that new development and buildings enhance the character, heritage and amenity of Beaufort Street and adjacent Heritage Areas;
- f) To ensure the redevelopment or works to existing pre 1960's buildings are in keeping with its original architectural style;

- g) To ensure new and refurbished shop fronts reflect the original shop front design, materials and details;
- h) Ensure new fencing forward of the building alignment are of a design, material and colour that is complementary to the style and character of the area and building to which they belong;
- i) Ensure alterations and additions support environmentally sustainable design which respects the traditional character of the area; and
- j) To encourage vibrant and attractive commercial and mixed use developments that are well designed, with functional and efficient building and site layouts.

#### **4. APPLICATION OF THIS POLICY**

This policy applies to all development proposals for properties fronting Beaufort Street, and land zoned Local Centre within the Heritage Areas outside of Beaufort Street, as identified on Figure 1 below.



*Figure 1 – Areas subject to this Policy*

Where there is an inconsistency between the provisions of this Policy and other Policies the provisions of this Policy prevails.

For built form requirements relating to mixed-use and residential development, please refer to the applicable standards and guidelines set out in the Residential Design Codes.

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<b>Application of the Policy</b>	
<b>Section of the Policy</b>	<b>What typologies of development it applies to</b>
Part 6 Demolition and Traditional Buildings	Applies to all typologies including Residential, Mixed Use and Commercial.
Part 7 Architectural Styles	Applies to all typologies including Residential, Mixed Use and Commercial.
Part 8 Commercial Provisions	Applies to solely Commercial (non-residential or mixed-use) development only.
Part 9 Residential and Mixed Use Provisions	Applies to residential and mixed use development (including additions to traditional buildings) only.
Part 10 Private Community Purposes Provisions	Applies to development of sites zoned Private Community Purposes
Part 11 Exemptions	Applies to all typologies including Residential, Mixed Use and Commercial.

## **5. HERITAGE AREA ANALYSIS**

### **5.1. History of Beaufort Street and Commercial Areas**

Beaufort Street developed as the principal commercial spine serving the residential suburbs of Mount Lawley, Menora, and Inglewood. Its growth was closely tied to the expansion of Perth during the gold boom era and the introduction of the tramline from Barrack Street Jetty to Walcott Street in 1902, which encouraged commercial activity along the southern end of Beaufort Street.

Early commercial development occurred in two distinct phases:

- 1905–1914: The first wave of shops and mixed-use buildings appeared near Walcott Street, reflecting Federation-era architectural styles such as Federation Free Classical and Queen Anne.
- 1935–1940: A second major phase introduced Inter-War styles, including Art Deco, Functionalist, and Spanish Mission, coinciding with the rise of motor transport and suburban growth.

Key landmarks include:

- Astor Theatre (1914, substantially remodelled 1939) – an iconic entertainment venue showcasing Inter-War Art Deco detailing.
- Beaucott Building (1905, remodelled 1937) – a prominent corner commercial block with Federation and Functionalist influences.
- Commonwealth Bank (1938) – 672a Beaufort Street, Mount Lawley a fine example of Inter-War commercial architecture.
- Civic Hotel (1940) and Inglewood Hotel (1935–36) – social hubs reflecting Spanish Mission and Functionalist styles.
- Mount Lawley News (1910), 668 Beaufort Street, Mount Lawley;
- Civic Theatre (former) (1936), at the corner of Beaufort Street and Dundas Road, Inglewood.

Single-storey shops and corner stores proliferated along Beaufort Street and the Heritage Areas centres during this period, typically modest in scale with rendered brick parapets, recessed entries,

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and awnings over the footpath. These buildings formed cohesive groups that contributed to the “main street” character of the area.

## 5.2. Character Statements

### South West Precinct

The South West Precinct, between Walcott Street and First Avenue, contains the most active commercial zone in the study area focussed around the Walcott Street intersection.

This south end was the earliest portion of Beaufort Street to develop, encouraged by the construction of the tramline from the Barrack Street Jetty to Walcott Street, completed in 1902.

Buildings in this southern portion reflect three key periods of commercial development in the locality – 1905 to 1914; 1935 to 1940 and the 1970s. From the first two periods, there are richly detailed two-storey and single storey commercial buildings in a variety of styles with nil setbacks, decorative parapets and awnings, focused near Walcott Street. In the 1970s a number of original residential buildings, which flanked the commercial hub were demolished to enable its expansion of commercial activities. Beyond this there are groupings of large Federation Bungalows, mostly converted to office and medical suites, which retain much of their traditional detailing and provide a sprinkling of green with their landscaped front setback areas.

The form and scale rarely exceed two storeys except at Perth College, whose grounds are extensive in this Precinct.

Generally, the finish of traditional buildings in the South West precinct is more finely detailed and of a higher quality than in the Middle and North East Precincts

### Middle Precinct

The Middle Precinct, between First and Seventh Avenues, is characterised by a mix of historic residential and low-scale commercial development including a number of intact streetscapes of Inter-War housing styles, and rows of single storey shops with corner stores. Several two-storey blocks of Inter-War flats also contribute to the historic residential character of this precinct. In some instances former residences have been converted for commercial use, similar to the South West precinct – most notably a group between Central and Sixth Avenues, and near the corner of Third Avenue, though many original residences continue to be used for this purpose.

Generally, the traditional buildings in the Middle Precinct are less finely detailed than those in the South West Precinct.

The Inglewood Hotel represents the only major landmark in the precinct; however the Inglewood Clock Tower is visible.

In parts of the Middle Precinct the historic character has been undermined by commercial developments, which were constructed primarily in the 1970s and 1980s. The form of these intrusive developments reflects the growing dominance of car transportation at the time, with bitumised car parking common in large set-back areas in front of commercial buildings, several petrol stations and car sales yard (one now demolished, leaving a vacant bitumised site).

