



Local Planning Policy

DEVELOPMENT GUIDELINES FOR HERITAGE PRECINCTS AND PLACES OF HERITAGE SIGNIFICANCE

LPP 04

This policy is adopted as a Local Planning Policy under the provisions of Town Planning Scheme No. 1 1997 (as amended). This policy was adopted on 28 June 2004.

OBJECTIVE

To provide design guidelines for new development that retains the cultural significance of the place or precinct area with respect for the existing fabric.

POLICY GUIDELINES

BACKGROUND

Two Heritage Precincts have been identified within the City of Kalgoorlie-Boulder - the Hannan Street Precinct and Burt Street Precinct. The collective nature of the buildings within these Precincts creates unifying themes to the Precincts and forms significant streetscapes. The Precincts exhibit almost complete examples of late nineteenth and early twentieth century streetscapes, which symbolise the spirit of optimism generated by the rich gold finds of the Eastern Goldfields and are associated with a large number of historic figures that were of importance to the City, the state and the nation. The Precincts comprise a collection of single and double storey shops and commercial premises, two-storey hotels and government buildings.

This Policy will also apply to Category 1 and 2 places contained in the Municipal Inventory of Heritage Places. These places have been identified as Category 1 and Category 2 places as they are considered to be of great heritage significance to the City. (*Note: Places identified as a Category 1 are places included on the State Heritage Register therefore the Heritage Council of Western Australia are required to comment on any development proposed*).

Where a conflict arises between heritage values and statutory requirements, an appropriate decision should be based on consideration of the aims of the statutory requirements with minimum compromise to the heritage value of the place.

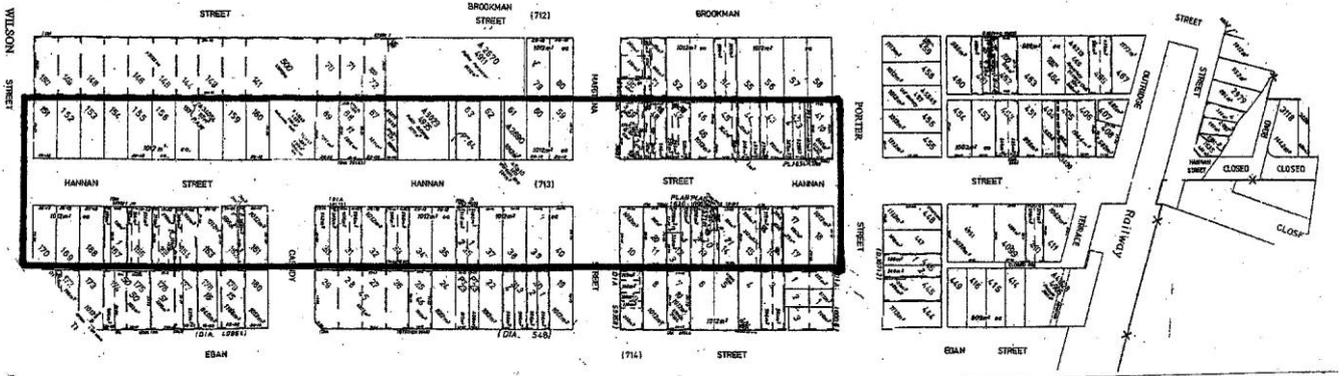
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THE PRECINCTS

The commercial centre of Hannan Street, Kalgoorlie and Burt Street, Boulder, as defined in Plans 1 and 2, are designated heritage precincts under the City of Kalgoorlie-Boulder Town Planning Scheme.

