



Expression of Interest

April 2022

ArtGeo Gallery

Location - Lot 468, (7) Queen Street,
Busselton

Submission Deadline: 8 June 2022

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1. Introduction

The City of Busselton is calling for Expressions of Interest (EOI) from entrepreneurs, for the opportunity to lease a business located in the heart of Busselton's central business district (CBD). This is an exclusive opportunity to open your business within one of Busselton's historic and well known buildings - the former Agricultural Bank of WA and ArtGeo Gallery, alongside the much-anticipated Busselton Performing Arts and Convention Centre (BPACC). The City seeks to attract interested parties that can offer a unique experience for residents and visitors to the Cultural Precinct that complements the BPACC offerings.

Submissions that highlight how their business will work cohesively with the BPACC and the Cultural Precinct, to create synergy, will be highly regarded.

The likely tenure of the building will be a lease or lease/licence on terms and conditions as broadly outlined in this document. Tenure of the facility will be the subject of negotiation between the parties. Nothing in this process creates an obligation on the City to offer or enter into any particular kind of agreement. Furthermore the City reserves the right to discontinue the EOI process at any time.

Busselton

Busselton is located approximately 230km from Perth, on the picturesque Geographe Bay; a protected marine habitat and water playground of the South West of Australia and is the gateway to the internationally renowned Busselton Margaret River wine region. The region has a Mediterranean style climate, with pleasant summer months and mild winter rainfall and has one of the fastest growing population's outside the Perth metropolitan region. As of the end of the 2020/2021 financial year, Busselton's resident population was approximately 40,333 people (City of Busselton Annual Report 2020/2021) and is experiencing continued significant growth. The City forecasts its population to reach 55,000 persons residing in the district by 2026.

The City of Busselton includes the town sites of Busselton, Vasse, Dunsborough, Yallingup, Eagle Bay and Port Geographe, each offering their own character and attractive lifestyle choices. Its main economic drivers include tourism, hospitality, construction, agriculture and manufacturing, wine and viticulture, creative industries and retail and commerce.

The City has completed a number of enhancements to Queen Street since 2012, which has included the 'cultural precinct' that strategically links the CBD with the foreshore. The cultural precinct contains various artistic functions and is the location for the new Performing Arts and Convention Centre (BPACC), set to open in late 2023. The BPACC will serve as a venue for a diverse number of events, concerts, conferences and conventions. As an entry point to the CBD and foreshore, the cultural precinct is central to the promotion of a blended commercial and recreational/cultural experience.

As the "Events Capital of WA" and WA's "Top Tourist Town 2021," the City is the preferred location for many recreational tourist and leisure events that attract local, interstate and overseas visitors. Examples of major events held in the region include:

- Ironman Triathlon Western Australia;
- Busselton Jetty Swim;
- Cape to Cape Mountain Bike event;
- CinefestOZ (film festival);
- Cabin Fever;
- Perth International Jazz Festival;
- Margaret River Open Studios;
- Beer, Wine and Music Festivals;
- Festival of Busselton.

The City of Busselton's annual average number of visitor nights for the period 2017-2019 was approximately 2.8 million per annum with an average annual spend of \$479million.

2 Premises for Lease or Lease/Licence

2.1 Location

The building was constructed in 1931 for the Busselton Agricultural Bank. It is located at Lot 468 (7) Queen Street, Busselton 6280 within the Busselton Cultural Precinct (Precinct). The Precinct comprises the Weld Theatre, Busselton Courthouse and Tea Rooms, art studios, heritage trail, and BPACC (under construction). Until recently, it was home to the art collection of the City of Busselton and the chosen venue for regular exhibitions of local and State wide artists. It is also within walking distance to the Busselton Foreshore, which includes the Busselton Jetty, Tourism Bureau, and hospitality offerings including the Equinox, Goose coffee van and Shelter Brewery. Other community facilities comprise an outdoor amphitheatre, playground, youth centre, surf lifesaving building and Skate Park. The Hilton Hotel is in the course of construction with an estimated completion during the last quarter of 2022.

Positioned at the northern end of Queen Street, the building available for lease is also accessible to consumers who frequent the many retail opportunities. There are 2,800 free parking bays within a 500m radius with additional ability to use Signal Park for short term overflow parking for major events and during summer holidays to manage additional demand.