Late Twentieth and Early Twenty-first Century townhouse developments also feature throughout the Middle precinct.

### North East Precinct

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The Northeast Precinct was originally developed primarily in the Inter War period. An article in the Perth Daily News (Saturday 28 March 1936, p.18) described the newly complete Civic Theatre as “a symbol of the rapid development of Inglewood and must inspire confidence in prospective homebuilders”, indicating that the area was in the early stage of development at this time. The Inglewood Clock Town (former Civic Theatre) remains a key local landmark, in addition to the Civic Hotel at the northern end of the Precinct.

The historic character of the Northeast Precinct is primarily characterised by strips of simple single-storey Inter-War shops, and relatively modest single Inter War dwellings. Similarly to the Middle Precinct, the traditional buildings in the Northeast Precinct are less finely detailed than those in the Southwest Precinct.

The historic character of the Precinct has been somewhat eroded by intrusive development in the 1970s, 1980s and 1990s, the southern side of Beaufort between Ninth and Eleventh Avenues; and the area north of Stuart Street (excluding the Civic Hotel).

A trend towards medium density (2 and 3 storey) townhouse and mixed-use infill developments has occurred in the last decade, as Inglewood’s proximity to the City and existing amenities prove attractive to developers.

### 5.3 Statement of Significance

Beaufort Street and the Heritage Area commercial precincts are of aesthetic, historic, and social significance for the following reasons:

#### Historic Value

- Demonstrates the evolution of Perth’s suburban commercial development from the early 1900s through the mid-20th century.
- Reflects the impact of transport infrastructure (tramline and later motor vehicles) on urban growth and land use.

#### Aesthetic Value

- Contains a highly intact collection of early 20th-century commercial buildings exhibiting Federation, Inter-War Art Deco, Functionalist, and Spanish Mission styles.
- Maintains traditional “main street” characteristics: zero front setbacks, parapet walls, continuous awnings, and fine-grain shopfronts.

#### Social Value

- Historically served as a focal point for community life, commerce, and entertainment for residents of Mount Lawley, Menora, and Inglewood.
- Includes landmark buildings such as theatres, hotels, and corner stores that remain important community meeting places.

#### Representative Value

- Exemplifies the architectural and planning principles of early suburban commercial strips in Western Australia.

- Provides a tangible link to the cultural and economic development of Perth during the gold boom and inter-war periods.

## **6. DEMOLITION AND TRADITIONAL BUILDINGS**

### **6.1 Retention of Traditional Buildings**

For the reasons identified above, a key objective of this Policy is the retention and conservation of traditional buildings built prior to 1960 within the Heritage Areas. To ensure this occurs, the City assess, through a development application process, the merits of demolition of a traditional building separately to considering any future redevelopment proposal.

Development proposals proposing demolition of traditional buildings are to include a written justification for the proposed demolition addressing the points below.

- Provide evidence that the building was constructed from 1960 onward;
- Detail why the building is no longer an intact example of its architectural style (not including additions), addressing its form, scale, materials and detailing;
- Detail (with evidence from a qualified structural engineer or equivalent) why the building is structurally unsafe and irredeemable, and the conservation of the building is not viable (property owners are responsible for the maintenance of their asset and allowing a property to fall into disrepair will not facilitate an approval for demolition). Only where the building has been identified as an 'intrusive' or 'neutral' place (buildings of more recent design), consideration can be given to varying this requirement.

It should not be assumed that approval will be given for the demolition of traditional buildings.

### **6.2 Partial Demolition of a Building**

Demolition of a minor portion of a traditional building may be considered during assessment of a substantive redevelopment proposal.

The demolition proposal must meet the objectives of this policy, including the retention and conservation of traditional buildings built prior to 1960. Demolition of large portions of a traditional building, or removal of original features from the front façade are unlikely to meet this requirement.

A partial demolition proposal must show the extent of the roof and wall fabric being retained. A practising structural engineer's plan, specification and detail is required to accompany an associated Building Permit application to demonstrate how the structural integrity of the existing structure will be maintained during demolition and building works.

The details are to include and not limited to:

- a) Methodology statement of work sequence;
- b) Details of proposed connection to the new work;
- c) Detail of any support of existing floor, walls and roof structures required;
- d) Details of any foundation support required.
- e) Additions to traditional buildings

## 6.3 Additions to Traditional Buildings

All works to traditional buildings constructed prior to 1960 must ensure the retention of the building's traditional character. The provisions of Local Planning Policy – Character Retention Mount Lawley and Menora Heritage Areas or Local Planning Policy – Character Retention Inglewood Heritage Area apply to any works proposed to a traditional residential building, regardless of whether the dwelling is used for commercial purposes and must be consistent with the appropriate architectural style.

No additions to the traditional buildings shall occur within the front setback area, unless restoring an original feature in the original architectural style (e.g., a verandah).

## 7.0 ARCHITECTURAL STYLES

### 7.1 Context and Character Analysis

Development that proposes comprehensive redevelopment of land subject to this Policy must include a written and illustrated context and character analysis which demonstrates:

- a) How the proposal preserves the existing and future character of the area;
- b) Where colour and material selections has been chosen from showing examples within the area; and
- c) Which architectural style is proposed demonstrating key elements of the chosen style and how it relates to its streetscape and area.

### 7.2 Typical Architectural Styles

As an important arterial route into the Perth CBD Beaufort Street is ideally located to contribute to accommodating the City's future population and housing needs. While zoning is in place to facilitate population growth, this needs to be carefully managed to ensure the character of the Heritage Area is maintained.

This Policy identifies the following four architectural styles that illustrate how new development can enhance and respect the heritage, character, and amenity of Beaufort Street:

- Art Deco
- Brick Simple
- Brick Decorated
- Light Classical

These are shown in Appendix 1. All new development within centres and along Beaufort Street should adhere to one of these architectural styles.

