

CITY OF FREMANTLE

LOCAL PLANNING POLICY 2.5

EXTERNAL TREATMENT OF BUILDINGS

ADOPTION DATE: 26 NOVEMBER 2008
AUTHORITY: LOCAL PLANNING SCHEME NO.4

STATUTORY BACKGROUND

Clause 8.2 of the Scheme prescribes that painting on the external surface of any building is development which can be undertaken without planning approval excepting where the building or structure is;

- I. located in a place that has been entered in the Register of Places under the Heritage of Western Australia Act 1990,
- II. the subject of an Order under Part 6 of the Heritage of Western Australia Act 1990,
- III. included on the Heritage List under clause 7.1 of the Scheme.

Clause 10.2 of the Scheme empowers the Council to consider a broad range of considerations and impose conditions relating to these in dealing with an application for planning approval. This clause empowers the Council to impose conditions on a planning approval relating to the painting and finish of buildings.

The fact that the painting of buildings is exempt from the requirement to obtain planning approval in certain circumstances does not limit the Council's ability to impose and enforce conditions of planning approval relating to the painting of buildings as part of a planning approval for a new development.

PURPOSE

The purpose of this policy is;

1. to provide guidance for the assessment of planning applications for the treatment of heritage listed buildings; and
2. For new and infill development, to prescribe the circumstances where:
 - a) painting and treatment of finishes of buildings are to be considered as part of a planning application, and
 - b) where it may be dealt with via a condition, and
 - c) where no condition is considered to be necessary.

POLICY

1. Treatment of Existing Buildings Listed as Category 1 and 2 on the Municipal Heritage Inventory

1.1 Painting and Colours

1.1.1 Planning applications that propose the treatment of the external surface of a building shall include the following information:

- a) A 'painting methodology' to demonstrate that the type of paint, as well as the preparation of the building and application of the paint will contribute to the conservation of the building, and will not significantly compromise the significant heritage fabric of the building.
- b) Evidence of research into original colour schemes in the form of a paint scraping and/or historical research into the style of building.

1.1.2 Paint colours shall be consistent with the original colour schemes of the building, as established by Clause 1.1(b) above.

1.1.3 Where it is not possible to determine the original colour scheme, paint colour selection shall be consistent with the following key principles:

- a) The main body of the wall shall be natural wall colours that suggest the natural materials underneath (i.e. brick, stone or render).
- b) Where it is proposed to paint brick or stone quoining, colours shall be consistent with the natural materials underneath.
- c) Decorative elements - including cement rendered dressings (stucco), architraves, friezes, cornices, and pilasters – shall be highlighted with the use of no more than two muted tones in a lighter colour than the main body of the wall.
- d) Outer window frames shall be painted in dark colours (browns, deep reds, or dark greens), with light cream or white highlights accentuated in window sashes, and dividing joinery between individual window panes.
- e) In the case of verandahs and awnings, structural elements shall be dark tones (browns, deep reds, or dark greens) while decorative elements shall be highlighted with the use of light muted tones (cream or white).
- f) In the case of buildings with external timber cladding, paint colours shall be consistent with the original colour schemes of the building.

1.1.4 In addition to clause 1.2.1, Council shall have regard to the following;

- a) Any established conservation management plan relating to the site,
- b) Any statement of heritage impact relating to the site,
- c) Any advice received from the Heritage Council of Western Australia relating to the site.

1.2 Face brickwork and Limestone Fabric

- 1.2.1 Council will not approve the rendering or painting of face brickwork or limestone fabric for buildings of recognised heritage significance unless it can be demonstrated by the applicant that it is not possible to conserve the face brickwork or limestone fabric in its current form, and painting or rendering the face brickwork or limestone fabric is the only suitable conservation treatment in the circumstances.
- 1.2.2 The sealing of exposed face brickwork or limestone fabric of buildings with recognised heritage significance is not considered appropriate and will not be supported.
- 1.2.3 In cases where treatment of face brickwork and limestone fabric is proposed, an application shall be accompanied by a technical report from a suitably qualified expert in support of the methodology to ensure that the treatment will be beneficial for the ongoing conservation of the building.
2. Treatment of Existing Buildings Listed as Category 3 on the Municipal Heritage Inventory
 - 2.1 Paint colours shall be compatible and complimentary to the heritage character of the existing building.
 - 2.2 Where the external building is constructed of face brickwork and limestone fabric, treatment of external surfaces shall be in accordance with clause 1.2 of this policy.
3. New and Infill Development
 - 3.1 Proposed colour schemes and finishes are required to be submitted and assessed as part of a planning application in cases where the application relates to a new building or structure that is located within Local Planning Area 1 – City Centre, as defined in Schedule 12 of the Scheme. In considering the proposed colour schemes and finishes, Council shall have regard to the following criteria:
 - whether the colour scheme and/or building finishes are consistent with the streetscape, and
 - whether the colour scheme and/or building finishes are likely to have any significant impact on any abutting or immediately adjacent property with recognised heritage significance,
 - 3.2 Once it is established that the colour scheme and building finishes are acceptable having regard to the abovementioned criteria, the following condition shall be imposed on the planning approval:

The development hereby permitted shall be finished and maintained generally in accordance with the approved colour/building finishes schedule dated [Insert Date of Schedule of Finishes and Colours].