Figure 1 Former ArtGeo Gallery

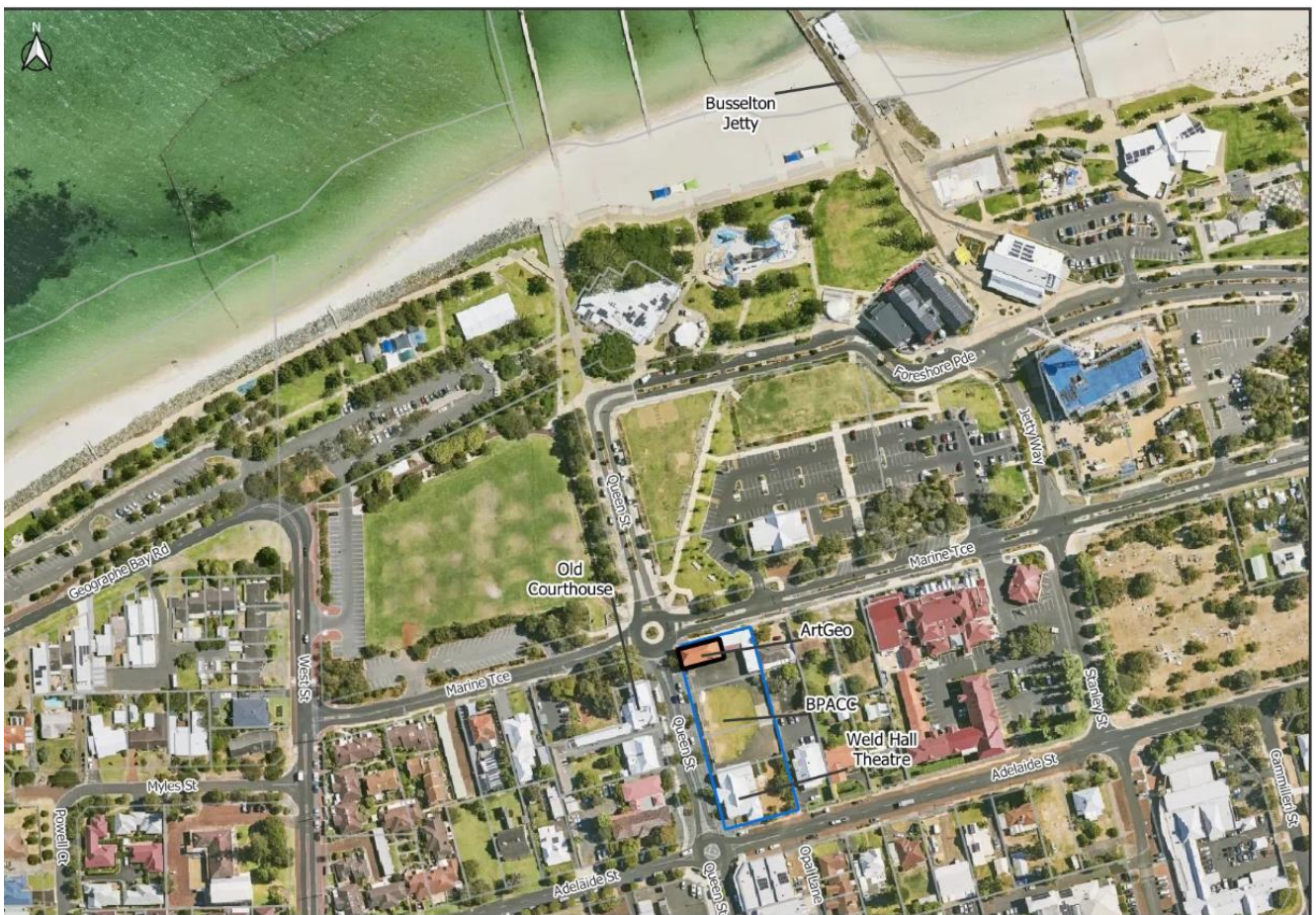


Figure 2 Location

2.2 Building and Heritage Status

Inspired by the Inter-War Free Classical style of the 1920s and 1930s, the building was constructed in 1931 as the Busselton Agricultural Bank. It later operated between 1950-1956 as the Rural and Industries Bank. From 1956 - 2005 it was occupied by various government departments, including Departments of Agriculture and Forestry, before the City of Busselton brought it in 2005, converting it into an art gallery. The Agricultural Bank was a government-owned bank established to assist with the development of agricultural land and the Group Settlement Scheme. As an art gallery the building has seen many visitors and exhibitions come through its doors. Through its life the building has been many things to the Busselton people, this is a great opportunity to be a part of its story.

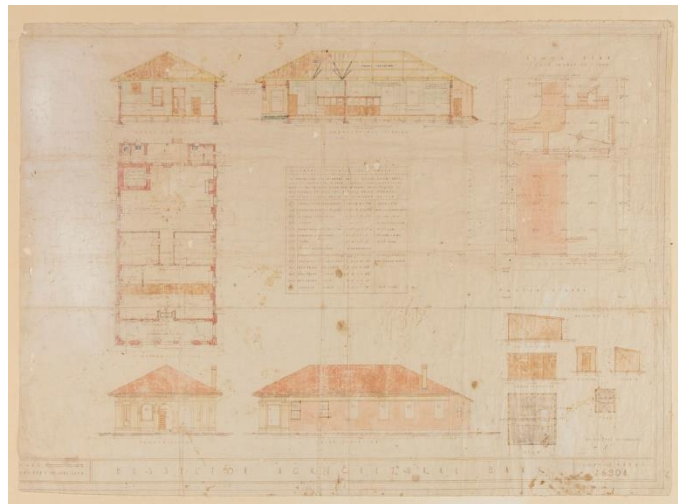


Figure 3 Architectural Drawing of the Busselton Agricultural Bank.
Photographed by Bo Wong.

The building is an adaptive space with jarrah flooring, internal stud walls, fireplace and large windows. Access to bathroom facilities is also available.