### 7.3 Facades

The following provisions supplement the Architectural Styles:

- a) Vertical building façade elements such as columns and windows shall run from ground level to the top of the building in a continuous alignment and not be introduced randomly;

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- b) Horizontal building façade elements such as banding and windows shall run the full extent of the building in a continuous alignment and not be in a random arrangement;
- c) Curved and angular building façade elements, such as corner features or balconies, shall be uniform and be consistent in size and shape and not be introduced randomly;
- d) Colours or patterns on facades must follow the symmetry of the building and be traditional in style and not be dispersed randomly across a façade; and
- e) Building façades shall include sufficient detail in accordance with the nominated architectural style and not be bland and without appropriate detail.

## 7.4 Openings

The following provisions supplement the Architectural Styles:

- a) All openings and other architectural features shall align vertically from floor to floor, except where tops of buildings step back or down to be sympathetic to lower neighbouring buildings; and
- b) The component of glazing in any upper floor façade facing a street shall be limited to a maximum of 40%.

## 7.5 Additional Styles

- a) Additional architectural styles derived from pre-1960's buildings present along Beaufort Street or within the Centres will be considered where the applicant can demonstrate that the design of the building will enhance the heritage, character and amenity of the Streetscape to which it belongs.
- b) Proponents wishing to use an additional architectural style shall provide a stylistic explanation highlighting how the style will enhance the heritage, character and amenity of the Streetscape to which it belongs.

# 8 COMMERCIAL PROVISIONS

## 8.1 Primary Controls

- a) All development is to be designed in accordance with the building height, lot boundary setbacks, plot ratio (if applicable), site cover (if applicable) and overshadowing requirements of the Residential Design Codes (R-Codes) applicable to the assigned density code. Unless otherwise specified in these provisions.
- b) Buildings to be set back from the street boundary by either:
  - The average setback of existing dwellings on adjoining properties fronting the same street or
  - The minimum setback required under the R-Codes,whichever is greater.

- c) For the purposes of Primary Controls 8.1 (a) and (b), R-Codes Volume 1 Part C applies to land coded less than R80 and the R-Codes Vol.2 applies to land coded R80 and above.

## 8.2 Activation and Access

- a) Buildings must address the street with a clearly defined entry point visible and accessible from the street.
- b) At the ground level, buildings should address the primary street with a primary entrance and a commercial facade that is transparent over at least 50% of the area of the façade.
- c) The facades of buildings facing the public realm shall be articulated and avoid expanses of untreated blank walls.
- d) The development is to incorporate clear pedestrian paths that are separated from vehicle access and parking areas.

## 8.3 Built Form and Design

- a) Building heights within centres located in the Heritage Areas outside of Beaufort Street are limited to a maximum of three storeys.
- b) Where development introduces new overlooking of adjacent residential properties (i.e. where no overlooking currently exists), the following apply:
- Openings to operational rooms and unenclosed outdoor spaces (such as balconies, decks, verandahs and similar) with a finished floor level of 0.5 meters or more above natural ground level, and which overlook any part of an adjoining residential property behind its street setback line, shall either:
    - i. Setback, in direct line of sight within the cone of vision, from the adjoining lot boundary, within the cone of vision, by of the adjoining residential property, a minimum distance specified as provided in Table 1; or
    - ii. Be screened to a minimum height of 1.6 metres with a permanent, fixed device that is at least 75% obscure and restricts views into the adjoining property.

Space Type	Density Code of adjoining site	
	Setback (R50 or lower)	Setback (above R50)
Operational rooms	6.0m	4.5m
Unenclosed outdoor spaces	7.5m	6.0m

*Table 1: Minimum Setback Distances Within Cone of Vision*

## 8.3 Signage

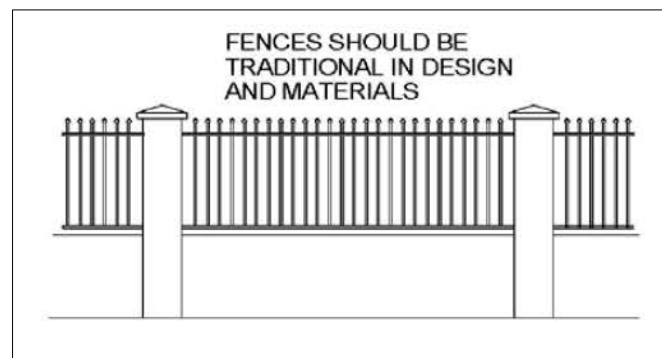
- a) Signage should not cover any architectural features or detailing of a building and should not dominate the shopfront or building frontage.
- b) Signage is to be positioned and designed to fit within spaces created by architectural elements on the building, in particular the awnings and pediments.
- c) Signage is to be assessed against Local Planning Policy Advertising Signs.

## 8.4 Landscaping

Landscaping is to be assessed against Local Planning Policy Tree's and Landscaping Non-Residential.

## 8.5 Fencing

- a) Fences within 6 metres of the street alignment, or between the street alignment and a building (whichever is less), must be visually permeable above 0.75 metres and are to be constructed of a high-quality material such as masonry;
- b) Fencing is to be compatible with the style and character of the dwelling in terms of design, detail, and colour;
- c) Fencing must reflect a traditional style, incorporating capped piers and infill panels with traditional detailing. 'Blade' or horizontal style infill is not a traditional detail;
- d) Open-style fences forward of the predominant building line may be constructed to 1.2m above natural ground level; and
- e) The height of open-style fencing may be increased to a maximum of 1.8m above natural ground level, but only where the fencing is constructed in high quality materials, such as wrought-iron infill in traditional designs (rather than timber picket infill) (refer Figure 2).



