5.1 NOS. 452-460 (LOT: 1; D/P: 613) WILLIAM STREET, PERTH - ALTERATIONS AND ADDITIONS TO SHOP

Attachments:
1. **Consultation and Location Plan**
2. **Development Plans**
3. **Heritage Impact Statement**
4. **Determination Advice Notes**

RECOMMENDATION:

That Council, in accordance with the provisions of the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme, APPROVES the application for Alterations and Additions to Shop at Nos. 452-460 (Lot: 1; D/P: 613) William Street, Perth, in accordance with the plans shown in Attachment 2, subject to the following conditions, with the associated determination advice notes in Attachment 4:

1. Development Plans

This approval is for Alterations and Additions to Shop as shown on the approved plans dated 7 November 2024 and 6 February 2025. No other development forms part of this approval;

2. External Fixtures

All external fixtures, such as television antennas (of a non-standard type), radio and other antennae, satellite dishes, solar panels, external hot water heaters, air conditioners, and the like, shall not be visible from the street(s), are designed integrally with the building, and be located so as not to be visually obtrusive to the satisfaction of the City;

3. Colours and Materials

3.1 Prior to the issue of a building permit, a detailed schedule of materials, colours, and finishes must be submitted to and approved by the City. This schedule shall align with the materials, colours, and finishes annotated on the approved plans and must include the proposed colour of window framing, to the satisfaction of the City; and

3.2 The development shall be constructed using the approved materials, colours, and finishes in accordance with the approved schedule, to the satisfaction of the City;

4. Stormwater

Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve; and

5. Reconstruction of Verandah Balustrade

Prior to occupancy, the upper floor verandah balustrade shall be reconstructed in accordance with the colours, materials and dimensions indicated on the approved plans, to the satisfaction of the City.

EXECUTIVE SUMMARY:

The purpose of this report is to consider an application for development approval for Alterations and Additions to Shop at No. 452-460 William Street, Perth (the subject site). The subject site is included on the State Register of Heritage Places and heritage listed under the City of Vincent's Heritage List (Management Category A).

The application proposes to enclose the existing upper floor verandah at the rear of the existing building of the northernmost tenancy, located on the corner of William Street and Brisbane Street. This is proposed to be achieved through the removal of non-original building elements and installation of walls to the existing verandah.

The proposed works involve removing non-original lining and wooden balustrading from both the ground and upper floors along the Brisbane Street frontage and rear interface. The upper-floor verandah would be enclosed with compressed fibre cement lining, set behind the original verandah balustrade line. As part of this proposal, the balustrading would be reinstated to its original design. Additionally, two new windows would be installed in the new rear-facing walls. The proposed development plans are included as **Attachment 2**.

The proposal meets all relevant acceptable outcomes of the City's Local Planning Policy: Development Guidelines for Heritage Places (Heritage Policy). A development application is required for the proposed works due to the heritage listing of the place.

The proposed modifications are acceptable as they meet the objectives of the of the Heritage Policy, which ensures the preservation of heritage value while enabling improvements to properties. The demolition aspect of the proposal is acceptable as the works do not impact the principal façade or the building's heritage significance. The demolition is limited to non-original structures, preserving the site's original heritage fabric.

The proposed additions are acceptable as they are reversible, allowing the structure to be removed without impacting the buildings fabric. This is achieved by using recessed, lightweight compressed fibre cement boards positioned behind the original timber posts and balustrades. The materials and finishes are sympathetic to the existing heritage fabric, with colours that complement the building without replicating it. The proposed windows respect the heritage significance by mirroring traditional fenestration patterns, while remaining clearly identifiable as new work. The scale of the additions respects the buildings heritage, with no expansion of the verandah footprint and the proposed walls fitting within the existing verandah roof.

The proposed development is acceptable as considered against the planning framework and is recommended for approval subject to conditions.

PROPOSAL

The application proposes alterations and additions to the corner Shop tenancy located at Nos. 452-460 William Street, Perth (subject site) as shown in **Figure 1** below.

Figure 1: Location of proposed alterations and additions in relation to the subject site

The proposed works include an upper-floor addition that encloses the existing open-style verandah at the rear of the tenancy to create a secure storage room. The development works include the removal of non-heritage additions while retaining existing structural posts.

The proposed works are summarised as follows:

- Removal of non-original compressed fibre cement lining, metal lining and wooden balustrading on the ground and upper floors along the Brisbane Street frontage and rear façade.
- Replacement of the existing non-original metal lining on the ground floor rear façade with compressed fibre cement lining.
- Installation of compressed fibre cement lining behind the original verandah structure on the upper floor of the Brisbane Street frontage and rear façade to enclose the verandah.
- Reinstatement of the upper-level verandah balustrade to reflect the original design.
- Addition of two windows in the proposed verandah walls on the rear façade.

The application seeks to retain the existing 'Shop' land use, with the tenancy intended to be used a clothing store. As the 'Shop' use remains as previously approved, the scope of the application relates to the works component of the proposal only. The applicants reasoning for the proposed alternations and additions is to:

- Support the fit-out needs of the new retail store and enhance the functionality of the upper floor.
- Address weatherproofing issues caused by the existing open-style upper-level verandah.
- Create a secure back-of-house storage area for clothing stock, which would not be accessible to the public.

The development plans of the proposal are included as **Attachment 2** and the applicant's supporting Heritage Impact Statement is included as **Attachment 3**.

DELEGATION:

This application is being referred to Council for determination in accordance with the City's Register of Delegations, Authorisations and Appointments.

This is because the delegation does not extend to applications for development approval that propose alterations and additions to a place listed on the State Register of Heritage Places, unless the works are for:

a. External fixtures (as defined by the Residential Design Codes);
b. Restoration and remediation works;
c. Internal building works;
d. Façade upgrades and roof replacements; or
e. Single storey additions that are located behind the front building line of the existing heritage building.

The proposal does not meet the above criteria as the application proposes upper floor additions to a place listed on the State Register of Heritage Places which do not constitute external fixtures, restoration or remediation works.

BACKGROUND:

Landowner:	Felice Antonio Yozzi
Applicant:	Heavy Weight Clothing Pty Ltd
Client:	Heavy Weight Clothing Pty Ltd
Date of Application:	27 October 2024
Zoning:	MRS: Urban LPS2: Zone: District Centre R Code: N/A
Built Form Area:	Town Centre
Existing Land Use:	Shop
Proposed Use Class:	Shop
Lot Area:	531 square metres
Right of Way (ROW):	No
City of Vincent Heritage List:	Yes – Management Category A
State Register of Heritage Places:	Yes

Site Context and Zoning

The subject site is located on the corner of William Street and Brisbane Street. The site is one lot under sole ownership, currently occupied by five tenancies being Nos. 452, 454, 456, 458 and 460 William Street. The development subject to this application is located on the corner tenancy at No. 460 William Street, Perth. The location of the subject site is included as **Attachment 1**.