The building consisted of four rooms originally, however is currently being used as a site office by the BPACC builders and has some temporary partition walls in place which they will remove when they vacate. The four original rooms are:

- An office
- Foyer
- Main gallery
- Original Vault

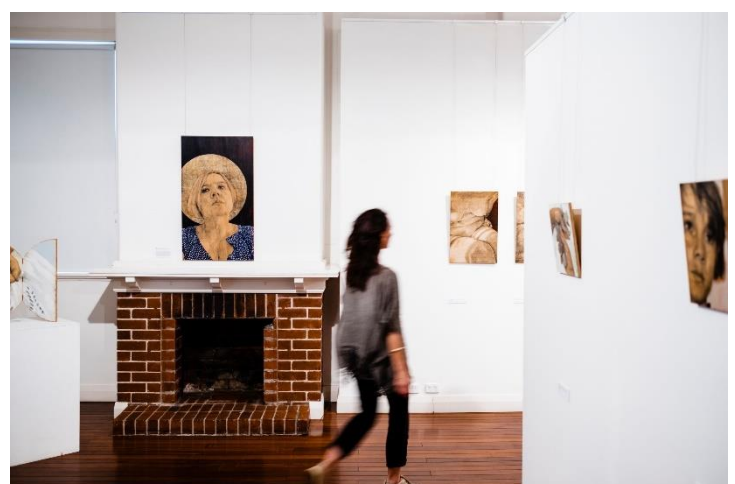
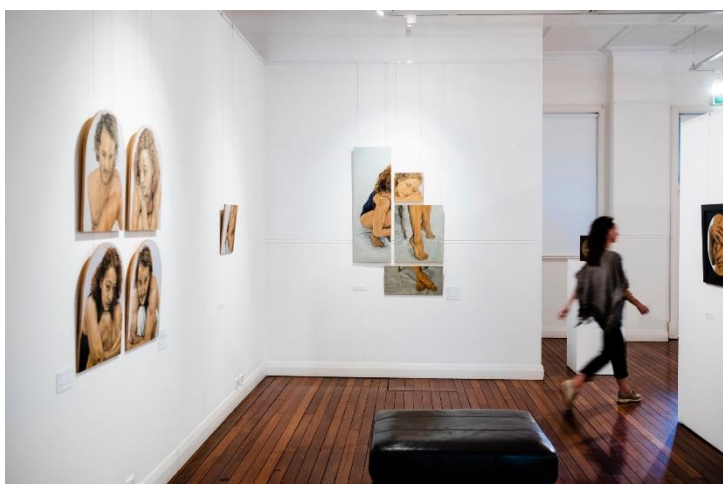




Figure 4-7, Interior of building whilst being used as an art gallery

The building the subject of this EOI will comprise the Art Geo gallery only. The existing kitchen and outbuildings will be demolished and the area redesigned to complement the new BPACC and future use of this facility. See concept drawings at Figure 9.

The building has a Category 1 listing on the Heritage Council State Register. This category is given to places with the highest cultural heritage values and generally have built features that are part of their significance.

Approval for any works are likely to be required by the Heritage Council of WA and the City of Busselton.

The floor layout of the building is shown in Figure 8 below.

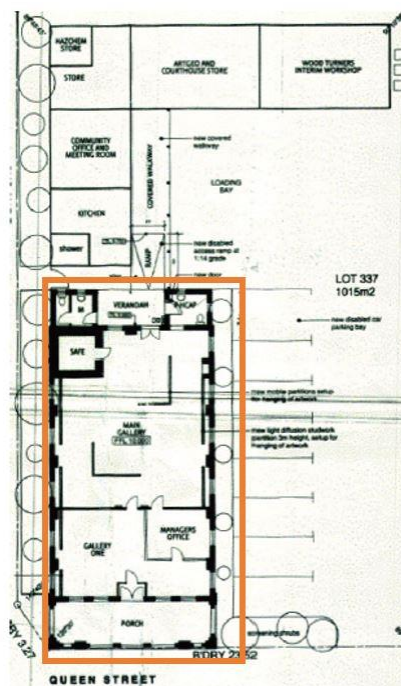


Figure 8 internal layout

Utilities, Bar and Kitchen fit-out option

Power and water facilities will be available from the location shown on the south side of the building – see Figure 9 below. There is an opportunity for a small bar/kitchen to be operated from this location, fit out of which will be funded by the successful proponent.

Bins are located at the rear of the courtyard area.

Toilets

The gallery has one male and one universal access toilet currently. Public toilets are within the Courthouse and courtyard complex opposite. The number of toilets required to meet building regulations will depend on the approved future use. It will be for the submitter to establish requirements for compliance in this respect.

Areas available for Licence

It is proposed that the tenant of the building will have the opportunity to licence the alfresco area in the laneway between the building and the BPACC foyer in the courtyard and to the east behind the proposed lease area.

Courtyard-
available
to license

Bins

Opportunity to hire or license
BPACC kitchen space – note
kitchen fit out will be required.

