

LOCAL PLANNING POLICY 208

BAY VIEW TERRACE HERITAGE AREA



KEY FOCUS AREA **Liveability**

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 Local Planning Policy No. 208 Bay View Terrace Heritage Area.

2. Policy Statement

Bay View Street was one of the earliest roads to be named in the new suburb of Claremont and was there by May 1885 (Daily News 28 May 1885). It was also known as Bay View Terrace from 1891, with both names used interchangeably. The formal change of name was announced by the Executive Council in 1896 (West Australian 23 Oct 1896). In 1886, when impressive buildings at Claremont Railway Station were erected, the future of Bay View Terrace as the suburb's shopping area was secured.

An early shop in Claremont was established by the Koeppel family on the corner of Leura Avenue and Perth-Claremont Road (now Stirling Highway). They later moved to the corner of Bay View Terrace around 1897. A Post Office was located on the corner of Bay View Terrace and Gugerri Street in 1886 and the first Claremont Hotel opposite this in 1887. This venture failed, and Edward Massey ran the building as a store and bakery. The current Claremont Hotel was built on the site in 1902. Other shops and businesses were gradually established down the Terrace, their architecture reflecting the usual gold boom style of the 1890s-1900s. Horse-drawn cabs had their rank outside the Station, which was later the terminus for the United Bus Line. Trams ran down the Terrace from 1924 to 1936.

The Municipality of Claremont Rate Books begin at 1903-04 and some of the shops were in existence at that time. Others were added over the following years, but it is impossible to be entirely sure what was built when, as the Rate Book entries are not consistent in the early years as to the location of the buildings, or what the buildings comprised. In some cases, especially on the east side of the Terrace, the grouping of the shops is difficult to discern now, owing to the alterations of the parapets, and some shops have been altered internally to combine spaces and later divide them again.

Regardless of the alterations, the shops on the east side of the Terrace provide the more original streetscape, with the major alterations being toward the southern end around Old Theatre Lane. The shops located between the Post Office and what is now Walter Drabble Lane, were built on Lots 56, 57, 63 and 64, which were owned by Horace Stirling.

Some of these shops were in existence by 1903-04, and others were added over the following few years. All were in existence by 1910-11. In that year, the owner of these premises was Bullock Bros. A 1915 photograph shows the early streetscape and the way the buildings at Nos. 2-8 and Nos. 24-36 'bookend' the multi-shop building in between with its reduced height parapet, creating a balanced streetscape.

The west side of the Terrace developed more slowly and some of the earlier buildings were not in place until the 1920s. This area has also had the most intervention with fewer of the early buildings remaining.

The Bay View Terrace Heritage Area is identified in Appendix 1 as all places marked in red.

The list of places within the Bay View Heritage Area is contained in Appendix 2.

3. Policy Objectives

- (a) To designate a Heritage Area, for the purpose of Schedule 2, Part 3, Clause 9 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

- (b) To provide guidance for development within the Bay View Terrace Heritage Area.
- (c) To ensure that places of heritage value that contribute to the Bay View Terrace Heritage Area are retained and development does not reduce the contribution of the place of the Heritage Area.

4. Application

This policy applies to all applications for development approval for places within the Heritage Area, with the exception of internal building works which do not materially affect the external appearance of a building, unless the development is in a place listed on the State Heritage Register or has an interior identified as having cultural heritage significance.

It does not apply to conservation of Aboriginal heritage except in cases where Aboriginal heritage places or areas are entered in the Heritage List, Local Heritage Survey or are located within a Heritage Area. Aboriginal heritage is protected by the *Aboriginal Cultural Heritage Act 2021*.

5. Definitions

Heritage Area: *means an area designated as a heritage area under Schedule 2, Part 3, Clause 9 of the Planning and Development (Local Planning Schemes) Regulations 2015.*

Impact: *means the manner in which proposed works will, or are likely to, affect the cultural heritage significance of a place.*

Primary Street: *means the sole of principal public road that provides access to the major entry (front door) to the dwelling or building, unless otherwise designated by the Town.*

Significant Fabric: *means fabric identified as contributing to the cultural heritage significance of the place.*

6. Policy Requirements

6.1 Information Requirements

- (a) Depending on the scale and nature of the proposal, the Town may require, at the applicant's expense, one or more of the following to assist the assessment and determination of an application:
 - (i) A Heritage Assessment in accordance with Schedule 2, Part 3, Clause 11, of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
 - (ii) A documented review of heritage value in accordance with Schedule 2, Part 8, Clause 63(1)(c) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
 - (iii) A Conservation Management Plan (new or existing);
 - (iv) In the case of a proposed (full or partial) demolition, a Structural Report;
 - (v) Line of sight diagrams showing the visibility of any proposed additions from the public domain;
 - (vi) Details of impacted view-lines of significance to or from the place;
 - (vii) Photographs showing the existing front elevation and areas affected by the proposed Development;
 - (viii) A street elevation drawn as one continuous elevation showing the proposed development and the existing development on each lot immediately adjoining the heritage place; and

- (ix) A schedule of existing and proposed external colours and finishes.
- (b) The Town may require, as a condition of development approval, an archival record of the place, at the applicant's expense, prepared by a suitability qualified heritage consultant, prior to development or demolition occurring.