The subject site is bound by William Street to the north-west, Brisbane Street to the north-east and commercial properties to the south-east and south-west. The subject site and the land to the south-east, south-west and north-west of the subject site are zoned District Centre under Local Planning Scheme No. 2 (LPS2) and consists of a range of commercial tenancies which contain uses that include restaurants, small bars, cafés, shops, gyms and offices. The land to the north-east of the development site is zoned Mixed Use R80 under LPS2 and comprises residential development including single houses, grouped dwellings and a shop. The land to the north-west of the development site is zoned Commercial under LPS2 and comprises a tavern which operates as a wine bar.

William Street is reserved as Other Regional Roads (ORR) under the Metropolitan Region Scheme, a portion of which affects the western boundary and street corner truncation of the subject site. Referral to Department of Planning, Lands and Heritage was not required in relation to the ORR as the proposal is an incidental addition that does not have the intention to alter the existing access arrangements.

Heritage Listing

The subject site is listed on the City's Heritage List as Management Category A – Conservation Essential. The subject site is also a State Heritage Registered Place.

The two-storey building was constructed in 1915 with shops on the ground floor and residences above for the shop tenants. The building is of Federation Free Classical style that has cultural significance for being a recognised landmark at the northern entry to the commercial area of Northbridge. The subject tenancy appears to have been used as a shop since it was constructed in 1915.

The Statement of Significance for the heritage listing reads as follows:

The shop/houses at 452-460 William Street, are a rare and fine example of the Federation Art Nouveau style. They are a landmark at the corner of a busy and prominent intersection which marks the entry into Northbridge. Changes to the retail and accommodation activities of the place inform of changes in the district changing demographics and economic fortunes.

The Physical Description included in the heritage listing is as follows:

The two storey corner building with principal facades to both William and Brisbane Streets, with ground floor shops and upper level residences, is a landmark structure on a prominent location. The ground floor shop fronts are shaded by a cantilevered awing, while the upper level vigorously modelled brick and stucco façade has a high parapet and ornate stucco decoration. The parapet steps down along William Street, and features circular and hanging festoons in the alternate triangular and curved pediments and ball finials. The corner facade has three rows of heavy stucco bands. The windows also have stucco bands. The shopfronts and cantilever canopies also step down along William Street from Brisbane Street.

Site History and Building Modifications

The subject site has historically been operated as a recreational sports shop which included the sale of firearms and ammunition, known as 'Tony Yozzi and Son Sports'.

A historic third-party advertisement billboard was once affixed to the rear elevation of the subject tenancy. Installed before 1998, the billboard was removed in 2021. Following its removal, restoration works were carried out on the rear elevation façade and upper-level verandah balustrading. These works included the installation of green sheet metal to enclose the ground floor and providing a safe balustrade to the upper-level verandah.

Over time, various ad-hoc modifications have been made to the upper-level verandah. The HCWA's 2004 heritage listing assessment documentation confirms that this tenancy is the only one on the site to have retained its rear verandah. The assessment notes that the original materials have been removed and replaced with non-original asbestos cement sheeting.

DETAILS:

Summary Assessment

The table below summarises the planning assessment of the proposal against the provisions of the LPS2, the City's Policy No. 7.1.1 – Built Form (Built Form Policy) and the Heritage Policy.

Planning Element	Use Permissibility/ Deemed-to-Comply/ Acceptable Outcomes (or equivalent)	As Existing	Requires the Discretion of Council
Land Use		✓	
Façade Design	✓		
Roof Form		✓	
Heritage Policy	✓		

Detailed Assessment

The City's Heritage Policy is a performance-based Policy. While the application meets all relevant Acceptable Outcomes, the policy also requires proposals to demonstrate that the design achieves the Objectives and Guiding Principles.

Although satisfying the Acceptable Outcomes generally supports achieving the Objectives, they do not constitute a deemed-to-comply pathway. The proposal must be assessed holistically to ensure the overall design solution meets the Heritage Policy's intent.

This assessment is provided in the Comments section below.

CONSULTATION/ADVERTISING:

Community Consultation

Community consultation was undertaken in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* for a period of 14 days between 4 December 2024 and 17 December 2024. The method of consultation included a notice on the City's website, a sign on site and nineteen letters being sent to the adjoining and adjacent landowners and occupiers, as shown in **Attachment 1** in accordance with the City's Community and Stakeholder Engagement Policy.

No submissions were received at the conclusion of the advertising period.

Heritage Council of Western Australia

The application was referred to the Heritage Council of Western Australia (HCWA) for review and consideration on two occasions in accordance with Section 73 of the *Heritage Act 2018.* This is because the subject site is a registered place on the State Register of Heritage Places.

The initial comments received from the HCWA are summarised as follows:

- The proposal is not able to be supported at this stage as it does not provide an appropriate heritage outcome for the building and would have an adverse impact on the cultural heritage significance of the place.
- A revised proposal could be considered if the design addresses the following:
    - Infill material should express the original open verandah by referencing the balustrade, posts, bottom rail, edge beam, fascias and frieze.
    - Proposed glazed openings within the infill should either respond to the existing pattern of fenestration or assist in expressing the original form of the open verandah.
    - The original and early fabric of the verandah should be retained where possible. The drawings should clearly detail the extent of existing fabric.

Changes were made to the development plans in response to the HCWA comments. These plans, included in **Attachment 2**, proposed the following changes:

- Retention of the original wooden posts on the upper level verandah;
- Introduction of a reinstated balustrade proposed to be consistent with the original balustrade profile. The reinstated balustrade would be painted manor red.
- The infill panels on the upper level balcony would be recessed and positioned behind the original timber posts and balustrade to reflect the original design intent of the verandah.
- Redesigned windows on the rear façade to which a vertical emphasis that reflects the traditional fenestration pattern of the existing windows.
- Removal of the proposed window on the upper level of the Brisbane Street façade.

The final set of amended plans, included in **Attachment 2**, were referred back to the HCWA for their final review. The HCWA confirmed that the amendments addressed their recommendations and expressed support for the proposal.

Design Review Panel (DRP):

Referred to DRP: Yes

The proposal was referred to the City's DRP Member specialising in heritage design on two occasions for comment.

Following initial comments and recommendations received from the DRP Chair, Administration and HCWA, an on-site meeting between the applicant, the DRP Chair and Administration was held.

The second referral related to the development plans included in **Attachment 2**. Comments were sought on the acceptability of the proposed partial demolition and additions to a heritage-listed place.

The DRP Member provided comments in support of the proposal, which are summarised as follows:

- The proposed demolition involves removing later additions that are intrusive to the original verandah design, facilitating the reconstruction of the balustrade to match the original design.
- The reconstruction of the balustrade in 'Manor Red' aligns with traditional colours, making these elements visually prominent.
- The reversibility of the new infill supports the potential for the verandah to be reinstated as an original outdoor space in the future. The use of CFC boards is appropriate as they are lightweight and reversible, allowing for easy future modifications or removal without impacting significant fabric.
- The detailing of the new fabric is recessive and positioned behind the original and reconstructed timber posts and balustrade, allowing sufficient interpretation of the original structure while maintaining functionality.
- The neutral colour of the boards ensures they are visually recessive within the streetscape, maintaining the prominence of the original verandah design following is partial reconstruction.
- The proposed aluminium windows, although not traditional, are acceptable as they differentiate the new work and are not visually intrusive, aligning with Burra Charter principles.
- The aluminium windows replicate the traditional vertical fenestration pattern.
- The overall form of the original verandah is retained with the reconstruction of original elements, leading to a net-positive outcome.