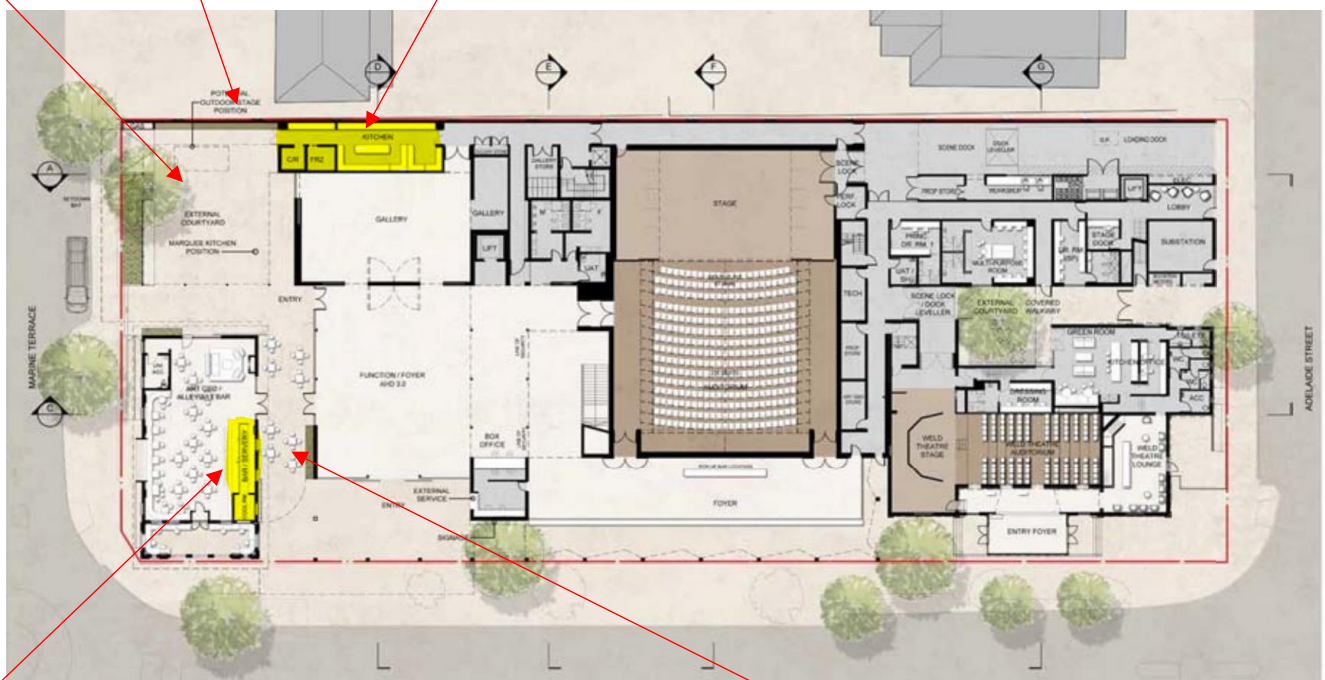


Figure 9 Site Plan including BPACC

Proposed location of bar/kitchen

Laneway area available to
license

Use of the space shown hatched on the plan in figure 10 below is negotiable as part of the leased premises but subject to fit out at the Proponent's cost.



Figure 10 potential license areas

2.3 Themes

The following themes have been developed around the Busselton Cultural Precinct, BPACC and Old Courthouse Complex, and it is expected the proponent's submission will identify which of these will be adopted and how they will be reflected in their offering.

- People of the Bay
 - Geographe Bay- the local community and lifestyle
 - The communities intrinsic connections to the water and water system
 - Abundant natural environment and seasonality
- Boola Murrijo (country)
 - 40,000 years of Wadandi Boodja
 - Remote port for international traders
 - Colonial Settlement, agriculture, industry and regional centre
- On Show
 - Busselton's role as the centre of the regional economy, known for creativity and innovation
 - Shining a light on local talent and creativity, where heritage, culture and community grow visitation and the economy
 - New places and experiences showcasing local talent
 - A place for locals and visitors
- Agricultural Development and farming
 - Group Settlement Scheme

- Agricultural Bank
- Timber industry
- Governance, Administration, Justice and Incarceration
 - Law and Order amongst the Wadandi and the colonialists
 - Development of Busselton as a port and the building of the Bond Store
 - Development of the timber industry and the operation of the Busselton Jetty and local railway infrastructure

3 Lease Terms

3.1 Proposed Lease Arrangements

The City may choose to enter into a lease with proponents subject to commercial negotiations and final approval by the City of Busselton. Examples of the lease terms may include but are not limited to:

	Details
Term	Negotiable: e.g. initial 5 year term with an option for a further 5 years or longer
Rent	To be determined by market valuation. Negotiable rent free period for fit out.
Rent Reviews	Rent will be subject to a market rent review every five years with all other years subject to CPI (Perth All Groups) rent reviews.
Outgoings	The Lessee will be required to pay for: <ul style="list-style-type: none"> ● City of Busselton rates as applicable ● Water consumption ● Electricity ● Sewerage ● Communications/NBN ● Waste Collection
Insurance	Buildings insurance – Lessor responsibility – premium to be on charged Public liability – Lessee responsibility – Minimum \$20m
Maintenance	Structural and external – Landlord Non-structural and internal - Tenant Heritage requirements – all maintenance will need to be heritage compliant Pest control – Lessee responsibility

Security	A security system has been installed in the premises, use or upgrade of which will be the subject of negotiation.
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Submissions that provide flexibility in opening hours that complement the BPACC, will be highly regarded.

3.2 Zoning and Planning Considerations*

Lot 468 (7) Queen Street is zoned 'Regional Centre' under Local Planning Scheme No. 21.

Permissible uses within that zoning – i.e. those that do not require specific Development Approval, include:

- Restaurant/Café
- Liquor store
- Shop

Discretionary uses subject to Planning Approval include:

- Club Premises
- Market
- Small Bar
- Winery

Discretionary uses subject to formal advertising include:

- Brewery
- Exhibition Centre
- Nightclub
- Tavern
- Takeaway food outlet

*current at the time of going to press but subject to change.

The building is located within the 'Adelaide Street Special Character Area'. The City have adopted a Special Character Area Policy which could impact on future uses of the building. This can be found at Annexure C.

Proponents should also consider regulatory requirements relating to Health, Licensing and Heritage. Any sale, serving or consumption of liquor associated will require the necessary formal approvals.

