

Local Planning Policy

Exchange Hotel

Prepared by Planning and Sustainability Services
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Background

The site of the former Exchange Hotel is located over four separate titles at Lots 85 to 88 George Street, Pinjarra.

The site is located within the historic heart of Pinjarra, it fronts the town's historic main street and abuts both the Murray River and Murray River Square, making it a prominent and strategically important site within the town.



The Exchange Hotel building is a rare example of a pre-1870's single storey hotel that operated continuously since its establishment to the time it closed in 2008. It has been identified in the Shire's Local Government Heritage Inventory as being of considerable significance and very important to the Shire's heritage.

Since its closure to trade the site has remained vacant and is now in a dilapidated condition, not immediately suitable for continued use.

The Shire recently acquired the site in order to add to the public river foreshore, secure the public ownership of the northern section of the Murray River Square and to facilitate the conservation and restoration of the significant building elements and the reestablishment of the use of the site in a manner which contributes to the activity, vibrancy and character of the town.

The policy seeks to provide direction on desired development and land use outcomes for the site.

Application

This policy applies to the north western portion of Lots 85 to 88 George Street, Pinjarra which contain the former Exchange Hotel buildings. The portion of these lots forming part of the Murray River foreshore area and Murray River Square are intended to be retained as public land and are therefore excluded from the policy.

Planning Approval Requirements

Applicants will need to clearly demonstrate that their proposal meets all of the objectives and requirements of this policy. Applications must also meet any other requirement of the Shire's planning framework that may be applicable for the site under a Town Planning Scheme or any applicable Outline Development Plan, Structure Plan, Local Planning Policy or Detailed Area Plan.

Objectives

The objectives of the policy are to:

1. Encourage the reestablishment of the use of the site for a food and beverage activity, with or without short stay accommodation and other ancillary land uses, in a way that adds significantly toward the character, activation and vibrancy of the town, including the street, the adjacent river foreshore reserve and the Murray River Square;
2. Conserve and restore those elements of the site identified as having cultural heritage significance;
3. Remove those intrusive buildings elements which detract from the cultural heritage significance of the site;
4. Ensure any alterations and additions do not detract from the cultural heritage significance of the site, are compatible with the size, scale, architectural style and form, materials and external finishes of the place and add significantly toward the character, activation and vibrancy of the town.

Requirements

Land Use

Objective:

To use the site for a purpose which is compatible with the long held use of the site and which will provide for a high level of activity and vibrancy over extended trading periods within the town and surrounding public realm.

Acceptable Uses:

The predominant use of the site should be hotel, café, restaurant or similar food and beverage use and may include other complementary ancillary uses including short stay accommodation, function or reception spaces.

Active Edges

Objective:

To promote a sense of activity and vibrancy within the site and the adjacent public realm.

Development Criteria:

Provide substantial activation of the buildings at the ground floor level facing George Street, Murray River Square and the Murray River foreshore through means including entry doors, operable doors to public dining spaces, alfresco dining areas, shop fronts, windows and balconies to upper levels.

Inactive or blank walls facing the George Street, Murray River foreshore and the Murray River Square sides of the building are to be avoided.

Buildings to be designed with accentuated entrances to ensure they are clearly visible from the street and public spaces.

Heritage

Design objective:

To conserve and restore those portions of the site identified as having cultural heritage significance, removing those elements which detract from the significance of the place and ensuring new alterations and additions are compatible with and complementary to the significance of the place.

Development Criteria:

The primary and secondary areas of significance identified in the Exchange Hotel Pinjarra Conservation Management Strategy prepared by Griffiths Architects dated July 2014 (see Appendix 1) are to be retained and incorporated in any development proposal for the site.

The intrusive elements identified in the Exchange Hotel Pinjarra Conservation Management Strategy prepared by Griffiths Architects dated July 2014 (see Appendix 1) are to be removed.

Alterations and additions to the building identified being of primary or secondary significance are to be compatible with and not detract from the cultural heritage significance of the place in terms of size, scale, architectural style and form, materials and external finishes of the place.

Works are to be carried out in accordance with a Conservation Management Plan endorsed by the Shire which is consistent with the works schedule included in the Conservation Management Strategy by Griffiths Architects dated July 2014 (see Appendix 2) and should be scoped and documented by an experienced heritage architect with contributions from other experts as required. The construction contract should be administered and supervised by the same heritage architect and undertaken by builders experienced in heritage conservation works.

Pedestrian Connections

Design Objective:

To create high amenity pedestrian links which provide direct, safe and attractive pedestrian access between George Street and the Murray River foreshore.

Development criteria:

Pedestrian connections are to be provided on the north and south sides of the building to link the George Street foot path with the pathway network within the Murray River foreshore.