The table below shows the design review evaluation by the DRP Member as considered against the 10 principles of good design.

Design Review Progress	
	Supported
	Pending further attention
	Not supported
	Not relevant to this proposal

	Referral 1 – Plans dated 7 November 2025	*Referral 1 – Plans dated 6 February 2025*
Principle 1 – **Context & Character**		
Principle 2 – **Landscape Quality**		
Principle 3 – **Built Form and Scale**		
Principle 4 – **Functionality & Built Quality**		
Principle 5 – **Sustainability**		
Principle 6 – **Amenity**		
Principle 7 – **Legibility**		
Principle 8 – **Safety**		
Principle 9 – **Community**		
Principle 10 – **Aesthetics**		

LEGAL/POLICY:

- *Planning and Development Act 2005*;
- *Heritage Act 2018*;
- *Planning and Development (Local Planning Schemes) Regulations 2015*;
- City of Vincent Local Planning Scheme No. 2;
- Burra Charter;
- State Planning Policy 3.5 – Historic Heritage Conservation;
- Community and Stakeholder Engagement Policy;
- Policy No. 7.1.1 – Built Form Policy;
- Local Planning Policy: Development Guidelines for Heritage Places; and
- Draft William Street Town Centre Planning Framework.

Planning and Development Act 2005

In accordance with Schedule 2, Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Part 14 of the *Planning and Development Act 2005*, the applicant would have the right to apply to the State Administrative Tribunal for a review of Council's determination.

Planning and Development (Local Planning Schemes) Regulations 2015

In accordance with Clause 67(2) of the Deemed Provisions in the *Planning and Development (Local Planning Schemes) Regulations 2015* (Planning Regulations) and in determining a development application, Council is to have due regard to a range of matters to the extent that these are relevant to the development application.

The matters for consideration relevant to this application relate to the compatibility of the development within its setting, amenity and character of the locality, heritage significance, consistency with planning policies and advice from the DRP.

Burra Charter

The Australia ICOMOS Charter for Places of Cultural Significance, the Burra Charter 2013 (the Burra Charter) sets a standard of practice for those who provide advice, make decisions about, and undertake work to places of cultural significance. The Burra Charter applies to all types of places of cultural significance, including the subject site.

In accordance with Article 3.1 of the Burra Charter, conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.

In accordance with Article 8 of the Burra Charter, conservation of heritage places requires the retention of an appropriate setting with demolition which would adversely affect the setting, not considered appropriate.

In accordance with Article 21.1 of the Burra Charter, 'adaption' is acceptable where the adaptation has minimal impact on the cultural significance of the place. Adaptation may involve additions to the place, the introduction of new services or a new use or changes to safeguard the place. Adaptation of a place for a new use is often referred to as 'adaptive re-use'. In accordance with Article 21.2 of the Burra Charter, the 'adaption' should involve minimal change to significant fabric, achieved only after considering alternatives.

In accordance with Article 22.1 of the Burra Charter, 'new work' is acceptable where it respects the cultural significance of the place. This can be done through consideration of its siting, bulk, form, scale, character, colour, texture and material. In accordance with Article 22.2 of the Burra Charter, the works should be readily identifiable but should respect the cultural significance of the place.

State Planning Policy 3.5 – Historic Heritage Conservation

State Planning Policy 3.5 – Historic Heritage Conservation (SPP 3.5) sets out principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. These principles inform the heritage management standards of local planning policies.

Local Planning Policy: Development Guidelines for Heritage Places

As demolition, alterations and additions are proposed on the heritage listed property, the proposal is required to be assessed against Part 1, 2, 3, 4 and 5 of the City's Heritage Policy.

The objectives of the Heritage Policy are to:

1. *Encourage the appropriate conservation and restoration of places listed on the City's Heritage List, the State Register of Heritage Places and within heritage areas, in recognition of the distinct contribution they make to the character and history of the City;*
2. *Ensure that works, including conservation, alterations, additions and new development respect the cultural heritage significance associated with heritage places and areas;*
3. *Promote and encourage architecture and urban design that serves to support and enhance the ongoing cultural heritage significance of heritage places and areas; and*
4. *Protect and enhance the City's built heritage by guiding the sustainable and innovative integration of new development with heritage places and areas.*

Draft William Street Planning Framework (Draft WSPF)

On 11 February 2025, Council at its Ordinary Council Meeting authorised for the City's Draft WSPF to be advertised to the community for comment.

The purpose of the draft WSPF is to provide a comprehensive framework to guide the redevelopment of properties in the precinct through statutory planning provisions and to inform the City's investment in public realm improvements through the Place Plan.

In accordance with Clause 67(2)(c) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and in determining a development application, Council is to have due regard to a range of matters to the extent that these are relevant to the development application, including proposed planning instruments that the local government are seriously considering adopting or approving.

The Draft WSPF is not yet a planning instrument that is seriously entertained. Assessment and due regard to the framework is not required when making a decision on this application.

This is because the Draft WSPF is not final and may require amendments following public consultation before being considered by the Council for approval. The framework would not become a document that requires due regard consideration until it receives final approval from the Council.

The Draft WPSF is currently in the community consultation stage of the process and would be presented to a future Council meeting for consideration, though no indicative date has been set at this time.

Although an assessment against the Draft WPSF is not required, the heritage-related provisions within the Draft WPSF reference the Heritage Policy for development on heritage properties. The proposed development has been assessed in accordance with the objectives of the Heritage Policy, as outlined in the Comments section below.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council and the City's business function when Council exercises its discretionary power to determine a planning application.

STRATEGIC IMPLICATIONS:

This is in keeping with the City's *Strategic Community Plan 2022-2032*:

Thriving Places

We are recognised as a City that supports local and small business.

Sensitive Design

Our built form character and heritage is protected and enhanced.

Innovative and Accountable

Our decision-making process is consistent and transparent, and decisions are aligned to our strategic direction.

SUSTAINABILITY IMPLICATIONS:

This application has limited capacity to contribute to broader environmental sustainability outcomes, as its scope is confined to enclosing an 11.1 square metre verandah. As a result, it does not significantly impact the environmental footprint of the entire building on-site.

The development adaptively reuses the existing building, reducing the need for new construction materials and minimising waste, in alignment with sustainability goals and heritage conservation best practices. The proposed additions are constructed from lightweight, reversible materials, allowing for future modifications or removal with minimal environmental impact. Additionally, operable windows are incorporated to enhance cross ventilation.

PUBLIC HEALTH IMPLICATIONS:

This does not contribute to any public health outcomes in the *City's Public Health Plan 2020-2025.*

FINANCIAL/BUDGET IMPLICATIONS:

There are no finance or budget implications from this report.

COMMENTS:

Heritage Policy

The proposed alterations and additions meet the acceptable development standards of the Heritage Policy.