3.3 Proposed Use

- Preference is likely to be given to activities and/or services which are consistent with the goal of establishing the Cultural Precinct as a visitor destination known for its rich and unique history and vibrant arts and entertainment.
- Creative spaces drawing upon the locality and history of the locality as well as complementing and adding diversity to the social, arts, dining, retail and cultural experiences within the Cultural Precinct will be favoured and could include but are not limited to:
 - Licenced Bar – showcasing locally produced liquor and potentially specialising in Cocktails/Champagnes/Gin
 - Coffee and takeaway

- Restaurant and art/history combination
- Dining

The future potential operating hours of the BPACC should be considered. The City actively encourages seven days a week trading, day and evening opening hours.

4. Evaluation Process and Timeline

The City of Busselton is seeking proposals from suitably qualified proponents for the building that forms part of Lot 468 (7) Queen Street, Busselton, 6280. Proponents are to provide sufficient information against each of the requirements detailed in the Proponents Response Form (Annexure A) using the same headings and in the same order as listed, to demonstrate their ability to satisfy all of the assessment criteria.

Submissions will be checked for completeness and compliance and the City of Busselton may seek further information or clarifications with the submission requirements.

The City of Busselton in its absolute discretion, before, during or after any negotiation with one or more Proponents may decide not to proceed with any of the EOI submissions or Proponents.

INDICATIVE TIME-FRAME FOR SELECTION PROCESS

Expressions of Interest (5 weeks)

Expressions of Interest opens:	3 May 2022
Site inspection:	20 May 2022
Expressions of Interest closes:	8 June 2022
Evaluation / short listing of Proponents:	17 June 2022

At the close of the advertising period, all applications will be assessed by a panel of City of Busselton Officers from the Economic Development, Legal and Property, and Events and Cultural Services business units. Applications will be assessed against the criteria as presented within the application process, with the meeting to discuss the applications and provide a recommendation to the Chief Executive Officer (CEO).

5. Submission Requirements

The submission should provide sufficient information to enable a panel to assess the proposal against the relevant criteria. EOI submissions require applicants to complete the following:

1. A written submission addressing each one of the Expression of Interest Assessment Criteria (see below)
2. Any references the proponent may wish to provide.

The total length of submissions addressing Expression of Interest Assessment Criteria, is not to exceed 5 double sided A4 pages (10 pages in total).

5.1 Expression of Interest Criteria

Business Operation	1	What type of service, retail or experience will you be offering?	
	2	Does your business already have a presence in the South West? Would this be a new offering?	
	3	What days / hours would you operate?	
	4	How does your business compliment the BPACC and other businesses in the area?	
	5	What previous experience do you have in this field?	
	6	If a food/beverage offering, how will your business manage the food/drink preparation?	
	7	How does your business reflect the themes of the Cultural Precinct?	
Building, Tenure, Conditions	8	What lease term would your business prefer?	
	9	What date would your business wish to begin the lease term?	
	10	Would your business need to modify the building? If so, how?	
	11	How will you honour the history of the building?	
	12	Would you be interested in a licence of the alfresco areas? If so, outline how would you propose these areas will be configured and used	

5.2 Lodgement of Submissions

Expressions of Interest submissions are to be lodged as at the following address:

Chief Executive Officer
City of Busselton
2 Southern Drive
Busselton, Western Australia 6280

Submissions may also be emailed to: city@busselton.wa.gov.au

CLOSING DATE:

Due to the comparative nature of the EOI process, alternate submissions are not encouraged however may be considered at the absolute discretion of the City of Busselton where this does not jeopardise the fairness of the process or compliant submissions.

5.3 Enquiries

Maxine Palmer
Manager Events and Cultural Services
City of Busselton
Tel: +61 8 9781 0444
Email: culturalprecinct@busselton.wa.gov.au

6. Negotiating with Preferred Proponent

The City of Busselton, upon selection of preferred proponent(s) from the Expressions of Interest process will negotiate in good faith with the preferred proponent(s), with a view to entering into a binding agreement to operate at the approved location for a fixed term. The negotiations will be conducted on the basis that the contract to be entered into, will be with the preferred proponent(s) and that it will incorporate the fees payable under the terms of the agreement and will also reflect the proposal(s) submitted by the preferred proponent(s).

In the event that the City of Busselton and the preferred proponent(s) are unable to agree to reach a binding agreement, then the City may negotiate with another party or elect not to proceed with offering the agreement. It will be a requirement of the final form of the contract that the proponent(s) must trade in accordance with the agreement.

Annexure A: Proponent Details

Annexure A must be completed by the Proponent. A copy of this form is available to download at www.busselton.wa.gov.au.

Identity of the Proponent

Name of Organisation (s):	
ACN/ABN:	
Business Address:	
Postal Address:	

Contact Details

Name of Principal Contact Person:	
Position:	
Telephone:	
Email:	

Agreement to Terms and General Conditions

By lodging the EOI Submission the Proponent agrees to be bound by the City of Busselton's General Conditions at Annexure B of the EOI .

Signed for and on behalf of (authorised signatory):

Signature:	
Name:	
Organisation	
Position:	
Date:	

Other Parties (add details as required):

Signed for and on behalf of:

Signature:	
Name:	

Organisation:	
Position:	
Date:	

Signed for and on behalf of:

Signature:	
Name:	
Organisation:	
Position:	
Date:	

Annexure B: General Conditions for Expressions of Interest

Acceptance and Rejection of EOI

The City of Busselton (the City) may in its sole discretion accept any EOI, either wholly or in part, or decide not to accept any EOI (or part of an EOI) at all.