Pedestrian connections must be well lit and substantially protected from the weather.

Vehicle Access

Design Objective:

To ensure that the design and location of vehicle access and circulation does not compromise pedestrian movement and safety or the design quality of the building and adjacent public realm.

Development Criteria:

A single crossover and vehicle access to the site should be provided.

The crossover and vehicle access is to be located at the northern side of the building and be designed as a shared access to the existing car park at the rear of the building and the adjoining Lots 50 and 51.

The vehicle access shall be designed and detailed as an integral component of the development and be compatible with the design treatment of the George Street streetscape.

The vehicle crossover must be designed not to impede pedestrian movement along George Street, be compatible in design to the George Street footpath and allow for safe and efficient access to the adjoining George Street road carriageway.

Any proposed vehicle access gates should be designed and located so they do not detract from the architectural character of the streetscape or the visual quality or cultural heritage significance of the buildings.

Car Parking

Design Objective:

To limit the provision of onsite parking recognising the town centre location of the site, the extent of street and public parking available within close proximity, the heritage significance of the site, the diversity of uses within the town and food and beverage focus of the site.

Development Criteria:

Onsite car parking should only be located at the north eastern portion of the site to the rear of the building.

The car park is to be designed to integrate with the car park located at the rear of the abutting Lots 50 and 51, noting that the car parking area located on Lots 50 and 51 is for the use of those lots.

A 50% discount to the Town Planning Scheme car parking standard is to be provided for the development.

The carpark design and materials are to be designed to complement the character of the building and the adjacent parkland.

Car parking and access to be designed and constructed in accordance with Australian Standard AS2890.

Uncovered car parking areas are to be provided with one shade tree per 4 car parking bays.

Bicycle Parking

Design Objective:

To encourage the use of bicycles as a convenient form of transport.

Acceptable Development Criteria:

Provide secure bicycle parking and end of trip facilities for staff and visitors.

Servicing

Design objective:

To design and locate building services to minimise the potential negative impact on the amenity of the building, surrounding development and the public realm.

Development Criteria

Loading and service areas should be located in the north eastern portion of the building and integrated into the design of the building in a way which will minimise the visual impact on the public realm.

Air conditioning units must not be visible from the street, public realm or above the roofline of the buildings.

All services are to be concealed from view and utility cabinets incorporated into the design of the building in a way which will minimise any impact on activated frontages of the building and adjacent public realm.

Heritage Interpretation

Design intent:

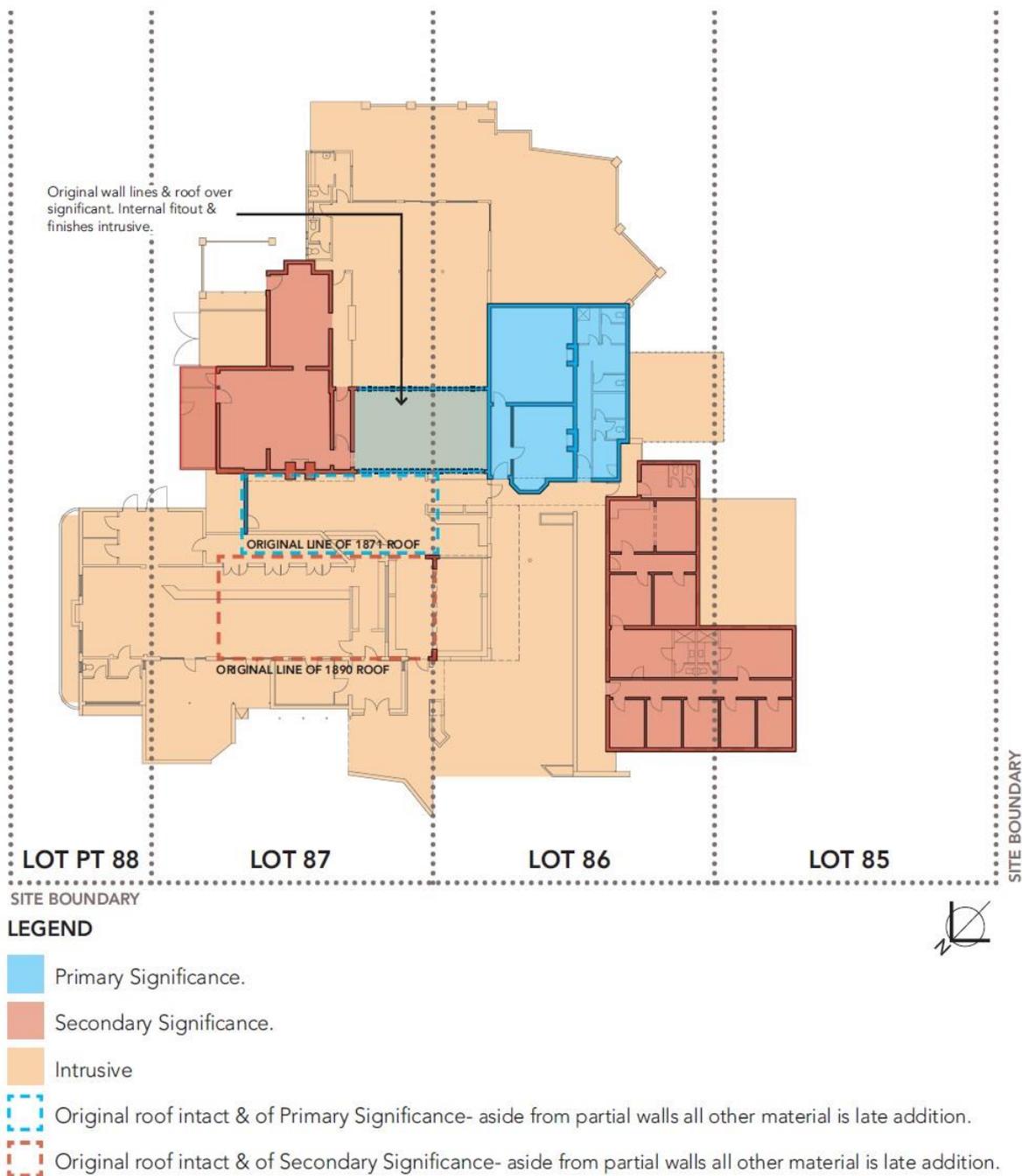
To recognise and celebrate the historical significance of the site.

