

LOCAL PLANNING POLICY 209

CLAREMONT CRESCENT 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. 209 Claremont Crescent Heritage Area.

2. Policy Statement

Claremont Crescent developed from the late 1880s with a mixture of brick and weatherboard houses and middle class and working-class residents. The Swanbourne Railway Station, initially known as the Congdon Street Station, opened in 1904 and directly opposite it a group of shops were established on the Crescent, some replacing earlier weatherboard houses. A photo of the shops, dating from c.1920s 1930s, shows a neat homogenous group with a timber floored verandah running their length. The Swanbourne Hotel (Interwar Art Deco, now demolished) was located on the adjoining corner of Franklin Street. Over the years the shops have undergone changes and rebuilding.

The Claremont Crescent Heritage Area is identified in Appendix 1 as all places marked in red.

The list of places within the Claremont Crescent 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 Claremont Crescent Heritage Area.
- (c) To ensure that places of heritage value that contribute to the Claremont Crescent 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

Claremont Crescent Heritage Area represents a way of life and has demonstrated a resilience to accommodate changes of use, to still be relevant in contemporary society. The extent of Interwar development is significant and is a rarity of commercial heritage areas.

The form of some of the shops has changed and demonstrates historical connections. The Area also represents a sense of place for generations of residents who have utilised the various services over time, coming together in informal meetings at the 'shops', close to the Swanbourne Railway Station.

6.3 Architectural Character

Key features of the Bay View Terrace Heritage Area include:

- (a) Interwar Free Classical architecture style;
- (b) Articulated facades including simple parapets;
- (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.

Document Control Box

Legislation:	<i>Planning and Development Act 2005 Heritage Act 2018 Planning and Development (Local Planning Schemes) Regulations 2015 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 2: List of Places within Claremont Crescent Heritage Area

Property address	Architectural style	Significance	Other listings
101 Claremont Cresc	Federation Free Classical	3	
105-115 Claremont Cresc	Late 20 th Century Commercial	4	
119 Claremont Cresc	Interwar Free Classical	2	
123 & 123a Claremont Cresc	Interwar Free Classical	2	
125 Claremont Cresc	Late 20 th Century Commercial	2	
127 Claremont Cresc	Mid-20 th Century Commercial	3	
129 Claremont Cresc	Interwar Free Classical	2	
131 Claremont Cresc	Interwar Free Classical	3	
133-37 Claremont Cresc	Interwar Free Classical	3	
139 Claremont Cresc	Interwar California Bungalow	3	