6.2 Statement of Heritage Significance

Bay View Terrace demonstrates the earliest and ongoing commercial heart of the Town of Claremont, represented by the form and fabric of most of the original buildings and later infill of a similar form.

Bookended at the significant Claremont Hotel, and the Post Office historically located opposite the railway station, Bay View Terrace is the social and historic heart of retail Claremont.

6.3 Architectural Character

Key features of the Bay View Terrace Heritage Area include:

- (a) Federation Free Classical architecture style;
- (b) Articulated facades including decorative parapets and recessed entries;
- (c) Mostly single storey building scale; and
- (d) Consistent front boundary building alignments with large windows to shop fronts

6.4 Development Standards

- (a) Additions and alterations to heritage buildings must respect the significance and character of the existing place, its contribution to the Heritage Area, and impact on adjoining buildings.
- (b) Alterations and additions should be designed so the existing building remains the dominant structure when viewed from the street and, where possible, should not be visible from the primary street.
- (c) Where possible, existing original verandahs and awnings are to be retained. Where practical, reinstatement of missing original verandahs and awnings is encouraged.
- (d) Where possible, existing detailing is to be retained, and:
 - (i) Where practical, reconstruction of detailing is encouraged, especially recessed entries where shops currently have a flat frontage to the street; and
 - (ii) Alterations should not introduce new heritage detailing inconsistent with the style of building.
- (e) Original unpainted surfaces are not to be painted or rendered.
- (f) New buildings, as viewed from the street, are to be designed in a contemporary style that is sympathetic in terms of form, bulk, scale, materials and proportions to the Heritage Area. New developments are not to replicate traditional building form.
- (g) The design of new streetscape elements is to:
 - (i) Be consistent with front boundary building alignments;
 - (ii) Reflect/interpret the existing vertical rhythms of elements such as party walls parapet panels and openings;
 - (iii) Conceal roof forms behind parapet walls;
 - (iv) Parapets to the primary street frontage are to be restrained in terms of decorative forms and detailing; and
 - (v) New developments are to reflect and complement the scale, setbacks, bulk and

proportions of existing heritage buildings and streetscape.

- (h) Maintenance to heritage buildings is to have minimal impact on significant fabric and should not remove, change or obscure significant detailing.
- (i) Conservation works are to match traditional techniques, materials, and finishes.
- (j) Where the opportunity arises, any features or elements that are intrusive to the heritage values of the Heritage Area should be removed.
- (k) Where new technology is proposed to be installed on the building (security cameras, sensors etc.), they should be installed so as to not detract from the cultural significance of the place and where possible, should not be visible from the public domain. Installation on secondary elevations is preferable.
- (l) Where conduit or cabling is required to run along the surface of an external wall, it shall be painted to match the wall colour.
- (m) New signage should not be visually dominant, obstruct key features of heritage buildings or detract from the visual appreciation of the place or precinct.

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Legislation:	<i>Planning and Development Act 2005</i> <i>Heritage Act 2018</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> <i>Heritage Regulations 2019</i>		
Organisational:	DA 2.2.1 Determination of Planning Related Matters		
Version #	Decision:	OCM Date:	Resolution Number:
1.	Adopted	27/06/2023	065/23

Appendix 1: Bay View Terrace Heritage Area



Appendix 2: List of Places within Bay View Terrace Heritage Area

Property address	Architectural style	Significance	Other listings
1 Bay View Terrace	Federation Filigree	2	
1-7 Bay View Terrace	Federation Terrace	2	
2 Bay View Terrace	Federation Free Classical	2	
2a Bay View Terrace	Federation Arts & Craft	1	HCWA; NT
4 Bay View Terrace	Federation Free Classical	3	
6 Bay View Terrace	Federation Free Classical	2	
8 Bay View Terrace	Federation Free Classical	3	
10 Bay View Terrace	Federation Free Classical	3	
14 Bay View Terrace	Federation Free Classical	3	
16 Bay View Terrace	Federation Free Classical	3	
18 Bay View Terrace	Federation Free Classical	2	
20 Bay View Terrace	Federation Free Classical	3	
Claremont Quarter	21 st Century Commercial	3	
21 Bay View Terrace	Interwar Free Classical	2	
23 Bay View Terrace	Late 20 th Century Commercial	4	
24 Bay View Terrace	Federation Free Classical	3	
28 Bay View Terrace	Federation Free Classical	3	
35-39 Bay View Terrace	Late 20 th Century Commercial	3	
38-40 Bay View Terrace	Federation Free Classical	2	
41-49 Bay View Terrace	Late 20 th Century Commercial	4	
42 Bay View Terrace	Federation Free Classical	2	
44 Bay View Terrace	Federation Free Classical	3	
1/50 Bay View Terrace	Federation Free Classical	2	
1/50 Bay View Terrace	Federation Free Classical	3	
50 Bay View Terrace	Interwar Free Classical	2	
Old Theatre Lane		3	
51 Bay View Terrace	Federation Free Classical	3	
53-57 Bay View Terrace	Federation Free Classical	3	
54 Bay View Terrace	Federation Free Classical	2	
56 Bay View Terrace		4	
58-62 Bay View Terrace	Federation Free Classical	2	