Development Criteria

The cultural heritage significance of the Exchange Hotel should be interpreted within the building and surrounding spaces through integrated contemporary design responses consistent with the Murray River Foreshore Interpretation Strategy.

Appendix 1 – Extract from Exchange Hotel, Pinjarra: Conservation Management Strategy

Graded zones and elements of significance



Zones

Primary

The remaining portions of the 1866 house and its archaeology

- The 1871 hotel extension.
- Setting in terms of relationship of the place to the George Street and the Murray River

Secondary

- 1890s hotel extension fragments
- 1928 kitchen and dining room
- 1928 accommodation block

Little Significance and intrusive

- 1955 toilets
- 1962 bar extensions north and south of the original and 1890s hotel section, the drive through bottle shop, terraces,
- 1965 rear lounge and
- N.D. sheds and carport slab

Elements of Significance

1866 House

Primary

- Remaining rendered walls, gables and slot vented gables
- Windows and doors
- Roof geometry, framing and sarking board lining.
- Roofing and chimneys
- Timber floors
- Plastered walls and timber skirtings
- Lath and plaster ceilings
- Fireplaces, but not their treatment.

Secondary

- Plasterboard ceilings.
- Fireplace treatments

Intrusive

- Concrete verandahs
- Toilet fit out
- Verandah soffit lining.

1871 Hotel

Primary

- Remaining rendered walls, gables and slot vented gables
- Roof geometry, framing and sarking board lining.
- Roofing and chimneys

Secondary

□ ----

Intrusive

- Concrete floors
- Ceiling treatments
- Wall fittings.

1890s Hotel

Primary

- Remaining rendered walls
- Roof geometry, framing
- Roofing

Secondary

□ ----

Intrusive

- Concrete floors
- Ceiling treatments
- Wall fittings
- Bars and cool rooms

1928 kitchen and dining room, and accommodation block

Primary

- Remaining brick walls, gables and gablet vents
- Original windows and doors
- Roof geometry, and framing.
- Roofing and smokestacks
- Timber floors
- Plastered walls and timber skirtings
- Lath and plaster ceilings
- Mini-orb ceilings
- Fireplaces, but not their treatment.

Secondary

- Fireplace treatments

Intrusive

- Concrete verandahs
- Concrete floors
- Bathrooms and toilets
- Wall tiling
- Verandah infill

Appendix 2 – Extract from Exchange Hotel, Pinjarra: Conservation Management Strategy

Works Schedule

4.1 Asbestos Removal

- All asbestos needs to be removed, including:
- Shadowline profile sheeting from main hotel gables
- Soffit lining from verandahs
- Shadowline cladding from rear lounge walls.
- Secure all openings to prevent entry with temporary screens

4.2 Demolition Works

Recommended demolition

- Isolate services
- Screen walls and terraces to the rear of the premises
- Screen walls and planters from front of the lot
- Screen walls to 1928 accommodation block
- 1955 Toilet block
- Sheds
- Carport slab
- 1965 Flat roof lounge
- The drive through bottle shop and coolroom
- Bar fittings, fridges, kitchen equipment, furniture and fittings throughout.
- Secure all openings to prevent entry with temporary screens