*Figure 2– Example of Open-Style Fencing*

## 8.6 Bin Storage Areas

Bin storage areas in non-residential development are to:

- a) have a minimum 10m<sup>2</sup>\* area and 3.5m width;
- b) be located behind the building setback line;
- c) ensure that adequate space is available on-site for bulk refuse truck access and maneuvering;
- d) be screened to a minimum height of 1.8m to prevent visibility from the street;
- e) ensure that screening materials match or compliment the building structure; and
- f) ensure that all stormwater and effluent drainage is contained on-site.

*Note: \*A larger area may be required for the turning of a refuse truck.*

## 8.7 Services

- a) All service equipment such as air conditioners, plant, lift overruns, antennae etc. must be screened or located to avoid visibility from streets, public spaces, and neighbouring properties.
- b) Lift overruns, rooftop plant, solar energy systems and servicing must not exceed 3m above the building and must be set back or integrated to minimise visibility from the public realm.
- c) All water from roofs and driveways and other impermeable surfaces shall, where possible, be directed to garden areas, sumps, or rainwater tanks within the development site.

## 8.8 Parking and Access

- a) Car parking shall be provided on site in accordance with Table 2 which replaces the parking requirements listed in Local Planning Policy Parking and Access.

Land Use	Required Spaces
Non-residential land use <sup>(2)</sup>	3.5 per 100m <sup>2</sup> Net lettable area <sup>(3)</sup>
Shop – 1,000m <sup>2</sup> or greater in area <sup>(2)</sup>	5.0 per 100m <sup>2</sup> Net lettable area <sup>(3)</sup>
Hotel, Tavern and Small Bar <sup>(2)</sup>	6.0 per 100m <sup>2</sup> Net lettable area <sup>(3)</sup>

Table 2: Car Parking Standards

### Notes

1. Variation of the parking rates listed above shall be assessed against the objectives of Local Planning Policy Parking and Access.
2. An alfresco area does not require any additional parking spaces.
3. Existing or new on-street parking directly adjacent the site may be calculated in the total parking requirement.

- b) Car parking spaces and maneuvering areas shall be provided in accordance with AS2890.1 (as amended) and Local Planning Policy Parking and Access.
- c) Rear laneways are to be used for vehicle access if available, or from side streets where rear lane access is not available;
- d) Loading docks, overhead doors and other service entries are prohibited on Beaufort Street frontages and shall be minimised on other street-facing facades.

## 9. RESIDENTIAL AND MIXED USE PROVISIONS

All Residential and Mixed Use development are to comply with the applicable Residential Design Codes, except where augmented below.

### 9.1 Built Form and Design

- a) Residential development is to be set back from the street boundary by either:
  - The average setback of existing dwellings on adjoining properties fronting the same street; or
  - The minimum setback required under the R-Codes, whichever is greater.
- b) Building heights within centres located in the Heritage Areas outside of Beaufort Street are limited to a maximum of three storeys.

### 9.2 Fencing

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- a) Fences within 6 metres of the street alignment, or between the street alignment and a building (whichever is less), must be visually permeable above 0.75 metres and are to be constructed of a high-quality material such as masonry;
- b) Fencing is to be compatible with the style and character of the dwelling in terms of design, detail, and colour;
- c) Fencing must reflect a traditional style, incorporating capped piers and infill panels with traditional detailing. 'Blade' or horizontal style infill is not a traditional detail;
- d) Open-style fences forward of the predominant building line may be constructed to 1.2m above natural ground level; and
- e) The height of open-style fencing may be increased to a maximum of 1.8m above natural ground level, but only where the fencing is constructed in high quality materials, such as wrought-iron infill in traditional designs (rather than timber picket infill) (refer Figure 2).

## **10. PRIVATE COMMUNITY PURPOSES PROVISIONS**

### **10.1 Orientation**

- a) The portion of the development fronting the street shall be orientated towards the street (e.g. entrances, windows and balconies facing the street) to soften the 'institutional' feel of developments and achieve greater consistency with surrounding developments.

### **10.2 Building Height**

- a) Development shall be restricted to two (2) storeys (6.0 metres wall height) above natural ground level within 10 metres of any residential lot or street boundaries abutting lots coded R50 or below and a maximum of four (4) storeys (12.0 metres wall height) above natural ground level on the remainder of the site.

### **10.3 Front Setbacks**

- a) Front setbacks shall be 6.0 meters; or
- b) Where adjacent sites have a lesser front setback, the setback requirement may match that of the adjacent site.

### **10.4 Side and Rear Setbacks**

- a) Where adjacent to residential properties all side and rear setbacks of all development shall be calculated in accordance with State Planning Policy 7.3 Residential Design Codes applicable to the abutting property.
- b) Where adjoining non-residential uses, setbacks of all development shall match the prescribed setbacks of the adjacent and/or adjoining lots.

## **11. EXEMPTIONS FROM REQUIRING DEVELOPMENT APPROVAL**

The exemptions listed below do not apply where:

- a referral to the Metropolitan Region Scheme under the Instrument of Delegation is required prior to determination; or

- the bushfire requirements of the Planning and Development (Local Planning Schemes) Regulations 2015 apply.

The following development does not require approval:

- a) the works are of a class specified in Column 1 of an item in the Table; and
- b) if conditions are set out in Column 2 of the Table opposite that item — all of those conditions are satisfied in relation to the works.