Comments are included below relating to how the proposed alterations and additions to a heritage listed place meets the objectives and guiding principles of the Heritage Policy, as well as the Articles of the Burra Charter.

- Heritage Demolition: The Heritage Policy permits partial demolition of heritage-listed places where the elements to be removed do not contribute to the cultural heritage significance of the place. The proposal seeks to remove later additions to the building, including compressed fibre cement lining, metal sheeting, and wooden balustrading and railings on both the ground and upper floors, all of which were introduced after the buildings original construction, as outlined in the background section of the report.

  The DRP member confirmed that the proposed demolition works relate to structures on the subject site that are not original features. The structures proposed to be demolished do not contain heritage fabric nor contribute to the place's heritage significance as referenced in the Statement of Significance for the property. The changes align with Article 3 of the Burra Charter, which advocates for minimising alterations to the extent necessary to accommodate new additions while retaining the heritage value of the place.

- Reinstatement of Original Features**:** The design involves removing non-original materials from the upper-level verandah and reinstating its original appearance. The reinstatement design, including the balustrades size, spacing, colours, and materials, has been informed by evidence of original portions of balustrading still present on-site and guidance provided by the HCWA. A condition of approval has been recommended to ensure the reinstatement is carried out in accordance with the design details endorsed by the HCWA as shown on the approved plans, which would ultimately enhance the heritage character of the site.

- Reversibility: The Heritage Policy aligns with best practice heritage principles by requiring alterations and additions to be reversible where possible. Reversibility is a key principle in heritage conservation as it ensures that changes can be undone in the future without permanently impacting the original fabric of the building. This is achieved through the proposed design, which recesses the additions behind the original and reconstructed timber posts and balustrade, ensuring they remain clearly distinguishable from the original structure. The use of lightweight compressed fibre cement boards further enhances reversibility, allowing the additions to be removed without impacting the original building fabric. The reinstatement of the balustrade and the use of reversible infill support the potential for the verandah to be restored as an open outdoor space in the future, preserving the heritage character of the place.

- Complimentary Materials and Finishes: The Heritage Policy allows development in heritage places when the materials are in keeping with the original building and do not dominate or detract from its character. The proposed additions use carefully selected colours and materials to complement the heritage fabric of the place. The Manor Red-coloured balustrade reflects a traditional colour historically found on the building, ensuring authenticity without mimicking or replicating past styles. Additionally, the use of a natural beige paint for the compressed fibre cement lining helps the additions remain visually recessive within the streetscape, allowing the partially reconstructed verandah to retain its prominence and reinforcing the heritage character of the place.

- Openings: The design of the proposed windows aligns with Article 22.2 of the Burra Charter, which requires changes to respect the significance of the place while being clearly identifiable as new work. The windows maintain the building's heritage character by incorporating a vertical emphasis that reflects the traditional fenestration pattern. The use of aluminium ensures they remain visually unobtrusive while allowing for clear differentiation from the original fabric, reflecting best-practice heritage principles.

- Building Scale, Bulk and Mass: The scale of the additions are consistent with the existing building. The additions would respect the heritage significance of the place when viewed from the surrounding context. This is because the proposed additions do not expand the established building footprint. The additions would be recessed behind the line of the existing verandah and the overall height of the upper floor additions would sit within the existing verandah roof.

- DRP and HCWA Support for Works: The City's Design Review Panel DRP member specialising in heritage and the HCWA have both supported the proposal. This is because the proposed development respects and enhances the heritage significance of the building while allowing for functional improvements and future reversibility.

CITY OF VINCENT
LOCAL PLANNING SCHEME NO. 2
SCHEME MAP 1 - LEEDERVILLE

LEGEND

METROPOLITAN REGION SCHEME RESERVES

Note: The Western Australian Planning Commission care of the Department of Planning should be consulted for full information on the actual land requirements for all Metropolitan Region Scheme Reserves.

- PARKS AND RECREATION
- R — Restricted Pubic Access
- PRIMARY REGIONAL ROADS RESERVATION
- OTHER REGIONAL ROADS RESERVATION
- RAILWAYS
- PUBLIC PURPOSES (Particular use denoted as follows:)
  - H — Hospital
  - HS — High School
  - TS — Technical School
  - CP — Car Park
  - U — University
  - CG — Commonwealth Government
  - SU — Special Use
  - WSD — Water Authority of Western Australia
  - P — Prison

CITY OF VINCENT LOCAL SCHEME RESERVES

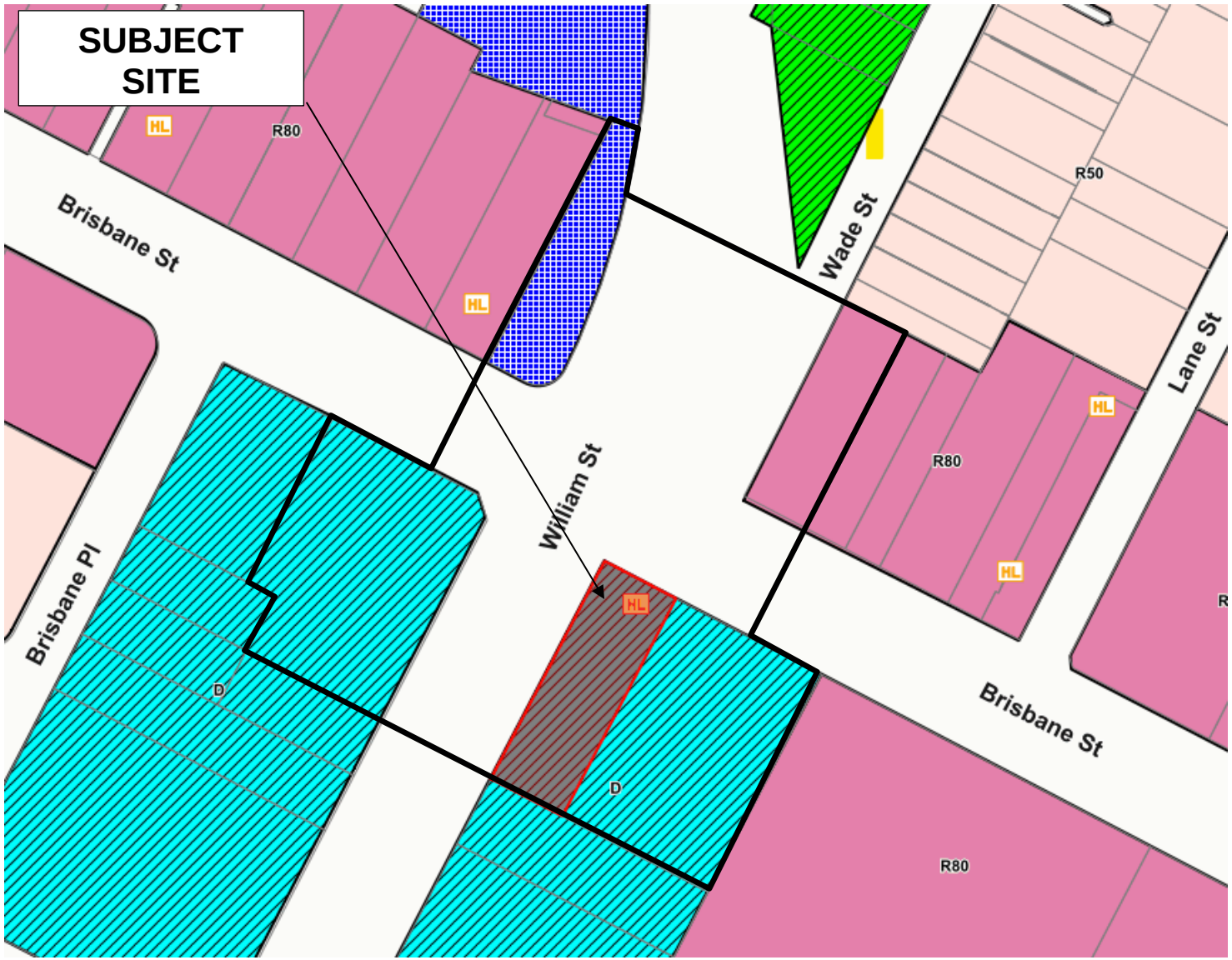
- PUBLIC OPEN SPACE
- R — Restricted
- PUBLIC PURPOSES (Particular use denoted as follows:)
  - PS — Primary School
  - CP — Car Park
  - CU — Civic Uses
  - HS — High School
  - I — Institute for the Deaf
  - W — Water Supply Sewerage and Drainage
  - TS — Technical School