Following the evaluation of the EOIs the City may, in its sole discretion, or before, during or after negotiation with one or more Proponent, choose not to enter into any further negotiation or contract relating to the EOI and/or occupancy agreement.

Disclosure of EOI Evidence

The Proponents acknowledge and accept that the City may be required by law (under the Freedom of Information Act 1992, in terms of a court order or otherwise) to disclose documents and/or other information which form part of, or are in relation to, the EOI and or this EOI process.

The Proponent shall treat the information in this EOI and any/all information provided by the City or its nominated agents, in relation thereto as confidential and communicate it only to the people directly involved in the preparation of its EOI.

Information relating to the examination, clarification, evaluation and comparison of the proposal submitted in response to this EOI is confidential to the City and will not be disclosed to Proponents or any other persons not officially concerned with such process.

EOI Validity period

All EOIs will remain valid and open for acceptance for a minimum period of ninety (90) days from the Deadline unless extended on mutual agreement between the City and the Proponent in writing.

No Contract

This EOI may result in negotiations for the award of a Contract, but is in itself not an offer open for acceptance by Proponents by submitting an EOI.

Conditions Binding

EOIs will be deemed to have been made on the basis of and to incorporate (and Proponents shall be bound to) all the terms and conditions of this EOI.

Proponents to Inform Themselves

Proponents will be deemed to have:

- Examined the EOI and any other information available in writing to Proponents for the purpose of submitting an EOI;
- Examined and to be aware of all the risks; contingencies, and other circumstances having an effect on their EOI, which is obtainable by the making of reasonable enquires;
- Acknowledged that the City may enter into negotiations with one or more Proponents and that negotiations are to be carried out in good faith; and
- Satisfied themselves they have a full set of the EOI documents and all relevant attachments.

The City has used reasonable efforts in compiling this EOI. It will not be liable to Proponents for any inaccuracy or omission in this EOI or any additional information which may be provided or withheld.

Alterations

The Proponent must not alter or add to the EOI or any part thereof, unless specifically required by this EOI.

Risk Assessment

The Proponent, by submitting an EOI, irrevocably authorises the City to contact and have access to and give consideration to:

- Any referees nominated by the Proponent;
- Any information provided by the Proponent on behalf of their nominated bank, financial institution or accountant;

Ownership of Documentation

All documents, materials, articles and information submitted by the Proponent as part of or in support of an EOI will become upon submission of the EOI the absolute property of City and will not be returned to the Proponent PROVIDED that the Proponent is entitled to retain any copyright and other intellectual property rights therein, unless otherwise provided by the EOI.

Canvassing of Councillors

If a Proponent, whether personally or by an agent, canvasses any of the City's Councillors with a view to influencing the acceptance of any EOI regardless of such canvassing having any influence on the acceptance of any EOI, the City may at its absolute discretion omit such Proponents EOI from consideration.

Changes To/Withdrawal of EOI

The City reserves the right to:

- notify the Proponents in writing before the Deadline of any changes to this EOI which may in the discretion of the City be necessitated by any matter of significance;
- extend the deadline for submissions; or
- cancel, amend, re-issue or withdraw all or part of this EOI and/or process under it at any stage prior to entering into a Contract, without incurring any liability

No Right to Claim

Except as expressly and specifically permitted in this EOI, no Proponent shall have any claim for compensation of any kind whatsoever, as a result of participating in or responding to this EOI and/or participating or not participating in any further negotiations resulting from this EOI. By submitting an EOI, each Proponent shall be deemed to have agreed that it has no right to claims.

Annexure C: Special Character Area Policy

Local Planning Policy No. 3.6

ADELAIDE STREET

SPECIAL CHARACTER AREA



1. HEAD OF POWER

This Policy has been adopted pursuant to *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2 (Deemed Provisions), Clause 4 and applies to development across the whole of the City.

2. PURPOSE

2.1 Introduction

The "**Adelaide Street Special Character Area**" represents an important part of the town's history and residential character, and one that is considered worthy of preservation. The precinct is located at the northern end of the Busselton Town Centre as indicated on the map at **Schedule 1**.

The Adelaide Street Special Character Area comprises a high level of amenity that reflects the seaside setting, central location within the town and historic theme of the area. This can be attributed to its historic buildings and structures with surrounding native peppermint trees, the wide, "open" streetscapes, large building setbacks, low density of development and unique housing forms. The precinct acts as a transition area between the beach and its adjacent open space reserves lying to the north, and the more highly developed retail and business town centre which lies to the south. The southern side of Adelaide Street forms the most northerly edge of the town's commercial heart.

Through the application of these provisions it is the City's intention to encourage an appropriate scale and character of commercial development within the Area, which retains the existing character, and wherever possible, the existing form and style of the remaining character housing. The provisions also ensure that the heritage values, residential amenity and special character of the precinct are recognised and protected for present and future generations through the land development process.

In order to achieve its objective to protect this unique character area, the City has established provisions and guidance in relation to future development forms, scale and style, streetscape characteristics and other controls that will reflect appropriate siting, density, landscaping and aesthetics to complement the already established character and heritage of the area.

These provisions have resulted from a review and updating of the earlier "Busselton Heritage and Special Character Area Policy" (adopted by the Council 9 February 2000), and includes greater detail regarding the preferred character elements, including form and scale, to be required of new development. A greater emphasis is also placed on guidance for enhancing the public domain in a manner consistent with contemporary City policies and practice.