Applies to:	Condition(s)
The following Incidental Structures: <ul style="list-style-type: none"> <li>• Satellite dish;</li> <li>• Air conditioner;</li> <li>• Solar panels;</li> <li>• Flagpole</li> <li>• Pergola or Shade Sail;</li> <li>• Screening; and</li> <li>• Clothes line.</li> </ul>	Unless the development is located: <ul style="list-style-type: none"> <li>• at a place listed on the Heritage List or State Register of Heritage Places.; or</li> <li>• within the front setback area (or attached to the front facing portion of a building including the roof) of land within the Heritage Area.</li> </ul>
The following Incidental Structures: <ul style="list-style-type: none"> <li>• Swimming Pools – below ground for private use only; and</li> <li>• Letterboxes.</li> </ul>	<ul style="list-style-type: none"> <li>• The works are not located at a place listed on the Heritage List or State Register of Heritage Places.</li> </ul>
The erection or installation of a flagpole.	<ul style="list-style-type: none"> <li>• The height of the flagpole is no more than 6 m above the natural ground level.</li> <li>• The flagpole is no more than 200 mm in diameter.</li> <li>• The flagpole is not used for advertising.</li> <li>• There is no more than 1 flagpole on the lot.</li> </ul> The works are not located at a place listed on the Heritage List or State Register of Heritage Places.
Fencing	Only where the fence: <ul style="list-style-type: none"> <li>• Comply with the requirements of the Scheme and the relevant Local Planning Policy, Structure Plan, Activity Centre Plan or Local Development Plan;</li> <li>• Comply with the requirements of the Residential Design Codes where applicable;</li> <li>• Not located within the street setback area of within a Heritage Area; and</li> <li>• Is not located on land included in the Heritage List or State Register of Heritage Places.</li> </ul>
The filling of land which complies with all acceptable development requirements of the applicable Residential Design Codes.	<ul style="list-style-type: none"> <li>• The works are not located at a place listed on the Heritage List or State Register of Heritage Places.</li> </ul>
The demolition or removal of a cubbyhouse.	<ul style="list-style-type: none"> <li>• The works are not located at a place listed on the Heritage List or State Register of Heritage Places.</li> </ul>
The installation of a water tank.	<ul style="list-style-type: none"> <li>• The water tank is not installed in the street setback area of a building.</li> <li>• The volume of the water tank is no more than 5 000 L.</li> </ul>

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	<ul style="list-style-type: none"> <li>The height of the water tank is no more than — (i) for a tank fixed to a building — the height of the eaves of the building; or (ii) for a tank that is not fixed to a building and is more than 1 m from each boundary of the lot — 2.4 m; or (iii) for a tank that is not fixed to a building and is 1 m or less from a boundary of the lot — 1.8 m.</li> <li>The works are not located at a place listed on the Heritage List or State Register of Heritage Places.</li> </ul>
Internal building work that does not materially affect the external appearance of the building.	<ul style="list-style-type: none"> <li>The works are not located at a place listed on the Heritage List or State Register of Heritage Places.</li> </ul>
The modification of windows or new windows to a building.	<ul style="list-style-type: none"> <li>Where the modification or new window complies with the deemed-to-comply provisions of the Residential Design Codes.</li> <li>Replacement is like for like with the same size, design, materials and colours.</li> <li>The works are not located at a place listed on the Heritage List or State Register of Heritage Places.</li> </ul>
Reroofing of a dwelling	<ul style="list-style-type: none"> <li>Replacement is like for like with the same form, pitch, design, materials and colours.</li> <li>The works are not located at a place listed on the Heritage List or State Register of Heritage Places.</li> </ul>
Construction of a retaining wall	<ul style="list-style-type: none"> <li>Compliant with the deemed-to-comply provisions of the Residential Design Codes.</li> <li>The works are not located at a place listed on the Heritage List or State Register of Heritage Places.</li> </ul>

## 12. DEFINITIONS

Unless otherwise provided for in this Policy, definitions have the same meaning as the Residential Design Codes (R-Codes), Local Planning Scheme No.4 and the *Planning and Development (Local Planning Schemes) Regulations 2015*. The following additional definitions apply to this policy.

<b>Operational rooms</b>	<p><i>Rooms within non-residential development that are occupied frequently for extended periods of time by users. Examples of operational rooms include offices, consulting rooms, retail areas, manufacturing and production areas, and the like.</i></p> <p><i>Operational rooms do not include rooms such as kitchens, storerooms, service areas, corridors, stairwells and landings and the like that are not occupied on a frequent basis for extended periods of time.</i></p> <p><i>Operational rooms shall be determined by the City.</i></p>
<b>Service fixtures</b>	<p><i>Utilities, equipment, plant or other structures necessary for a building to achieve efficient, comfortable operating outcomes and may include rainwater storage tanks, air conditioning units, communication, power and water infrastructure, letterboxes or other fixtures necessary for the use of the building.</i></p>

### **13. OTHER RELEVANT DOCUMENTS**

- Local Planning Scheme No.4 Scheme Text
- Planning and Development (Local Planning Schemes) Regulations 2015
- Residential Design Codes of Western Australia
- City of Stirling Heritage List
- Local Planning Policy – Heritage Area Mount Lawley and Menora
- Local Planning Policy - Heritage Area Inglewood
- State Planning Policy 3.5 Historic Heritage Conservation

## **APPENDIX 1: ARCHITECTURAL STYLES**

### **Art Deco**

The Art Deco style, which began in the 1920's, is inspired by the streamlined styling of modern technology, and was originally a reaction against the motifs and ornamentation of Neo-Classicism. However, Art Deco continues to adhere to the Classical compositional principles of symmetry, harmony and balance.

Compositions of street facades have strong horizontal elements, generally dominated by strong verticals, which run the full height of the façade often extend above the roof or parapet line. These vertical elements are generally located in the centre of the building, and/or at its corners, and/or in a repetitive rhythm of verticals across the entire façade. The style is also characterised by horizontal elements such as balconies, stacked in vertical alignment across several floor levels. Where present, street level canopies and sun protection over windows form strong horizontals within the composition of the street façade.

Street façade/s feature sleek and often cubic forms of fairly smooth apparent masonry, sometimes with corners that curve in plan. These street facades are often decorated in geometric forms or patterns of spheres, polygons, rectangles, trapezoids, chevrons, or sunburst motifs, arranged in symmetrical patterns. Accent materials contrast with the basic masonry walls, and are often made of materials such as terra cotta, dressed stone, aluminium, stainless steel, Bakelite, chrome, or stained glass, sometimes in vivid colours.