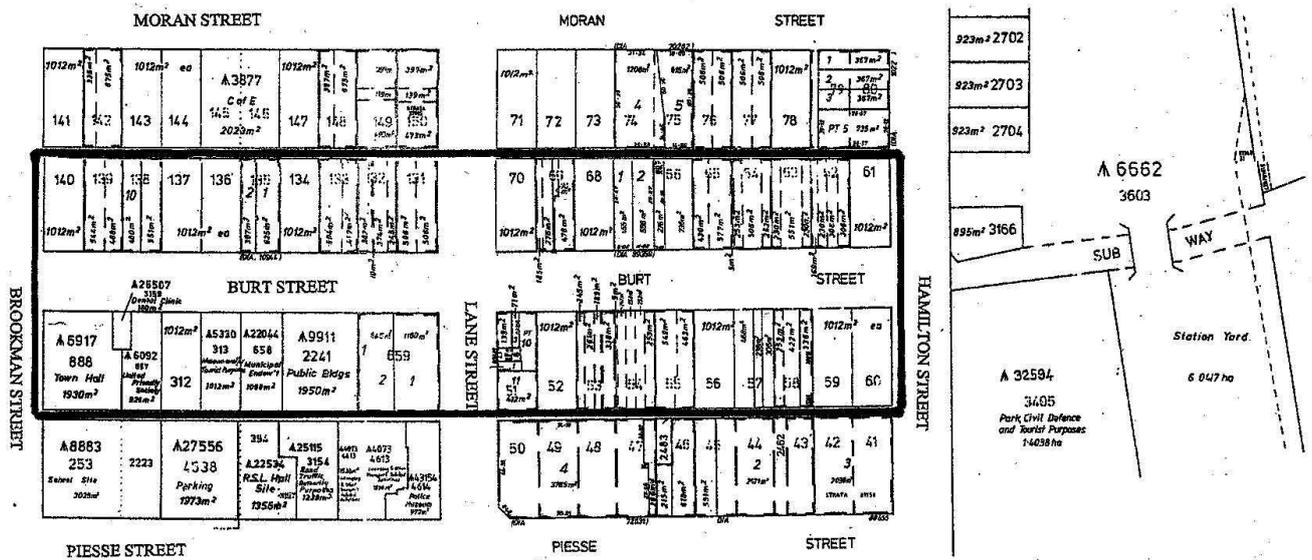
The Hannan Street Heritage Precinct extends from Wilson Street to Porter Street encompassing both sides of Hannan Street.

Plan 1: Hannan Street Heritage Precinct



The Burt Street Heritage Precinct extends from Hamilton Street to Brookman Street encompassing both sides of Burt Street.

Plan 2: Burt Street Heritage Precinct



OBJECTIVES

The objectives of these development guidelines are to:

- a. Maintain the integrity of the Precincts, including retaining fabric that characterises each place within the Precinct and involving the least possible physical intervention;
- b. Contribute to the revitalisation of the two commercial centres of the City: Hannan Street Precinct and Burt Street Precinct;
- c. Enhance the appearance of the Precincts and the places within the Precincts and ensure that appropriate design and development takes place;
- d. Encourage the retention of original fabric;
- e. Encourage the opportunities to remove intrusive fabric and restore places;
- f. Encourage continued appropriate uses, introduction of new uses and opportunities for public appreciation;
- g. Facilitate the increased commercial use of places in the precincts;
- h. Provide advice, guidance and assistance to owners; and
- i. Provide incentives to owners.

GENERAL GUIDELINES

- a. All development applications relating to places that are listed as Category 1 or 2 in the City's Municipal Inventory of Heritage Places or are located within the Hannan or Burt Street Heritage precincts require the approval of Council.
- b. Buildings that are replaced, modified, or form part of a new development, should be compatible in proportion and scale, but should not mimic historic buildings types or details. New development should be well designed, reflecting current styles and building practices, and should enhance the streetscape character and cultural heritage significance of the Precinct in which it is located. Infill development should satisfactorily address issues of building size, scale and proportions, setbacks, roof form, character, materials /colour/textures, signage, and window and door proportions.
- c. Floor plans and elevations are to be provided and a photographic record is to be made prior to any major changes or demolition of a place listed in the Municipal Inventory of Heritage Places or considered to have value due to its contribution to the character of the Precinct.
- d. Any proposed works for buildings listed on the State Register with the Heritage Council of Western Australia requires the consent of the Heritage Council of Western Australia prior to the commencement of any works.
- e. An approval for the replacement building is required prior to the issue of a demolition licence. When a demolition licence is approved, the replacement

building should contribute at least equally to the character of the streetscape, as did the previous building.