2.1 Statement of intent

It is the intent of these provisions to encourage an appropriate scale and character of commercial development within the Area, which retains the existing character and the existing form and style of the remaining character housing.

Local Planning Policy No. 3.6

ADELAIDE STREET

SPECIAL CHARACTER AREA

2.3 Objectives

- (i) To identify, conserve and protect the urban and streetscape character of the Special Character Area;
- (ii) To encourage the retention of the key elements of the existing built form and landscape within the Area;
- (iii) To ensure that new buildings, changes of landuse, redevelopment and alterations/additions of existing premises, can be accommodated without adversely affecting the identified character or the cultural heritage significance of Municipal Inventory Listed buildings; and
- (iv) To more clearly articulate the City's land use intent for the Area for the benefit of landowners and the general community.

2.4 Application

These provisions apply to all land within the Adelaide Street Special Character Area, as shown in the map at Appendix 1.

These provisions should be read in conjunction with the City of Busselton District Town Planning Scheme, the Residential Design Codes of Western Australia, the City of Busselton Municipal Heritage Inventory (2006), Local Heritage Conservation Planning Policy, the Busselton Town Centre Streetscape Manual (as updated and amended from time to time), and other relevant City policies.

Variations to the Policy provisions may be approved by the City where the objectives and performance criteria (if they apply) can be met.

Proposals for properties listed on the City's Municipal Inventory shall be considered in the first instance against the provisions of that instrument and against the City's Heritage Conservation Policy. The proposal shall then be considered against the intent of these provisions. Compliance with either of these instruments does not remove the need to comply with these provisions.

2.5 Background

As the Busselton town centre continues to expand as a commercial, tourist and residential destination, a number of properties in close proximity to the town centre will be redeveloped for higher density residential and commercial purposes. The redevelopment of some of these areas for commercial purposes may adversely impact on the identifiable local character of parts of the town unless aspects of local streetscape character are actively managed through the planning process.

Commercial land use expansion has contributed to an erosion and loss of urban, neighbourhood and streetscape character in some parts of the town, particularly some of the older residential streets near the town centre. In some instances redevelopment of what were previously older residential areas with new commercial premises has achieved mixed success in retaining streetscape and urban character. Where this has occurred with some degree of success this has occurred as a matter of chance rather than as an intended and coordinated outcome with a proper planning purpose. Without proper provisions and guidance, the loss of the streetscape character may continue to occur in the longer term.

Local Planning Policy No. 3.6

ADELAIDE STREET

SPECIAL CHARACTER AREA



The Adelaide Street area displays a high degree of neighbourhood character, built form intactness, streetscape character and period of settlement and has been recognised by the City as being special and requiring special planning controls. There are also a number of other urban elements such as the age and condition of the building/housing stock, topography, the absence of off street parking, the character of the vegetation/gardens and fencing styles/materials which contribute to this character.

The Adelaide street area is largely zoned “Business” under the Planning Scheme (the Scheme) and it is anticipated that this zoning will stimulate pressure for land use change from largely residential to other uses more aligned with the Scheme. This could have consequential impacts on changes to the built form. Such an impact could erode the character of the Area. Also the Scheme may allow for higher residential densities and more intense development than what has historically been permitted. This has the potential to impact on the character of the area. It is the intent of these provisions that any change of land use or redevelopment should occur with minimal impact on the physical/built character of the Area. The purpose of these provisions is to ensure that land use and development changes can be accommodated without damaging the identified character of the Area.

Within the Adelaide Special Character Area there are a number of buildings with significant cultural heritage values which contribute to this character. Theses places have status under the Scheme and the Municipal Heritage Inventory. These provisions seek to recognise the significance of these buildings by ensuring proper regard is given to the redevelopment of neighbouring properties.

The Policy provisions are aimed at maintaining, as far as practicable, the established and recognised character of the Area. Application of the specific provisions will aid in the ongoing preservation of the area’s intrinsic values.

Local Planning Policy No. 3.6 ADELAIDE STREET SPECIAL CHARACTER AREA



Local Planning Policy No. 3.6

ADELAIDE STREET

SPECIAL CHARACTER AREA

3. INTERPRETATION

N/A

4. POLICY STATEMENT

The standards and requirements are addressed in the following provisions (elements). The elements to be considered through the development assessment process include the following:

- A Front and side setbacks;
- B Building form, proportions and style;
- C Materials and colours;
- D The location of off street car parking;
- E Landscaping and other treatments in the front setback area.

ELEMENT A – Front and Side Setbacks

- A1 Front and side setbacks for new development on Adelaide Street and West Street need to ensure that the existing setbacks and streetscape character are retained.
- A2 The front setback for development shall be generally not less than 7.5 metres. This also means the front setback to a garage or carport. The front setback may be reduced where the reduction in setback would be consistent with the setback of development on an adjoining lot, and/or such reduction will not be detrimental to the desired streetscape or objectives or intent of this policy.
- A3 Any new development is preferred to be setback from both side boundaries in order that the established building rhythm and streetscape character is retained. The use of parapet walls may be permissible provided the wall is in proportion with and sympathetic to surrounding development and is and in keeping with the objectives of this policy.
- A4 The front and side setbacks for development on lots fronting Queen Street shall be considered on its merits in the urban context of where it is proposed.