CITY OF VINCENT SCHEME ZONES

- RESIDENTIAL
- MIXED USE
- COMMERCIAL
- LOCAL CENTRE
- D — DISTRICT CENTRE
- RC — REGIONAL CENTRE
- SPECIAL USE (Particular use denoted as follows:)
  - CP — Car Park
  - CU — Community Use
  - FC — Function Centre
  - HC — Hall and Non Residential Club
  - H — Hotel
  - PW — Place of Worship
  - S — Service Station
- A — ADDITIONAL USE

ADDITIONAL INFORMATION & RESIDENTIAL PLANNING CODES

- CODE AREA BOUNDARY
- SCHEME AREA BOUNDARY
- R20 — DENSITY CODE



CITY OF VINCENT

The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).

Consultation and Location Map

Nos. 452-460 William Street, Perth

Extent of Consultation

N

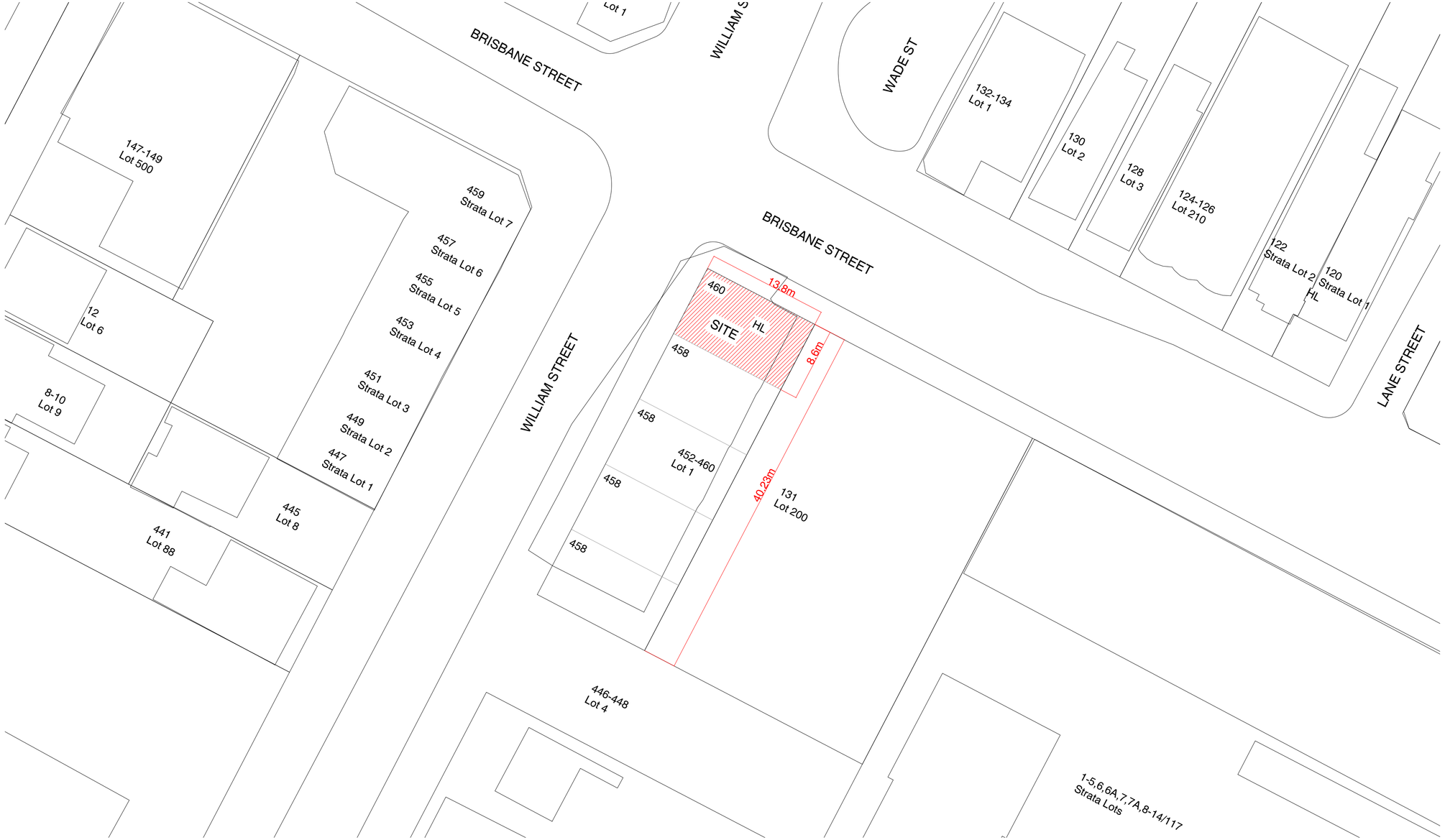
CITY OF VINCENT

The City of Vincent does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Vincent shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Includes layers based on information provided by and with the permission of the Western Australian Land Information Authority (Landgate) (2013).