Windows, which align vertically across different floors, are generally inset between pilasters. Decorative transom panels are often constructed over the vertical areas between these windows.

#### **Art Deco Style Guide Characteristics**

Nominated Art Deco development shall embody the style guide characteristics outlined in Figure 3.



Figure 3 – Art Deco Style Guide

Category	No.	Description
Walls	1	Upper storey uniquely expressed by means of setbacks and/or a cantilevered canopy
	2	Predominantly white or light coloured render or painted finish to walls
	3	Ground storey expressed by means of banding or changes in material or texture
	4	Geometric decorative features
	5	Use of curved elements to balconies and building edges
	6	Structure continued to ground to create a strong building base
Roof Form	7	Roof Form Pitched roof or a fat roof behind a raised parapet
Openings	8	Inset balcony spaces or projecting/party projecting balconies

	9	Horizontal expression to glazing bars in windows
<b>Attached Elements</b>	10	Cantilevered canopy to group windows together
	11	Strong canopy line where there is a ground floor commercial use
	12	Use of solid balcony elements

## Brick Simple

The Beaufort Street Activity Corridor Plan conceived this name for a group of styles that is characteristic of Perth, from about 1890 until the Second World War. This nominal style is found in commercial, civic, warehouse and residential buildings, and almost always involves terra cotta-coloured Perth brick with bands and/or accents of light-coloured render. Building massing is relatively simple and apparently sturdy.

The style embraces characteristics of the Federation period, as well as later post-Depression austerity. It is influenced by both the Craftsman style (present in many Mount Lawley dwellings) and the Mission Revival styles of architecture (such as that of Perth College).

### Brick Simple Style Guide Characteristics

Brick Simple nominated development shall embody the style guide characteristics outlined in Figure 4.

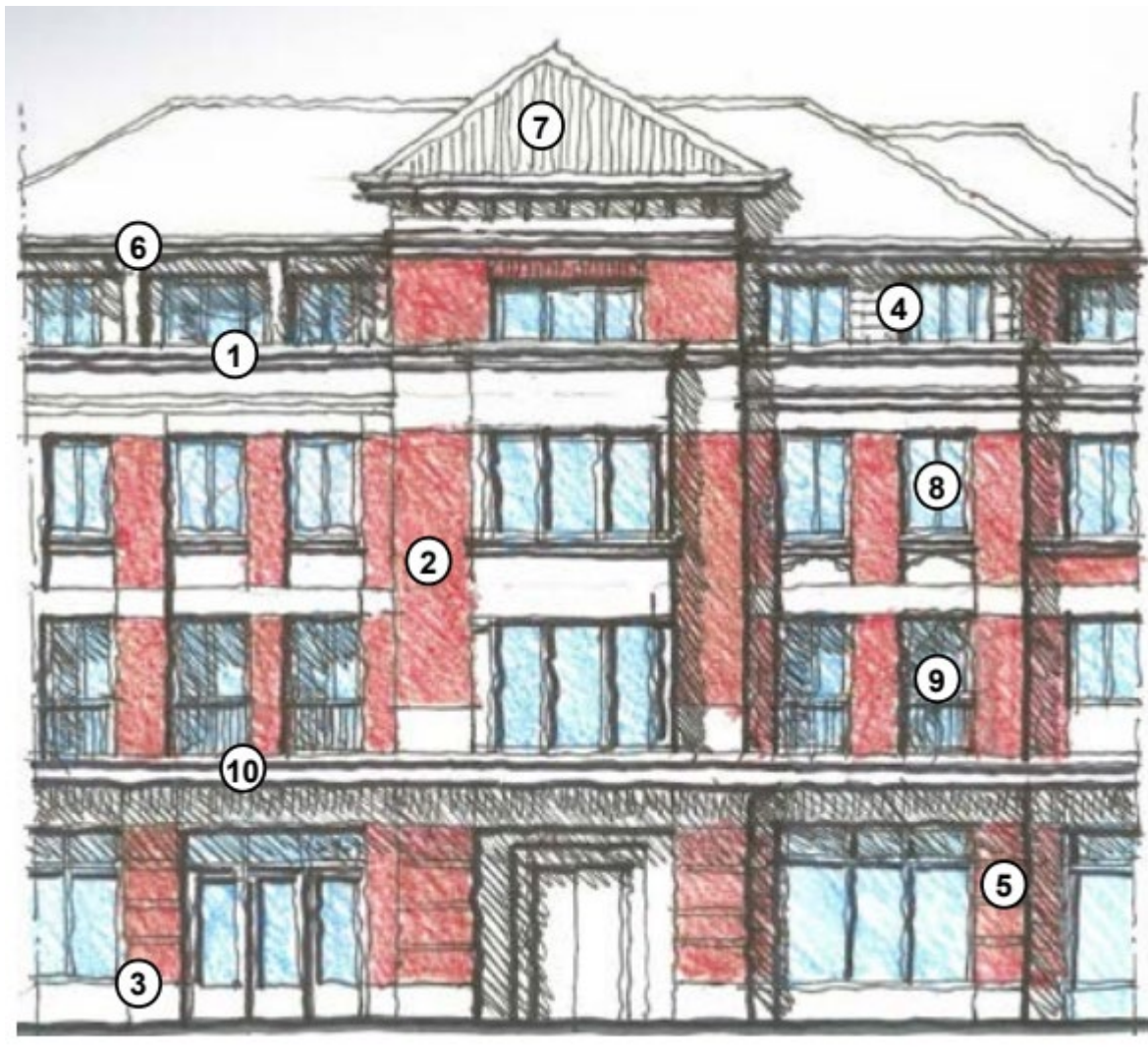


Figure 4 – Brick Simple Style Guide

Category	No.	Description
Walls	1	Upper storey sometimes expressed by means of a setback and colonnade
	2	Predominantly terra cotta brick with white or light coloured rendered bands and spandrel features
	3	Ground storey base expressed by means of banding or changes in material or texture
	4	Upper storey often expressed by means of a change in material (render, timber, etc)
	5	Structure continued to ground to create a strong building base
Roof Form	6	Deep eaves to roof, at least 500mm
	7	Pitched roof (tiled or metal) with hips rather than gables between 300 and 400 angle