Performance Criteria

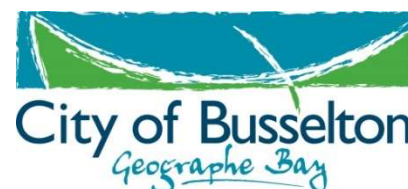
In the event that the City is requested to consider a lesser front setback, before exercising its discretion to vary or override this provision, it shall first consider the following:

- (i) The impact of the proposed variation on the existing built form and streetscape qualities of the locality;
- (ii) The loss of landscaped areas, significant remnant vegetation;
- (iii) The form, quality and appropriateness of development proposed for the front setback area; and
- (iv) Existing setbacks on adjoining lots.

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ELEMENT B – Building Form, Proportions & Style

- B1 New commercial development on lots facing Adelaide Street should preferably be accommodated within existing buildings, which may be retrofitted or extended to accommodate the change of use. Any building extensions should preferably take place (i) behind the existing dwelling, or (ii) at an upper level, but set back from the front building line by at least 3.0 m.
- B2 In the case of new commercial or residential buildings facing Adelaide Street, their form and style shall be compatible with surrounding and nearby buildings in regard to their type of construction, and their form, style and detailing.
- B3 New development, alterations or extensions to existing buildings is to have a compatible scale and proportion to surrounding development when viewed from the street.
- B5 Pitched roofs of a minimum 25 degrees shall be provided. Flat or skillion roofs, other than for verandahs, will not be permitted unless these are consistent with an existing roof pitch of the building.

ELEMENT C – Materials and Colours

The following schedule of appropriate (preferred) materials and colours shall be encouraged:

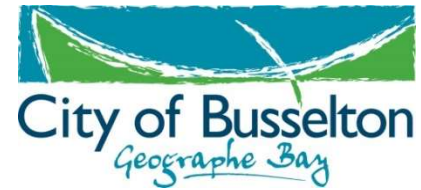
General construction	Preferably light weight, framed construction for at least the first one-third of the depth of the building when viewed from the street.
Wall materials – types & proportions	Dominant materials (front one-third) - timber weatherboards, fibre cement “boards”, painted flat fibre cement sheeting, custom orb profile steel sheeting. Supplementary materials - rendered masonry, local stone.
Roof materials	Custom orb profile steel sheeting.
Front & side wall colours	Mid to dark shades of beige, brown, greys, white/ cream or blues.
Roof colours	Red, white, grey, blue, natural corrugated iron (where necessary for a heritage building). Note: Current proprietary colours which match these colours are Manor Red (red), Jasper, Dune or Shale Grey (grey), and Blue Ridge or Deep Ocean (blue).

- C1 Traditional building materials and finishes, as well as more contemporary features, will be permitted.
- C2 Commercial shop fronts with large expanses of glass, large wall openings and aluminium frames may be inappropriate to the precinct and will be discouraged.
- C3 Modern tilt-up concrete construction is not currently used within the precinct. This form of walling is characterised by large flat surfaces with little or no detailing. The use of tilt-up concrete construction for new development within the precinct will therefore only be permitted if the developer can demonstrate clearly and to the City’s satisfaction that proposed articulation, detailing and the provision of windows is compatible with the objectives of these provisions.

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ELEMENT D – The Location of Off Street Car Parking

- D1 A plan for on street parking, theme tree planting and improved footpaths shall be developed by the City to facilitate the improvement of on street facilities and improve the amenity and character elements of the street.
- D2 The provision of off street car parking within the front setback area of lots should be avoided due to the physical impacts and character changes such provision could have.
(Very few sites within the Area contain car parking within the front setback area.)

ELEMENT E - Landscaping and Other Treatments in the Front Setback Area

E1 Planting

The planting of gardens and trees within the front setback areas of new developments will be encouraged.

Local/indigenous species – such as WA peppermints - which flourish in the local conditions are most appropriate. A schedule of appropriate species is available from the City.

Trees and other significant native vegetation shall not be removed without the written approval of the City.

E2 Front Fences

If a front fence is proposed, it shall be low (to 1.2m maximum) and built of materials that are appropriate to, and complement, the building such as:

- timber post & rail
- timber post & rail with cyclone mesh or woven wire infill
- simple timber pickets
- local stone
- rendered masonry

Gates shall match the style and scale of the fence.

Front hedges of a similar maximum height are encouraged.

The following front fence materials are discouraged:

- “super-six” style fibro cement sheeting
- sheet steel

DEVELOPMENT APPLICATION REQUIREMENTS

In some instances additional information may be required to be submitted to enable the proper assessment of an application. This additional information may include the following:

- A statement of heritage impact for any heritage place likely to be affected by a new development. This shall include the context of the building if proposed on a neighbouring property.

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- A site plan showing adjacent properties, buildings, trees and structures such as fences at 1:20 scale minimum.
- Front elevation(s) of the new development to include elevations of adjoining properties at a scale of 1:100.
- A schedule of all external materials and colours.

Any development application relating to a Category 1 or Category 2 site shall be referred to the Heritage Council of WA for its consideration, and comments received shall be taken into account by the City in making its decision on the application.

5. REVIEW DETAILS

Review Frequency		2 yearly		
Council Adoption	10/3/2010		C1003/069	
Previous Adoption	DATE		Resolution #	

* Policy number changed from LPP 3E to LPP 3.6 on the 11th May 2020. The change is administrative only, no resolution by Council required.

Local Planning Policy No. 3.6 ADELAIDE STREET SPECIAL CHARACTER AREA



APPENDIX 1