Nos. 452-460 William Street, Perth

N

2 Site plan



1:300

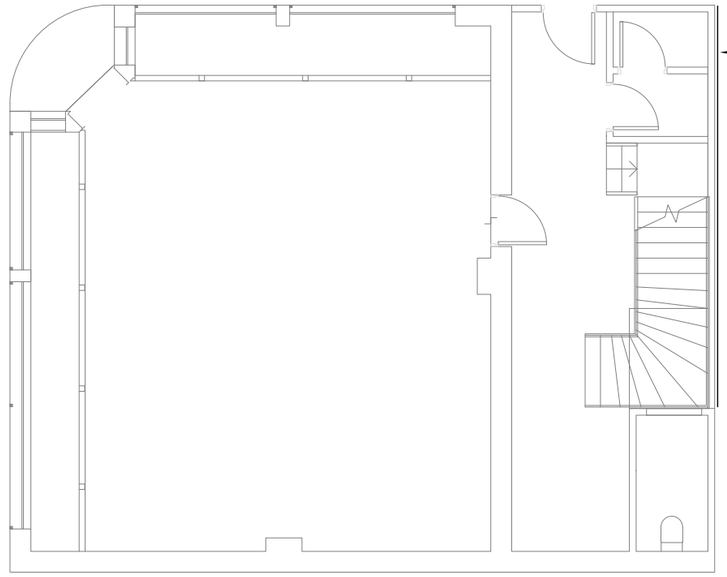
north

0 3 15 30m

CITY OF VINCENT
RECEIVED
7 November 2024

BRISBANE STREET

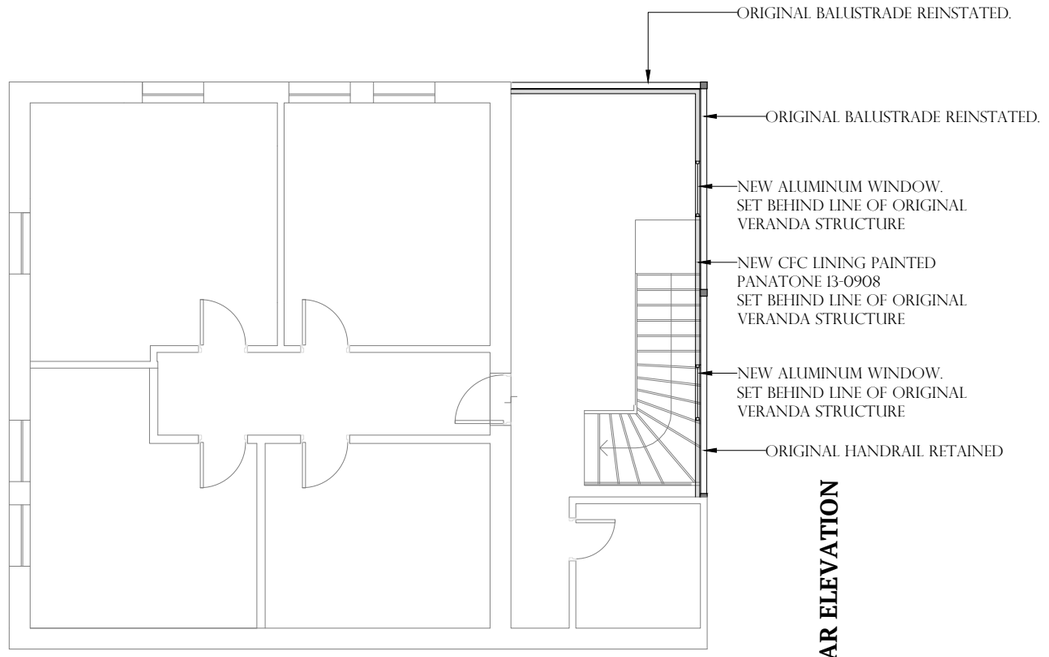
WILLIAM STREET



REAR ELEVATION

GROUND FLOOR PROPOSED

BRISBANE STREET

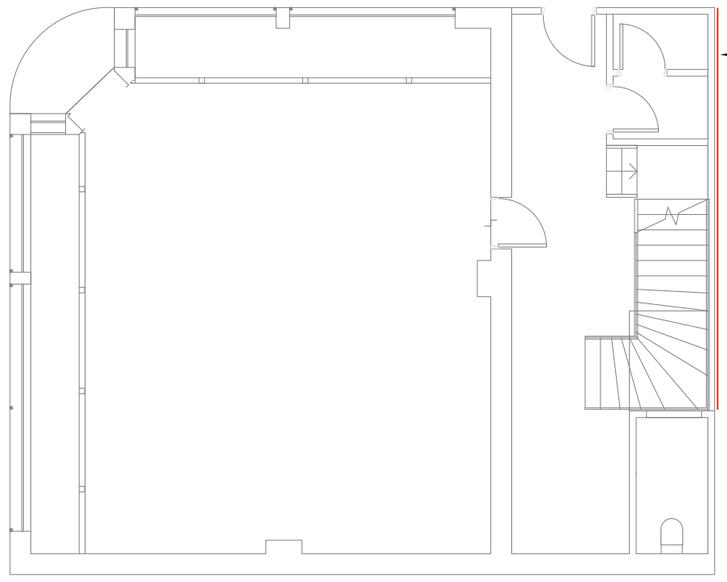


REAR ELEVATION

UPPER FLOOR PROPOSED

BRISBANE STREET

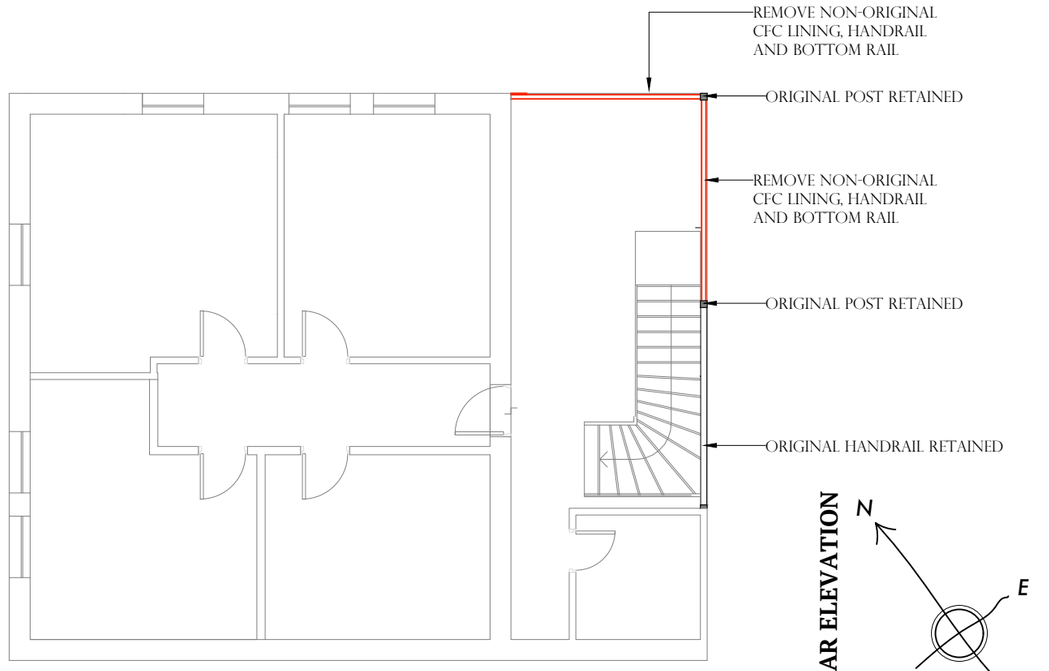
WILLIAM STREET



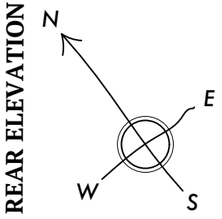
REAR ELEVATION

GROUND FLOOR DEMOLITION

BRISBANE STREET



REAR ELEVATION



UPPER FLOOR DEMOLITION

usa

Via Giovanni Battista Morgagni, 6, 20129
Milano MI

Alexei Aram Haddad
https://www.usa.consulting/

Works Plan

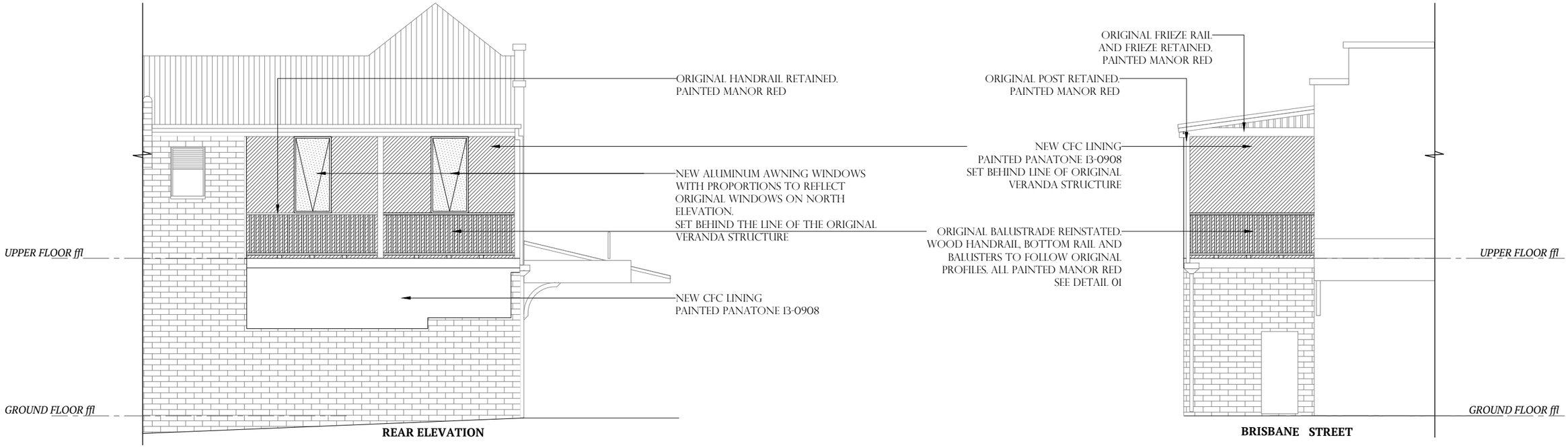
MAN-TLE
460 WILLIAM ST, PERTH WA 6000

1:100 at A3 A.101 6 February 2025

J Seymour Clifford RAIA

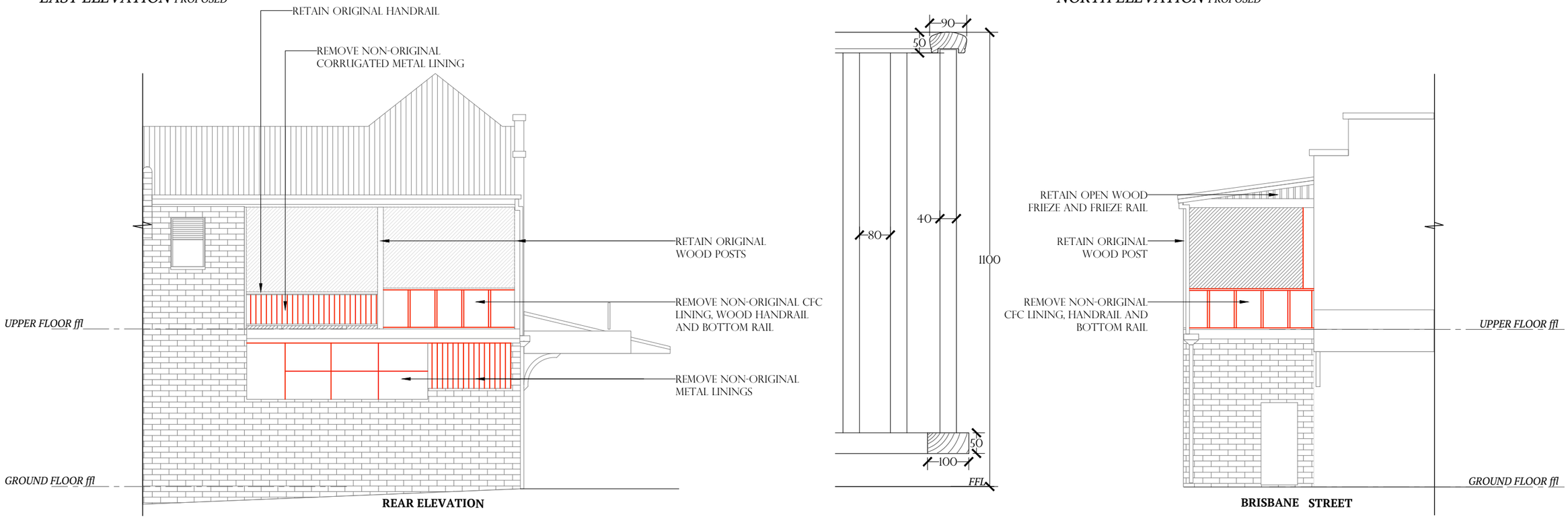
WOBURN
6 tydeman rd
north fremantle, 6159
www.woburn.co

CITY OF VINCENT
RECEIVED
6 February 2025



EAST ELEVATION PROPOSED

NORTH ELEVATION PROPOSED



EAST ELEVATION DEMOLITION

DETAIL 01 1:10

NORTH ELEVATION DEMOLITION

usa

Via Giovanni Battista Morgagni, 6, 20129
Milano MI

Alexei Aram Haddad
https://www.usa.consulting/

