



**Planning Policy Manual – Part 2**

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

**Section 2.34**  
**East Perth – Area 34**  
**Lot 119 Brown Street**



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## 1.0 APPLICATION

These Design Guidelines apply to Lot 119 Brown Street, East Perth.

### 1.1. The Substation

The former No.6 Electricity and Gas Substation is situated at 89 Brown Street (Lot 119) on the corner of Glyde Street, East Perth. This building is of local cultural heritage significance and is on the Heritage Council of WA State Register of State Cultural Heritage Significance. Its retention is required to help to provide a continuum between the redeveloped East Perth and East Perth's past. It is part of a small precinct comprised of buildings representative of East Perth's industrial heritage. A Conservation Plan has been prepared and should be read in conjunction with these Guidelines. The local government will refer to the Conservation Plan in determining proposals for this site. In addition, advice needs to be sought from the Heritage Council of WA to ensure consistency with any endorsed conservation plan.

### 1.2 Relationship To Planning Scheme and Planning Policies

The former electricity substation is situated within the Boans Precinct (Precinct EP6) as defined in the City of Perth Local Planning Scheme No. 26 (Normalised Redevelopment Areas)(herein called 'the Scheme').

These Design Guidelines are intended to supplement the provisions of the Scheme and should be read in conjunction with the Scheme, in particular those provisions relating to the Claisebrook Village Project Area, Precinct EP6: Boans, and other Planning Policies.

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

The Scheme identifies Preferred, Contemplated and Prohibited uses for Precinct Ep6: Boans and stipulates maximum plot ratio. In determining any application for development approval, the local government will have regard to these Design Guidelines, the Scheme and other Planning Policies.

### 1.3 Envisaged Land Use

Recycling of the existing building for residential use is sought, with scope for combined residential/studio workplaces to be included provided that the planning and construction enables the quiet and concurrent enjoyment of each occupancy.

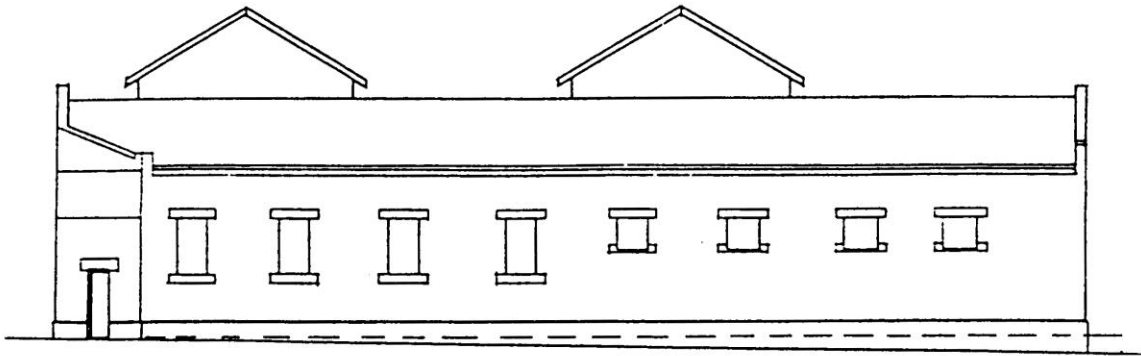
### 1.4 Development Potential

Previous architectural analysis has suggested that about 5 dwellings would be appropriate in redevelopment of the building. The local government will consider proposals for other numbers of dwellings provided that the development complies with these Guidelines in all other respects.

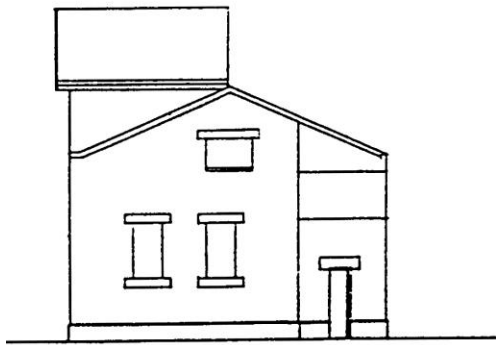
### 1.5 Required Conservation of Building Fabric

Conservation through adaptive re-use of building is sought. It is strongly recommended that the services of professionals experienced in heritage building adaptation be retained for both the design and construction of this project. Conformity with the Conservation Plan prepared for the building is expected.