<b>Openings</b>	8	Vertically proportioned windows
	9	Inset balcony spaces when present
<b>Attached Elements</b>	10	Strong canopy line where there is a ground floor commercial use

## Brick Decorated

The Beaufort Street Activity Corridor Plan conceived the name Brick Decorated to cover a range of eclectic but related styles of buildings present on and around Beaufort Street, dating from about 1880 until the Great Depression. Heritage architectural styles within this range include Federation, Arts and Crafts, California Bungalow, and the Victorian styles of Queen Anne, High Victorian, and Victorian Gothic. Walls are typically red brick with white or light-coloured decorative features, though they may in part be rendered. Vertical supporting elements such as posts or columns appear more light weight than in the Brick Simple style and are often more decorated.

These Brick Decorated styles overlap somewhat with those of the Light Classical style, however Brick Decorated varies from Light Classical in two ways. Firstly, Brick Decorated features extensive decorative structural motifs such as brackets, rafter tails, and attached frontage components such as wooden balconies and verandah posts, all of which are of a different material and lighter colour than that of the main wall plane. Secondly, Brick Decorated often involves overall facades that are asymmetrical (with some smaller symmetrical components), as opposed to the rigid overall symmetry of Light Classical.

### Brick Decorated Style Guide Characteristics

Brick Decorated nominated development shall embody the style guide characteristics outlined in Figure 5.

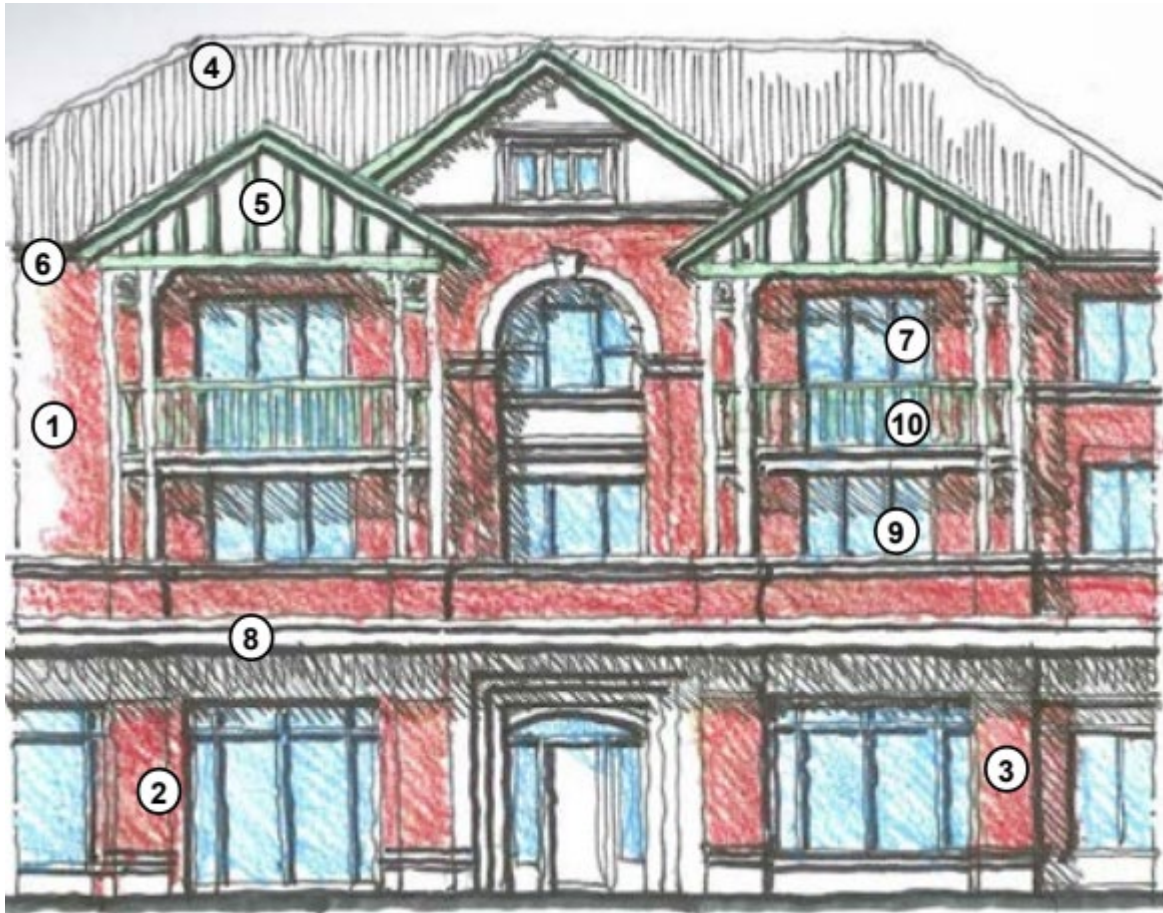


Figure 5 – Brick Decorated Style Guide

Category	No.	Description
Walls	1	Predominantly red brick with white or light coloured decorative features
	2	Building base storey expressed by means of banding or changes in material or texture
	3	Structure expressed to ground to create a strong building base e
Roof Form	4	Pitched roof (tiled or metal), between 300 to 400 angle
	5	Gables with painted timber fretwork
	6	Deep eaves to roof, minimum 400mm
Openings	7	Vertically proportioned windows
Attached Elements	8	Strong canopy line where there is a ground floor commercial use
	9	Projecting balcony spaces usually to property line, except setback minimum 2 metres behind character shopfronts and supported on a lightweight post and beam structure
	10	Vertical balusters in light colours

## Light Classical

The Beaufort Street Activity Corridor Plan conceived the name of Light Classical to cover a range of eclectic but related styles of buildings present on Beaufort Street, dating from about 1880 until the Depression. Related historic styles include Classical Revival, Romantic Classicism and High Victorian, all of which use overtly classical motifs in their decoration. Buildings are usually symmetrical and well proportioned.