- f. Due to the impact the colour scheme has on a place and the Precinct, it is recommended that a response to original paint colour schemes should be used, where these colours are known.
- g. Advertising signage should be appropriately located, clear and easy to read from the street, and not visually dominate the building or Precinct and comply with the requirements of this policy and TPS03 - Signage Policy.
- h. The Precincts are to be conserved as predominantly commercial (including shop top housing), retail and civic areas.

DEVELOPMENT GUIDELINES

Streetscape Character

These areas are characterised by the traditional “street wall” of adjoining masonry buildings constructed on the front building line, generally of one or two storeys in height, with verandah roofs of iron forming an almost continuous canopy over the footpaths. Local variations to this pattern should be respected. The traditional relationship between the buildings constructed on the back edge of the public footpath, the verandahs over the footpath, the isolated street trees, and the high road edge kerbing should be retained.

Typically, the buildings in the precincts form a ‘street wall’ of adjoining masonry buildings constructed to the building line, rendered pediment parapets, some with classical motifs, and verandahs that extend across facades and over pavement, supported by posts. The verandah roofs form an almost continuous canopy that extends the length of both sides of the street in each of the precincts.

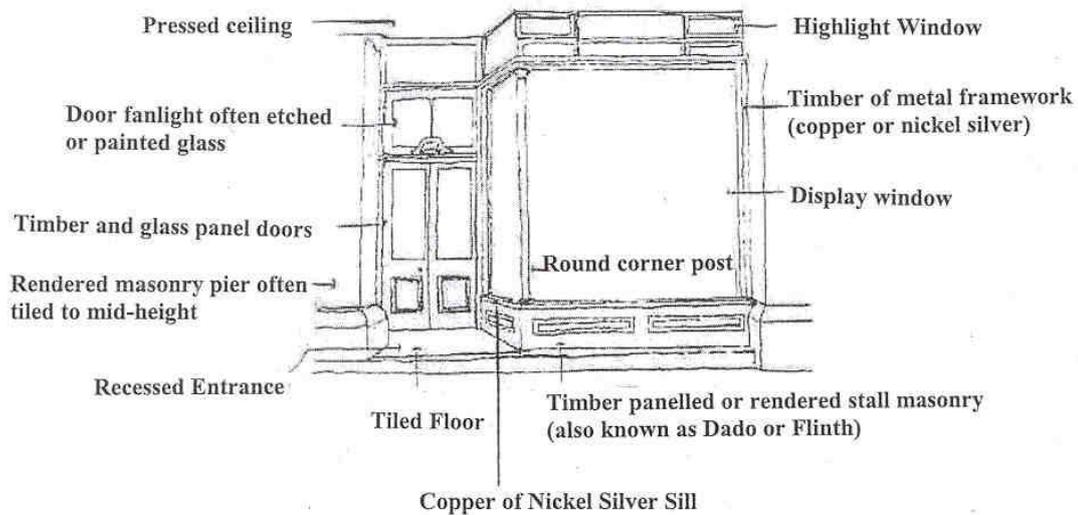
New development is encouraged to fit into the established development patterns. This may be achieved by ensuring that new development retains the heritage character of the Precinct, retains heritage buildings in the Precinct, harmonises with the existing streetscape, and follows established development patterns.

Shopfronts

Traditional shopfronts are important elements in the character of each place and within each of the Precincts. They feature straight shopfronts at the building line with recessed entries. The original window highlights, timber panelled dados below the display window, and cast-iron circular columns to corner windows should be retained and conserved as well as the original openings and their associated windows, doors, joinery and hardware.

Changes to historical shopfronts are discouraged in favour of restoration. If changes are proposed for original shopfronts, they should follow the layout, proportions of traditional window, dado, door, verandah and parapets. The heights of these elements should make a positive response to those of adjacent original shopfronts.