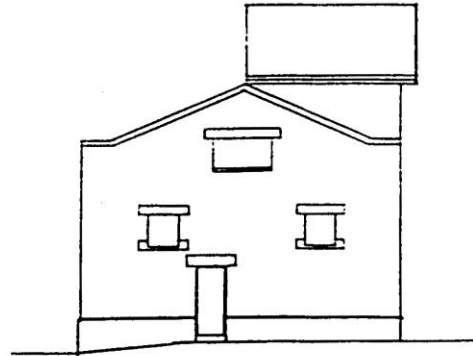
The external fabric is to be retained as far as possible and appropriately repaired wherever necessary. More flexibility in design treatment will be considered where this is not visible from outside the lot.



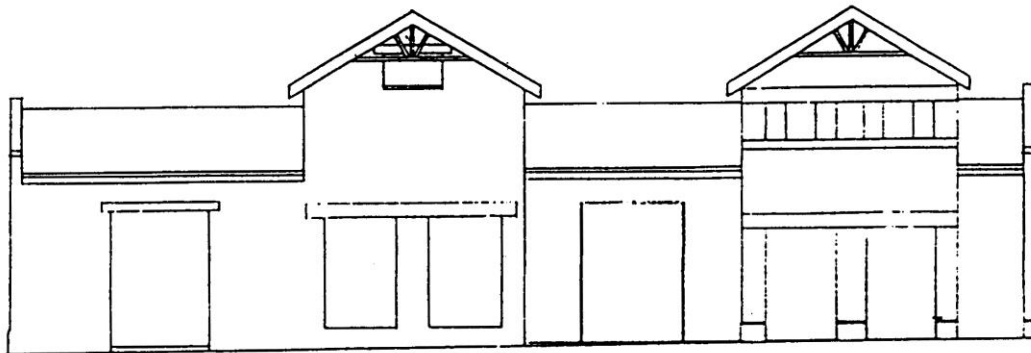
**WEST ELEVATION**



**NORTH ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION**

Figure 1:- Elevations of former No. 6 Electricity and Gas Substation Lot 119 (89) Brown Street, East Perth.

## 2.0 GUIDELINES

### 2.1 Form

- Building form and mass is to be retained within the existing envelope. Except as otherwise detailed in these Guidelines, no additional structures will be permitted on the site.

### 2.2 Roof

- Existing roof geometry is to be retained.
- All existing asbestos roof sheeting is to be replaced with corrugated metal sheeting to the local government's approval.
- Roof plumbing and rainwater goods are to be replaced with approved modern equivalents that match the original (where this profile cannot be determined, match the original guttering profile of the Boans warehouse, opposite this site in Glyde Street).

### 2.3 Interior

Major components that indicate the past use of the place should be retained where possible, or patterns reflecting their presence should be considered as an alternative. The floor trenching is an example of this approach, where a memory of the routes could be preserved through the treatment of the floors.

### 2.4 Walls and Exterior Openings

- All original external red brick walls are to retain a face finish (no painting or rendering permitted).
- Concrete lintels, sills and rendered banding are to be retained and conserved and either paint finished or returned to the original concrete finish.
- All existing openings and indications of previous openings which are visible from the street are to be retained.
- The overall opening configuration of the eastern wall should be respected and alterations in this wall should reveal the nature of the present configuration. Infilling or revised fenestration should mark the existing patterns.
- Original openings which have been bricked up may be re-opened. Where original windows exist, these are to be retained and re-used. Reglazing will be permitted if necessary.
- The vent openings in the east facing gable end wall closest to Brown Street are to be retained (they may be re-used as windows).
- Lifting beams are to be retained.
- The iron gates to the transformer cubicles are to be retained (sensitive modification to suit the new use will be considered).
- Generally no projections or "add-ons" may be made to the existing street frontages (eg: balconies, bay or dormer windows, security screens, roof projections).