Works Plan

MAN-TLE
460 WILLIAM ST, PERTH WA 6000

1:100 at A3 A.201 6 February 2025

J Seymour Clifford RAIA

WOBURN
6 tydeman rd
north fremantle, 6159
www.woburn.co

CITY OF VINCENT
RECEIVED
6 February 2025

project ref: A2202.041

4 November 2024

Heritage Assessment
460 William Street
Perth

Introduction:

Woburn was engaged by Mr Larz Harry & Mrs Aida Kim, of Heavy Weight Clothing Pty Ltd regarding 460 William Street, Perth (***subject place***) to prepare an Heritage Assessment (***assessment***) for the proposed works to the ***subject place***. The aim of this ***assessment*** is to examine the impact that the proposed works will have upon the heritage significance of the ***subject place*** and to provide recommendations for the minimisation of detrimental impacts.

This ***assessment*** is prepared with reference to the Australian ICOMOS Burra Charter, 2013 (the Burra Charter)[1], the Municipal Heritage Inventory Data Sheet (***data sheet***)[2], inspection of the documentary and physical evidence, and the Alexei Aram Haddad Development Approval Application (***development application***)[3].

This ***assessment*** was prepared by Seymour Clifford RAIA INTBAU ICOMOS (assoc.) for and on behalf of Woburn.