Street façade walls are always visibly load-bearing. Street canopies and/or verandahs should ideally have supporting posts or columns and should not be cantilevered over the footpath. However, due to some narrow footpaths and other constraints, this may not always be possible, and therefore cantilevered canopies and verandahs are permitted in those circumstances.

The compositions of the street facades usually involve Golden Rectangles, as used in Classical Greek, Roman and Renaissance architecture. Wall openings including doorways and windows are typically taller than they are wide, by at least 30%.

### Light Classical Style Guide Characteristics

Light Classical nominated development shall embody the style guide characteristics outlined in Figure 6.

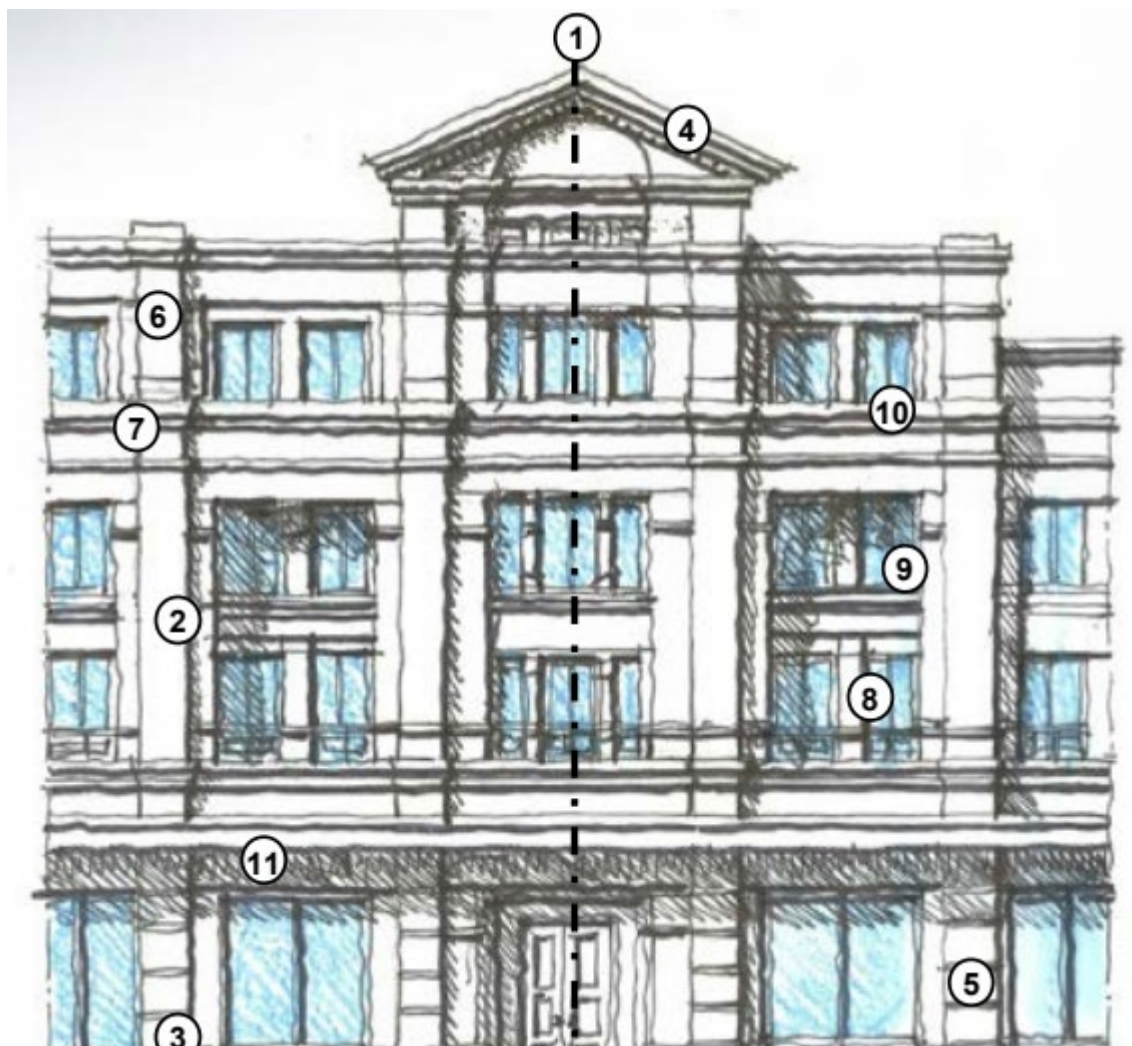


Figure 6 – Light Classical Style Guide

Category	No.	Description
<b>Massing</b>	1	Use of symmetry to express the classical order
<b>Walls</b>	2	Pilasters usually full building height and Use of double-storey order to create an urban scale when buildings are four storey or more
	3	Ground storey expressed by means of banding and/ or changes in material or texture
	4	Incorporation of pediments and other decorative features to break the parapet line and emphasise the main entrance directly beneath
	5	Structure continued to ground to create a strong building base
<b>Roof Form</b>	6	Flat or low-pitched roof behind a raised parapet
<b>Openings</b>	7	Use or classical proportioning and clear expression of a top, middle and base of the building
	8	Inset balcony spaces or loggias, when used
	9	Vertically proportioned windows and balcony openings
	10	Use of traditional decorative mouldings and motifs
<b>Attached Elements</b>	11	Strong canopy line where there is a ground floor commercial use

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Latest adopted review date:

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