4.3 Recommended Structural Work

Structural work

- The structure is in remarkable condition considering its age and the treatment of fabric with poor integration of additions. Generally the framed structures are in poor condition and are recommended to be removed. The more recent structures that are recommended for demolition are in the poorest condition.
- Verandahs are in very poor condition and will need to be re-built.
- There was not inspection made of roof spaces, however, all roofs will require re-sheeting and as a consequence work will be required to tie roofs down and to improve tying members together.
- A small amount of cracking was noted in a number of locations, but some more significant cracking was noted in the south wall of the 1928 accommodation wing. There appears to be rotation in the south wall and this may arise from the structure not being properly tied at roof level. The roof plate instead of being flush with the outer leaf of brickwork as it is on all other walls, is set inside the outer face of the wall by about 15mm.

4.4 Recommended Conservation Works Schedules

Priority 1 - Recommended conservation works- Urgent (within 1 year)

Setting

- Remove trees:
- Take up all concrete and bitumen and reconfigure ground levels.
- Remove all structures recommended for demolition.

Building Exterior

- Remove all asbestos soffits and gables.
- Install and monitor termite barrier.
- Undertake roof works. Remove 1955 roofing complete, retain geometry of 1871 portion.
- Remove existing roof sheeting and re-sheet in Corrugated Galvanised Iron short length sheets.
- Install compatible flashings. Repair roof timber works as necessary, provide tie downs, roof insulation and compatible rainwater goods.
- Fit new barge boards, fascias and scotias to correct details and paint on completion. The paint colours of joinery and metal work could be considered for possible reinstatement through the use of investigative paint scrapes to prepare a colour scheme.
- Retain and conserve existent timber sarking boards where present.
- Repair, prepare and re-paint all timber architraves, timber frames, barges, fascia, scotias and the like.
- Remove breezeblock wall and disassemble verandah.
- Locate damp proof course and then reduce ground levels to below damp proof course and ensure all vents are operable.
- Remove rear beer garden courtyard, brick piers and pergola structures.
- Undertake chimney repairs and install stepped flashings.
- Remove plastic paints to render work and lime wash. Undertake paint scrapes to determine original colour scheme.
- Strip paint from brickwork to entire hotel building. Flip damaged or replace missing bricks. Repoint all brickwork. Do not re-paint brickwork.

Building interior

- Remove all asbestos.
- Termite treatment.
- Terminate all services and make good building fabric where damaged.
- Remove all debris.
- Take up carpets throughout. Repair existing timber floors, sand back, oil and leave as final finish.
- Remove all non-original ceilings.
- Remove all sanitary fixtures and partitions.

Priority 2 – Medium term works (within 5 years)

Setting

- Reinstall timber framed, CGI roofed verandah to 1925 Hotel Building and original 1865 building to evidence.

Exterior

- Conserve remnant walls.
- Refurbish existing timber framed double hung sash windows. Repair timber joinery, re-glaze and re-putty, refit and paint to underlying evidence.
- Repair timber casement windows in 1865 building, using as much original fabric as possible.
- Reinstall missing glazing bars, reglaze and paint timber frame to evidence.
- Remove unoriginal windows to former hotel building and reinstall original window types.

Building Interior

- Reinstall lathe and plaster
- Carry out minor repairs to doors, door hardware and frames and architraves and re-paint.
- Repair damaged skirting.
- Repair damp affected plaster to walls and paint all walls. Re-build plaster thicknesses in lime plasters to match existing. Investigate possible original interior colour schemes by means of paint scrapes. The execution of colour scrapes may be interpreted by returning the rooms to their original colours, or by means of interpretative panels which expose 'paint ladders' but allows the rest of the room to be decorated to suit its proposed use.
- Consider the use of the place and adapt 1925 Hotel Building – install new kitchen and bathroom/s to contemporary standards and to suit accommodation.
- Determine original nature of fireplaces and then restore fireplaces to original detail.
- Service existing hardware and replace where not original.

4.5 Recommended Maintenance Works Schedules

- Carry out general inspections twice yearly.
- Remove dead shrubs.
- Repair viable fences.
- Clean off paths and driveway and assess condition.
- Keep lawns cut to reduce fire load.
- Clean gutters twice yearly.
- Check over roof fixing and flashings every two years.
- Re-paint with limewash externally every 10 years where limewash original.
- Repaint internal walls every 7 years.
- Check over services annually.

Administration

Directorate		Officer Title	
Planning and Sustainability		Director Planning and Sustainability	
Version	Decision to Advertise	Decision to Adopt/Amend	Current Status
1	OCM15/088 – 14/5/2015	OCM15/172 – 9/7/2015	Adopted

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