Conclusion:

This ***assessment*** finds that the ***subject place*** was constructed from 1915 in the Federation Free Classical style[4] with the later addition of a storage area below the veranda at the rear of the buildings being more recent. This ***assessment*** concludes that the proposed works will not detrimentally impact the heritage significance of the subject place.

We therefore recommend the proposed works for development approval.

Heritage Considerations:

Management Category

The *subject place* is listed on the State Register *Heritage List* and *Municipal Inventory of Heritage Places* under Category A. Development of places belonging to this category must conform to the following guidelines,

Conservation Plans may be required depending on the relative significance and apparent impact of development on the place; detailed Heritage Assessments otherwise required as corollary to any development application. Strong encouragement to the owner under the City of Vincent Planning Scheme to conserve the significance of the place. Incentives to promote heritage conservation should be considered where necessary to achieve desirable conservation outcomes in the context of permissible development.

Statement of Significance

The cultural heritage significance of the *subject place* is identified in the *data sheet* as follows,

Shops, 452-460 William Street, a two-story terrace of five shops constructed in the Federation Free Classical style in load bearing brick, with stucco decorative treatments and a corrugated iron skillion roof, has cultural heritage significance for the following reasons:

The place is a significant landmark at the intersection of William and Brisbane Streets and is a recognised landmark at the northern entry to the commercial area of Northbridge; the place is a good and intact example of a two- story terrace of shops and dwellings designed in an idiosyncratic rendering of the Federation Free Classical style and it is representative of a form of building where retailers lived over their premises, a practice once common in Western Australia during the late nineteenth and early twentieth centuries; and, the place was designed by well-known Architect Jack Ochiltree and built for Dr. Daniel Kenny, a very prominent doctor in Western Australia in the late nineteenth and early twentieth century and a renowned investor and speculator in real estate.

The rear brick single leaf infilling and fibro cement balustrade cladding have little significance.

Aesthetic Significance

The aesthetic significance of the *subject place* is identified in the *data sheet* as follows,

No 460 William Street has exceptional aesthetic value as a Federation Free Classical style building. It retains most of the features of a shop-house property of the type and period.

Physical Description

The physical description of the subject place is given in the *data sheet* as follows,

The two storey corner building with principal facades to both William and Brisbane Streets, with ground floor shops and upper level residences, is a landmark structure on a prominent location. The ground floor shop fronts are shaded by a cantilevered awing, while the upper level vigorously modelled brick and stucco façade has a high parapet and ornate stucco decoration. The parapet steps down along William Street, and features circular and hanging festoons in the alternate triangular and curved pediments and ball finials. The corner facade has three rows of heavy stucco bands.

The windows also have stucco bands. The shopfronts and cantilever canopies also step down along William Street from Brisbane Street. Nil setbacks to both streets.

History
The history of the subject place is given in the ***data sheet*** as follows,

The two-storey building at 452-460 William Street was built in 1915 on part of Lot Y104. The building had shops on the ground floor with residences above for the shop tenants and their families. The place was built for Mary Kenny. The five shops were first occupied by Jack Pope, hairdresser and tobacconist (No 450), Mrs J. L. Pitt, draper (No 452), Champion Boot & Shoe Manufacturing Co, managed by Sam Lechovsky (No 454), Joshua Loong Choong, fruiterer (No 456), and, Lance & Co, chemist, proprietor F. W. Chegwidden (No 458).

Documentary and Physical Evidence:

Physical Evidence
Inspection of Existing North and East elevations shows the buildings include the addition of rear single-leaf infill and lightweight cladding dating from circa 1980. This later addition comprises a large portion of the building below the veranda and including the fibro cement balustrade cladding. The later addition was seen to be in a dilapidated condition.

Development Application:

Demolition of Existing Fabric
1. Demolition of later addition comprising ightweight corrugated metal panels and fibro cement balaustrade claddings on East and North sides of vernada.
2. No demolition of original heritage fabric. All brickwork brickwork and structural elements are retained.

Introduction of New Fabric

Replace lightweight materials with new stud-frame wall to enclose rear openings and veranda. Exposed materials will be new Hardies Flex cladding painted to match existing stucco colour visible on the building façade.

Heritage Impact Statement:

Response to Heritage Significance
Alexei Aram Haddad has taken care in their design approach to respect and enhance the heritage significance of the ***subject place***.
This is evidenced in the following,
1. Demolition of existing fabric to be entirely confined to later additions.
2. Introduction of new, exterior fabric to be entirely confined to secondary and tertiary building elevations and at the location of the later additions.

This response is consistent with information contained in the ***data sheet*** Statement of Significance that '*The rear brick single leaf infilling and fibro cement balustrade cladding have little significance.'*

Minimisation of Impact

The proposed works involve the introduction of fabric that may be visible from the street, thereby giving rise to the potential for detrimental impact on heritage significance.
The fabric which may be visible from the street is in keeping with current materials and colour used on the veranda and nearby surfaces.

Per the statement of significance, the cultural significance of the ***subject place*** derives (in short) from its historic associations and aesthetic value as an exemplar of the Federation Free Classical style.
Introduced fabric is designed to harmonise with the forms and material finishes associated with the Federation Free Classical style.

1. New lightweight cladding material to be painted in heritage federation colour to match existing stucco on original building façade along William Street and Brisbane Street.

End of Assessment

[1] The Australian ICOMOS Charter for Places of Cultural Significance, 2013.

[2] REGISTER OF HERITAGE PLACES Permanent Entry DATA BASE No. 3485 Shops, 452-460 William Street.

[3] Haddad, A. WORKS PLAN 24 October 2024 5:05 PM

[4] Apperly R, Irving R, and Reynolds P, *A Pictorial Guide to Identifying Australian Architecture: Styles and terms from 1788 to the Present*, Sydney: Angus & Robertson, 1989. p.184-187.

Determination Advice Notes:

1. **This is a development approval issued under the City of Vincent Local Planning Scheme No. 2 and the Metropolitan Region Scheme only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.**

2. **If the development the subject of this approval is not substantially commenced within a period of two years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.**

3. **Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.**

4. **If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.**

5. **This is approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.**

6. **The applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.**

7. **An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to the commencement of works, and will be held until all building/development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond shall be made in writing. The bond is non-transferable.**

8. **The movement of all path users, with or without disabilities, within the road reserve, shall not be impeded in any way during the course of the building works. This area shall be maintained in a safe and trafficable condition and a continuous path of travel (minimum width 1.5 metres) shall be maintained for all users at all times during construction works. Permits are required for placement of any material within the road reserve.**

9. **The owners of the subject land shall obtain the consent of the owners of relevant adjoining properties before entering those properties in order to make good the boundary walls.**

10. **All stormwater produced on the subject land shall be retained on site, by suitable means to the full satisfaction of the City. No further consideration shall be given to the disposal of stormwater 'offsite' without the submission of a geotechnical report from a qualified consultant. Should approval to dispose of stormwater 'offsite' be subsequently provided, detailed design drainage plans and associated calculations for the proposed stormwater disposal shall be lodged together with the building permit application working drawings.**