### 2.5 Colours

- Paint finishes to exterior elevations are to be limited to previously painted surfaces such as the fascias and door, lintels and banding, and any approved new windows and doors.
- An attempt should be made to identify and re-use original colour schemes, as revealed by paint scrapes. Where this is not possible, colours may be selected from the Dulux "Traditional

Colours", Wattyl "Heritage Range", Solver "Heritage Colour Range", or other approved range. All exterior colour schemes, including any proposed Colorbond finishes, are to be submitted to the local government for approval.

### **3.0 PERMITTED AND ENCOURAGED CHANGES TO BUILDING FABRIC**

#### **3.1 Openings and interior**

- Existing openings and indications of previous openings may be used for windows and doors, provided that their proportions and detailing are retained in keeping with the original vocabulary of openings of the building.
- Minor, essential new openings are permitted to the street provided these are in keeping with the original vocabulary of building openings. An example would be the provision of a new door below a once blanked off window to provide street access, and reinstatement of the window. The width, proportions and lintel should utilise or match that of the window opening.
- The local government support for any new openings will depend on the extent to which proposed openings are in sympathy with the built fabric and the original building vocabulary of openings.
- The proportion of openings to solid wall may be changed significantly for the eastern wall.

#### **3.2 Projections and additions to walls**

- Generally awnings and canopies should be avoided on the street elevations, but where approved must be of a lightweight and contemporary appearance.
- Balconies may be added to the southern and eastern elevations of the building only. These should be of a lightweight and contemporary appearance.

#### **3.3 Services and decorative elements**

- Retention of services, equipment and piping which assists in understanding the previous use of the building is encouraged. Relocation of such elements will be supported if this will enable its retention within the redevelopment.

#### **3.4 Additions to Existing Building**

- Except as otherwise specified in these Guidelines, no additional structures, whether free standing or attached to the existing building, will be permitted.

### **4.0 BUILDING ENVELOPE AND SETBACKS**

- The building height and bulk is to be contained within the existing building envelope defined by the building form, with only minor projections permitted.
- Apart from any approved projections, setbacks established by the existing built form are to be retained.

### **5.0 ACCESS AND PARKING**

- On site visitor parking is not required.
- Open car parking is preferred, however if covered parking is considered essential then the structure is to be minimal and of a modern, light design and construction.

## 6.0 OPEN SPACE

- An area of private open space, directly accessible from a living area is required for each dwelling.
- All private open space must be of usable area and dimensions. It may take the form of ground level space or balconies, provided no balconies front the public streets. Generally balconies should be a minimum of 1.5m in depth to be considered usable. It is recommended that courtyards be provided on the eastern side of the building.

## 7.0 FENCES

Open fencing is preferred to allow the original relationship between the structure and the street. Perimeter fencing is to be kept open, with brick piers matching the building's walls to 2m high with infill metal railings to 1.8m. Solid fences are to be avoided but if essential are not to exceed 1.8m in height.

## 8.0 SERVICES

- All new meters and connections are to be integrated into the overall landscape and building design and be hidden from public view.
- All new piped and wired services, air conditioners, clothes drying areas and hot water storage tanks to be concealed from public street view, with the exception of roof mounted 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.

## 9.0 LANDSCAPE

- Permeable segmental paving to be used for all hard ground surfaces in order to increase on-site absorption.
- Scale and form of any new trees (in mature state) is to relate to building mass, having regard to on-going maintenance of both trees and building.

## 10.0 INTEGRATION OF ART

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