If several shops are to be amalgamated as one business, care should be taken to retain the original rhythm of the earlier separate shopfronts. Large frontages should present in the form of a number of smaller frontages responding to the original site boundaries.



Infill shopfronts (ie in new buildings or shopfronts which have been significantly modified from the original or shopfronts in non identified heritage buildings) should not seek to replicate early details or styles, but should use the principles of infill design (see section 1.0) to create a modern shopfront that makes a positive response to the surrounding heritage buildings.

The use of roller doors/shutters is generally discouraged. If it is demonstrated that these are needed, they are required to have a casing that is sympathetic to the shopfront design and materials, be of an open design, able to be removed and the shopfront restored when the tenant leaves the premises. The use of glass is preferred to roller doors or shutters to ensure the original shopfront is not concealed. Roller doors, shutters or glass fronts shall not be installed until the specific approval of Council is obtained.

Where there is absolutely no alternative but to alter a shopfront, the City may be prepared to consider alternative proposals provided an interpretation of the original shopfront layout is incorporated into the proposal.

Verandahs

Traditionally, the commercial buildings in Hannan Street and Burt Street were built with verandahs. Where appropriate, additions and new buildings should allow for verandahs and respect the form of adjacent original examples.

Where original verandahs have been lost, their replacement should be based on documentary evidence of the place, for example, old photographs.

It may be desirable to build verandahs in front of some buildings, which did not have them previously, particularly where this would enhance the amenity of the area. These additions or alterations need to be carefully designed, so as not to diminish the significance of the building to which they will be added, the streetscape or the heritage precinct.

Doors and Windows

The character and pattern of new door and window openings should relate to the existing proportions and pattern established by the original buildings in the precinct.

Traditionally, shopfronts have large windowpanes for display with multi-paned highlights. Many windows have sills and decorative treatments to window and door surrounds.

Fences

It is important that the character of the Hannan Street and Burt Street Precincts is not lost by the intrusion of fences that originally did not exist. The streetscape should be free of fences in the core area. Exceptions may be made where fences protect vacant sites. These fences are to be considered temporary and shall be a height maximum of 1800 mm.

New Technology

The effect of new building services and technical equipment can be obtrusive and should be minimised. Exhaust vents, air conditioning units and ducts, modern skylights, solar panels and antennae look out of place on the facade of heritage buildings and should be hidden from view. Painting them to blend in with the roof or walls can help, where this is appropriate. Existing signage or parapets could also be used for screening.

Materials

The materials should be chosen with careful consideration of the impact on the significance of the place and character of the precinct. Traditional materials in original shops include rendered brick, tiles, timber dado panels, copper frames to shopfronts and cast-iron circular columns to corners of display windows.

Colour Schemes

Many of the heritage buildings in Kalgoorlie-Boulder were designed and built in unpainted face stone or brickwork with decorative render. In recent years, many of those places have suffered physical damage from being coated in impervious paints.

A colour scheme for a building can also have a dramatic effect on the streetscape. Buildings should therefore be painted to create a harmonising streetscape while allowing for some individual expression. Generally, original colour schemes should be encouraged to enhance the heritage building, streetscape and the precinct.

It should be noted that all heritage buildings, or modern buildings in heritage precincts, require planning permission for external colour schemes.

Background knowledge of colour fashions together with the scrape samples should provide a basis from which to prepare an appropriate 'heritage' colours scheme for your building.

Changes to Finishes of Shopfronts

Both Town Planning and Building approval is required before structural changes can be made to the exterior of shopfronts and to buildings in the Hannan Street and Burt Street Precinct. This also applies to some non-structural changes, such as rendering, the removal of architectural details, alterations to the original layout or shopfront or the painting of previously unpainted surfaces.

These controls ensure that no irreversible works are carried out. For example, painting of unpainted brickwork should not be carried out because it is difficult to remove and is historically incorrect; painting of soft brickwork may contribute to its deterioration; and cement rendering stone or brickwork will accelerate the damage caused by rising damp.

Signage

Refer to Policy LPP 03 for guidelines on proposed signage.